

Real Property System
Sales Analysis Report
Sales listed for Neighborhood Code - 28310
In location Sequence
Median AV/SP Ratio: 0.7927 using AV at Sale
Sales have not been adjusted

RPS395/V04/L001
Roll Year - 2022

Swis Municipality	Parcel Id	Property Dim Property Location	Prop Class	Sale Date Name of Buyer	Sale Price Prior Owner (Seller)	AV at Sale	Adjusted Sale Price	AV/SP Diff.	Nbhd A/L	Acc. No. School	Cond Code	Val Use	Addl Prcls	Current Sale AV Inv
322800 Farmington	17.00-1-22.110	8.50 ac 872 Curran Rd	210	01/11/22	\$170,000	183,400	\$171,000	1.0788 0.2861	28310 Y	0901-000-10 324801	J	Y	N	183,400 Y
322800 Farmington	9.03-1-47.000	.91 ac 495 Hook Rd	210	06/25/21	\$203,700	156,200	\$207,300	0.7668 -0.0259	28310 Y	2033-101-10 324801	J	Y	N	156,200 Y
322800 Farmington	9.00-1-17.000	.60 ac 155 Rausler Rd	210	08/11/20	\$205,000	162,500	\$212,100	0.7927 0	28310 Y	3104-001-09 543601	J	Y	N	162,500 Y

**Real Property System
Sales Analysis Report**
Sales listed for Neighborhood Code - 28350
In location Sequence
Median AV/SP Ratio: 0.8053 using AV at Sale
Sales have not been adjusted

RPS395/V04/L001
Roll Year - 2022

Swis Municipality	Parcel Id	Property Dim Property Location	Prop Class	Sale Date Name of Buyer	Sale Price Prior Owner (Seller)	AV at Sale	Adjusted Sale Price	AV/SP Diff.	Nbhd A/L	Acc. No. School	Cond Code	Val Use	Addl Prcls	Current Sale AV Inv
Farmington	41.08-4-11.100	5720 Bean Pole Cir	210	12/17/20	\$170,000	140,000	\$174,700	0.8235 0.0182	28350 Y	6418-000-02 320200	J	Y	N	140,000 Y
Farmington	41.08-4-26.000	5737 Bean Pole Cir	210	05/03/21	\$180,000	119,800	\$183,500	0.6656 -0.1397	28350 Y	6433-000-02 320200	J	Y	N	119,800 Y
Farmington	41.12-4-11.000	5767 Clover Meadow Ln	210	05/12/22	\$176,000	122,500	\$176,400	0.6960 -0.1093	28350 Y	6482-000-02 320200	J	Y	N	122,500 Y
Farmington	41.12-2-53.000	5817 Clover Meadow Ln	210	10/08/21	\$158,000	129,100	\$159,700	0.8171 0.0118	28350 Y	6354-000-02 320200	J	Y	N	129,100 Y
Farmington	41.08-2-67.000	59 Coachlight Cir	210	04/07/21	\$171,500	139,000	\$175,100	0.8105 0.0052	28350 Y	6130-000-02 320200	J	Y	N	139,000 Y
Farmington	41.08-2-66.000	61 Coachlight Cir	210	08/10/20	\$186,000	151,800	\$192,400	0.8161 0.0108	28350 Y	6129-000-02 320200	J	Y	N	151,800 Y
Farmington	41.12-1-64.000	1604 Cornfield Cir	210	02/18/22	\$145,500	119,500	\$146,200	0.8213 0.0160	28350 Y	6313-000-02 320200	J	Y	N	119,500 Y
Farmington	41.12-1-70.000	1616 Cornfield Cir	210	05/10/22	\$235,000	112,200	\$235,600	0.4774 -0.3279	28350 Y	6319-000-02 320200	J	Y	N	112,200 Y
Farmington	41.08-2-84.000	91 Cranberry Dr	210	09/02/21	\$136,500	130,600	\$138,200	0.9568 0.1515	28350 Y	6147-000-02 320200	J	Y	N	130,600 Y
Farmington	41.08-3-59.000	5725 Dalton Dr	210	06/04/21	\$210,000	117,400	\$213,700	0.5590 -0.2463	28350 Y	6259-000-02 320200	J	Y	N	117,400 Y

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Farmington	41.08-3-90.000	5741 Dalton Dr	210	06/09/21	\$199,000	136,600	\$202,500	0.6864 -0.1189	28350 Y	6255-000-02 320200	J	Y	N	136,600 Y
Farmington	41.08-3-85.000	5751 Dalton Dr	210	01/25/22	\$162,500	122,600	\$163,400	0.7545 -0.0508	28350 Y	6250-000-02 320200	J	Y	N	122,600 Y
Farmington	41.08-1-48.000	38 Farmbrook Dr	210	02/12/21	\$165,000	125,100	\$169,000	0.7582 -0.0471	28350 Y	6008-000-02 320200	J	Y	N	125,100 Y
Farmington	41.08-1-44.000	50 Farmbrook Dr	210	10/26/21	\$125,900	129,000	\$127,300	1.0246 0.2193	28350 Y	6012-000-02 320200	J	Y	N	129,000 Y
Farmington	41.12-2-29.000	1597 Flaxen Dr	210	06/06/22	\$238,000	128,000	\$238,400	0.5378 -0.2675	28350 Y	6378-000-02 320200	J	Y	N	128,000 Y
Farmington	41.12-2-30.000	1599 Flaxen Dr	210	12/30/20	\$159,000	116,100	\$163,400	0.7302 -0.0751	28350 Y	6377-000-02 320200	J	Y	N	116,100 Y
Farmington	41.08-1-58.000	8 Heritage Cir	210	09/03/21	\$140,800	127,500	\$142,600	0.9055 0.1002	28350 Y	6037-000-02 320200	J	Y	N	127,500 Y
Farmington	41.08-1-72.000	36 Heritage Cir	210	11/16/21	\$141,000	124,400	\$142,300	0.8823 0.0770	28350 Y	6051-000-02 320200	J	Y	N	124,400 Y
Farmington	41.12-3-20.000	5772 Limestone Ln	210	08/10/21	\$141,000	130,500	\$143,000	0.9255 0.1202	28350 Y	6287-000-02 320200	J	Y	N	130,500 Y
Farmington	41.08-2-13.000	1537 Red Fern Dr	210	08/24/20	\$150,000	120,000	\$155,200	0.8000 -0.0053	28350 Y	6153-000-02 320200	J	Y	N	120,000 Y

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Farmington	41.08-2-17.000	1545 Red Fern Dr	210	05/19/21	\$159,900	132,500	\$163,000	0.8286 0.0233	28350 Y	6149-000-02 320200	J	Y	N	132,500 Y
Farmington	41.12-1-87.000	1608 Wheatstone Dr	210	10/08/21	\$183,000	131,900	\$185,000	0.7208 -0.0845	28350 Y	6336-000-02 320200	J	Y	N	131,900 Y
Farmington	41.08-1-15.000	50 Windigo Ln	210	05/12/21	\$163,900	135,800	\$167,100	0.8286 0.0233	28350 Y	6095-000-02 320200	J	Y	N	135,800 Y
Farmington	41.08-3-53.000	5767 Wishing Well Ln	210	05/16/22	\$160,000	124,600	\$160,400	0.7788 -0.0265	28350 Y	6224-000-02 320200	J	Y	N	124,600 Y

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Sales listed for Neighborhood Code - 28360
In location Sequence

Median AV/SP Ratio: 0.7966 using AV at Sale
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Farmington	29.12-1-49.000	5902 Raymond Ave	210	04/22/21		\$207,500	\$211,800	0.7966	28360 0 Y	5836-160-10 324801	J Y	N		165,300 Y

Real Property System
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Sales listed for Neighborhood Code - 28370
In location Sequence
Median AV/SP Ratio: 0.7759 using AV at Sale
Sales have not been adjusted

RPS395/V04/L001
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322800 Farmington	41.16-1-5.000	5829 Mountain Ash Dr	210	08/25/20	\$180,000	153,800	\$186,200	0.8544 0.0785	28370 Y	5926-122-02 320200	J	Y	N	153,800 Y
322800 Farmington	41.16-1-44.000	5820 Walnut Dr	210	03/15/21	\$185,000	129,000	\$189,200	0.6973 -0.0786	28370 Y	5926-139-02 320200	J	Y	N	129,000 Y