

Parchment Schools

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. 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	Land Value	Land Table	Property Class	Building Depr.	
02-14-276-014	8750 N RIVERVIEW	02/05/25	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$141,600	49.68	\$298,480	\$77,934	\$207,066	\$176,437	1.17	1,594	\$129.90	SD40	17.86	TWO STORY	\$76,125	PARCHMENT SCHOOLS *	401	68	
02-23-226-050	2922 E D	09/03/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$98,950	40.39	\$209,662	\$39,005	\$205,995	\$170,657	1.21	1,782	\$115.60	SD40	14.51	MODULAR	\$39,005	PARCHMENT SCHOOLS *	401	74	
02-23-476-013	2951 E E	05/09/24	\$651,000	WD	03-ARM'S LENGTH	\$651,000	\$268,900	41.31	\$568,705	\$125,094	\$525,906	\$360,973	1.46	1,864	\$282.14	SD40	10.47	RANCH	\$117,198	PARCHMENT SCHOOLS *	401	71	
02-24-351-051	7200 N RIVERVIEW	05/07/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$90,400	39.30	\$189,287	\$36,547	\$193,453	\$122,192	1.58	1,584	\$122.13	SD40	23.10	TWO STORY	\$36,547	PARCHMENT SCHOOLS *	401	55	
02-33-451-060	1018 W G	12/05/24	\$130,200	WD	03-ARM'S LENGTH	\$130,200	\$65,700	50.46	\$140,143	\$54,958	\$75,242	\$68,148	1.10	800	\$94.05	SD40	24.81	RANCH	\$54,958	PARCHMENT SCHOOLS *	401	45	
02-33-488-080	5041 N WESTNEDGE	08/01/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$89,950	51.40	\$190,337	\$26,776	\$148,224	\$130,849	1.13	1,024	\$144.75	SD40	21.94	RANCH	\$26,776	PARCHMENT SCHOOLS *	401	63	
02-33-488-100	5021 N WESTNEDGE	01/30/25	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$76,300	47.69	\$162,042	\$26,776	\$133,224	\$108,213	1.23	1,008	\$132.17	SD40	12.11	RANCH	\$26,776	PARCHMENT SCHOOLS *	401	56	
02-34-360-311	308 W G	04/03/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$63,500	38.48	\$136,828	\$45,698	\$119,302	\$72,904	1.64	1,016	\$117.42	SD40	28.42	RANCH	\$45,698	PARCHMENT SCHOOLS *	401	48	
02-35-226-051	5881 N RIVERVIEW	10/01/24	\$264,800	WD	03-ARM'S LENGTH	\$264,800	\$104,250	39.37	\$218,945	\$48,150	\$216,650	\$136,636	1.59	1,300	\$166.65	SD40	23.34	RANCH	\$42,499	PARCHMENT SCHOOLS *	401	48	
02-35-226-100	5815 N RIVERVIEW	10/25/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$74,650	42.66	\$159,005	\$47,181	\$127,819	\$89,459	1.43	912	\$140.15	SD40	7.66	RANCH	\$44,354	PARCHMENT SCHOOLS *	401	56	
02-35-378-220	5228 N RIVERVIEW	08/09/24	\$178,999	WD	03-ARM'S LENGTH	\$178,999	\$74,800	41.79	\$144,362	\$32,686	\$146,313	\$89,341	1.64	1,152	\$127.01	SD40	28.55	CAPECOD	\$28,965	PARCHMENT SCHOOLS *	401	58	
02-35-385-110	1497 E G	12/30/24	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$101,400	43.17	\$215,194	\$37,420	\$197,480	\$142,219	1.39	1,120	\$176.32	SD40	3.64	RANCH	\$34,400	PARCHMENT SCHOOLS *	401	57	
02-36-151-190	5587 MT OLIVET	10/24/24	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$126,500	52.27	\$265,903	\$41,725	\$200,275	\$179,342	1.12	1,600	\$125.17	SD40	23.55	CAPECOD	\$38,102	PARCHMENT SCHOOLS *	401	54	
02-36-252-050	4151 PINE KNOLL	06/11/24	\$403,725	WD	03-ARM'S LENGTH	\$403,725	\$210,650	52.18	\$445,267	\$44,078	\$359,647	\$320,951	1.12	1,952	\$184.25	SD40	23.16	RANCH	\$41,425	PARCHMENT SCHOOLS *	401	75	
02-36-252-140	4270 PINE KNOLL	08/15/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$134,600	40.18	\$286,860	\$57,170	\$277,830	\$183,752	1.51	1,805	\$153.92	SD40	15.98	TWO STORY	\$55,790	PARCHMENT SCHOOLS *	401	57	
02-36-376-152	5142 MT OLIVET	08/29/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$93,150	41.40	\$215,121	\$38,340	\$186,660	\$141,425	1.32	1,056	\$176.76	SD40	3.23	RANCH	\$35,924	PARCHMENT SCHOOLS *	401	63	
Totals:			\$4,100,624			\$4,100,624	\$1,815,300		\$3,846,141		\$3,321,086	\$2,493,498			\$149.27		2.03						
								Sale. Ratio =>	44.27					E.C.F. =>	1.33	Std. Deviation=>		0.200212524					
								Std. Dev. =>	5.14					Ave. E.C.F. =>	1.35	Ave. Variance=>		17.6459	Coefficient of Var=>		13.04989185		

USING 1.3 ECF

HIGH																						
02-35-378-020	1237 E G	07/17/24	\$137,100	WD	03-ARM'S LENGTH	\$137,100	\$47,100	34.35	\$98,833	\$15,582	\$121,518	\$66,601	1.82	672	\$180.83	SD40	47.24	RANCH	\$15,582	PARCHMENT SCHOOLS *	401	58