

RESIDENTIAL ECONOMIC FACTOR OF "NEW TOWN"

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
700-045-000-012-00	613 REMWAY	05/18/22	\$250,500	WD	03-ARM'S LENGTH	\$250,500	\$96,300	38.44	\$230,022	\$69,742	\$180,758	\$170,511	1.060	1,728	\$104.61	4020	BI/TRI-LEVEL	\$67,102		NEW TOWN	401	80
700-045-000-029-00	509 LAURENS	11/29/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$93,600	40.70	\$223,834	\$53,829	\$176,171	\$180,856	0.974	1,248	\$141.16	4020	RANCH	\$46,974		NEW TOWN	401	80
700-045-000-040-00	409 REMWAY	12/12/22	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$84,300	35.49	\$208,913	\$49,837	\$187,663	\$169,230	1.109	1,728	\$108.60	4020	BI/TRI-LEVEL	\$46,270		NEW TOWN	401	84
700-045-000-045-00	502 REMWAY	08/30/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$81,700	34.04	\$203,299	\$41,070	\$198,930	\$172,584	1.153	1,728	\$115.12	4020	BI/TRI-LEVEL	\$37,775		NEW TOWN	401	85
700-045-000-050-00	113 COUNTRY LAKE	01/03/24	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$111,500	46.85	\$234,871	\$83,826	\$154,174	\$160,686	0.959	1,248	\$123.54	4020	2-STORY MODERN	\$77,969		NEW TOWN	401	80
700-050-000-002-00	334 FOLK	05/18/22	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$47,300	40.08	\$112,194	\$26,237	\$91,763	\$91,444	1.003	1,134	\$80.92	4020	2-STORY MODERN	\$23,601		NEW TOWN	401	59
700-050-000-005-00	326 FOLK	07/25/22	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$48,400	39.03	\$114,879	\$26,149	\$97,851	\$94,394	1.037	1,186	\$82.51	4020	2-STORY MODERN	\$23,601		NEW TOWN	401	59
700-050-000-007-00	322 FOLK	09/02/22	\$124,000	PTA	03-ARM'S LENGTH	\$124,000	\$47,500	38.31	\$112,475	\$26,518	\$97,482	\$91,444	1.066	1,134	\$85.96	4020	2-STORY MODERN	\$23,601		NEW TOWN	401	59
700-057-400-002-00	704 CLAIRE	04/18/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$84,700	38.50	\$199,159	\$43,021	\$176,979	\$166,104	1.065	1,168	\$151.52	4020	2-STORY MODERN	\$40,314		NEW TOWN	401	81
700-057-400-006-00	714 BRENNEMAN	08/04/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$86,900	37.78	\$198,047	\$36,587	\$193,413	\$171,766	1.126	1,142	\$169.36	4020	RANCH	\$33,127		NEW TOWN	401	83
700-057-400-010-00	717 BRENNEMAN	03/17/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$109,000	39.64	\$259,220	\$38,243	\$236,757	\$235,082	1.007	1,660	\$142.62	4020	1.25 STORY	\$33,127		NEW TOWN	401	83
700-057-400-018-00	125 ELIZABETH	09/11/23	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$109,900	46.18	\$243,118	\$84,466	\$153,534	\$168,779	0.910	1,208	\$127.10	4020	2-STORY MODERN	\$78,542		NEW TOWN	401	80
700-057-400-019-00	121 ELIZABETH	11/10/23	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$101,300	44.82	\$227,816	\$48,513	\$177,487	\$190,748	0.930	1,376	\$128.99	4020	2-STORY MODERN	\$43,541		NEW TOWN	401	82
700-057-400-023-00	105 ELIZABETH	06/21/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$89,500	37.29	\$221,035	\$53,700	\$186,300	\$178,016	1.047	1,188	\$156.82	4020	2-STORY MODERN	\$50,453		NEW TOWN	401	84
700-057-400-034-00	755 TIM'S VIEW	09/28/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$106,500	42.60	\$238,847	\$43,115	\$206,885	\$208,226	0.994	1,361	\$152.01	4020	RANCH	\$41,099		NEW TOWN	401	82
700-057-400-045-00	720 MITCHELL	04/27/22	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$90,800	38.47	\$216,824	\$37,508	\$198,492	\$190,762	1.041	1,378	\$144.04	4020	2-STORY MODERN	\$33,127		NEW TOWN	401	82
700-057-400-048-00	732 MITCHELL	03/08/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$97,400	42.35	\$233,628	\$38,206	\$191,794	\$207,896	0.923	1,560	\$122.94	4020	2-STORY MODERN	\$33,127		NEW TOWN	401	83
700-057-400-049-00	736 MITCHELL	06/06/22	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$91,700	40.94	\$219,971	\$36,299	\$187,701	\$195,396	0.961	1,243	\$151.01	4020	RANCH	\$33,127		NEW TOWN	401	87
700-057-400-049-00	736 MITCHELL	09/20/22	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$91,700	39.36	\$219,971	\$36,299	\$196,701	\$195,396	1.007	1,243	\$158.25	4020	RANCH	\$33,127		NEW TOWN	401	87
700-057-400-051-00	746 TIM'S VIEW	05/20/22	\$235,500	WD	03-ARM'S LENGTH	\$235,500	\$100,600	42.72	\$244,551	\$40,969	\$194,531	\$216,577	0.898	1,640	\$118.62	4020	2-STORY MODERN	\$36,421		NEW TOWN	401	83
700-057-400-070-00	720 TIM'S VIEW	08/31/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$105,800	44.08	\$235,473	\$46,079	\$193,921	\$201,483	0.962	1,248	\$155.39	4020	1.5 STORY	\$42,740		NEW TOWN	401	95
700-057-400-083-00	155 ELIZABETH	12/06/22	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$95,900	40.29	\$230,138	\$39,793	\$198,207	\$202,495	0.979	1,472	\$134.65	4020	2-STORY MODERN	\$37,152		NEW TOWN	401	84
700-057-400-084-00	149 ELIZABETH	01/20/23	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$95,900	40.46	\$231,406	\$39,951	\$197,049	\$203,676	0.967	1,344	\$146.61	4020	RANCH	\$37,152		NEW TOWN	401	83
700-057-400-085-00	145 ELIZABETH	03/01/24	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$103,800	36.74	\$243,873	\$42,024	\$240,476	\$214,733	1.120	1,456	\$165.16	4020	2-STORY MODERN	\$37,152		NEW TOWN	401	85
700-070-000-060-00	115 THORNWAY	03/01/24	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$84,500	37.39	\$193,076	\$38,234	\$187,766	\$164,726	1.140	1,092	\$171.95	4020	1 STORY	\$35,401		NEW TOWN	401	82
700-072-000-100-00	4844 SUNSET	10/07/22	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$104,100	44.87	\$237,446	\$51,734	\$180,266	\$197,566	0.912	1,318	\$136.77	4020	RANCH	\$48,719		NEW TOWN	401	80
700-072-000-200-00	4735 SUNSET	09/26/22	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$98,800	38.29	\$246,801	\$52,013	\$205,987	\$207,221	0.994	1,590	\$129.55	4020	2-STORY MODERN	\$48,719		NEW TOWN	401	80
700-072-000-430-00	4610 SUNSET	11/17/23	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$103,600	41.94	\$233,658	\$53,228	\$193,772	\$191,947	1.010	1,230	\$157.54	4020	RANCH	\$48,550		NEW TOWN	401	83
700-072-000-580-00	4567 SUNSET	06/30/23	\$251,100	WD	03-ARM'S LENGTH	\$251,100	\$103,700	41.30	\$233,606	\$53,627	\$197,473	\$191,467	1.031	1,406	\$140.45	4020	2-STORY MODERN	\$51,079		NEW TOWN	401	85
700-072-000-810-00	4754 PINE HILL	05/23/22	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$90,400	36.60	\$226,840	\$48,351	\$198,649	\$189,882	1.046	1,728	\$114.96	4020	BI/TRI-LEVEL	\$42,650		NEW TOWN	401	92
700-072-000-900-00	4869 PINE HILL	12/14/23	\$271,250	WD	03-ARM'S LENGTH	\$271,250	\$113,800	41.95	\$257,241	\$50,102	\$221,148	\$220,361	1.004	1,644	\$134.52	4020	2-STORY MODERN	\$45,179		NEW TOWN	401	87
700-072-000-910-00	4885 PINE HILL	06/24/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$107,900	41.50	\$254,000	\$54,806	\$205,194	\$211,909	0.968	1,562	\$131.37	4020	2-STORY MODERN	\$45,179		NEW TOWN	401	85
700-072-000-950-00	4951 PINE HILL	11/15/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$111,400	41.26	\$270,256	\$60,032	\$209,968	\$223,643	0.939	1,504	\$139.61	4020	2-STORY MODERN	\$45,179		NEW TOWN	401	95
Totals:			\$7,659,350			\$7,659,350	\$3,090,200		\$7,256,488		\$6,115,242	\$6,077,000			\$134.07							
								Sale. Ratio =>	40.35					E.C.F. =>	1.006							
								Std. Dev. =>	3.02					Ave. E.C.F. =>	1.010							
													Used	1.010								
													Prior	0.940								