

12/29/2016

2:05:41PM

Date Range

From: 1/23/2014 To: 8/19/2015

Bedford Analysis Report Grouped by LUC

* Indicates Sold as Vacant

ParcelID or Account#	Location	# of				City Code	Land Size	-----Building-----			Year Built	Grade	Cond.	-----Depreciation-----				Units	Brs Baths	1/2 Baths	Sales Date	Current Value	Sale Price	Ratio
		Crds	LUC	NBC	ZN			Type	Fin Area	Gross Area				Econ	Func	Spec	Ovr							
054-0035	15 FLETCHER ROA 1	031	20	COM	BEDF	0.19	MIXED	OL	2,300	3,505	1860	C	AG	0%	0%	0%	0%	2	1	1	6/30/2014	366,800	400,000	0.917

Summary for LUC: 031

Max Ratio:	0.917	Mean:	0.917	Count:	1	COV:	0.000	0	%between 95 and 105
Min Ratio:	0.917	Weighted Mean:	0.917	COD:	0.000	100	%between 90 and 110		
Median:	0.917	Standard Dev:	0.000	PRD:	1.000	100	%between 80 and 120		

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		Crds	LUC	NBC	ZN			Type	Fin Area	Gross Area				Econ	Func	Spec	Ovr								
054-0074	34 SPRINGS ROA	1	104	3	C	BEDF	0.63	MULTI-CO	3,770	5,374	1811	C	AV	0%	0%	0%	0%	2	6	4	0	9/11/2014	560,900	510,000	1.100
054-0147	10--12 MAPLE STRI	1	104	3	C	BEDF	0.17	MULTI-TN	3,392	3,808	1786	C	FR	0%	0%	0%	0%	2	7	2	2	12/23/2014	426,200	450,000	0.947
078-0011	360--362 SOUTH R	1	104	6	C	BEDF	0.22	MULTI-TN	1,680	3,400	1954	C	AG	0%	0%	0%	0%	2	5	2	0	10/22/2014	422,700	412,000	1.026
079-0039	22--24 GENETTI CI	1	104	12	C	BEDF	0.35	MULTI-TN	1,496	2,856	1959	C	AV	0%	0%	0%	0%	2	5	2	0	10/1/2014	387,500	395,000	0.981
079-0108	24--26 NEILLIAN S	1	104	12	C	BEDF	0.18	MULTI-TN	1,496	3,036	1956	C	GD	0%	0%	0%	0%	2	5	2	0	10/14/2014	395,600	425,000	0.931
079-0109	1--3 NEILLIAN WA	1	104	12	C	BEDF	0.21	MULTI-TN	1,210	2,494	1956	C	AV	0%	0%	0%	0%	2	3	2	0	4/1/2014	369,100	344,500	1.071
084-0012	10--12 GENETTI CI	1	104	12	C	BEDF	0.21	MULTI-TN	1,496	2,856	1959	C	AG	0%	0%	0%	0%	2	4	2	0	10/20/2014	383,500	400,000	0.959
084-0014	2--4 GENETTI CIRC	1	104	12	C	BEDF	0.22	MULTI-TN	1,496	2,956	1959	C	AG	0%	0%	0%	0%	2	5	3	0	2/25/2015	397,900	405,000	0.982

Summary for LUC: 104

Max Ratio:	1.100	Mean:	1.000	Count:	8	COV:	6.100	50	%between 95 and 105
Min Ratio:	0.931	Weighted Mean:	1.001	COD:	4.609	100	%between 90 and 110		
Median:	0.982	Standard Dev:	0.061	PRD:	0.999	100	%between 80 and 120		

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		Crds	LUC	NBC	ZN			Type	Fin Area	Gross Area				Econ	Func	Spec	Ovr							
064-0083-B	8 ALFRED CIRCLE	1	340	21	COM	BEDF	0.99	OFFICE	6,000	6,000	1966	C	AV	0%	0%	0%	0%	1	0	2	1/23/2014	568,700	635,000	0.896

Summary for LUC: 340

Max Ratio:	0.896	Mean:	0.896	Count:	1	COV:	0.000	0	%between 95 and 105
Min Ratio:	0.896	Weighted Mean:	0.896	COD:	0.000	0	%between 90 and 110		
Median:	0.896	Standard Dev:	0.000	PRD:	1.000	100	%between 80 and 120		

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ParcelID or Account#	Location	# of Crds	LUC	NBC	ZN	City Code	Land Size	-----Building-----			Year Built	Grade	Cond.	-----Depreciation-----				Full Brs	1/2 Baths	Sales Date	Current Value	Sale Price	Ratio	
								Type	Fin Area	Gross Area			Econ	Func	Spec	Ovr	Units			NAL				
006-0301-107	165-107 MIDDLESE 1	343	22			BEDF	0.00	CONDO-O	382	382	1988	C	AG	0%	0%	0%	0%	1	0	0	8/19/2015	45,800	42,500	1.078

Summary for LUC: 343

Max Ratio:	1.078	Mean:	1.078	Count:	1	COV:	0.000	0	%between 95 and 105
Min Ratio:	1.078	Weighted Mean:	1.078	COD:	0.000	100	%between 90 and 110		
Median:	1.078	Standard Dev:	0.000	PRD:	1.000	100	%between 80 and 120		

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		Crds	LUC	NBC	ZN			Type	Fin Area	Gross Area				Econ	Func	Spec	Ovr	Units						
021-0008-1	100 PLANK STREE 1	390	AG	IND	BEDF	4.02		0	0		AV	0%	0%	0%	0%	0	0	3/26/2015	1,404,000	1,425,000	0.985			

Summary for LUC: 390

Max Ratio:	0.985	Mean:	0.985	Count:	1	COV:	0.000	100	%between 95 and 105
Min Ratio:	0.985	Weighted Mean:	0.985	COD:	0.000	100	%between 90 and 110		
Median:	0.985	Standard Dev:	0.000	PRD:	1.000	100	%between 80 and 120		