

12/29/2016

1:02:00PM

Date Range

From: 1/15/2015 To: 12/31/2015

Bedford Analysis Report Grouped by LUC

\* Indicates Sold as Vacant

Table with 25 columns: ParcelID or Account#, Location, # of Crds, LUC, NBC, ZN, City Code, Land Size, Building Type, Fin Area, Gross Area, Year Built, Grade, Cond., Econ, Func, Spec, Ovr, Units, Brs, Baths, 1/2 Baths, NAL, Sales Date, Current Value, Sale Price, Ratio. Rows include property details for various addresses like 1103 ALBION ROAD and 1301 ALBION ROAD.

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ParcelID or Account#	Location	# of Crds	LUC	NBC	ZN	City Code	Land Size	-----Building-----			Year Built	Grade	Cond.	-----Depreciation-----				Units	Full Brs	1/2 Baths	Sales NAL	Sales Date	Current Value	Sale Price	Ratio
								Type	Fin Area	Gross Area				Econ	Func	Spec	Ovr								
076-0001-13	13 KENDALL COUR 1	102	HW			BEDF	0.00	CONDO-T	1,776	3,044	2011	B	AV	0%	0%	0%	0%	1	2	2	1	6/17/2015	532,000	589,000	0.903
076-0001-26	26 KENDALL COUR 1	102	HW			BEDF	0.00	CONDO-T	2,750	5,120	2012	B	AV	0%	9%	0%	0%	1	2	2	1	4/29/2015	612,100	645,000	0.949
076-0001-35	35 KENDALL COUR 1	102	HW			BEDF	0.00	CONDO-T	2,939	5,444	2013	B	AV	0%	9%	0%	0%	1		2	1	8/20/2015	643,600	720,000	0.894
076-0001-39	39 KENDALL COUR 1	102	HW			BEDF	0.00	CONDO-T	2,750	5,120	2013	B	AV	0%	9%	0%	0%	1	2	2	1	5/12/2015	614,500	660,000	0.931
076-0001-45	45 KENDALL COUR 1	102	HW			BEDF	0.00	CONDO-T	2,750	5,180	2013	B	AV	0%	9%	0%	0%	1		2	1	9/2/2015	617,000	650,000	0.949
076-0001-78	78 KENDALL COUR 1	102	HW			BEDF	0.00	CONDO-T	1,776	3,044	2012	B	AV	0%	0%	0%	0%	1		2	1	6/9/2015	535,200	583,000	0.918
079-0086-8	8 NEILLIAN WAY 8	1	102	NS	C	BEDF	0.00	DUPLEX C	660	1,260	1956	C	AG	0%	0%	0%	0%	1	2	1	0	7/6/2015	201,800	219,800	0.918
079-0113-1	7-9 1 EVERGREEN	1	102	EA		BEDF	0.00	DUPLEX C	880	1,680	1956	C	AV	0%	0%	0%	0%	1	3	1	0	5/15/2015	250,800	261,500	0.959
079-0119-23	23 NEILLIAN STREI	1	102	NS	C	BEDF	0.00	DUPLEX C	672	1,408	1956	C	GD	0%	0%	0%	0%	1	2	1	0	7/22/2015	220,700	239,000	0.923
079-0144-1	272 SOUTH ROAD	1	102	SRC	C	BEDF	0.00	DUPLEX C	920	1,800	1956	C	GD	0%	0%	0%	0%	1	3	1	0	7/10/2015	285,900	296,585	0.964
079-0148-1	256 SOUTH ROAD	1	102	SO		BEDF	0.00	DUPLEX C	698	1,330	1953	C	AV	0%	0%	0%	0%	1	2	1	0	5/22/2015	199,400	218,000	0.915

Summary for LUC: 102

<b>Max Ratio:</b>	<b>1.128</b>	<b>Mean:</b>	<b>0.965</b>	<b>Count:</b>	<b>52</b>	<b>COV:</b>	<b>6.010</b>	<b>48</b>	<b>%between 95 and 105</b>
<b>Min Ratio:</b>	<b>0.874</b>	<b>Weighted Mean:</b>	<b>0.961</b>	<b>COD:</b>	<b>4.703</b>			<b>85</b>	<b>%between 90 and 110</b>
<b>Median:</b>	<b>0.957</b>	<b>Standard Dev:</b>	<b>0.058</b>	<b>PRD:</b>	<b>1.004</b>			<b>100</b>	<b>%between 80 and 120</b>