

2022 CERTIFIED RATIO STUDY
TOWN OF CAPE ELIZABETH

04/14/2022

* SALES RATIO STUDY *

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PROPERTY ID	BOOK	PAGE	TYPE	USE	ZONE	STORY	LOT	DATA	DATA	DATA	DATA	* SALES	DATA *	* ASSESSMENT *	* RATIOS *			
						HGT	SIZE	#1	#2	#3	#4	DATE	SALES	VALUE	RATIO	AVE	DEV	
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U03 012 000 000 38496 246			20	11	RC	.00	.10	1	1	1	1	07/2021	762000	231100	30	55	25	
U27 043 001 000 38532 211			20	11	RC	.00	.61	1	1	1	14	08/2021	995000	302300	30	55	25	
U01 052 000 000 39065 207			20	11	RC	.00	.08	1	1	1	1	01/2022	550000	173000	31	55	24	
U03 033 000 000 38639 156			20	11	RC	.00	.40	1	1	1	1	09/2021	1100000	365900	33	55	22	
U12 031 000 000 36937 127			20	11	RA	.00	.51	1	1	1	8	07/2020	1100000	381300	35	55	20	
U01 049 000 000 37667 138			20	11	RC	.00	.10	1	1	1	1	01/2021	530000	183500	35	55	20	
U21 152 000 000 38332 77			20	11	RC	.00	.17	1	1	1	6	06/2021	525000	184400	35	55	20	
U01 032 000 000 38523 95			20	11	RC	.00	.15	1	1	1	1	08/2021	725000	257000	35	55	20	
U18 043 000 000 38744 92			20	11	RA	.00	.21	1	1	1	13	10/2021	615000	212600	35	55	20	
U01 058 000 000 38802 238			20	11	RC	.00	.11	1	1	1	1	10/2021	605000	209400	35	55	20	
U04 160 000 000 38828 151			20	11	RC	.00	.53	1	1	1	1	11/2021	1405000	490300	35	55	20	
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U11 006 000 000 38848 140			20	11	RA	.00	.46	1	1	1	2	11/2021	700000	265100	38	55	17	
U36 034 000 000 39050 90			20	11	RA	.00	.45	1	1	1	11	01/2022	1100000	416300	38	55	17	
U25 025 000 000 37564 72			20	11	RC	.00	.18	1	1	1	5	12/2020	315000	122100	39	55	16	
U02 037 000 000 38966 305			20	11	RC	.00	.14	1	1	1	1	12/2021	925000	359500	39	55	16	
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U45 005 068 000 39269 131			20	10	RC	.00	.00	1	1	1	14	03/2022	350000	138900	40	55	15	
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U10 020 000 000 38248 159			20	11	RA	.00	.31	1	1	1	2	05/2021	590000	237000	40	55	15	
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U21 026 000 000 38814 257			20	11	RC	.00	.17	1	1	1	6	10/2021	400000	169000	42	55	13	
U29 063 000 000 39301 301			20	11	RC	.00	.46	1	1	1	4	03/2022	597000	252400	42	55	13	
R04 018 037 000 38408 268			20	10	RB	.00	.00	1	1	1	14	07/2021	685000	291500	43	55	12	
U45 002 033 000 38942 215			20	10	RC	.00	.00	1	1	1	6	12/2021	325000	138900	43	55	12	
U25 034 000 000 37988 63			20	11	RC	.00	.45	1	1	1	3	05/2020	590000	253100	43	55	12	
U22 012 000 000 38337 139			20	11	RC	.00	.25	1	1	1	6	06/2021	531000	229600	43	55	12	

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U19 007 002 000	38414	149	20	11	RA	.00	.23	1	1	1	7	07/2021	460000	197300	43 55 12
U33 061 000 000	38497	14	20	11	RC	.00	.18	1	1	1	3	07/2021	499000	212400	43 55 12
U21 141 000 000	38517	64	20	11	RC	.00	.15	1	1	1	6	08/2021	385000	166400	43 55 12
U28 056 000 000	38860	99	20	11	RC	.00	.18	1	1	1	4	11/2021	359000	156000	43 55 12
U45 005 066 000	38118	39	20	10	RC	.00	.00	1	1	1	6	04/2021	315000	139200	44 55 11
U33 008 C 000	37345	220	20	11	RC	.00	.20	1	1	1	3	10/2020	510000	225300	44 55 11
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U12 041 000 000	38235	26	20	11	RA	.00	.69	1	1	1	10	05/2021	1100000	482100	44 55 11
U21 119 000 000	38328	183	20	11	RC	.00	.19	1	1	1	6	06/2021	465000	206500	44 55 11
U22 047 000 000	38661	257	20	11	RC	.00	.29	1	1	1	6	09/2021	798000	348600	44 55 11
U35 005 013 000	38649	125	20	11	RC	.00	.25	1	1	1	6	09/2021	600000	262900	44 55 11
U18 046 000 000	39274	153	20	11	RA	.00	.27	1	1	1	13	09/2021	550000	240100	44 55 11
U21 084 000 000	38864	21	20	11	RC	.00	.17	1	1	1	6	11/2021	555000	243800	44 55 11
U03 116 000 000	39215	338	20	11	RC	.00	.28	1	1	1	1	03/2022	900000	393400	44 55 11
U24 006 000 000	39291	336	20	11	RC	.00	.39	1	1	1	5	03/2022	416000	183800	44 55 11
R04 018 028 000	38357	96	20	10	RB	.00	.00	1	1	1	14	06/2021	691000	311200	45 55 10
U33 052 009 000	38692	210	20	10	RC	.00	.00	1	1	1	3	09/2021	590000	267200	45 55 10
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U10 015 000 000	38170	168	20	11	RA	.00	.57	1	1	1	2	05/2021	776000	349200	45 55 10
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U29 064 137 000	37259	42	20	10	RC	.00	.00	1	1	1	4	10/2020	816301	371600	46 55 9
U29 064 106 000	38421	178	20	10	RC	.00	.00	1	1	1	4	07/2021	807000	371600	46 55 9
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U24 009 051 000	39159	192	20	10	RA	.00	.00	1	1	1	5	02/2022	700000	322900	46 55 9
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U43 026 000 000	38150	124	20	11	RA	.00	.36	1	1	1	7	05/2021	501000	228700	46 55 9
U36 049 000 000	38380	261	20	11	RA	.00	.75	1	1	1	11	06/2021	950000	434900	46 55 9
U30 041 000 000	38295	258	20	11	RA	.00	1.90	1	1	1	3	06/2021	1200000	551800	46 55 9
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U28 049 B 000	38655	169	20	11	RC	.00	.36	1	1	1	4	09/2021	495000	225400	46 55 9
U29 004 000 000	38708	310	20	11	RC	.00	.57	1	1	1	4	09/2021	396000	182600	46 55 9
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U30 114 000 000	39026	274	20	10	RA	.00	.00	1	1	1	3	12/2021	480000	224100	47 55 8
U15 015 000 000	38901	266	20	11	RA	.00	.46	1	1	1	12	08/2020	899900	427300	47 55 8
U22 066 000 000	37566	242	20	11	RC	.00	.23	1	1	1	6	12/2020	496500	232600	47 55 8
U06 077 000 000	37950	224	20	11	RC	.00	.36	1	1	1	1	03/2021	676000	318800	47 55 8
U28 048 000 000	38449	34	20	11	RC	.00	.28	1	1	1	4	07/2021	360000	168100	47 55 8
U29 007 000 000	38625	93	20	11	RC	.00	.41	1	1	1	4	09/2021	420000	198800	47 55 8
U23 002 053 000	38714	258	20	11	RC	.00	.35	1	1	1	6	09/2021	785000	367400	47 55 8
U32 006 011 000	38953	18	20	11	RC	.00	.47	1	1	1	3	12/2021	540000	254500	47 55 8

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												DATE SOLD	SALES PRICE	VALUE	RATIO
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U30 059 000 000 37083 196	20	11	RA	.00	4.00	1	1	1	3	08/2020	1125000	544200	48	55	7
U02 008 000 000 37710 330	20	11	RC	.00	.21	1	1	1	1	01/2021	550000	263400	48	55	7
U21 156 000 000 37956 154	20	11	RC	.00	.15	1	1	1	6	03/2021	366450	176800	48	55	7
U06 065 000 000 38304 101	20	11	RC	.00	.37	1	1	1	1	06/2021	759000	367000	48	55	7
U03 040 000 000 38449 216	20	11	RC	.00	.29	1	1	1	1	07/2021	727500	348600	48	55	7
U18 002 000 000 38565 280	20	11	RA	.00	1.50	1	1	1	10	08/2021	528800	251500	48	55	7
U01 055 000 000 38697 240	20	11	RC	.00	.15	1	1	1	1	09/2021	445000	215000	48	55	7
U21 132 000 000 38620 130	20	11	RC	.00	.13	1	1	1	6	09/2021	400000	193100	48	55	7
R02 016 002 000 38808 221	20	11	RA	.00	3.20	1	1	1	10	10/2021	4100000	1950200	48	55	7
U29 025 000 000 38862 246	20	11	RC	.00	.38	1	1	1	4	11/2021	421000	200500	48	55	7
R05 054 000 000 38835 332	20	11	RA	.00	3.50	1	1	1	14	11/2021	1025000	491100	48	55	7
U41 001 A 000 38894 324	20	11	RA	.00	2.60	1	1	1	12	11/2021	2375000	1132500	48	55	7
U21 111 000 000 39060 68	20	11	RC	.00	.17	1	1	1	6	01/2022	384500	184000	48	55	7
U45 001 093 000 37257 25	20	10	RC	.00	.00	1	1	1	6	10/2020	280000	137400	49	55	6
U45 002 055 000 38235 347	20	10	RC	.00	.00	1	1	1	6	05/2021	280000	137400	49	55	6
U29 064 114 000 38694 271	20	10	RC	.00	.00	1	1	1	4	09/2021	747889	363000	49	55	6
U49 033 210 000 39279 18	20	10		.00	.00	1	1	1	4	03/2022	750000	364000	49	55	6
U21 046 000 000 38232 235	20	11	RC	.00	.22	1	1	1	6	05/2021	358750	174500	49	55	6
U30 061 000 000 38304 136	20	11	RA	.00	1.50	1	1	1	3	06/2021	1220000	592900	49	55	6
U30 031 000 000 38801 60	20	11	RA	.00	1.60	1	1	1	3	07/2021	785000	383100	49	55	6
U23 002 052 000 38441 34	20	11	RC	.00	.32	1	1	1	6	07/2021	570000	278400	49	55	6
R02 018 000 000 38587 326	20	11	RA	.00	1.84	1	1	1	10	08/2021	750000	369400	49	55	6
R03 017 002 000 38541 252	20	11	RA	.00	.98	1	1	1	10	08/2021	1300000	638700	49	55	6
U03 091 000 000 38675 190	20	11	RC	.00	.28	1	1	1	1	09/2021	900000	443600	49	55	6
U28 017 000 000 38699 268	20	11	RC	.00	.65	1	1	1	4	09/2021	359000	177300	49	55	6
U27 047 000 000 38773 292	20	11	RC	.00	.29	1	1	1	14	10/2021	505000	246200	49	55	6
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U15 069 000 000 39106 290	20	11	RA	.00	1.76	1	1	1	12	01/2022	432000	210800	49	55	6
U29 064 138 000 37105 326	20	10	RC	.00	.00	1	1	1	14	08/2020	741240	371600	50	55	5
U30 114 000 000 39026 274	20	10	RA	.00	.00	1	1	1	3	05/2021	450000	224100	50	55	5
U27 025 004 000 38222 45	20	11	RC	.00	.46	1	1	1	4	05/2021	585000	290100	50	55	5
U04 087 000 000 38189 237	20	11	RC	.00	.31	1	1	1	1	05/2021	1125000	566000	50	55	5
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U12 018 000 000 38933 24	20	11	RA	.00	.30	1	1	1	8	11/2021	575000	286300	50	55	5
U18 003 000 000 38951 187	20	11	RA	.00	2.30	1	1	1	13	12/2021	995000	498100	50	55	5
R02 009 000 000 39238 280	20	11	RA	.00	1.80	1	1	1	10	03/2022	1425000	710300	50	55	5
U33 052 012 000 39021 302	20	10	RC	.00	.00	1	1	1	3	12/2021	489000	249600	51	55	4
U24 027 000 000 36808 337	20	11	RC	.00	.52	1	1	1	5	06/2020	551000	279700	51	55	4
U09 003 018 000 37576 211	20	11	RA	.00	.63	1	1	1	1	12/2020	600000	307200	51	55	4
U03 014 000 000 37838 135	20	11	RC	.00	.33	1	1	1	1	02/2021	875000	442700	51	55	4
U19 009 000 000 37966 145	20	11	RA	.00	2.00	1	1	1	7	03/2021	465000	239000	51	55	4
U33 049 000 000 37902 322	20	11	RC	.00	.16	1	1	1	3	03/2021	620000	313700	51	55	4
U33 052 G 000 37946 170	20	11	RC	.00	.23	1	1	1	3	03/2021	625000	321100	51	55	4
R03 017 002 000 38541 252	20	11	RA	.00	.98	1	1	1	10	04/2021	1255000	638700	51	55	4
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U06 066 000 000 38311 41	20	11	RC	.00	.39	1	1	1	1	06/2021	810000	416000	51	55	4
U50 043 000 000 38396 275	20	11	RA	.00	.92	1	1	1	3	07/2021	1250000	637900	51	55	4

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U01 064 000 000 38765 3			20	11	RC	.00	.23	1	1	1	1	10/2021	502500	254400	51	55	4	
U45 001 091 000 36578 241			20	10	RC	.00	.00	1	1	1	6	04/2020	265000	137400	52	55	3	
R04 018 021 000 38283 16			20	10	RB	.00	.00	1	1	1	14	06/2021	504000	261600	52	55	3	
U29 064 133 000 39108 56			20	10	RC	.00	.00	1	1	1	4	01/2022	695295	363000	52	55	3	
U33 068 000 000 36930 334			20	11	RC	.00	.47	1	1	1	3	07/2020	630000	326500	52	55	3	
U32 006 029 000 37826 92			20	11	RC	.00	.38	1	1	1	3	02/2021	550000	285600	52	55	3	
U33 070 000 000 37897 163			20	11	RC	.00	.49	1	1	1	3	03/2021	609000	318900	52	55	3	
U12 016 000 000 38095 112			20	11	RA	.00	.34	1	1	1	8	04/2021	550000	284900	52	55	3	
U29 051 008 000 38369 196			20	11	RC	.00	.42	1	1	1	4	06/2021	950000	491900	52	55	3	
U34 017 009 000 38618 321			20	11	RC	.00	.24	1	1	1	3	09/2021	760000	393200	52	55	3	
R04 044 A 000 38841 156			20	11	RA	.00	1.85	1	1	1	4	11/2021	430000	223800	52	55	3	
U53 013 C 000 39197 43			20	11	RA	.00	2.89	1	1	1	3	02/2022	1000000	522200	52	55	3	
U30 036 000 000 39200 246			20	11	RA	.00	7.90	1	1	1	3	02/2022	1795000	942100	52	55	3	
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U29 064 104 000 39269 69			20	10	RC	.00	.00	1	1	1	1	03/2022	695456	371600	53	55	2	
U36 055 000 000 36530 90			20	11	RA	.00	.37	1	1	1	11	03/2020	707300	378100	53	55	2	
U24 006 A 000 36899 173			20	11	RC	.00	.61	1	1	1	5	07/2020	508000	271300	53	55	2	
U40 006 000 000 36947 74			20	11	RA	.00	.55	1	1	1	12	07/2020	880000	465000	53	55	2	
U28 033 A 000 37210 241			20	11	RC	.00	.23	1	1	1	4	09/2020	429000	227800	53	55	2	
U32 006 024 000 37275 68			20	11	RC	.00	.32	1	1	1	3	10/2020	535000	282000	53	55	2	
U35 005 024 000 37457 20			20	11	RC	.00	.25	1	1	1	6	11/2020	450000	240100	53	55	2	
U01 052 000 000 39065 207			20	11	RC	.00	.08	1	1	1	1	12/2020	325000	173000	53	55	2	
U04 140 000 000 38257 349			20	11	RC	.00	.18	1	1	1	1	05/2021	615000	325700	53	55	2	
U03 003 000 000 38411 189			20	11	RC	.00	.23	1	1	1	1	07/2021	610000	322800	53	55	2	
U36 069 000 000 38779 275			20	11	RA	.00	.50	1	1	1	11	10/2021	920000	484000	53	55	2	
U45 002 059 000 39230 65			20	10	RC	.00	.00	1	1	1	6	05/2020	255000	137400	54	55	1	
U29 066 024 000 38403 39			20	10	RB	.00	.00	1	1	1	4	07/2021	700000	380700	54	55	1	
U01 060 007 000 38619 134			20	10	RC	.00	.00	1	1	1	1	09/2021	350000	189000	54	55	1	
U30 109 000 000 39258 128			20	10	RA	.00	.00	1	1	1	3	03/2022	456000	246000	54	55	1	
U21 074 000 000 36815 132			20	11	RC	.00	.13	1	1	1	6	06/2020	330000	178700	54	55	1	
R05 051 D 000 37084 219			20	11	RA	.00	2.00	1	1	1	14	08/2020	535000	287700	54	55	1	
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U35 005 033 000 38918 93			20	11	RC	.00	.41	1	1	1	6	11/2021	695000	372900	54	55	1	
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U36 064 A 000 37166 26			20	11	RA	.00	.53	1	1	1	11	09/2020	600000	331700	55	55	0	
U35 005 046 000 37293 66			20	11	RC	.00	.32	1	1	1	6	10/2020	435000	239000	55	55	0	
U04 108 000 000 37265 315			20	11	RC	.00	.23	1	1	1	1	10/2020	730000	402600	55	55	0	
U23 002 026 000 37264 121			20	11	RC	.00	.22	1	1	1	6	10/2020	555000	307900	55	55	0	
U03 147 000 000 37291 149			20	11	RC	.00	.21	1	1	1	1	10/2020	650000	356700	55	55	0	

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U15 005 000 000 38662	234	20	11	RA	.00	.26	1	1	1	12	09/2021	670000	370400	55	55	0		
U12 013 000 000 38793	117	20	11	RA	.00	.53	1	1	1	8	10/2021	462500	252500	55	55	0		
U49 030 000 000 38805	224	20	11	RC	.00	.23	1	1	1	3	10/2021	425000	234600	55	55	0		
R04 014 000 000 38998	88	20	11	0	.00	1.10	1	1	1	4	12/2021	390000	215800	55	55	0		
U29 064 107 000 36491	266	20	10	RC	.00	.00	1	1	1	4	03/2020	651072	363300	56	55	1		
U45 005 054 000 37042	109	20	10	RC	.00	.00	1	1	1	6	08/2020	257000	142900	56	55	1		
R05 056 A 000 36537	90	20	11	RA	.00	8.00	1	1	1	14	03/2020	1350000	754900	56	55	1		
U32 006 020 000 36628	110	20	11	RC	.00	.34	1	1	1	3	04/2020	542000	301300	56	55	1		
U04 144 000 000 36558	67	20	11	RC	.00	.17	1	1	1	1	04/2020	425000	238500	56	55	1		
U21 125 000 000 36922	217	20	11	RC	.00	.14	1	1	1	6	07/2020	330000	183500	56	55	1		
U21 151 000 000 37021	330	20	11	RC	.00	.28	1	1	1	6	08/2020	305000	169700	56	55	1		
U22 071 000 000 37094	9	20	11	RC	.00	.29	1	1	1	6	08/2020	430000	241400	56	55	1		
U52 009 000 000 38587	37	20	11	RA	.00	2.01	1	1	1	14	08/2021	1200000	667400	56	55	1		
U57 003 000 000 38569	207	20	11	RA	.00	5.96	1	1	1	3	08/2021	1629500	904400	56	55	1		
U12 020 000 000 38627	133	20	11	RA	.00	.32	1	1	1	10	09/2021	652500	365900	56	55	1		
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U29 064 111 000 38446	90	20	10	RC	.00	.00	1	1	1	4	07/2021	637675	363300	57	55	2		
U59 013 000 000 37271	14	20	11	RB	.00	.70	1	1	1	14	10/2020	1200000	678700	57	55	2		
U21 123 000 000 37407	216	20	11	RC	.00	.16	1	1	1	6	11/2020	340000	193200	57	55	2		
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U10 019 000 000 38522	174	20	11	RA	.00	.46	1	1	1	2	08/2021	725000	415300	57	55	2		
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U15 059 000 000 36474	92	20	11	RA	.00	.80	1	1	1	12	03/2020	1690000	987300	58	55	3		
U16 035 000 000 36551	342	20	11	RA	.00	.74	1	1	1	13	04/2020	600000	345600	58	55	3		
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U33 074 006 000 37100	114	20	11	RC	.00	.23	1	1	1	3	08/2020	835500	484600	58	55	3		
U27 009 000 000 37233	196	20	11	RC	.00	.79	1	1	1	4	09/2020	350000	203400	58	55	3		
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U33 052 E 000 37689	325	20	11	RC	.00	.20	1	1	1	3	01/2021	560000	325300	58	55	3		
U28 050 000 000 38037	220	20	11	RC	.00	.50	1	1	1	4	04/2021	460750	269400	58	55	3		
U19 011 000 000 38062	328	20	11	RA	.00	2.00	1	1	1	7	04/2021	925000	536500	58	55	3		
U27 022 000 000 38227	194	20	11	RC	.00	4.20	1	1	1	4	05/2021	670000	387700	58	55	3		
U42 001 023 000 38431	160	20	11	RA	.00	.47	1	1	1	8	07/2021	740000	431500	58	55	3		
U12 064 000 000 38407	303	20	11	RA	.00	.53	1	1	1	8	07/2021	2225000	1300000	58	55	3		
U29 064 124 000 37081	271	20	10	RC	.00	.00	1	1	1	4	05/2020	621000	363300	59	55	4		

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U30 230 000 000 38325 216	20	10	RA	.00	.00	1	1	1	3	06/2021	440000	261700	59	55	4
U29 066 003 000 38562 310	20	10	0	.00	.00	1	1	1	4	08/2021	685000	406900	59	55	4
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U03 078 000 000 37061 194	20	11	RC	.00	.18	1	1	1	1	08/2020	885000	522600	59	55	4
R04 047 002 000 37050 1	20	11	RA	.00	1.84	1	1	1	14	08/2020	859000	511000	59	55	4
U02 050 B 000 37947 22	20	11	RC	.00	.46	1	1	1	1	03/2021	1300000	760600	59	55	4
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U12 013 000 000 38793 117	20	11	RA	.00	.53	1	1	1	1	07/2021	430000	252500	59	55	4
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U24 009 030 000 37116 50	20	10	RA	.00	.00	1	1	1	5	08/2020	535000	321300	60	55	5
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U42 001 038 000 36515 157	20	11	RA	.00	.77	1	1	1	8	03/2020	525000	312900	60	55	5
U16 046 000 000 36534 311	20	11	RA	.00	.23	1	1	1	13	03/2020	900000	543600	60	55	5
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U29 064 135 000 36876 339	20	10	RC	.00	.00	1	1	1	6	07/2020	728720	442100	61	55	6
U45 005 048 000 37244 109	20	10	RC	.00	.00	1	1	1	6	09/2020	280000	171500	61	55	6
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U22 076 B 000 36573 270	20	11	TC	.00	1.96	1	1	1	6	04/2020	955000	592600	62	55	7
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U30 032 000 000 37087 271	20	11	RA	.00	2.30	1	1	1	3	08/2020	751000	465700	62	55	7
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U15 016 000 000 37134 196	20	11	RA	.00	.26	1	1	1	12	09/2020	465000	286600	62	55	7
U32 006 043 000 37302 298	20	11	RC	.00	.43	1	1	1	3	10/2020	420000	258900	62	55	7
U36 037 000 000 37588 68	20	11	RA	.00	.37	1	1	1	11	12/2020	828000	514200	62	55	7
U28 009 000 000 37926 19	20	11	RC	.00	.53	1	1	1	4	03/2021	595000	371700	62	55	7
U18 014 000 000 38287 297	20	11	RA	.00	1.84	1	1	1	13	06/2021	375000	231500	62	55	7
U45 001 085 000 37054 127	20	10	RC	.00	.00	1	1	1	6	08/2020	303777	191000	63	55	8
U29 066 026 000 38796 24	20	10	RB	.00	.00	1	1	1	4	11/2021	625000	394400	63	55	8
U12 024 000 000 36649 105	20	11	RA	.00	.42	1	1	1	8	04/2020	595500	374300	63	55	8

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U38 001 021 000 36956 236	20	11	RA	.00	.56	1	1	1	11	07/2020	699000	440800	63	55	8
U03 045 000 000 36962 132	20	11	RC	.00	.21	1	1	1	1	07/2020	550000	344500	63	55	8
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U59 024 000 000 37287 245	20	11	RB	.00	.64	1	1	1	14	10/2020	800000	506200	63	55	8
U03 135 000 000 37378 20	20	11	RC	.00	.38	1	1	1	1	11/2020	641500	403800	63	55	8
R03 017 004 000 38671 188	20	11	RA	.00	.71	1	1	1	10	09/2021	1200000	760900	63	55	8
U24 009 055 000 36495 97	20	10	RA	.00	.00	1	1	1	5	03/2020	380000	242800	64	55	9
U29 064 110 000 36603 92	20	10	RC	.00	.00	1	1	1	4	04/2020	564233	363300	64	55	9
U29 066 008 000 37187 294	20	10	0	.00	.00	1	1	1	4	09/2020	590000	378400	64	55	9
U35 005 036 000 36663 128	20	11	RC	.00	.35	1	1	1	1	05/2020	500000	318600	64	55	9
U56 008 000 000 37355 330	20	11	RA	.00	1.98	1	1	1	11	10/2020	920000	590600	64	55	9
R05 046 B 000 38913 35	20	11	RA	.00	.87	1	1	1	14	11/2021	340000	217700	64	55	9
U24 009 027 000 37027 256	20	10	RA	.00	.00	1	1	1	5	08/2020	395000	255600	65	55	10
U29 064 116 000 37422 159	20	10	RC	.00	.00	1	1	1	4	11/2020	901330	583000	65	55	10
U30 103 000 000 38766 74	20	10	RA	.00	.00	1	1	1	3	10/2021	372000	242400	65	55	10
U27 015 000 000 36876 253	20	11	RC	.00	.24	1	1	1	4	07/2020	351000	229500	65	55	10
U56 009 000 000 37452 262	20	11	RA	.00	1.88	1	1	1	12	11/2020	1300000	841500	65	55	10
U27 022 B 000 37611 98	20	11	RC	.00	.20	1	1	1	4	12/2020	340000	221800	65	55	10
R06 028 001 000 36750 203	20	10	RA	.00	.00	1	1	1	7	06/2020	264000	174800	66	55	11
U33 061 000 000 38497 14	20	11	RC	.00	.18	1	1	1	3	03/2020	324000	212400	66	55	11
U13 004 000 000 37348 127	20	11	RA	.00	1.10	1	1	1	10	10/2020	1300000	854300	66	55	11
U54 022 C 000 37707 58	20	11	RA	.00	2.04	1	1	1	14	01/2021	975000	641100	66	55	11
U43 020 000 000 39077 296	20	11	RA	.00	.36	1	1	1	7	01/2022	388000	256000	66	55	11
U24 009 008 000 38718 345	20	10	RA	.00	.00	1	1	1	3	09/2021	445000	299200	67	55	12
U22 006 000 000 36707 336	20	11	RC	.00	.23	1	1	1	6	05/2020	375000	252700	67	55	12
U31 009 C 000 37022 133	20	11	RA	.00	.57	1	1	1	3	08/2020	600000	402500	67	55	12
U12 042 000 000 37132 313	20	11	RA	.00	1.59	1	1	1	8	09/2020	1650000	1113300	67	55	12
U53 006 000 000 37317 269	20	11	RA	.00	2.10	1	1	1	14	10/2020	941000	633400	67	55	12
U28 056 000 000 38860 99	20	11	RC	.00	.18	1	1	1	4	10/2020	232000	156000	67	55	12
U11 012 001 000 37463 162	20	11	RA	.00	1.88	1	1	1	2	11/2020	1650000	1103000	67	55	12
U53 003 000 000 38649 95	20	11	RA	.00	2.20	1	1	1	14	09/2021	975000	649100	67	55	12
U29 066 012 000 36935 283	20	10	0	.00	.00	1	1	1	4	07/2020	450000	304800	68	55	13
U29 066 006 000 37378 022	20	10	0	.00	.00	1	1	1	4	11/2020	434000	300600	69	55	14
U53 001 C 000 36556 132	20	11	RA	.00	1.89	1	1	1	14	04/2020	785000	543900	69	55	14
U36 076 000 000 37697 96	20	11	RA	.00	.39	1	1	1	11	01/2021	715000	490400	69	55	14
U33 052 015 000 36814 78	20	10	RC	.00	.00	1	1	1	3	06/2020	388000	271600	70	55	15
U12 101 000 000 38891 161	20	11	RA	.00	.38	1	1	1	8	11/2020	600000	417200	70	55	15
U28 005 000 000 37382 307	20	11	RC	.00	.30	1	1	1	4	11/2020	381000	267100	70	55	15
U50 007 000 000 37841 251	20	11	RA	.00	.83	1	1	1	3	02/2021	765000	537400	70	55	15
U54 020 C 000 36630 328	20	11	RA	.00	1.86	1	1	1	14	04/2020	925000	658800	71	55	16
U08 045 000 000 36728 112	20	11	RA	.00	.40	1	1	1	2	05/2020	886500	627700	71	55	16
U27 007 000 000 36686 226	20	11	RC	.00	.53	1	1	1	4	05/2020	450000	320800	71	55	16
U29 051 D 000 36913 267	20	11	RC	.00	.63	1	1	1	4	07/2020	610000	432900	71	55	16
U49 033 019 000 38352 311	20	11	RC	.00	.20	1	1	1	4	08/2020	560000	397000	71	55	16
U41 004 A 000 38128 330	20	11	RA	.00	1.74	1	1	1	12	04/2021	1060000	748400	71	55	16
U38 055 000 000 36494 32	20	11	RA	.00	.78	1	1	1	11	03/2020	775000	557400	72	55	17
U20 007 E 000 37071 99	20	11	RA	.00	.43	1	1	1	7	08/2020	605000	435900	72	55	17

2022 CERTIFIED RATIO STUDY
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* SALES RATIO STUDY *

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PROPERTY ID	BOOK	PAGE	TYPE	USE	ZONE	STORY HGT	LOT SIZE	DATA #1	DATA #2	DATA #3	DATA #4	* SALES DATE SOLD	* DATA * SALES PRICE	* ASSESSMENT * VALUE	* RATIOS * RATIO AVE DEV
U59 029 000 000 37056	56	20	11	RB	.00	.80	1	1	1	14	08/2020	850000	610200	72	55 17
U29 058 000 000 38760	295	20	11	RC	.00	.46	1	1	1	4	10/2021	300000	214900	72	55 17
U07 016 000 000 36599	267	20	11	RA	.00	.54	1	1	1	2	04/2020	762000	557300	73	55 18
U10 005 002 000 36676	19	20	11	RA	.00	2.01	1	1	1	2	05/2020	740000	539000	73	55 18
U50 032 000 000 37296	117	20	11	RA	.00	1.25	1	1	1	3	10/2020	865000	635200	73	55 18
U38 004 000 000 37265	52	20	11	RA	.00	.60	1	1	1	11	10/2020	855000	623200	73	55 18
U33 009 000 000 37382	10	20	11	RC	.00	.51	1	1	1	3	11/2020	353000	257600	73	55 18
U12 095 000 000 37515	345	20	11	RA	.00	.68	1	1	1	8	12/2020	1325000	961100	73	55 18
U30 051 000 000 37703	238	20	11	RA	.00	1.60	1	1	1	3	01/2021	790000	576300	73	55 18
U24 057 000 000 36542	2	20	11	RA	.00	3.84	1	1	1	5	03/2020	653500	485600	74	55 19
U08 001 A 000 36801	182	20	11	RA	.00	.17	1	1	1	2	06/2020	688000	509700	74	55 19
U30 033 000 000 36885	224	20	11	RA	.00	1.60	1	1	1	3	07/2020	865000	643300	74	55 19
U32 005 A 000 36749	281	20	11	RC	.00	2.00	1	1	1	3	06/2020	975000	732100	75	55 20
U50 021 000 000 36879	272	20	11	RA	.00	1.16	1	1	1	3	07/2020	869500	649000	75	55 20
U29 066 023 000 37202	19	20	10	0	.00	.00	1	1	1	4	09/2020	565000	429600	76	55 21
U02 050 B 000 37947	22	20	11	RC	.00	.46	1	1	1	1	03/2020	1000000	760600	76	55 21
U55 005 000 000 37138	150	20	11	RA	.00	2.06	1	1	1	11	09/2020	803950	615000	76	55 21
U32 001 C 000 37899	220	20	11	RC	.00	.93	1	1	1	3	03/2021	690000	527100	76	55 21
U11 016 001 000 37003	181	20	10	TC	.00	.12	1	1	1	6	08/2020	239000	184400	77	55 22
U01 009 004 000 37395	304	20	10	BA	.00	.00	1	1	1	1	11/2020	300000	231300	77	55 22
U10 002 000 000 36873	155	20	11	RA	.00	.47	1	1	1	2	06/2020	675000	516700	77	55 22
U57 016 000 000 37278	122	20	11	RA	.00	1.38	1	1	1	3	10/2020	1005000	773800	77	55 22
U06 056 000 000 36543	280	20	11	RC	.00	.76	1	1	1	1	04/2020	540000	422500	78	55 23
U59 030 000 000 36873	88	20	11	0	.00	1.03	1	1	1	14	06/2020	780000	610600	78	55 23
U11 016 004 000 37352	267	20	10	TC	.00	.12	1	1	1	6	10/2020	252500	201300	80	55 25
U50 020 000 000 36889	314	20	11	RA	.00	1.16	1	1	1	3	07/2020	985000	791400	80	55 25
U27 043 000 000 38635	305	20	11	RC	.00	1.10	1	1	1	4	08/2020	330000	267300	81	55 26
U12 090 000 000 37201	61	20	11	RA	.00	.54	1	1	1	13	09/2020	512500	415000	81	55 26
U28 017 000 000 38699	268	20	11	RC	.00	.65	1	1	1	4	11/2020	220000	177300	81	55 26
R04 056 000 000 38949	218	20	11	RA	.00	.46	1	1	1	14	02/2021	280000	229800	82	55 27
U50 045 000 000 37952	58	20	11	RA	.00	1.24	1	1	1	3	03/2021	765000	644000	84	55 29
U22 046 000 000 36790	258	20	11	RC	.00	.28	1	1	1	6	06/2020	376250	324600	86	55 31
U06 094 000 000 36788	171	20	11	RC	.00	.49	1	1	1	1	06/2020	200000	173400	87	55 32
U22 066 000 000 37566	242	20	11	RC	.00	.23	1	1	1	6	08/2020	265000	232600	88	55 33
U34 023 003 000 37377	59	20	10	RC	.00	.00	1	1	1	3	11/2020	200000	186800	93	55 38
R04 015 000 000 36582	71	20	11	RB	.00	2.93	1	1	1	4	04/2020	707000	662800	94	55 39
U50 031 000 000 38504	271	20	11	RA	.00	.92	1	1	1	3	07/2020	625000	639500	102	55 47
U47 032 000 000 38014	235	20	11	RA	.00	1.60	1	1	1	4	04/2021	360000	402700	112	55 57
U60 014 000 000 36831	137	20	11	RB	.00	3.10	1	1	1	14	06/2020	1200000	1355100	113	55 58

265521821 145125900 SALES = 382

2022 CERTIFIED RATIO STUDY
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* SALES RATIO STUDY *
* S U M M A R Y *

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2022 CERTIFIED RATIO STUDY		
WEIGHTED AVE.	145125900 / 265521821	55
TOTAL RATIOS / # OF RATIOS		
AVE. RATIO	14661 / 268	55

TOTAL DEVIATIONS / # OF DEVIATIONS		
AVE. DEVIATION	3621 / 382	9.48

AVE. DEV. / AVE. RATIO		
COEF. OF DISP.	9.48 / .55	17.24

MIDDLE 70 % YES
OF SALES 382
OF CENTRAL SALES 268

SELECTIONS	FROM	THRU
TYPE	20	20
USE	10	11
QUAL?		DDDDDDDDDDQUALIFIED
SALE DATE	03/2020	03/2022

DDDDDDDDDDQUALIFIED

Sales from March 2020 to March 2022

Single Family Homes and Condominiums

Middle 70% of Qualified Sales

Ratio equals 55% PLUS ME state 10% = 65%

CERTIFIED RATIO IS 65%