

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.				
19-24-220-035	4454 E POPELL DR	05/10/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$186,200	45.41	\$372,331	\$89,373	\$320,627	\$297,851	1.076	1,017	\$315.27	0011	12.8268			\$70,572		POPELL RIVER	401	92				
19-24-220-043	4594 E POPELL DR	02/02/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$144,700	52.62	\$305,886	\$80,295	\$194,705	\$237,464	0.820	2,032	\$95.82	0011	12.8268			\$72,009	19-24-200-009	POPELL RIVER	401	85				
<b>Totals:</b>			<b>\$685,000</b>			<b>\$685,000</b>	<b>\$330,900</b>			<b>\$678,217</b>	<b>\$515,332</b>	<b>\$535,315</b>			<b>\$205.54</b>		<b>1.4469</b>											
								Sale. Ratio =>	48.31			E.C.F. =>	0.963	Std. Deviation=>		0.181397884												
								Std. Dev. =>	5.09			Ave. E.C.F. =>	0.948	Ave. Variance=>		12.8268	Coefficient of Var=>		13.52746603									
												2023 used:	0.950															
												2024 use:	0.950															