

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-01-101-019	29035 RAMBLEWOOD	9/20/2023	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$202,750	53.50	\$405,494	\$83,477	\$295,523	\$193,986	1.523	2,872	\$102.90	'AA1
22-23-01-101-021	29009 RAMBLEWOOD	6/8/2023	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$187,640	48.11	\$375,279	\$66,758	\$323,242	\$185,856	1.739	2,559	\$126.32	'AA1
22-23-01-101-033	28833 RAMBLEWOOD	8/18/2023	\$527,000	WD	03-ARM'S LENGTH	\$527,000	\$208,880	39.64	\$417,759	\$74,904	\$452,096	\$206,539	2.189	2,781	\$162.57	'AA1
22-23-01-101-050	28724 STILL VALLEY	4/4/2024	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$214,060	60.30	\$428,113	\$79,770	\$275,230	\$209,845	1.312	2,781	\$98.97	'AA1
22-23-01-101-055	28835 STILL VALLEY	3/26/2025	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$231,450	47.72	\$462,898	\$77,019	\$407,981	\$232,457	1.755	3,097	\$131.73	'AA1
22-23-01-101-061	32225 TALL TIMBER	3/14/2025	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$206,830	39.40	\$413,652	\$76,918	\$448,082	\$202,851	2.209	2,842	\$157.66	'AA1
22-23-01-128-027	28798 ROCKLEDGE	12/4/2024	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$204,430	41.30	\$408,858	\$77,090	\$417,910	\$199,860	2.091	2,461	\$169.81	'AA1
22-23-01-128-033	32521 OLDE FRANKLIN	5/10/2024	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$178,140	43.66	\$356,285	\$66,031	\$341,969	\$174,851	1.956	2,171	\$157.52	'AA1
22-23-01-176-008	32249 OLDE FRANKLIN	11/15/2023	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$266,240	46.30	\$532,480	\$67,889	\$507,111	\$279,874	1.812	3,586	\$141.41	'AA1
22-23-01-176-010	32203 OLDE FRANKLIN	4/24/2024	\$509,000	WD	03-ARM'S LENGTH	\$509,000	\$227,390	44.67	\$454,775	\$67,987	\$441,013	\$233,004	1.893	3,019	\$146.08	'AA1
22-23-01-176-015	32065 OLDE FRANKLIN	12/21/2023	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$181,260	44.00	\$362,523	\$71,122	\$340,878	\$175,542	1.942	2,322	\$146.80	'AA1
22-23-01-177-009	32436 OLDE FRANKLIN	4/26/2023	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$198,990	46.28	\$397,973	\$69,016	\$360,984	\$198,166	1.822	2,576	\$140.13	'AA1
22-23-01-178-005	32092 OLDE FRANKLIN	7/5/2023	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$250,920	45.62	\$501,834	\$68,357	\$481,643	\$261,130	1.844	2,465	\$195.39	'AA1
Totals:			\$6,040,000			\$6,040,000	\$2,758,980		\$5,517,923		\$5,093,662	\$2,753,961			\$144.41	
								Sale. Ratio =>	45.68			E.C.F. =>	1.850	Std. Deviation=>		0.248869859
								Std. Dev. =>	5.67			Ave. E.C.F. =>	1.853	Ave. Variance=>		17.8824

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22-23-01-202-002	28265 FOURTEEN MILE	12/16/2024	\$845,000	WD	03-ARM'S LENGTH	\$845,000	\$410,210	48.55	\$820,425	\$232,434	\$612,566	\$524,991	1.167	4,808	\$127.41	'AC1
22-23-01-276-001	27675 CHATSWORTH	6/9/2023	\$1,170,000	WD	03-ARM'S LENGTH	\$1,170,000	\$642,000	54.87	\$1,283,994	\$175,333	\$994,667	\$989,875	1.005	4,799	\$207.27	'AC1
22-23-01-276-028	27490 LAKEHILLS	10/19/2023	\$524,000	WD	03-ARM'S LENGTH	\$524,000	\$225,400	43.02	\$450,804	\$105,564	\$418,436	\$308,250	1.357	2,831	\$147.81	'AC1
Totals:			\$2,539,000			\$2,539,000	\$1,277,610		\$2,555,223		\$2,025,669	\$1,823,116			\$160.83	
							Sale. Ratio =>	50.32				E.C.F. =>	1.111		Std. Deviation=>	0.176501984
							Std. Dev. =>	5.93				Ave. E.C.F. =>	1.176		Ave. Variance=>	12.0724

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22-23-01-376-006	31431 STONEWOOD	10/31/2023	\$479,355	WD	03-ARM'S LENGTH	\$479,355	\$191,530	39.96	\$383,066	\$109,625	\$369,730	\$260,420	1.420	2,626	\$140.80	'AI1	
22-23-01-377-001	31536 STONEWOOD	11/21/2023	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$304,960	47.65	\$609,920	\$107,246	\$532,754	\$478,737	1.113	3,440	\$154.87	'AI1	
22-23-01-378-007	31460 STONEWOOD	2/21/2025	\$620,000	PTA	03-ARM'S LENGTH	\$620,000	\$242,480	39.11	\$484,955	\$112,050	\$507,950	\$355,147	1.430	2,804	\$181.15	'AI1	
22-23-01-378-010	31370 STONEWOOD	12/19/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$218,710	51.46	\$437,413	\$118,407	\$306,593	\$303,815	1.009	2,238	\$136.99	'AI1	
Totals:			\$2,164,355			\$2,164,355	\$957,680		\$1,915,354		\$1,717,027	\$1,398,119			\$153.45		
								Sale. Ratio =>	44.25					E.C.F. =>	1.228	Std. Deviation=>	0.214425443
								Std. Dev. =>	6.00					Ave. E.C.F. =>	1.243	Ave. Variance=>	18.2005

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22-23-02-202-015	32615 BRIARCREST KNOLL	10/4/2023	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$147,610	44.74	\$295,226	\$56,389	\$273,511	\$134,936	2.027	1,525	\$179.35	'BA1
22-23-02-202-016	32451 BRIARCREST KNOLL	4/17/2023	\$310,000	MLC	03-ARM'S LENGTH	\$310,000	\$169,090	54.55	\$338,181	\$52,684	\$257,316	\$161,297	1.595	1,825	\$141.00	'BA1
22-23-02-226-005	32740 BRIARCREST KNOLL	4/25/2023	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$142,790	46.21	\$285,584	\$52,684	\$256,316	\$131,581	1.948	1,525	\$168.08	'BA1
22-23-02-226-013	30040 LOCHMOOR	1/24/2025	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$172,500	47.92	\$344,994	\$55,086	\$304,914	\$163,789	1.862	2,270	\$134.32	'BA1
22-23-02-226-020	29548 LOCHMOOR	10/20/2023	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$146,540	42.48	\$293,087	\$57,907	\$287,093	\$132,870	2.161	1,525	\$188.26	'BA1
22-23-02-276-003	32455 QUEENSBORO	11/1/2024	\$368,500	WD	03-ARM'S LENGTH	\$368,500	\$146,590	39.78	\$293,186	\$52,684	\$315,816	\$135,876	2.324	1,525	\$207.09	'BA1
22-23-02-276-028	32035 TAREYTON	1/17/2025	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$170,420	44.85	\$340,847	\$52,684	\$327,316	\$162,803	2.011	1,825	\$179.35	'BA1
22-23-02-278-013	29468 GILCHREST	10/13/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$146,150	48.72	\$292,305	\$52,684	\$247,316	\$135,379	1.827	1,525	\$162.17	'BA1
22-23-02-279-005	29567 GILCHREST	10/23/2023	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$180,100	52.97	\$360,196	\$54,452	\$285,548	\$172,736	1.653	2,433	\$117.36	'BA1
22-23-02-279-007	29529 GILCHREST	2/6/2024	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$150,490	44.26	\$300,984	\$56,503	\$283,497	\$138,124	2.052	1,945	\$145.76	'BA1
22-23-02-279-009	29495 GILCHREST	11/26/2024	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$138,100	35.41	\$276,204	\$63,505	\$326,495	\$120,168	2.717	1,525	\$214.10	'BA1
22-23-02-302-034	30117 GREENING	2/18/2025	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$132,590	42.91	\$265,180	\$53,283	\$255,717	\$119,715	2.136	1,284	\$199.16	'BA1
22-23-02-305-002	30060 EASTFIELD	4/11/2024	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$132,740	42.01	\$265,471	\$53,319	\$262,681	\$119,859	2.192	1,264	\$207.82	'BA1
22-23-02-305-008	29928 EASTFIELD	7/23/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$125,350	47.30	\$250,693	\$53,598	\$211,402	\$111,353	1.898	1,456	\$145.19	'BA1
22-23-02-352-003	29600 EASTFIELD	5/16/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$115,140	47.98	\$230,275	\$54,519	\$185,481	\$99,297	1.868	1,194	\$155.34	'BA1
Totals:			\$4,902,400			\$4,902,400	\$2,216,200		\$4,432,413		\$4,080,419	\$2,039,783			\$169.62	
								Sale. Ratio =>	45.21			E.C.F. =>	2.000	Std. Deviation=>		0.275512344
								Std. Dev. =>	4.85			Ave. E.C.F. =>	2.018	Ave. Variance=>		19.7692

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22-23-02-403-004	30120 WESTGATE	8/1/2024	\$782,010	WD	03-ARM'S LENGTH	\$782,010	\$282,580	36.14	\$565,153	\$62,955	\$719,055	\$321,921	2.234	4,386	\$163.94	'CA1
22-23-02-451-004	29981 NORTHBROOK	7/17/2023	\$342,700	WD	03-ARM'S LENGTH	\$342,700	\$153,810	44.88	\$307,617	\$74,275	\$268,425	\$149,578	1.795	1,533	\$175.10	'CA1
22-23-02-451-007	29919 NORTHBROOK	6/3/2024	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$196,300	37.04	\$392,594	\$88,375	\$441,625	\$195,012	2.265	2,195	\$201.20	'CA1
22-23-03-126-027	30689 WOODSTREAM DR	6/24/2024	\$441,000	WD	03-ARM'S LENGTH	\$441,000	\$198,020	44.90	\$396,046	\$64,842	\$376,158	\$212,310	1.772	2,573	\$146.19	'CA1
22-23-03-202-001	30784 WOODSTREAM CT	10/26/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$219,090	51.55	\$438,170	\$85,431	\$339,569	\$226,114	1.502	2,787	\$121.84	'CA1
22-23-03-202-005	30856 WOODSTREAM DR	12/6/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$199,110	49.78	\$398,228	\$63,135	\$336,865	\$214,803	1.568	2,528	\$133.25	'CA1
22-23-03-202-016	30815 N WENDYBROOK	5/24/2023	\$403,000	WD	03-ARM'S LENGTH	\$403,000	\$204,170	50.66	\$408,342	\$64,905	\$338,095	\$220,151	1.536	2,621	\$128.99	'CA1
22-23-03-203-018	30564 CLUBHOUSE LN	8/30/2024	\$529,000	WD	03-ARM'S LENGTH	\$529,000	\$221,050	41.79	\$442,095	\$75,628	\$453,372	\$234,914	1.930	2,807	\$161.51	'CA1
22-23-03-251-005	30319 CLUBHOUSE LN	10/7/2024	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$191,680	42.13	\$383,361	\$73,473	\$381,527	\$198,646	1.921	2,210	\$172.64	'CA1
22-23-03-302-013	33098 OAK HOLLOW	1/23/2025	\$461,000	WD	03-ARM'S LENGTH	\$461,000	\$193,840	42.05	\$387,686	\$79,549	\$381,451	\$197,523	1.931	1,945	\$196.12	'CA1
22-23-03-305-002	33033 WALNUT LN	5/31/2023	\$454,900	WD	03-ARM'S LENGTH	\$454,900	\$223,860	49.21	\$447,712	\$66,011	\$388,889	\$244,680	1.589	2,562	\$151.79	'CA1
22-23-03-326-007	30109 FOX GROVE RD	3/12/2024	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$212,580	41.68	\$425,167	\$72,704	\$437,296	\$225,937	1.935	3,008	\$145.38	'CA1
22-23-03-327-009	32928 THORNDYKE	8/10/2023	\$484,900	WD	03-ARM'S LENGTH	\$484,900	\$225,490	46.50	\$450,980	\$70,652	\$414,248	\$243,800	1.699	3,526	\$117.48	'CA1
22-23-03-376-007	32908 HARGROVE	8/14/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$183,420	43.16	\$366,830	\$66,040	\$358,960	\$192,814	1.862	2,674	\$134.24	'CA1
22-23-03-376-011	32944 HARGROVE	3/28/2024	\$355,000	OTH	03-ARM'S LENGTH	\$355,000	\$157,510	44.37	\$315,029	\$65,228	\$289,772	\$160,128	1.810	2,220	\$130.53	'CA1
22-23-03-376-022	29759 FOX GROVE RD	9/19/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$164,520	41.13	\$329,041	\$65,228	\$334,772	\$169,110	1.980	2,243	\$149.25	'CA1
22-23-03-377-002	29644 COLONY CIRCLE	9/29/2023	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$194,090	44.62	\$388,185	\$76,338	\$358,662	\$199,901	1.794	2,444	\$146.75	'CA1
22-23-03-377-008	29585 FOX GROVE RD	9/20/2024	\$402,000	WD	03-ARM'S LENGTH	\$402,000	\$196,400	48.86	\$392,802	\$77,198	\$324,802	\$202,310	1.605	2,652	\$122.47	'CA1
22-23-03-378-005	29952 FOX GROVE CT	6/14/2024	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$214,030	42.81	\$428,063	\$80,288	\$419,712	\$222,932	1.883	2,770	\$151.52	'CA1
22-23-03-378-011	29854 FOX GROVE RD	5/25/2023	\$407,400	WD	03-ARM'S LENGTH	\$407,400	\$201,590	49.48	\$403,188	\$76,678	\$330,722	\$209,301	1.580	2,737	\$120.83	'CA1
22-23-03-401-046	30029 CLUBHOUSE LN	7/16/2024	\$528,500	WD	03-ARM'S LENGTH	\$528,500	\$224,040	42.39	\$448,073	\$77,228	\$451,272	\$237,721	1.898	3,043	\$148.30	'CA1
22-23-03-405-037	30115 ARDMORE	12/16/2024	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$190,150	37.28	\$380,296	\$91,170	\$418,830	\$185,337	2.260	2,910	\$143.93	'CA1
22-23-03-406-034	29900 FERNHILL	4/13/2023	\$364,000	WD	03-ARM'S LENGTH	\$364,000	\$208,580	57.30	\$417,153	\$70,435	\$293,565	\$222,255	1.321	2,922	\$100.47	'CA1
22-23-03-406-035	29862 FERNHILL	7/29/2024	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$182,140	40.48	\$364,287	\$66,647	\$383,253	\$190,794	2.009	2,392	\$160.22	'CA1
22-23-03-406-039	29939 CLUBHOUSE LN	9/15/2023	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$210,800	44.38	\$421,595	\$85,002	\$389,998	\$215,764	1.808	2,753	\$141.66	'CA1
22-23-03-406-041	29859 CLUBHOUSE LN	8/22/2024	\$461,000	WD	03-ARM'S LENGTH	\$461,000	\$176,670	38.32	\$353,343	\$68,119	\$392,881	\$182,835	2.149	2,364	\$166.19	'CA1
22-23-03-407-038	29860 CLUBHOUSE LN	9/24/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$191,930	49.85	\$383,858	\$69,763	\$315,237	\$201,342	1.566	2,533	\$124.45	'CA1
22-23-03-407-041	29981 MUIRLAND	12/11/2024	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$206,360	45.96	\$412,715	\$66,755	\$382,245	\$221,769	1.724	2,935	\$130.24	'CA1
22-23-03-407-047	29839 MUIRLAND	3/24/2025	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$200,630	42.24	\$401,265	\$66,400	\$408,600	\$214,657	1.904	2,926	\$139.64	'CA1
22-23-03-456-034	29515 ARDMORE	2/20/2025	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$155,000	52.54	\$310,007	\$63,675	\$231,325	\$157,905	1.465	2,045	\$113.12	'CA1
22-23-03-476-047	29615 GREEN ACRES	5/11/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$157,470	49.21	\$314,940	\$71,170	\$248,830	\$156,262	1.592	2,102	\$118.38	'CA1
Totals:			\$13,855,310			\$13,855,310	\$6,136,910		\$12,273,821		\$11,610,013	\$6,428,526			\$143.80	
								Sale. Ratio =>	44.29			E.C.F. =>	1.806	Std. Deviation=>		0.238785165
								Std. Dev. =>	4.99			Ave. E.C.F. =>	1.803	Ave. Variance=>		18.9203

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22-23-04-101-013	31181 CLAYMORE	6/20/2024	\$572,000	WD	03-ARM'S LENGTH	\$572,000	\$252,650	44.17	\$505,303	\$67,687	\$504,313	\$276,972	1.821	3,268	\$154.32	'DA1
22-23-04-106-008	31125 WESTWOOD RD	1/12/2024	\$469,000	WD	03-ARM'S LENGTH	\$469,000	\$276,830	59.03	\$553,656	\$65,122	\$403,878	\$309,198	1.306	3,222	\$125.35	'DA1
22-23-04-107-004	35331 REGENCY	5/5/2023	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$283,200	54.99	\$566,404	\$69,200	\$445,800	\$314,686	1.417	3,212	\$138.79	'DA1
22-23-04-107-011	30961 WESTWOOD RD	7/7/2023	\$625,500	WD	03-ARM'S LENGTH	\$625,500	\$297,670	47.59	\$595,331	\$84,441	\$541,059	\$323,348	1.673	3,372	\$160.46	'DA1
22-23-04-126-027	31234 VERONA	7/29/2024	\$461,000	WD	03-ARM'S LENGTH	\$461,000	\$215,990	46.85	\$431,973	\$69,771	\$391,229	\$229,241	1.707	2,892	\$135.28	'DA1
22-23-04-126-029	31206 VERONA	6/15/2023	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$228,760	42.36	\$457,521	\$82,685	\$457,315	\$237,237	1.928	2,935	\$155.81	'DA1
22-23-04-128-020	31219 STONEGATE	9/17/2024	\$503,816	WD	03-ARM'S LENGTH	\$503,816	\$225,430	44.74	\$450,855	\$63,215	\$440,601	\$245,341	1.796	2,934	\$150.17	'DA1
22-23-04-128-028	31132 NORTH PARK	7/31/2024	\$533,000	WD	03-ARM'S LENGTH	\$533,000	\$214,510	40.25	\$429,029	\$66,989	\$466,011	\$229,139	2.034	2,502	\$186.26	'DA1
22-23-04-151-002	31000 DRAKE	7/26/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$125,750	54.67	\$251,501	\$83,991	\$146,009	\$106,018	1.377	1,612	\$90.58	'DA1
22-23-04-151-014	35280 SPRING HILL	1/31/2024	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$265,950	45.46	\$531,899	\$96,253	\$488,747	\$275,725	1.773	3,050	\$160.24	'DA1
22-23-04-152-008	35163 OLD TIMBER	5/5/2023	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$236,060	44.96	\$472,119	\$89,987	\$435,013	\$241,855	1.799	2,892	\$150.42	'DA1
22-23-04-155-002	35181 SPRING HILL	2/15/2024	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$223,090	45.53	\$446,187	\$75,985	\$414,015	\$234,305	1.767	2,816	\$147.02	'DA1
22-23-04-155-007	35232 QUAKER WAY	11/2/2023	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$251,910	53.03	\$503,829	\$91,507	\$383,493	\$260,963	1.470	3,056	\$125.49	'DA1
22-23-04-156-001	35393 SPRING HILL	10/20/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$210,840	52.71	\$421,676	\$63,242	\$336,758	\$226,856	1.484	2,980	\$113.01	'DA1
22-23-04-156-004	35335 SPRING HILL	2/25/2025	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$246,790	44.47	\$493,574	\$79,153	\$475,847	\$262,291	1.814	2,982	\$159.57	'DA1
22-23-04-156-010	35241 QUAKER WAY	10/13/2023	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$233,600	56.98	\$467,204	\$77,146	\$332,854	\$246,872	1.348	2,936	\$113.37	'DA1
22-23-04-157-002	35109 QUAKER WAY	2/11/2025	\$462,100	WD	03-ARM'S LENGTH	\$462,100	\$244,720	52.96	\$489,446	\$67,862	\$394,238	\$266,825	1.478	3,155	\$124.96	'DA1
22-23-04-157-004	35073 QUAKER WAY	8/12/2024	\$544,000	WD	03-ARM'S LENGTH	\$544,000	\$241,280	44.35	\$482,566	\$63,242	\$480,758	\$265,394	1.811	3,132	\$153.50	'DA1
22-23-04-179-002	35120 OLD TIMBER	8/11/2023	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$234,790	46.96	\$469,573	\$73,189	\$426,811	\$250,875	1.701	3,112	\$137.15	'DA1
22-23-04-181-004	34637 OLD TIMBER	7/31/2023	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$209,530	39.16	\$419,053	\$73,050	\$461,950	\$218,989	2.109	2,829	\$163.52	'DA1
22-23-04-202-003	31236 OAK VALLEY DR	4/22/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$188,490	47.12	\$376,985	\$71,287	\$328,713	\$193,479	1.699	2,990	\$126.92	'DA1
22-23-04-202-008	31054 OAK VALLEY DR	5/15/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$187,610	41.69	\$375,223	\$63,135	\$386,865	\$197,524	1.959	2,524	\$153.27	'DA1
22-23-04-203-006	31144 CARRIAGE HILL CT	6/6/2023	\$507,000	WD	03-ARM'S LENGTH	\$507,000	\$194,080	38.28	\$388,161	\$73,965	\$433,035	\$198,858	2.178	3,008	\$143.96	'DA1
22-23-04-203-019	31091 HUNTERS WHIP	7/19/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$188,670	44.39	\$377,337	\$69,003	\$355,997	\$195,148	1.824	2,236	\$159.21	'DA1
22-23-04-205-009	30935 PERRY'S CROSSING	4/12/2024	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$203,160	35.33	\$406,312	\$65,348	\$509,652	\$215,800	2.362	2,841	\$179.39	'DA1
22-23-04-226-018	30959 SUTTERS HILL CT	12/4/2024	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$204,010	42.50	\$408,017	\$65,467	\$414,533	\$216,803	1.912	2,861	\$144.89	'DA1
22-23-04-251-012	34251 GLOUSTER CR	4/21/2023	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$208,360	58.04	\$416,715	\$71,894	\$287,106	\$218,241	1.316	2,396	\$119.83	'DA1
22-23-04-253-021	34252 OLD TIMBER	6/30/2023	\$496,000	WD	03-ARM'S LENGTH	\$496,000	\$231,300	46.63	\$462,590	\$78,824	\$417,176	\$242,889	1.718	3,007	\$138.73	'DA1
22-23-04-253-026	34150 OLD TIMBER CT	9/23/2024	\$497,000	WD	03-ARM'S LENGTH	\$497,000	\$244,930	49.28	\$489,864	\$80,646	\$416,354	\$258,998	1.608	3,093	\$134.61	'DA1
22-23-04-254-002	34078 GLOUSTER CR	2/24/2025	\$459,000	WD	03-ARM'S LENGTH	\$459,000	\$199,780	43.53	\$399,568	\$77,095	\$381,905	\$204,096	1.871	2,492	\$153.25	'DA1
22-23-04-255-003	34023 GLOUSTER CR	11/9/2023	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$191,180	49.40	\$382,352	\$65,586	\$321,414	\$200,484	1.603	2,314	\$138.90	'DA1
22-23-04-276-021	30646 CHARLESTON	8/14/2023	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$203,970	55.88	\$407,947	\$83,919	\$281,081	\$205,081	1.371	2,211	\$127.13	'DA1
22-23-04-276-026	33482 OLD TIMBER	7/10/2024	\$506,000	WD	03-ARM'S LENGTH	\$506,000	\$240,530	47.54	\$481,056	\$77,970	\$428,030	\$255,117	1.678	3,123	\$137.06	'DA1
22-23-04-276-031	33440 OLD TIMBER	6/16/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$206,450	45.88	\$412,899	\$82,785	\$367,215	\$208,932	1.758	2,502	\$146.77	'DA1
22-23-04-277-004	33737 OLD TIMBER	12/31/2024	\$411,200	WD	03-ARM'S LENGTH	\$411,200	\$173,970	42.31	\$347,935	\$65,586	\$345,614	\$178,701	1.934	1,684	\$205.23	'DA1
22-23-04-301-006	35330 DEWBERRY	5/9/2023	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$290,880	50.15	\$581,769	\$72,905	\$507,095	\$232,065	1.575	2,816	\$180.08	'DA1
22-23-04-301-009	30221 MIRLON	4/21/2023	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$137,200	60.71	\$274,398	\$71,038	\$154,962	\$128,708	1.204	1,386	\$111.81	'DA1
22-23-04-303-003	35150 MUER PLACE	12/23/2024	\$474,900	WD	03-ARM'S LENGTH	\$474,900	\$215,360	45.35	\$430,715	\$65,501	\$409,399	\$231,148	1.771	2,665	\$153.62	'DA1
22-23-04-304-017	29530 MIRLON	4/18/2023	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$181,190	44.74	\$362,383	\$71,423	\$333,577	\$184,151	1.811	1,943	\$171.68	'DA1
22-23-04-327-004	29879 HIGH VALLEY CT	5/22/2024	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$207,290	49.35	\$414,578	\$78,215	\$341,785	\$212,887	1.605	2,605	\$131.20	'DA1
22-23-04-327-007	29837 HIGH VALLEY CT	9/30/2024	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$216,290	43.26	\$432,585	\$73,652	\$426,348	\$227,172	1.877	2,798	\$152.38	'DA1
22-23-04-328-019	30184 HIGH VALLEY RD	1/3/2025	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$240,570	44.14	\$481,130	\$65,573	\$479,427	\$263,010	1.823	3,150	\$152.20	'DA1
22-23-04-352-004	29734 DRAKE	12/3/2024	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$189,960	48.09	\$379,924	\$85,128	\$309,872	\$186,579	1.621	2,418	\$128.15	'DA1
22-23-04-376-010	29679 HIGH VALLEY RD	9/7/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$206,130	51.53	\$412,259	\$73,215	\$326,785	\$214,584	1.523	2,595	\$125.93	'DA1
22-23-04-376-013	29625 HIGH VALLEY RD	9/25/2023	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$194,680	46.35	\$389,358	\$81,678	\$338,322	\$194,734	1.737	1,962	\$172.44	'DA1
22-23-04-376-030	29595 KINGS POINTE	7/3/2024	\$403,000	WD	03-ARM'S LENGTH	\$403,000	\$209,560	52.00	\$419,120	\$67,943	\$335,057	\$222,263	1.507	2,504	\$133.81	'DA1
22-23-04-377-002	29722 HIGH VALLEY RD	10/24/2023	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$178,800	46.44	\$357,601	\$65,536	\$319,464	\$184,851	1.728	2,242	\$142.49	'DA1
22-23-04-378-003	29660 MAYFAIR DR	4/12/2024	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$191,650	39.11	\$383,294	\$74,993	\$415,007	\$195,127	2.127	2,335	\$177.73	'DA1
22-23-04-402-001	34256 NORTHWICK RD	10/17/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$179,040	42.13	\$358,079	\$69,121	\$355,879	\$182,884	1.946	2,745	\$129.65	'DA1
22-23-04-402-005	34128 NORTHWICK RD	5/11/2023	\$476,101	WD	03-ARM'S LENGTH	\$476,101	\$175,650	36.89	\$351,308	\$73,263	\$402,838	\$175,977	2.289	2,465	\$163.42	'DA1
22-23-04-402-006	34106 NORTHWICK RD	12/26/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$147,490	36.87	\$294,970	\$63,192	\$336,808	\$146,694	2.296	1,948	\$172.90	'DA1
22-23-04-402-007	34046 NORTHWICK RD	2/26/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$155,900	36.68	\$311,807	\$64,505	\$360,495	\$156,520	2.303	2,237	\$161.15	'DA1
22-23-04-403-003	30101 RAVENSCROFT	10/28/2024	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$194,590	45.25	\$389,179	\$66,336	\$363,664	\$204,331	1.780	3,294	\$110.40	'DA1
22-23-04-404-008	29900 RAVENSCROFT	5/30/2024	\$477,000	WD	03-ARM'S LENGTH	\$477,000	\$191,310	40.11	\$382,624	\$66,483	\$410,517	\$200,089	2.052	2,808	\$146.20	'DA1
22-23-04-405-011	29998 BEACONTREE	12/6/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$154,190	51.40	\$308,376	\$62,405	\$237,595	\$155,677	1.526	2,297	\$103.44	'DA1
22-23-04-405-028	29915 OLD BEDFORD	4/1/2024	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$144,080	40.02	\$288,159	\$63,859	\$296,141	\$141,962	2.086	2,033	\$145.67	'DA1
22-23-04-406-010	30161 BRIARTON	6/26/2024	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$163,100	35.85	\$326,202	\$63,799	\$391,201	\$166,077	2.356	2,349	\$166.54	'DA1
22-23-04-407-003	30134 BRIARTON	7/18/2023	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$155,370	43.77	\$310,731	\$62,425	\$292,575	\$157,155	1.862	2,299	\$127.26	'DA1
22-23-04-407-005	30080 BRIARTON	6/27/2024	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$129,300	41.84	\$258,605	\$63,650	\$245,350	\$123,389	1.988	1,620	\$151.45	'DA1
22-23-04-426-001	33804 YORK RIDGE	5/12/2023	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$253,310	55.07	\$506,629	\$72,219	\$387,781	\$274,943	1.410	3,128	\$123.97	'DA1
22-23-04-427-004	33819 YORK RIDGE	2/9/2024	\$466,500	WD	03-ARM'S LENGTH	\$466,500	\$212,970	45.65								

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-05-477-007	29853 STANHURST	9/11/2024	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$256,320	42.72	\$512,646	\$117,972	\$482,028	\$505,992	0.953	3,220	\$149.70	'D11	
22-23-06-101-013	31238 ESTATE WOODS	12/10/2024	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$410,810	43.24	\$821,627	\$127,563	\$822,437	\$889,825	0.924	3,703	\$222.10	'D11	
22-23-06-151-008	39343 LILLY COURT	7/1/2024	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$267,540	45.73	\$535,080	\$112,261	\$472,739	\$542,075	0.872	2,955	\$159.98	'D11	
22-23-08-352-017	27829 LARSON LANE	3/5/2024	\$528,650	WD	03-ARM'S LENGTH	\$528,650	\$256,030	48.43	\$512,068	\$123,637	\$405,013	\$497,988	0.813	2,920	\$138.70	'D11	
Totals:			\$2,663,650			\$2,663,650	\$1,190,700		\$2,381,421		\$2,182,217	\$2,435,880			\$167.62		
								Sale. Ratio =>	44.70					E.C.F. =>	0.896	Std. Deviation=>	0.061374561
								Std. Dev. =>	2.62					Ave. E.C.F. =>	0.891	Ave. Variance=>	4.7879

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-05-101-011	36794 VALLEY RIDGE	11/17/2023	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$251,280	45.69	\$502,560	\$94,657	\$455,343	\$388,479	1.172	2,270	\$200.59	'EB1
22-23-05-102-006	36985 VALLEY RIDGE	3/28/2024	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$226,990	52.79	\$453,985	\$85,985	\$344,015	\$350,476	0.982	2,462	\$139.73	'EB1
22-23-05-126-011	31148 APPLEWOOD	8/19/2024	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$227,460	35.82	\$454,927	\$110,173	\$524,827	\$328,337	1.598	2,958	\$177.43	'EB1
22-23-05-126-025	31056 APPLEWOOD	5/6/2024	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$242,310	42.14	\$484,618	\$115,125	\$459,875	\$351,898	1.307	2,971	\$154.79	'EB1
22-23-05-176-004	30690 TURTLE CREEK	2/2/2024	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$265,460	41.80	\$530,918	\$114,549	\$520,451	\$396,541	1.312	3,228	\$161.23	'EB1
22-23-05-177-006	30423 TURTLE CREEK	9/20/2024	\$518,000	WD	03-ARM'S LENGTH	\$518,000	\$217,540	42.00	\$435,070	\$91,307	\$426,693	\$327,393	1.303	2,930	\$145.63	'EB1
22-23-05-303-025	37000 FOX GLEN	8/20/2024	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$222,090	37.33	\$444,182	\$101,584	\$493,416	\$326,283	1.512	2,928	\$168.52	'EB1
22-23-05-304-012	37110 FOX CHASE	6/13/2024	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$221,140	40.21	\$442,279	\$103,048	\$446,952	\$323,077	1.383	2,811	\$159.00	'EB1
22-23-05-326-006	36845 TURTLE CREEK CT	5/30/2024	\$609,900	WD	03-ARM'S LENGTH	\$609,900	\$354,090	58.06	\$708,183	\$90,555	\$519,345	\$588,217	0.883	3,809	\$136.35	'EB1
22-23-05-326-010	36830 TURTLE CREEK CT	10/19/2023	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$231,560	52.63	\$463,121	\$102,485	\$337,515	\$343,462	0.983	2,912	\$115.90	'EB1
22-23-05-351-002	37221 FOX CHASE	5/7/2024	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$309,410	70.32	\$618,819	\$102,320	\$337,680	\$491,903	0.686	3,600	\$93.80	'EB1
22-23-05-351-008	37055 FOX GLEN	8/2/2024	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$217,930	37.90	\$435,855	\$95,128	\$479,872	\$324,501	1.479	2,963	\$161.95	'EB1
22-23-05-379-001	30030 DEER RUN	9/27/2023	\$559,000	WD	03-ARM'S LENGTH	\$559,000	\$251,790	45.04	\$503,575	\$92,533	\$466,467	\$391,468	1.192	3,424	\$136.23	'EB1
22-23-05-379-016	29818 DEER RUN	9/6/2024	\$402,000	WD	03-ARM'S LENGTH	\$402,000	\$243,160	60.49	\$486,311	\$134,296	\$267,704	\$335,252	0.799	3,393	\$78.90	'EB1
Totals:			\$7,513,900			\$7,513,900	\$3,482,210		\$6,964,403		\$6,080,155	\$5,267,287			\$145.00	
								Sale. Ratio =>	46.34			E.C.F. =>	1.154	Std. Deviation=>		0.280174902
								Std. Dev. =>	10.16			Ave. E.C.F. =>	1.185	Ave. Variance=>		22.9474

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-05-202-006	30930 SUDBURY RD	6/14/2024	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$207,630	44.65	\$415,261	\$82,790	\$382,210	\$205,229	1.862	2,226	\$171.70	'ED1	
22-23-05-202-010	31199 STURBRIDGE	6/10/2024	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$173,190	41.63	\$346,379	\$84,060	\$331,940	\$161,925	2.050	2,014	\$164.82	'ED1	
22-23-05-202-015	35823 SPRINGVALE	6/11/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$188,660	62.89	\$377,312	\$84,346	\$215,654	\$180,843	1.192	2,241	\$96.23	'ED1	
22-23-05-203-006	31160 STURBRIDGE	9/29/2023	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$209,230	39.85	\$418,452	\$83,451	\$441,549	\$206,790	2.135	2,850	\$154.93	'ED1	
22-23-05-203-014	31149 BERRYHILL	5/18/2023	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$166,660	49.75	\$333,318	\$87,995	\$247,005	\$151,433	1.631	1,414	\$174.69	'ED1	
22-23-05-203-023	35578 SPRINGVALE	11/1/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$215,410	55.95	\$430,825	\$85,422	\$299,578	\$213,211	1.405	2,280	\$131.39	'ED1	
22-23-05-226-003	35740 FORESTVILLE	9/13/2023	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$168,610	43.57	\$337,227	\$82,923	\$304,077	\$156,977	1.937	2,234	\$136.11	'ED1	
22-23-05-252-002	35765 SPRINGVALE	5/10/2023	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$192,970	47.65	\$385,947	\$96,121	\$308,879	\$178,904	1.727	1,823	\$169.43	'ED1	
Totals:			\$3,218,000			\$3,218,000	\$1,522,360		\$3,044,721		\$2,530,892	\$1,455,312			\$149.91		
								Sale. Ratio =>	47.31					E.C.F. =>	1.739	Std. Deviation=>	0.322941506
								Std. Dev. =>	7.79					Ave. E.C.F. =>	1.742	Ave. Variance=>	25.3682

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-05-277-027	30887 E HUNTSMAN	10/10/2024	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$286,880	50.33	\$573,761	\$91,801	\$478,199	\$454,679	1.052	3,226	\$148.23	'EG1
Totals:			\$570,000			\$570,000	\$286,880		\$573,761		\$478,199	\$454,679			\$148.23	
								Sale. Ratio =>	50.33				E.C.F. =>	1.052	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.052	Ave. Variance=>	0.0000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-05-401-002	30342 FOX CLUB DR	8/23/2024	\$582,000	WD	03-ARM'S LENGTH	\$582,000	\$292,050	50.18	\$584,107	\$117,884	\$464,116	\$490,761	0.946	3,548	\$130.81	'EH1
22-23-05-401-010	30400 FOX CLUB DR	7/28/2023	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$235,800	42.87	\$471,607	\$118,829	\$431,171	\$371,345	1.161	2,843	\$151.66	'EH1
22-23-05-403-002	30061 WHITE HALL	4/30/2024	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$208,380	37.55	\$416,758	\$110,422	\$444,578	\$322,458	1.379	2,623	\$169.49	'EH1
22-23-05-404-003	30530 FOX CLUB DR	3/4/2025	\$618,000	WD	03-ARM'S LENGTH	\$618,000	\$288,530	46.69	\$577,065	\$106,751	\$511,249	\$495,067	1.033	3,274	\$156.15	'EH1
22-23-05-404-005	30514 FOX CLUB DR	12/9/2024	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$271,040	51.14	\$542,088	\$137,794	\$392,206	\$425,572	0.922	3,089	\$126.97	'EH1
22-23-05-404-009	29888 KENLOCH DR	9/22/2023	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$278,700	51.14	\$557,408	\$112,669	\$432,331	\$468,146	0.923	3,137	\$137.82	'EH1
22-23-05-404-010	29870 KENLOCH CT	7/17/2023	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$310,360	51.73	\$620,719	\$119,530	\$480,470	\$527,567	0.911	3,576	\$134.36	'EH1
22-23-05-451-010	29755 WHITE HALL	10/11/2024	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$237,220	43.93	\$474,433	\$129,887	\$410,113	\$362,680	1.131	2,946	\$139.21	'EH1
22-23-05-451-018	29725 WHITE HALL	6/29/2023	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$213,660	42.73	\$427,316	\$124,644	\$375,356	\$318,602	1.178	2,535	\$148.07	'EH1
22-23-05-451-024	29673 WHITE HALL	4/20/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$236,960	52.66	\$473,915	\$121,225	\$328,775	\$371,252	0.886	2,971	\$110.66	'EH1
22-23-05-451-027	30507 FOX CLUB DR	10/10/2023	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$295,420	50.93	\$590,834	\$119,236	\$460,764	\$496,418	0.928	3,703	\$124.43	'EH1
22-23-05-452-006	29825 HARROW	8/26/2024	\$603,000	WD	03-ARM'S LENGTH	\$603,000	\$301,690	50.03	\$603,375	\$124,260	\$478,740	\$504,331	0.949	3,126	\$153.15	'EH1
22-23-05-453-001	29888 HARROW	7/12/2024	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$266,960	46.43	\$533,911	\$113,882	\$461,118	\$442,135	1.043	3,548	\$129.97	'EH1
22-23-05-454-012	29648 KENLOCH DR	5/10/2024	\$685,277	WD	03-ARM'S LENGTH	\$685,277	\$316,970	46.25	\$633,944	\$123,299	\$561,978	\$537,521	1.045	3,304	\$170.09	'EH1
22-23-05-476-002	35935 KING EDWARD	9/20/2023	\$472,000	WD	03-ARM'S LENGTH	\$472,000	\$207,510	43.96	\$415,023	\$114,440	\$357,560	\$316,403	1.130	2,788	\$128.25	'EH1
22-23-05-477-001	29942 FOX CLUB DR	8/29/2024	\$528,000	WD	03-ARM'S LENGTH	\$528,000	\$227,170	43.02	\$454,343	\$111,117	\$416,883	\$361,290	1.154	2,822	\$147.73	'EH1
Totals:			\$8,913,277			\$8,913,277	\$4,188,420		\$8,376,846		\$7,007,408	\$6,811,548			\$141.18	
								Sale. Ratio =>	46.99			E.C.F. =>	1.029	Std. Deviation=>		0.135470906
								Std. Dev. =>	4.35			Ave. E.C.F. =>	1.045	Ave. Variance=>		10.7989

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-06-103-007	31021 PINE CONE	8/9/2024	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$229,790	42.95	\$459,586	\$72,303	\$462,697	\$361,946	1.278	2,705	\$171.05	'FA1
22-23-06-103-009	31005 PINE CONE	6/21/2024	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$232,410	43.85	\$464,814	\$72,412	\$457,588	\$366,730	1.248	2,658	\$172.16	'FA1
22-23-06-176-002	30817 MYSTIC FOREST	8/26/2024	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$246,260	40.70	\$492,526	\$81,659	\$523,341	\$383,987	1.363	2,871	\$182.29	'FA1
22-23-06-177-009	30503 KNIGHTON	5/29/2024	\$512,500	WD	03-ARM'S LENGTH	\$512,500	\$235,680	45.99	\$471,351	\$76,577	\$435,923	\$368,947	1.182	2,741	\$159.04	'FA1
22-23-06-179-017	30754 KNIGHTON	8/2/2024	\$639,000	WD	03-ARM'S LENGTH	\$639,000	\$257,650	40.32	\$515,296	\$81,767	\$557,233	\$405,167	1.375	2,861	\$194.77	'FA1
22-23-06-204-007	30971 COUNTRY RIDGE CR	11/1/2024	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$240,790	44.59	\$481,587	\$82,303	\$457,697	\$373,162	1.227	2,631	\$173.96	'FA1
22-23-06-204-017	30912 SUNDERLAND DR	12/28/2023	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$258,410	44.17	\$516,818	\$86,343	\$498,657	\$402,313	1.239	3,076	\$162.11	'FA1
22-23-06-205-009	38325 LOWELL	3/19/2024	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$254,120	53.50	\$508,236	\$72,522	\$402,478	\$407,209	0.988	3,178	\$126.65	'FA1
22-23-06-252-005	37981 GLENGROVE	5/10/2024	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$235,480	40.25	\$470,969	\$82,739	\$502,261	\$362,831	1.384	2,747	\$182.84	'FA1
22-23-06-252-011	37885 GLENGROVE	6/13/2023	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$235,860	45.80	\$471,722	\$82,195	\$432,805	\$364,043	1.189	2,724	\$158.89	'FA1
22-23-06-253-005	30681 SUNDERLAND DR	6/18/2024	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$237,330	47.47	\$474,660	\$72,412	\$427,588	\$375,932	1.137	2,909	\$146.99	'FA1
22-23-06-253-007	30633 SUNDERLAND DR	8/11/2023	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$234,760	43.47	\$469,515	\$72,303	\$467,697	\$371,226	1.260	2,734	\$171.07	'FA1
22-23-06-253-011	37766 GLENGROVE	1/29/2024	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$262,290	60.30	\$524,582	\$72,358	\$362,642	\$422,639	0.858	3,213	\$112.87	'FA1
22-23-06-253-014	37858 GLENGROVE	6/30/2023	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$241,110	41.57	\$482,214	\$71,577	\$508,423	\$383,772	1.325	2,877	\$176.72	'FA1
22-23-06-254-005	37891 SUNDERLAND CT	10/28/2024	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$284,990	40.71	\$569,972	\$83,596	\$616,404	\$454,557	1.356	3,040	\$202.76	'FA1
22-23-06-277-003	37398 EMERALD FOREST	1/21/2025	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$204,710	44.99	\$409,417	\$75,245	\$379,755	\$312,310	1.216	2,452	\$154.88	'FA1
22-23-06-278-014	37442 GLENGROVE	11/15/2024	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$218,470	37.03	\$436,943	\$77,732	\$512,268	\$335,711	1.526	2,536	\$202.00	'FA1
22-23-06-279-013	37549 GLENGROVE	7/15/2024	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$240,490	43.73	\$480,981	\$82,303	\$467,697	\$372,596	1.255	2,871	\$162.90	'FA1
Totals:			\$9,871,500			\$9,871,500	\$4,350,600		\$8,701,189		\$8,473,154	\$6,825,078			\$167.44	
								Sale. Ratio =>	44.07			E.C.F. =>	1.241	Std. Deviation=>		0.150471215
								Std. Dev. =>	5.30			Ave. E.C.F. =>	1.245	Ave. Variance=>		10.2481

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-06-301-015	30452 STRATFORD	12/15/2023	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$214,170	56.36	\$428,338	\$86,011	\$293,989	\$231,302	1.271	2,076	\$141.61	'FB1	
22-23-06-301-040	38996 HOLSWORTH	1/19/2024	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$239,090	67.92	\$478,182	\$87,209	\$264,791	\$264,170	1.002	2,431	\$108.92	'FB1	
22-23-06-303-008	38881 LANCASTER	9/18/2023	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$180,540	40.57	\$361,088	\$70,918	\$374,082	\$196,060	1.908	1,945	\$192.33	'FB1	
22-23-06-303-009	38853 LANCASTER	3/14/2025	\$402,500	PTA	03-ARM'S LENGTH	\$402,500	\$192,820	47.91	\$385,633	\$70,825	\$331,675	\$212,708	1.559	2,132	\$155.57	'FB1	
22-23-06-328-018	30438 ASTON	10/3/2023	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$263,260	45.39	\$526,516	\$92,004	\$487,996	\$293,589	1.662	2,212	\$220.61	'FB1	
22-23-06-328-019	30422 ASTON	9/9/2024	\$543,000	WD	03-ARM'S LENGTH	\$543,000	\$238,210	43.87	\$476,419	\$88,985	\$454,015	\$261,779	1.734	2,434	\$186.53	'FB1	
22-23-06-401-002	38360 LANCASTER	7/19/2024	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$186,980	46.17	\$373,961	\$81,477	\$323,523	\$197,624	1.637	2,028	\$159.53	'FB1	
22-23-06-401-007	30420 HANLEY CT	5/26/2023	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$181,330	46.49	\$362,650	\$75,918	\$314,082	\$193,737	1.621	1,980	\$158.63	'FB1	
22-23-06-401-017	38140 LANCASTER	7/12/2024	\$426,500	WD	03-ARM'S LENGTH	\$426,500	\$184,870	43.35	\$369,744	\$81,104	\$345,396	\$195,027	1.771	1,945	\$177.58	'FB1	
22-23-06-403-009	30315 CASTLEFORD	11/21/2024	\$406,000	WD	03-ARM'S LENGTH	\$406,000	\$222,650	54.84	\$445,307	\$89,034	\$316,966	\$240,725	1.317	2,100	\$150.94	'FB1	
22-23-06-426-002	37910 LANCASTER	12/10/2024	\$437,500	WD	03-ARM'S LENGTH	\$437,500	\$234,650	53.63	\$469,292	\$81,104	\$356,396	\$262,289	1.359	2,502	\$142.44	'FB1	
22-23-06-426-016	37788 HOLLYHEAD	11/15/2024	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$192,410	46.93	\$384,825	\$81,942	\$328,058	\$204,650	1.603	2,044	\$160.50	'FB1	
22-23-06-427-014	37731 HOLLYHEAD	12/17/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$189,480	47.37	\$378,952	\$73,618	\$326,382	\$206,306	1.582	2,272	\$143.65	'FB1	
22-23-06-427-027	30413 SCOTSHIRE	10/10/2024	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$203,650	39.54	\$407,302	\$76,919	\$438,081	\$223,231	1.962	2,187	\$200.31	'FB1	
22-23-06-429-002	30551 ESSEX DR	4/11/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$195,590	48.90	\$391,171	\$71,011	\$328,989	\$216,324	1.521	2,202	\$149.40	'FB1	
Totals:			\$6,492,500			\$6,492,500	\$3,119,700		\$6,239,380		\$5,284,421	\$3,399,521			\$163.24		
								Sale. Ratio =>	48.05					E.C.F. =>	1.554	Std. Deviation=>	0.250047924
								Std. Dev. =>	7.17					Ave. E.C.F. =>	1.567	Ave. Variance=>	18.3349

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-06-331-002	38441 KINGSWAY CT	6/30/2023	\$469,000	WD	03-ARM'S LENGTH	\$469,000	\$223,400	47.63	\$446,792	\$71,104	\$397,896	\$286,784	1.387	2,584	\$153.98	'FC1	
22-23-06-378-001	30280 KINGSWAY DR	11/17/2023	\$462,500	WD	03-ARM'S LENGTH	\$462,500	\$245,130	53.00	\$490,252	\$80,918	\$381,582	\$312,468	1.221	2,743	\$139.11	'FC1	
22-23-06-403-045	30100 KINGSWAY DR	6/26/2024	\$562,000	WD	03-ARM'S LENGTH	\$562,000	\$228,090	40.59	\$456,173	\$81,907	\$480,093	\$285,699	1.680	2,555	\$187.90	'FC1	
22-23-06-430-007	30296 ESSEX DR	7/29/2024	\$483,000	WD	03-ARM'S LENGTH	\$483,000	\$191,480	39.64	\$382,965	\$72,395	\$410,605	\$237,076	1.732	2,339	\$175.55	'FC1	
22-23-06-451-015	29776 WERTHAM	4/1/2024	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$309,880	49.98	\$619,757	\$78,992	\$541,008	\$412,797	1.311	3,058	\$176.92	'FC1	
22-23-06-451-016	29902 WERTHAM	12/30/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$223,840	52.67	\$447,674	\$73,246	\$351,754	\$285,822	1.231	2,701	\$130.23	'FC1	
22-23-06-451-028	37675 FLEETWOOD	5/19/2023	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$225,450	50.66	\$450,891	\$71,197	\$373,803	\$289,842	1.290	2,819	\$132.60	'FC1	
22-23-06-452-012	29733 NEWBERRY	7/11/2023	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$212,650	42.96	\$425,303	\$78,222	\$416,778	\$264,947	1.573	2,417	\$172.44	'FC1	
22-23-06-478-007	29731 CANTERBURY	9/1/2023	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$240,020	52.18	\$480,040	\$81,197	\$378,803	\$304,460	1.244	2,840	\$133.38	'FC1	
Totals:			\$4,421,500			\$4,421,500	\$2,099,940		\$4,199,847		\$3,732,322	\$2,679,895			\$155.79		
								Sale. Ratio =>	47.49					E.C.F. =>	1.393	Std. Deviation=>	0.20108856
								Std. Dev. =>	5.30					Ave. E.C.F. =>	1.408	Ave. Variance=>	16.9416

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-06-431-002	30133 SOUTHAMPTON	1/29/2025	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$193,420	47.18	\$386,833	\$70,918	\$339,082	\$227,276	1.492	2,202	\$153.99	'FD1
Totals:			\$410,000			\$410,000	\$193,420		\$386,833		\$339,082	\$227,276			\$153.99	
								Sale. Ratio =>	47.18				E.C.F. =>	1.492	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.492	Ave. Variance=>	0.0000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-07-101-023	39100 GENEVA	7/1/2024	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$213,450	51.43	\$426,905	\$98,175	\$316,825	\$365,255	0.867	2,230	\$142.07	'GA1	
22-23-07-151-013	29241 WILTON DR	11/9/2023	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$215,060	48.88	\$430,126	\$108,431	\$331,569	\$357,438	0.928	2,652	\$125.03	'GA1	
22-23-07-152-011	39123 POINT	11/5/2024	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$222,630	36.50	\$445,257	\$97,291	\$512,709	\$386,628	1.326	2,866	\$178.89	'GA1	
22-23-07-152-019	39111 HORTON	6/16/2023	\$486,000	WD	03-ARM'S LENGTH	\$486,000	\$230,270	47.38	\$460,534	\$101,437	\$384,563	\$398,996	0.964	2,679	\$143.55	'GA1	
22-23-07-153-007	28988 GLENBROOK	7/30/2024	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$231,770	38.63	\$463,531	\$111,919	\$488,081	\$390,680	1.249	2,873	\$169.89	'GA1	
22-23-07-176-002	28918 GLENBROOK	5/10/2024	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$227,200	38.18	\$454,390	\$119,447	\$475,553	\$372,158	1.278	2,690	\$176.79	'GA1	
22-23-07-176-013	38765 HORTON	3/18/2025	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$270,580	33.82	\$541,166	\$113,329	\$686,671	\$475,374	1.444	3,014	\$227.83	'GA1	
22-23-07-177-002	28811 GLENBROOK	8/2/2024	\$567,450	WD	03-ARM'S LENGTH	\$567,450	\$228,630	40.29	\$457,253	\$107,315	\$460,135	\$388,820	1.183	2,868	\$160.44	'GA1	
Totals:			\$4,513,450			\$4,513,450	\$1,839,590		\$3,679,162		\$3,656,106	\$3,135,349			\$165.56		
								Sale. Ratio =>	40.76					E.C.F. =>	1.166	Std. Deviation=>	0.210041495
								Std. Dev. =>	6.45					Ave. E.C.F. =>	1.155	Ave. Variance=>	17.6535

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-07-301-003	39038 PLUMBROOK DR	8/1/2023	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$247,980	49.60	\$495,954	\$100,015	\$399,985	\$299,953	1.333	2,992	\$133.68	'GB1
22-23-07-301-014	39094 PLUMBROOK DR	3/14/2025	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$190,490	52.19	\$380,978	\$96,756	\$268,244	\$215,319	1.246	1,777	\$150.95	'GB1
22-23-07-301-016	39170 PLUMBROOK DR	11/27/2024	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$236,410	40.41	\$472,815	\$136,084	\$448,916	\$255,099	1.760	2,684	\$167.26	'GB1
22-23-07-302-002	39017 PLUMBROOK DR	8/19/2024	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$244,330	43.24	\$488,661	\$99,363	\$465,637	\$294,922	1.579	2,790	\$166.89	'GB1
22-23-07-302-011	39153 PLUM BROOK CT	6/7/2024	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$236,050	41.78	\$472,100	\$97,279	\$467,721	\$283,955	1.647	2,746	\$170.33	'GB1
22-23-07-304-006	39259 HEATHERBROOK DR	6/21/2023	\$529,000	WD	03-ARM'S LENGTH	\$529,000	\$221,350	41.84	\$442,708	\$101,644	\$427,356	\$258,381	1.654	2,494	\$171.35	'GB1
22-23-07-305-012	39386 PLUMBROOK DR	9/26/2024	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$224,140	47.19	\$448,278	\$99,735	\$375,265	\$264,047	1.421	2,298	\$163.30	'GB1
22-23-07-327-010	38655 CEDARBROOK	2/1/2024	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$292,940	52.78	\$585,870	\$109,428	\$445,572	\$360,940	1.234	2,916	\$152.80	'GB1
22-23-07-327-012	38666 OAKBROOK	6/13/2024	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$229,560	40.63	\$459,124	\$96,570	\$468,430	\$274,662	1.705	2,648	\$176.90	'GB1
Totals:			\$4,704,000			\$4,704,000	\$2,123,250		\$4,246,488		\$3,767,126	\$2,507,278			\$161.50	
								Sale. Ratio =>	45.14			E.C.F. =>	1.502	Std. Deviation=>		0.202985778
								Std. Dev. =>	4.99			Ave. E.C.F. =>	1.509	Ave. Variance=>		17.7928

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-07-227-008	37434 TURNBERRY	1/24/2025	\$857,750	WD	03-ARM'S LENGTH	\$857,750	\$364,300	42.47	\$728,592	\$120,706	\$737,044	\$668,006	1.103	4,244	\$173.67	'GC1
22-23-07-227-011	29208 AUGUSTA	2/19/2025	\$622,000	WD	03-ARM'S LENGTH	\$622,000	\$283,270	45.54	\$566,538	\$108,833	\$513,167	\$502,972	1.020	3,047	\$168.42	'GC1
22-23-07-227-012	29176 AUGUSTA	12/21/2023	\$615,000	OTH	03-ARM'S LENGTH	\$615,000	\$273,940	44.54	\$547,877	\$114,411	\$500,589	\$476,336	1.051	2,805	\$178.46	'GC1
22-23-07-351-001	28011 COPPER CREEK	7/12/2024	\$626,000	WD	03-ARM'S LENGTH	\$626,000	\$277,530	44.33	\$555,052	\$111,206	\$514,794	\$487,742	1.055	3,114	\$165.32	'GC1
22-23-07-376-006	27914 TRAILWOOD	5/26/2023	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$310,150	50.84	\$620,297	\$118,195	\$491,805	\$551,760	0.891	3,287	\$149.62	'GC1
22-23-07-376-029	27990 TRAILWOOD	6/10/2024	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$319,480	60.85	\$638,957	\$115,540	\$409,460	\$575,183	0.712	3,327	\$123.07	'GC1
Totals:			\$3,855,750			\$3,855,750	\$1,828,670		\$3,657,313		\$3,166,859	\$3,261,999			\$159.76	
								Sale. Ratio =>	47.43			E.C.F. =>	0.971		Std. Deviation=>	0.14625052
								Std. Dev. =>	6.86			Ave. E.C.F. =>	0.972		Ave. Variance=>	11.3730

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-21-452-001	24179 LOCUST	10/4/2023	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$143,420	57.83	\$286,834	\$81,380	\$166,620	\$120,855	1.379	1,532	\$108.76	'HA1	
22-23-21-452-004	24139 LOCUST	1/18/2024	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$270,710	50.13	\$541,414	\$81,411	\$458,589	\$270,590	1.695	2,377	\$192.93	'HA1	
Totals:			\$788,000			\$788,000	\$414,130		\$828,248		\$625,209	\$391,445			\$150.84		
								Sale. Ratio =>	52.55					E.C.F. =>	1.597	Std. Deviation=>	0.223514654
								Std. Dev. =>	5.44					Ave. E.C.F. =>	1.537	Ave. Variance=>	15.8049

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-08-126-011	29321 SHENANDOAH	8/18/2023	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$222,790	50.98	\$445,586	\$92,141	\$344,859	\$250,670	1.376	2,546	\$135.45	'HB1
22-23-08-129-002	29280 ARLINGTON WAY CT	5/29/2024	\$479,000	WD	03-ARM'S LENGTH	\$479,000	\$204,500	42.69	\$409,000	\$83,862	\$395,138	\$230,594	1.714	2,295	\$172.17	'HB1
22-23-08-129-006	29196 ARLINGTON WAY CT	8/17/2023	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$264,960	56.37	\$529,913	\$89,182	\$380,818	\$312,575	1.218	2,866	\$132.87	'HB1
22-23-08-176-007	29171 LEESBURG	7/17/2023	\$551,000	WD	03-ARM'S LENGTH	\$551,000	\$248,770	45.15	\$497,541	\$88,711	\$462,289	\$289,950	1.594	3,036	\$152.27	'HB1
22-23-08-177-008	29106 SHENANDOAH	6/20/2023	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$236,380	46.81	\$472,768	\$71,981	\$433,019	\$284,246	1.523	2,546	\$170.08	'HB1
22-23-08-178-010	29011 FOREST HILL DR	8/9/2024	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$205,250	41.05	\$410,509	\$83,431	\$416,569	\$231,970	1.796	2,544	\$163.75	'HB1
22-23-08-203-012	29083 APPLE BLOSSOM	12/21/2023	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$219,690	56.33	\$439,378	\$79,146	\$310,854	\$255,483	1.217	3,104	\$100.15	'HB1
22-23-08-204-004	29445 VALLEY BEND	10/5/2023	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$242,700	42.96	\$485,407	\$82,873	\$482,127	\$285,485	1.689	2,700	\$178.57	'HB1
22-23-08-252-003	28920 APPLE BLOSSOM	4/24/2023	\$448,000	WD	03-ARM'S LENGTH	\$448,000	\$236,240	52.73	\$472,473	\$74,955	\$373,045	\$281,927	1.323	2,958	\$126.11	'HB1
22-23-08-276-004	28835 W KING WILLIAM	4/24/2024	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$195,030	40.63	\$390,069	\$76,389	\$403,611	\$222,468	1.814	2,072	\$194.79	'HB1
22-23-08-277-023	28910 E KING WILLIAM	9/11/2024	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$170,940	36.76	\$341,873	\$72,036	\$392,964	\$191,373	2.053	2,371	\$165.74	'HB1
Totals:			\$5,290,000			\$5,290,000	\$2,447,250		\$4,894,517		\$4,395,293	\$2,836,741			\$153.81	
								Sale. Ratio =>	46.26			E.C.F. =>	1.549	Std. Deviation=>		0.269945989
								Std. Dev. =>	6.64			Ave. E.C.F. =>	1.574	Ave. Variance=>		22.0768

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-08-277-007	28696 ROXBURY	2/7/2024	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$201,020	49.03	\$402,040	\$77,547	\$332,453	\$195,477	1.701	2,440	\$136.25	'HC1
22-23-08-277-021	28653 DRAKE	6/8/2023	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$171,970	38.64	\$343,933	\$104,938	\$340,062	\$143,972	2.362	2,236	\$152.08	'HC1
22-23-08-401-007	36124 FREDERICKSBURG	11/7/2023	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$205,930	55.66	\$411,858	\$84,828	\$285,172	\$197,006	1.448	2,440	\$116.87	'HC1
22-23-08-401-009	36162 FREDERICKSBURG	1/10/2024	\$462,000	WD	03-ARM'S LENGTH	\$462,000	\$226,900	49.11	\$453,800	\$82,873	\$379,127	\$223,450	1.697	2,764	\$137.17	'HC1
22-23-08-403-009	35971 FREDERICKSBURG	2/4/2025	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$214,860	48.83	\$429,715	\$71,011	\$368,989	\$216,086	1.708	2,604	\$141.70	'HC1
22-23-08-403-023	35937 FREDERICKSBURG	10/8/2024	\$517,500	WD	03-ARM'S LENGTH	\$517,500	\$219,200	42.36	\$438,395	\$84,269	\$433,231	\$213,328	2.031	2,604	\$166.37	'HC1
22-23-08-452-017	36289 FREDERICKSBURG	11/20/2024	\$531,000	WD	03-ARM'S LENGTH	\$531,000	\$224,630	42.30	\$449,257	\$86,740	\$444,260	\$218,383	2.034	2,484	\$178.85	'HC1
22-23-08-452-026	35942 FAIR OAKS	5/12/2023	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$183,200	52.19	\$366,402	\$81,011	\$269,989	\$171,922	1.570	1,851	\$145.86	'HC1
22-23-08-453-002	28046 GETTYSBURG	8/15/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$183,510	52.43	\$367,016	\$71,011	\$278,989	\$178,316	1.565	1,897	\$147.07	'HC1
22-23-08-455-004	27948 GETTYSBURG	6/17/2024	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$173,050	41.10	\$346,105	\$71,011	\$349,989	\$165,719	2.112	1,897	\$184.50	'HC1
Totals:			\$4,297,500			\$4,297,500	\$2,004,270		\$4,008,521		\$3,482,261	\$1,923,659			\$150.67	
								Sale. Ratio =>	46.64			E.C.F. =>	1.810	Std. Deviation=>		0.293944821
								Std. Dev. =>	5.69			Ave. E.C.F. =>	1.823	Ave. Variance=>		24.9686

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-09-101-012	35370 EDYTHE	6/20/2024	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$174,070	51.20	\$348,137	\$52,235	\$287,765	\$147,951	1.945	1,609	\$178.85	'IA1
Totals:			\$340,000			\$340,000	\$174,070		\$348,137		\$287,765	\$147,951			\$178.85	
								Sale. Ratio =>	51.20				E.C.F. =>	1.945	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.945	Ave. Variance=>	0.0000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-09-102-026	35154 GARY	12/18/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$177,350	47.29	\$354,705	\$47,071	\$327,929	\$132,600	2.473	2,233	\$146.86	'IB1
22-23-09-103-008	35155 GARY	3/13/2024	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$132,760	40.85	\$265,510	\$46,829	\$278,171	\$94,259	2.951	1,485	\$187.32	'IB1
Totals:			\$700,000			\$700,000	\$310,110		\$620,215		\$606,100	\$226,859			\$167.09	
								Sale. Ratio =>	44.30			E.C.F. =>	2.672		Std. Deviation=>	0.338043186
								Std. Dev. =>	4.56			Ave. E.C.F. =>	2.712		Ave. Variance=>	23.9033

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22-23-09-104-028	35236 NORTHMONT	6/23/2023	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$192,470	54.83	\$384,948	\$72,105	\$278,895	\$203,144	1.373	2,418	\$115.34	'IC1
22-23-09-126-016	29115 LAKE PARK	11/22/2024	\$432,500	WD	03-ARM'S LENGTH	\$432,500	\$186,680	43.16	\$373,358	\$70,100	\$362,400	\$196,920	1.840	2,327	\$155.74	'IC1
22-23-09-126-019	28965 LAKE PARK	2/18/2025	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$197,550	51.18	\$395,099	\$76,240	\$309,760	\$207,051	1.496	2,396	\$129.28	'IC1
22-23-09-126-023	28911 LAKE PARK	7/31/2024	\$425,315	WD	03-ARM'S LENGTH	\$425,315	\$187,900	44.18	\$375,794	\$70,706	\$354,609	\$198,109	1.790	2,131	\$166.40	'IC1
22-23-09-127-011	29034 WILLOW CREEK	12/15/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$192,340	45.26	\$384,680	\$71,844	\$353,156	\$203,140	1.738	2,102	\$168.01	'IC1
22-23-09-152-007	28761 ETON GLEN	3/4/2025	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$220,090	46.33	\$440,186	\$73,153	\$401,847	\$238,333	1.686	2,786	\$144.24	'IC1
22-23-09-153-015	28794 ETON GLEN	9/17/2024	\$467,500	WD	03-ARM'S LENGTH	\$467,500	\$234,790	50.22	\$469,585	\$90,135	\$377,365	\$246,396	1.532	2,882	\$130.94	'IC1
22-23-09-153-017	28770 ETON GLEN	6/21/2024	\$507,500	WD	03-ARM'S LENGTH	\$507,500	\$209,510	41.28	\$419,020	\$87,560	\$419,940	\$215,233	1.951	2,396	\$175.27	'IC1
22-23-09-176-005	28857 LAKE PARK	12/15/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$203,530	58.15	\$407,056	\$77,510	\$272,490	\$213,990	1.273	2,396	\$113.73	'IC1
22-23-09-176-017	35181 GLENGARY CIRCLE	10/6/2023	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$207,720	47.21	\$415,440	\$75,480	\$364,520	\$220,753	1.651	2,474	\$147.34	'IC1
22-23-09-179-002	28972 LAKE PARK	8/27/2024	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$199,660	49.30	\$399,326	\$75,831	\$329,169	\$210,061	1.567	2,396	\$137.38	'IC1
22-23-09-179-005	28932 LAKE PARK	8/17/2023	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$198,620	40.13	\$397,239	\$73,472	\$421,528	\$210,238	2.005	2,052	\$205.42	'IC1
22-23-09-201-009	29314 PARKSIDE	12/4/2023	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$228,930	44.03	\$457,863	\$81,829	\$438,171	\$244,177	1.794	2,850	\$153.74	'IC1
22-23-09-205-008	29122 CREEKBEND	5/6/2024	\$464,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$464,000	\$219,420	47.29	\$438,380	\$90,260	\$373,740	\$226,344	1.651	2,886	\$129.50	'IC1
22-23-09-254-006	34347 LAKEHURST	6/7/2024	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$206,330	41.68	\$412,663	\$69,058	\$425,942	\$223,120	1.909	2,806	\$151.80	'IC1
22-23-09-255-006	28814 CREEKBEND	10/14/2024	\$412,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$412,000	\$201,680	48.95	\$403,356	\$89,763	\$322,237	\$203,631	1.582	2,432	\$132.50	'IC1
22-23-09-255-007	28750 CREEKBEND	1/27/2025	\$421,500	WD	03-ARM'S LENGTH	\$421,500	\$207,250	49.17	\$414,495	\$68,109	\$353,391	\$224,925	1.571	2,864	\$123.39	'IC1
22-23-09-255-008	28708 CREEKBEND	5/8/2023	\$491,000	WD	03-ARM'S LENGTH	\$491,000	\$219,120	44.63	\$438,247	\$70,409	\$420,591	\$238,855	1.761	2,810	\$149.68	'IC1
22-23-09-378-014	34595 BUTTON COURT	3/14/2024	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$264,550	45.61	\$529,098	\$86,001	\$493,999	\$287,725	1.717	2,527	\$195.49	'IC1
22-23-09-382-013	34685 BUTTON COURT	10/17/2024	\$504,000	WD	03-ARM'S LENGTH	\$504,000	\$259,990	51.59	\$519,972	\$88,670	\$415,330	\$280,066	1.483	2,565	\$161.92	'IC1
Totals:			\$9,047,315			\$9,047,315	\$4,238,130		\$8,475,805		\$7,489,080	\$4,492,211			\$149.36	
								Sale. Ratio =>	46.84			E.C.F. =>	1.667	Std. Deviation=>	0.189373186	
								Std. Dev. =>	4.58			Ave. E.C.F. =>	1.669	Ave. Variance=>	15.0617	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-09-203-013	29237 NEW BRADFORD	6/14/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$195,190	45.93	\$390,385	\$89,888	\$335,112	\$177,808	1.885	2,007	\$166.97	'IE1	
22-23-09-204-014	29075 OAK POINT DR	9/24/2024	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$209,840	44.18	\$419,673	\$68,369	\$406,631	\$207,872	1.956	2,525	\$161.04	'IE1	
22-23-09-204-020	29001 OAK POINT DR	7/13/2023	\$518,000	WD	03-ARM'S LENGTH	\$518,000	\$247,050	47.69	\$494,095	\$73,527	\$444,473	\$248,856	1.786	3,341	\$133.04	'IE1	
22-23-09-228-016	29204 OAK POINT DR	12/6/2023	\$482,000	WD	03-ARM'S LENGTH	\$482,000	\$199,720	41.44	\$399,446	\$77,976	\$404,024	\$190,218	2.124	2,164	\$186.70	'IE1	
22-23-09-228-033	33482 COLONY PARK	5/1/2023	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$212,340	55.73	\$424,689	\$77,896	\$303,104	\$205,202	1.477	2,527	\$119.95	'IE1	
22-23-09-228-037	33574 COLONY PARK	4/29/2024	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$186,040	48.70	\$372,072	\$68,969	\$313,031	\$179,350	1.745	2,122	\$147.52	'IE1	
22-23-09-276-012	28846 OAK POINT DR	7/27/2023	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$221,500	47.63	\$443,005	\$70,362	\$394,638	\$220,498	1.790	2,836	\$139.15	'IE1	
22-23-09-276-013	28834 OAK POINT DR	11/27/2023	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$224,490	44.45	\$448,980	\$70,557	\$434,443	\$223,918	1.940	2,836	\$153.19	'IE1	
22-23-09-278-008	28907 FARMINGTON	7/11/2023	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$172,290	44.75	\$344,572	\$69,230	\$315,770	\$162,924	1.938	2,436	\$129.63	'IE1	
22-23-09-279-005	28803 OAK POINT DR	5/24/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$190,770	50.87	\$381,548	\$67,923	\$307,077	\$185,576	1.655	2,240	\$137.09	'IE1	
22-23-09-279-016	28727 OAK POINT DR	12/15/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$205,550	45.68	\$411,108	\$68,369	\$381,631	\$202,804	1.882	2,664	\$143.25	'IE1	
22-23-09-279-018	28701 OAK POINT DR	11/22/2024	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$220,860	50.20	\$441,711	\$68,633	\$371,367	\$220,756	1.682	2,952	\$125.80	'IE1	
22-23-09-279-021	28727 FARMINGTON	12/8/2023	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$181,790	51.50	\$363,571	\$69,660	\$283,340	\$173,911	1.629	1,812	\$156.37	'IE1	
Totals:			\$5,636,000			\$5,636,000	\$2,667,430		\$5,334,855		\$4,694,641	\$2,599,693			\$146.13		
								Sale. Ratio =>	47.33					E.C.F. =>	1.806	Std. Deviation=>	0.171519452
								Std. Dev. =>	3.81					Ave. E.C.F. =>	1.807	Ave. Variance=>	13.5950

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-09-351-008	35128 BUNKER HILL	2/6/2025	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$178,670	46.41	\$357,343	\$70,825	\$314,175	\$175,777	1.787	2,050	\$153.26	'IG1
22-23-09-351-020	35032 BUNKER HILL	8/19/2024	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$152,210	46.12	\$304,417	\$70,825	\$259,175	\$143,307	1.809	1,616	\$160.38	'IG1
22-23-09-352-006	34863 BUNKER HILL	12/13/2024	\$376,500	WD	03-ARM'S LENGTH	\$376,500	\$162,430	43.14	\$324,857	\$71,656	\$304,844	\$155,338	1.962	1,741	\$175.10	'IG1
22-23-09-352-013	35137 BUNKER HILL	7/10/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$171,040	42.76	\$342,071	\$72,769	\$327,231	\$165,215	1.981	2,060	\$158.85	'IG1
22-23-09-353-001	34896 BUNKER HILL	6/16/2023	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$175,810	45.08	\$351,622	\$70,825	\$319,175	\$172,268	1.853	1,934	\$165.03	'IG1
22-23-09-353-003	34864 BUNKER HILL	6/5/2023	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$171,900	46.97	\$343,798	\$71,873	\$294,127	\$166,825	1.763	1,851	\$158.90	'IG1
22-23-09-353-015	34928 BUNKER HILL	11/5/2024	\$438,000	WD	03-ARM'S LENGTH	\$438,000	\$176,230	40.24	\$352,459	\$72,329	\$365,671	\$171,858	2.128	1,934	\$189.07	'IG1
22-23-09-354-003	35127 CONCORD	12/12/2024	\$300,800	WD	03-ARM'S LENGTH	\$300,800	\$150,290	49.96	\$300,585	\$70,825	\$229,975	\$140,957	1.632	1,566	\$146.86	'IG1
22-23-09-355-012	27821 WHITE PLAINS	8/20/2024	\$336,000	WD	03-ARM'S LENGTH	\$336,000	\$144,230	42.93	\$288,466	\$70,825	\$265,175	\$133,522	1.986	1,566	\$169.33	'IG1
22-23-09-356-006	27820 WHITE PLAINS	7/19/2024	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$163,390	47.77	\$326,771	\$71,104	\$270,896	\$156,850	1.727	1,980	\$136.82	'IG1
22-23-09-380-010	34706 BUNKER HILL	11/9/2023	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$180,530	52.33	\$361,058	\$70,825	\$274,175	\$178,057	1.540	2,066	\$132.71	'IG1
22-23-09-382-003	34745 BUNKER HILL	9/6/2024	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$179,430	39.87	\$358,856	\$70,825	\$379,175	\$176,706	2.146	2,064	\$183.71	'IG1
Totals:			\$4,459,300			\$4,459,300	\$2,006,160		\$4,012,303		\$3,603,794	\$1,936,680			\$160.83	
								Sale. Ratio =>	44.99			E.C.F. =>	1.861	Std. Deviation=>		0.18685049
								Std. Dev. =>	3.74			Ave. E.C.F. =>	1.859	Ave. Variance=>		15.0938

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-09-301-001	35332 VALLEY FORGE	8/28/2024	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$162,100	41.04	\$324,196	\$79,894	\$315,106	\$160,725	1.961	1,891	\$166.63	'IG3
22-23-09-303-011	35095 SAVANNAH LN	7/12/2024	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$205,510	41.10	\$411,012	\$79,894	\$420,106	\$217,840	1.929	2,544	\$165.14	'IG3
22-23-09-303-016	28497 NEWPORT	10/17/2024	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$193,490	46.07	\$386,980	\$82,998	\$337,002	\$199,988	1.685	2,330	\$144.64	'IG3
22-23-09-304-002	28574 NEWPORT	10/25/2024	\$444,900	WD	03-ARM'S LENGTH	\$444,900	\$194,000	43.61	\$387,994	\$85,018	\$359,882	\$199,326	1.805	2,419	\$148.77	'IG3
22-23-09-304-011	35046 VALLEY FORGE	6/21/2024	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$191,680	40.35	\$383,360	\$80,825	\$394,175	\$199,036	1.980	2,272	\$173.49	'IG3
22-23-09-327-017	34662 VALLEY FORGE	3/24/2025	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$237,670	50.04	\$475,344	\$80,825	\$394,175	\$259,551	1.519	2,511	\$156.98	'IG3
22-23-09-378-001	34527 PRINCETON	6/6/2023	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$171,440	46.59	\$342,872	\$49,894	\$318,106	\$192,748	1.650	1,803	\$176.43	'IG3
22-23-09-378-006	34505 BUNKER HILL	7/7/2023	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$165,310	41.85	\$330,610	\$50,825	\$344,175	\$184,069	1.870	1,760	\$195.55	'IG3
Totals:			\$3,472,900			\$3,472,900	\$1,521,200		\$3,042,368		\$2,882,727	\$1,613,283			\$165.95	
								Sale. Ratio =>	43.80			E.C.F. =>	1.787	Std. Deviation=>		0.166676762
								Std. Dev. =>	3.43			Ave. E.C.F. =>	1.800	Ave. Variance=>		13.6359

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-09-402-016	28401 HAWBERRY	12/11/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$177,020	55.32	\$354,041	\$49,554	\$270,446	\$151,486	1.785	1,782	\$151.77	'IH1	
22-23-09-426-002	28576 GREENWILLOW	4/25/2024	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$230,300	64.87	\$460,605	\$49,924	\$305,076	\$204,318	1.493	1,898	\$160.74	'IH1	
22-23-09-427-010	28484 THORNY BRAE RD	8/30/2024	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$143,790	42.29	\$287,572	\$47,345	\$292,655	\$119,515	2.449	1,156	\$253.16	'IH1	
22-23-09-430-001	28430 BAYBERRY	2/2/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$136,500	42.66	\$273,004	\$47,345	\$272,655	\$112,268	2.429	1,195	\$228.16	'IH1	
22-23-09-430-008	28286 GREENWILLOW	9/25/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$185,820	57.18	\$371,638	\$49,326	\$275,674	\$160,354	1.719	1,529	\$180.30	'IH1	
22-23-09-430-012	28484 BAYBERRY	8/18/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$130,150	40.05	\$260,294	\$48,360	\$276,640	\$105,439	2.624	1,291	\$214.28	'IH1	
22-23-09-451-016	27911 BAYBERRY	8/5/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$152,820	50.94	\$305,644	\$51,343	\$248,657	\$126,517	1.965	1,398	\$177.87	'IH1	
22-23-09-453-007	28180 HAWBERRY	7/31/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$145,270	50.09	\$290,532	\$49,191	\$240,809	\$120,070	2.006	1,641	\$146.75	'IH1	
22-23-09-454-003	28424 PEPPERMILL	2/10/2025	\$347,500	WD	03-ARM'S LENGTH	\$347,500	\$159,300	45.84	\$318,604	\$48,761	\$298,739	\$134,250	2.225	1,474	\$202.67	'IH1	
22-23-09-476-001	28397 THORNY BRAE RD	3/12/2025	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$158,590	50.35	\$317,173	\$48,283	\$266,717	\$133,776	1.994	1,586	\$168.17	'IH1	
22-23-09-476-011	28232 BAYBERRY	11/14/2023	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$160,300	51.71	\$320,596	\$47,692	\$262,308	\$135,773	1.932	1,663	\$157.73	'IH1	
22-23-09-477-005	28120 THORNY BRAE RD	7/5/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$133,090	57.87	\$266,177	\$47,764	\$182,236	\$108,663	1.677	1,388	\$131.29	'IH1	
22-23-09-477-008	28072 THORNY BRAE CT	9/11/2023	\$368,500	WD	03-ARM'S LENGTH	\$368,500	\$168,680	45.77	\$337,358	\$47,345	\$321,155	\$144,285	2.226	1,680	\$191.16	'IH1	
22-23-09-477-014	27870 PEPPERMILL	12/20/2024	\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$165,690	45.64	\$331,382	\$48,856	\$314,144	\$140,560	2.235	1,885	\$166.65	'IH1	
22-23-09-479-008	33970 PLAYVIEW	5/24/2023	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$145,560	46.95	\$291,116	\$47,604	\$262,396	\$121,150	2.166	1,340	\$195.82	'IH1	
22-23-09-479-010	33930 PLAYVIEW	12/16/2024	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$191,590	53.07	\$383,180	\$48,961	\$312,039	\$166,278	1.877	2,028	\$153.87	'IH1	
22-23-09-479-012	28043 PEPPERMILL	5/26/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$170,830	37.96	\$341,661	\$47,345	\$402,655	\$146,425	2.750	1,664	\$241.98	'IH1	
22-23-09-479-024	27891 PEPPERMILL	1/31/2025	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$189,790	55.01	\$379,574	\$50,706	\$294,294	\$163,615	1.799	1,839	\$160.03	'IH1	
Totals:			\$5,975,000			\$5,975,000	\$2,945,090		\$5,890,151		\$5,099,295	\$2,494,742			\$182.36		
								Sale. Ratio =>	49.29					E.C.F. =>	2.044	Std. Deviation=>	0.340196055
								Std. Dev. =>	6.94					Ave. E.C.F. =>	2.075	Ave. Variance=>	27.8116

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-10-151-021	28815 LEAMINGTON	1/26/2024	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$173,450	46.88	\$346,907	\$51,925	\$318,075	\$165,720	1.919	2,392	\$132.97	'JA1
22-23-10-151-031	28517 KIRKSIDE	5/22/2024	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$194,740	50.45	\$389,486	\$55,289	\$330,711	\$187,751	1.761	2,568	\$128.78	'JA1
22-23-10-152-018	28745 KIRKSIDE	5/30/2023	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$171,990	58.90	\$343,987	\$53,347	\$238,653	\$163,280	1.462	2,400	\$99.44	'JA1
22-23-10-153-021	28789 KENDALLWOOD	5/19/2023	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$179,020	46.50	\$358,045	\$55,783	\$329,217	\$169,810	1.939	2,332	\$141.17	'JA1
22-23-10-153-026	28629 KENDALLWOOD	2/21/2024	\$362,500	WD	03-ARM'S LENGTH	\$362,500	\$179,790	49.60	\$359,582	\$54,490	\$308,010	\$171,400	1.797	2,226	\$138.37	'JA1
22-23-10-153-027	28605 KENDALLWOOD	5/16/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$163,470	42.46	\$326,938	\$52,343	\$332,657	\$154,266	2.156	2,292	\$145.14	'JA1
22-23-10-154-007	28619 WESTERLEIGH	10/4/2024	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$185,770	44.13	\$371,533	\$57,372	\$363,628	\$176,494	2.060	2,590	\$140.40	'JA1
22-23-10-302-011	28467 KENDALLWOOD	1/8/2024	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$136,760	43.83	\$273,523	\$51,885	\$260,115	\$124,515	2.089	1,340	\$194.12	'JA1
22-23-10-303-005	28400 KENDALLWOOD	10/18/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$153,350	58.98	\$306,692	\$56,212	\$203,788	\$140,719	1.448	1,576	\$129.31	'JA1
22-23-10-303-019	28056 KENDALLWOOD	7/11/2024	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$175,020	47.82	\$350,035	\$58,779	\$307,221	\$163,626	1.878	1,754	\$175.15	'JA1
22-23-10-303-022	28473 WESTERLEIGH	8/14/2024	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$154,510	41.87	\$309,014	\$54,431	\$314,569	\$143,024	2.199	1,650	\$190.65	'JA1
22-23-10-303-038	28071 RIDGEBROOK	7/27/2023	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$130,590	43.54	\$261,176	\$55,310	\$244,590	\$115,655	2.115	1,220	\$200.48	'JA1
22-23-10-304-008	28374 WESTERLEIGH	7/26/2024	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$142,020	32.28	\$284,042	\$54,310	\$385,690	\$129,062	2.988	1,361	\$283.39	'JA1
22-23-10-327-002	32560 HEARTHSTONE	9/4/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$134,900	42.16	\$269,808	\$52,264	\$267,736	\$122,215	2.191	1,356	\$197.45	'JA1
22-23-10-328-010	32743 HEARTHSTONE	9/1/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$153,400	46.48	\$306,790	\$52,633	\$277,367	\$142,784	1.943	1,523	\$182.12	'JA1
22-23-10-329-005	28356 RIDGEBROOK	3/31/2023	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$139,200	44.90	\$278,401	\$54,030	\$255,970	\$126,051	2.031	1,291	\$198.27	'JA1
22-23-10-329-011	28090 RIDGEBROOK	4/5/2023	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$150,420	55.30	\$300,842	\$55,327	\$216,673	\$137,929	1.571	1,438	\$150.68	'JA1
22-23-10-330-001	32447 BONNET HILL	12/11/2023	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$151,640	45.27	\$303,275	\$52,484	\$282,516	\$140,893	2.005	1,955	\$144.51	'JA1
22-23-10-330-003	32375 BONNET HILL	4/28/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$148,490	47.14	\$296,971	\$53,198	\$261,802	\$136,951	1.912	1,944	\$134.67	'JA1
22-23-10-351-023	33143 TULIPWOOD	3/20/2025	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$202,340	48.76	\$404,672	\$53,400	\$361,600	\$197,343	1.832	1,691	\$213.84	'JA1
22-23-10-351-024	33115 TULIPWOOD	6/23/2023	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$195,390	53.98	\$390,781	\$60,214	\$301,786	\$185,711	1.625	1,744	\$173.04	'JA1
22-23-10-376-011	27911 KENDALLWOOD	12/13/2024	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$140,820	41.42	\$281,631	\$52,264	\$287,736	\$128,857	2.233	1,487	\$193.50	'JA1
22-23-10-376-014	27847 KENDALLWOOD	12/28/2023	\$350,107	WD	03-ARM'S LENGTH	\$350,107	\$136,890	39.10	\$273,773	\$56,581	\$293,526	\$122,017	2.406	1,879	\$156.21	'JA1
22-23-10-402-011	32115 BONNET HILL	9/16/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$152,300	39.56	\$304,598	\$53,445	\$331,555	\$141,097	2.350	1,512	\$219.28	'JA1
22-23-10-403-001	32379 HEARTHSTONE	3/1/2024	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$164,920	46.46	\$329,834	\$52,441	\$302,559	\$155,838	1.941	2,183	\$138.60	'JA1
22-23-10-404-002	32287 CRAFTSBURY	11/18/2024	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$153,540	39.57	\$307,089	\$52,887	\$335,113	\$142,810	2.347	2,242	\$149.47	'JA1
22-23-10-405-005	31950 FARMERSVILLE	7/31/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$176,110	61.79	\$352,211	\$50,670	\$234,330	\$169,405	1.383	2,483	\$94.37	'JA1
22-23-10-451-001	32357 OLD FORGE	12/5/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$153,800	48.83	\$307,594	\$54,490	\$260,510	\$142,193	1.832	1,794	\$145.21	'JA1
22-23-10-451-008	32223 OLD FORGE	12/6/2024	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$143,980	35.29	\$287,966	\$55,413	\$352,587	\$130,647	2.699	1,452	\$242.83	'JA1
22-23-10-452-016	32036 RED CLOVER RD	5/9/2023	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$170,190	55.80	\$340,386	\$62,653	\$242,347	\$156,029	1.553	1,854	\$130.72	'JA1
22-23-10-452-017	32054 RED CLOVER RD	5/15/2024	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$140,730	42.26	\$281,468	\$54,370	\$278,630	\$127,583	2.184	1,300	\$214.33	'JA1
22-23-10-452-027	32270 RED CLOVER RD	12/11/2024	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$153,920	41.05	\$307,833	\$55,039	\$319,961	\$142,019	2.253	1,934	\$165.44	'JA1
Totals:			\$11,146,507			\$11,146,507	\$5,103,460		\$10,206,883		\$9,401,228	\$4,753,694			\$167.00	
								Sale. Ratio =>	45.79			E.C.F. =>	1.978	Std. Deviation=>		0.352116855
								Std. Dev. =>	6.80			Ave. E.C.F. =>	2.003	Ave. Variance=>		26.5908

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-10-126-010	32501 THIRTEEN MILE	3/27/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$140,100	48.31	\$280,203	\$54,312	\$235,688	\$113,513	2.076	1,657	\$142.24	'JB1
22-23-10-128-004	32461 WAYBURN WEST	11/21/2024	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$150,600	46.63	\$301,205	\$55,293	\$267,707	\$123,573	2.166	1,334	\$200.68	'JB1
22-23-10-128-016	32350 SPRUCEWOOD	5/14/2024	\$422,000	WD	03-ARM'S LENGTH	\$422,000	\$170,840	40.48	\$341,683	\$52,343	\$369,657	\$145,396	2.542	1,968	\$187.83	'JB1
22-23-10-176-005	29031 GLENARDEN	11/25/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$169,490	44.02	\$338,980	\$55,483	\$329,517	\$142,460	2.313	1,968	\$167.44	'JB1
22-23-10-176-014	28705 BANNOCKBURN	2/28/2025	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$186,890	52.65	\$373,787	\$54,078	\$300,922	\$160,657	1.873	2,274	\$132.33	'JB1
22-23-10-176-016	28663 BANNOCKBURN	10/19/2023	\$372,000	WD	03-ARM'S LENGTH	\$372,000	\$201,160	54.08	\$402,313	\$53,764	\$318,236	\$175,150	1.817	2,334	\$136.35	'JB1
22-23-10-177-003	32565 CHESTERBROOK	8/21/2024	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$173,530	41.32	\$347,069	\$54,310	\$365,690	\$147,115	2.486	1,675	\$218.32	'JB1
22-23-10-177-007	29010 BANNOCKBURN	6/21/2024	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$169,920	46.17	\$339,839	\$54,927	\$313,073	\$143,171	2.187	1,968	\$159.08	'JB1
22-23-10-178-010	28909 GLENARDEN	5/9/2023	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$178,140	46.27	\$356,282	\$53,444	\$331,556	\$152,179	2.179	2,141	\$154.86	'JB1
22-23-10-178-011	28893 GLENARDEN	3/3/2025	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$189,720	52.71	\$379,434	\$52,696	\$307,204	\$164,189	1.871	2,334	\$131.62	'JB1
22-23-10-178-020	32372 NESTLEWOOD	5/17/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$170,750	51.74	\$341,508	\$53,601	\$276,399	\$144,676	1.910	1,852	\$149.24	'JB1
22-23-10-178-024	28805 RAVENWOOD	1/26/2024	\$324,500	WD	03-ARM'S LENGTH	\$324,500	\$158,230	48.76	\$316,450	\$52,343	\$272,157	\$132,717	2.051	1,601	\$169.99	'JB1
22-23-10-178-025	28781 RAVENWOOD	7/3/2024	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$165,490	45.97	\$330,988	\$56,217	\$303,783	\$138,075	2.200	1,750	\$173.59	'JB1
22-23-10-179-004	32467 NESTLEWOOD	5/16/2023	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$171,600	46.38	\$343,195	\$53,527	\$316,473	\$145,561	2.174	2,166	\$146.11	'JB1
22-23-10-179-015	32520 NOTTINGWOOD	6/5/2024	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$192,210	53.39	\$384,417	\$53,321	\$306,679	\$166,379	1.843	2,216	\$138.39	'JB1
22-23-10-180-010	32319 NOTTINGWOOD	7/24/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$202,270	52.54	\$404,531	\$55,519	\$329,481	\$175,382	1.879	2,301	\$143.19	'JB1
22-23-10-204-001	32255 CHESTERBROOK	8/29/2023	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$157,660	47.06	\$315,315	\$53,477	\$281,523	\$131,576	2.140	1,918	\$146.78	'JB1
22-23-10-205-011	31741 THIRTEEN MILE	6/27/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$145,480	46.18	\$290,959	\$52,493	\$262,507	\$119,832	2.191	1,382	\$189.95	'JB1
22-23-10-205-012	31721 THIRTEEN MILE	6/24/2024	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$148,190	49.41	\$296,377	\$52,493	\$247,407	\$122,554	2.019	1,466	\$168.76	'JB1
22-23-10-205-013	31701 THIRTEEN MILE	11/17/2023	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$155,730	50.24	\$311,461	\$52,761	\$257,239	\$130,000	1.979	2,016	\$127.60	'JB1
22-23-10-206-009	31821 WAYBURN	4/24/2024	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$145,520	49.67	\$291,049	\$62,442	\$230,558	\$114,877	2.007	1,228	\$187.75	'JB1
22-23-10-206-015	29202 ARANEL	5/22/2023	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$172,490	52.91	\$344,979	\$52,493	\$273,507	\$146,977	1.861	1,704	\$160.51	'JB1
22-23-10-206-030	31712 BELLA VISTA	7/12/2023	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$142,270	40.53	\$284,545	\$54,463	\$296,537	\$115,619	2.565	1,228	\$241.48	'JB1
22-23-10-226-009	31643 BELLA VISTA	3/25/2025	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$152,220	36.68	\$304,445	\$54,652	\$360,348	\$125,524	2.871	1,382	\$260.74	'JB1
22-23-10-226-022	29060 E MARKLAWN	2/13/2025	\$351,627	WD	03-ARM'S LENGTH	\$351,627	\$149,420	42.49	\$298,837	\$54,095	\$297,532	\$122,985	2.419	1,382	\$215.29	'JB1
22-23-10-251-008	28838 RAVENWOOD	11/27/2024	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$164,930	44.70	\$329,861	\$51,830	\$317,170	\$139,714	2.270	2,058	\$154.12	'JB1
22-23-10-251-026	29135 ARANEL	8/2/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$198,260	56.65	\$396,528	\$55,024	\$294,976	\$171,610	1.719	1,770	\$166.65	'JB1
22-23-10-251-042	28655 ARANEL	11/15/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$154,290	44.08	\$308,572	\$52,493	\$297,507	\$128,682	2.312	1,382	\$215.27	'JB1
22-23-10-251-046	32050 NOTTINGWOOD	6/16/2023	\$339,500	WD	03-ARM'S LENGTH	\$339,500	\$176,040	51.85	\$352,081	\$60,874	\$278,626	\$146,335	1.904	1,638	\$170.10	'JB1
22-23-10-251-051	29041 ARANEL	10/13/2023	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$168,630	54.05	\$337,267	\$57,493	\$254,507	\$140,589	1.810	1,626	\$156.52	'JB1
22-23-10-252-001	28880 ARANEL	4/20/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$160,600	50.98	\$321,193	\$54,426	\$260,574	\$134,053	1.944	1,382	\$188.55	'JB1
22-23-10-254-001	32345 DUNFORD	11/4/2024	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$182,190	53.59	\$364,386	\$52,370	\$287,630	\$156,791	1.834	1,988	\$144.68	'JB1
22-23-10-254-004	32099 NOTTINGWOOD	10/10/2024	\$385,000	OTH	03-ARM'S LENGTH	\$385,000	\$192,730	50.06	\$385,468	\$52,290	\$332,710	\$167,426	1.987	1,828	\$182.01	'JB1
22-23-10-254-006	32079 NOTTINGWOOD	10/27/2023	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$152,770	39.58	\$305,541	\$52,290	\$333,710	\$127,261	2.622	1,382	\$241.47	'JB1
22-23-10-276-017	28801 LORIKAY	5/24/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$179,880	47.97	\$359,762	\$53,867	\$321,133	\$153,716	2.089	1,654	\$194.16	'JB1
22-23-10-277-006	28750 LORIKAY	9/5/2023	\$345,022	WD	03-ARM'S LENGTH	\$345,022	\$183,020	53.05	\$366,048	\$53,708	\$291,314	\$156,954	1.856	1,620	\$179.82	'JB1
22-23-10-277-009	28810 LORIKAY	10/16/2024	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$184,000	55.42	\$367,998	\$52,493	\$279,507	\$158,545	1.763	1,560	\$179.17	'JB1
Totals:			\$13,004,449			\$13,004,449	\$6,257,260		\$12,514,556		\$11,000,744	\$5,281,813			\$173.59	
								Sale. Ratio =>	48.12			E.C.F. =>	2.083	Std. Deviation=>		0.27210021
								Std. Dev. =>	4.93			Ave. E.C.F. =>	2.101	Ave. Variance=>		21.7515

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-10-278-013	28669 BRISTOL CT	10/23/2023	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$235,320	44.40	\$470,635	\$82,896	\$447,104	\$355,723	1.257	2,656	\$168.34	'JD1
Totals:			\$530,000			\$530,000	\$235,320		\$470,635		\$447,104	\$355,723			\$168.34	
								Sale. Ratio =>	44.40				E.C.F. =>	1.257	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.257	Ave. Variance=>	0.0000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-11-101-022	29235 GREENING	4/6/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$92,710	61.81	\$185,419	\$57,960	\$92,040	\$55,903	1.646	700	\$131.49	'KA1
22-23-11-102-003	29410 GREENING	1/27/2025	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$198,510	61.08	\$397,016	\$69,939	\$255,061	\$143,454	1.778	2,264	\$112.66	'KA1
22-23-11-102-010	29126 GREENING	9/20/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$121,850	48.74	\$243,700	\$56,031	\$193,969	\$82,310	2.357	1,494	\$129.83	'KA1
22-23-11-301-018	30740 BARLOW	12/23/2024	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$119,010	46.22	\$238,029	\$66,078	\$191,422	\$75,417	2.538	1,080	\$177.24	'KA1
22-23-11-351-025	28029 GREENING	5/31/2024	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$139,460	41.02	\$278,928	\$60,438	\$279,562	\$95,828	2.917	1,188	\$235.32	'KA1
22-23-11-352-011	27950 GREENING	8/7/2024	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$149,920	43.46	\$299,841	\$57,960	\$287,040	\$106,088	2.706	1,544	\$185.91	'KA1
22-23-11-352-026	28214 GREENING	3/4/2025	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$172,840	51.14	\$345,673	\$109,189	\$228,811	\$103,721	2.206	1,415	\$161.70	'KA1
Totals:			\$2,005,500			\$2,005,500	\$994,300		\$1,988,606		\$1,527,905	\$662,721			\$162.02	
								Sale. Ratio =>	49.58				E.C.F. =>	2.306	Std. Deviation=>	0.467929871
								Std. Dev. =>	8.18				Ave. E.C.F. =>	2.307	Ave. Variance=>	36.8632

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-11-351-029	27907 GREENING	10/27/2023	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$164,230	40.06	\$328,463	\$58,656	\$351,344	\$187,365	1.875	1,408	\$249.53	'KA2
Totals:			\$410,000			\$410,000	\$164,230		\$328,463		\$351,344	\$187,365			\$249.53	
								Sale. Ratio =>	40.06				E.C.F. =>	1.875	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.875	Ave. Variance=>	0.0000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-11-376-016	27975 ALYCEKAY	1/24/2025	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$180,120	51.46	\$360,233	\$97,687	\$252,313	\$158,160	1.595	2,693	\$93.69	'KB1
22-23-11-377-001	28474 ALYCEKAY	8/1/2023	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$157,370	41.41	\$314,732	\$111,591	\$268,409	\$122,374	2.193	1,870	\$143.53	'KB1
22-23-11-451-001	28615 ROLLCREST	4/10/2024	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$133,190	46.90	\$266,388	\$111,464	\$172,536	\$93,327	1.849	1,430	\$120.65	'KB1
Totals:			\$1,014,000			\$1,014,000	\$470,680		\$941,353		\$693,258	\$373,861			\$119.29	
								Sale. Ratio =>	46.42			E.C.F. =>	1.854	Std. Deviation=>	0.300180599	
								Std. Dev. =>	5.03			Ave. E.C.F. =>	1.879	Ave. Variance=>	20.9483	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-14-178-010	30443 ROCKSHIRE	2/20/2025	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$148,270	34.48	\$296,547	\$106,846	\$323,154	\$166,404	1.942	2,473	\$130.67	'KC1	
22-23-17-276-025	27155 DRAKE	8/26/2024	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$347,000	63.09	\$694,005	\$167,653	\$382,347	\$461,712	0.828	3,142	\$121.69	'KC1	
Totals:			\$980,000			\$980,000	\$495,270		\$990,552		\$705,501	\$628,116			\$126.18		
								Sale. Ratio =>	50.54					E.C.F. =>	1.123	Std. Deviation=>	0.787630288
								Std. Dev. =>	20.23					Ave. E.C.F. =>	1.385	Ave. Variance=>	55.6939

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-11-201-009	30146 WOODBROOK CT	9/16/2024	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$242,610	60.80	\$485,220	\$52,423	\$346,577	\$191,503	1.810	2,484	\$139.52	'KE1	
22-23-11-202-002	30024 WOODBROOK ST	9/19/2023	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$235,210	58.08	\$470,429	\$54,008	\$350,992	\$184,257	1.905	2,581	\$135.99	'KE1	
22-23-11-203-004	29015 SUMMERWOOD DR	1/30/2025	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$216,210	55.72	\$432,420	\$54,017	\$333,983	\$167,434	1.995	2,292	\$145.72	'KE1	
22-23-11-204-004	29252 SUMMERWOOD DR	3/17/2025	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$297,230	40.44	\$594,464	\$53,027	\$681,973	\$239,573	2.847	2,891	\$235.90	'KE1	
22-23-11-226-010	29590 HIGHMEADOW	10/31/2024	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$243,170	45.45	\$486,332	\$51,924	\$483,076	\$192,215	2.513	2,612	\$184.94	'KE1	
22-23-11-227-004	29845 HIGHMEADOW	8/1/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$186,830	43.96	\$373,653	\$68,980	\$356,020	\$134,811	2.641	1,574	\$226.19	'KE1	
22-23-11-276-010	29498 SUGARSPRING	8/8/2023	\$501,000	WD	03-ARM'S LENGTH	\$501,000	\$185,440	37.01	\$370,879	\$51,649	\$449,351	\$141,252	3.181	1,994	\$225.35	'KE1	
22-23-11-278-009	29505 SUGARSPRING	9/26/2023	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$211,960	54.35	\$423,917	\$57,878	\$332,122	\$161,964	2.051	2,204	\$150.69	'KE1	
Totals:			\$3,778,000			\$3,778,000	\$1,818,660		\$3,637,314		\$3,334,094	\$1,413,009			\$180.54		
								Sale. Ratio ==>	48.14					E.C.F. ==>	2.360	Std. Deviation==>	0.500297889
								Std. Dev. ==>	8.85					Ave. E.C.F. ==>	2.368	Ave. Variance==>	42.7741

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-12-302-014	29200 UTLEY	11/13/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$158,570	50.34	\$317,139	\$64,838	\$250,162	\$145,838	1.715	1,849	\$135.30	'LA1	
22-23-12-302-019	29042 UTLEY	5/28/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$170,920	48.83	\$341,844	\$72,646	\$277,354	\$155,605	1.782	1,606	\$172.70	'LA1	
22-23-12-351-004	28155 WESTBROOK CT	4/14/2023	\$557,000	WD	03-ARM'S LENGTH	\$557,000	\$234,950	42.18	\$469,895	\$89,544	\$467,456	\$219,856	2.126	1,968	\$237.53	'LA1	
Totals:			\$1,222,000			\$1,222,000	\$564,440		\$1,128,878		\$994,972	\$521,299			\$181.84		
								Sale. Ratio ==>	46.19					E.C.F. ==>	1.909	Std. Deviation==>	0.220406556
								Std. Dev. ==>	4.34					Ave. E.C.F. ==>	1.875	Ave. Variance==>	16.7693

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-12-227-002	27727 WELLINGTON	2/16/2024	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$312,430	49.99	\$624,857	\$122,243	\$502,757	\$389,623	1.290	3,827	\$131.37	'LB1	
22-23-12-227-026	27500 OLD COLONY	11/8/2024	\$351,500	WD	03-ARM'S LENGTH	\$351,500	\$130,070	37.00	\$260,144	\$66,003	\$285,497	\$150,496	1.897	1,587	\$179.90	'LB1	
22-23-12-276-009	27505 OLD COLONY	12/27/2023	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$218,800	61.63	\$437,599	\$66,889	\$288,111	\$287,372	1.003	2,495	\$115.48	'LB1	
22-23-12-329-002	28455 WELLINGTON	10/13/2023	\$454,000	WD	03-ARM'S LENGTH	\$454,000	\$197,510	43.50	\$395,028	\$105,726	\$348,274	\$224,265	1.553	2,456	\$141.81	'LB1	
Totals:			\$1,785,500			\$1,785,500	\$858,810		\$1,717,628		\$1,424,639	\$1,051,756			\$142.14		
								Sale. Ratio =>	48.10					E.C.F. =>	1.355	Std. Deviation=>	0.380922552
								Std. Dev. =>	10.50					Ave. E.C.F. =>	1.436	Ave. Variance=>	28.9265

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-12-152-011	28899 MILLBROOK	6/2/2023	\$960,000	WD	03-ARM'S LENGTH	\$960,000	\$497,580	51.83	\$995,167	\$180,556	\$779,444	\$543,074	1.435	4,341	\$179.55	'LB2	
22-23-12-152-012	28887 MILLBROOK	7/23/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$148,420	39.58	\$296,832	\$79,545	\$295,455	\$144,858	2.040	1,768	\$167.11	'LB2	
22-23-12-152-017	28801 MILLBROOK	6/18/2024	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$167,860	40.94	\$335,713	\$81,338	\$328,662	\$169,583	1.938	1,620	\$202.88	'LB2	
22-23-12-328-008	28509 EASTBROOK	7/11/2023	\$441,200	WD	03-ARM'S LENGTH	\$441,200	\$233,350	52.89	\$466,694	\$106,763	\$334,437	\$239,954	1.394	2,210	\$151.33	'LB2	
Totals:			\$2,186,200			\$2,186,200	\$1,047,210		\$2,094,406		\$1,737,998	\$1,097,469			\$175.22		
								Sale. Ratio =>	47.90					E.C.F. =>	1.584	Std. Deviation=>	0.33460597
								Std. Dev. =>	7.02					Ave. E.C.F. =>	1.702	Ave. Variance=>	28.7170

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-12-330-006	28512 S HARWICH DR	5/19/2023	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$263,890	53.97	\$527,772	\$82,046	\$406,954	\$342,866	1.187	3,506	\$116.07	'LD1	
22-23-12-376-031	28575 DANVERS CT	11/29/2023	\$1,115,000	WD	03-ARM'S LENGTH	\$1,115,000	\$455,030	40.81	\$910,056	\$158,282	\$956,718	\$578,287	1.654	4,552	\$210.18	'LD1	
22-23-12-377-002	28451 S HARWICH DR	6/9/2023	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$149,520	31.15	\$299,049	\$68,463	\$411,537	\$177,373	2.320	2,471	\$166.55	'LD1	
22-23-12-377-010	28400 DANVERS CT	6/25/2024	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$251,520	45.32	\$503,043	\$70,242	\$484,758	\$332,923	1.456	3,033	\$159.83	'LD1	
22-23-12-378-004	28664 TWELVE MILE	3/7/2025	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$217,410	46.26	\$434,817	\$74,157	\$395,843	\$277,430	1.427	2,978	\$132.92	'LD1	
22-23-12-403-013	28136 NEW BEDFORD	10/11/2024	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$302,470	54.01	\$604,943	\$69,422	\$490,578	\$411,939	1.191	3,720	\$131.88	'LD1	
22-23-12-451-002	28404 S HARWICH DR	7/12/2023	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$253,050	44.39	\$506,102	\$84,849	\$485,151	\$324,040	1.497	3,228	\$150.29	'LD1	
22-23-12-452-002	28233 DANVERS DR	6/3/2024	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$256,340	54.54	\$512,689	\$68,280	\$401,720	\$341,853	1.175	3,107	\$129.30	'LD1	
22-23-12-453-023	28090 DANVERS DR	6/30/2023	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$234,760	64.32	\$469,524	\$78,298	\$286,702	\$300,943	0.953	3,119	\$91.92	'LD1	
22-23-12-453-028	28054 HARWICH DR	8/26/2024	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$226,950	49.34	\$453,896	\$85,779	\$374,221	\$283,166	1.322	2,535	\$147.62	'LD1	
Totals:			\$5,534,000			\$5,534,000	\$2,610,940		\$5,221,891		\$4,694,182	\$3,370,820			\$143.66		
								Sale. Ratio ==>	47.18					E.C.F. ==>	1.393	Std. Deviation==>	0.375262143
								Std. Dev. ==>	9.07					Ave. E.C.F. ==>	1.418	Ave. Variance==>	25.2748

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-13-454-008	27220 ARDEN PARK CR	11/6/2024	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$157,770	36.27	\$315,533	\$58,046	\$376,954	\$183,919	2.050	1,792	\$210.35	'MA1	
22-23-13-476-009	27634 WESTCOTT CRESCENT	7/31/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$158,250	50.24	\$316,499	\$65,611	\$249,389	\$179,205	1.392	2,234	\$111.63	'MA1	
22-23-13-477-001	27631 WESTCOTT CRESCENT	11/30/2023	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$149,430	42.57	\$298,863	\$57,322	\$293,678	\$172,529	1.702	1,948	\$150.76	'MA1	
22-23-13-479-005	27208 HYSTONE	2/5/2025	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$127,130	38.64	\$254,250	\$60,437	\$268,563	\$138,437	1.940	1,564	\$171.72	'MA1	
22-23-13-480-020	27796 WESTCOTT CRESCENT	10/25/2024	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$139,960	38.35	\$279,928	\$58,339	\$306,661	\$158,277	1.937	1,948	\$157.42	'MA1	
Totals:			\$1,795,000			\$1,795,000	\$732,540		\$1,465,073		\$1,495,245	\$832,367			\$160.38		
								Sale. Ratio =>	40.81					E.C.F. =>	1.796	Std. Deviation=>	0.263160687
								Std. Dev. =>	5.54					Ave. E.C.F. =>	1.804	Ave. Variance=>	20.5804

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-13-452-017	27301 E SKYE	10/25/2024	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$172,790	44.53	\$345,587	\$54,907	\$333,093	\$227,093	1.467	2,645	\$125.93	'MB1
Totals:			\$388,000			\$388,000	\$172,790		\$345,587		\$333,093	\$227,093			\$125.93	
								Sale. Ratio =>	44.53				E.C.F. =>	1.467	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.467	Ave. Variance=>	0.0000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-13-227-003	28854 HERNDONWOOD	5/1/2023	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$214,100	45.07	\$428,202	\$72,163	\$402,837	\$317,891	1.267	2,314	\$174.09	'MC1
22-23-13-227-018	28705 INKSTER	3/7/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$128,760	40.88	\$257,526	\$72,886	\$242,114	\$164,857	1.469	2,044	\$118.45	'MC1
22-23-13-227-034	27423 TWELVE MILE	4/12/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$109,940	31.41	\$219,878	\$58,642	\$291,358	\$143,960	2.024	2,733	\$106.61	'MC1
22-23-13-251-007	28303 FORESTBROOK DR	2/23/2024	\$452,000	WD	03-ARM'S LENGTH	\$452,000	\$224,020	49.56	\$448,032	\$80,780	\$371,220	\$327,903	1.132	2,417	\$153.59	'MC1
22-23-13-251-009	28277 FORESTBROOK DR	9/22/2023	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$161,590	46.84	\$323,182	\$72,040	\$272,960	\$224,233	1.217	2,460	\$110.96	'MC1
22-23-13-253-005	28221 FORESTBROOK CT	3/22/2024	\$533,000	WD	03-ARM'S LENGTH	\$533,000	\$283,250	53.14	\$566,500	\$88,810	\$444,190	\$426,508	1.041	3,169	\$140.17	'MC1
22-23-13-253-012	28207 GRAND DUKE	2/23/2024	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$219,300	48.73	\$438,593	\$60,381	\$389,619	\$337,689	1.154	2,775	\$140.40	'MC1
22-23-13-277-016	27667 FORESTBROOK DR	10/3/2024	\$424,999	WD	03-ARM'S LENGTH	\$424,999	\$186,390	43.86	\$372,777	\$60,233	\$364,766	\$279,057	1.307	2,538	\$143.72	'MC1
Totals:			\$3,344,999			\$3,344,999	\$1,527,350		\$3,054,690		\$2,779,064	\$2,222,098			\$136.00	
								Sale. Ratio =>	45.66			E.C.F. =>	1.251	Std. Deviation=>		0.309660255
								Std. Dev. =>	6.63			Ave. E.C.F. =>	1.326	Ave. Variance=>		20.9908

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-13-127-005	28776 GREENCASTLE	8/11/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$128,580	40.82	\$257,163	\$53,408	\$261,592	\$119,855	2.183	1,560	\$167.69	'MF1
22-23-13-177-007	28072 W GREENMEADOW	3/12/2025	\$429,900	WD	03-ARM'S LENGTH	\$429,900	\$229,130	53.30	\$458,260	\$71,490	\$358,410	\$227,511	1.575	1,657	\$216.30	'MF1
22-23-13-178-004	28212 GREENCASTLE	10/1/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$122,760	32.31	\$245,510	\$50,670	\$329,330	\$114,611	2.873	1,456	\$226.19	'MF1
22-23-13-180-002	28071 W GREENMEADOW	5/31/2024	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$61,970	47.67	\$123,944	\$80,366	\$49,634	\$25,634	1.936	0	#DIV/0!	'MF1
22-23-13-180-003	28045 W GREENMEADOW	9/22/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$122,490	42.98	\$244,981	\$60,670	\$224,330	\$108,418	2.069	1,250	\$179.46	'MF1
22-23-13-180-006	28032 E GREENMEADOW	6/28/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$173,760	54.30	\$347,518	\$72,111	\$247,889	\$162,004	1.530	2,141	\$115.78	'MF1
22-23-13-202-015	28853 LINCOLNVIEW	6/19/2023	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$189,430	37.96	\$378,865	\$57,432	\$441,568	\$189,078	2.335	2,422	\$182.32	'MF1
22-23-13-203-019	28235 BROOKHILL	9/20/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$144,400	56.63	\$288,801	\$55,020	\$199,980	\$137,518	1.454	1,478	\$135.30	'MF1
22-23-13-204-003	28203 BELLCREST	4/10/2024	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$170,140	51.56	\$340,270	\$52,662	\$277,338	\$169,181	1.639	1,795	\$154.51	'MF1
22-23-13-204-006	28105 BELLCREST	4/6/2023	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$155,210	40.11	\$310,422	\$56,784	\$330,216	\$149,198	2.213	2,146	\$153.88	'MF1
22-23-13-206-010	28500 LINCOLNVIEW	3/11/2024	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$209,380	58.98	\$418,756	\$63,089	\$291,911	\$209,215	1.395	2,438	\$119.73	'MF1
Totals:			\$3,685,900			\$3,685,900	\$1,707,250		\$3,414,490		\$3,012,198	\$1,612,223			#DIV/0!	
								Sale. Ratio =>	46.32			E.C.F. =>	1.868	Std. Deviation=>		0.458290075
								Std. Dev. =>	8.66			Ave. E.C.F. =>	1.928	Ave. Variance=>		37.1647

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-14-301-006	30750 SPRINGLAND	5/30/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$167,410	39.39	\$334,823	\$70,411	\$354,589	\$146,083	2.427	1,434	\$247.27	'NB1
22-23-14-302-009	30775 SPRINGLAND	5/3/2023	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$181,110	47.04	\$362,227	\$63,613	\$321,387	\$164,980	1.948	1,450	\$221.65	'NB1
22-23-14-302-012	31000 RIDGEWAY	3/7/2025	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$140,630	46.11	\$281,250	\$63,793	\$241,207	\$120,141	2.008	1,372	\$175.81	'NB1
22-23-14-327-010	26332 SPRINGFIELD	9/20/2024	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$183,510	44.76	\$367,029	\$70,030	\$339,970	\$164,087	2.072	2,469	\$137.70	'NB1
22-23-14-351-010	30811 RIDGEWAY	10/5/2023	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$139,690	45.95	\$279,386	\$74,139	\$229,861	\$113,396	2.027	1,291	\$178.05	'NB1
22-23-14-353-003	26178 SPRINGFIELD	10/15/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$124,580	33.22	\$249,152	\$57,784	\$317,216	\$105,728	3.000	1,178	\$269.28	'NB1
22-23-14-353-005	26198 SPRINGFIELD	8/13/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$131,100	40.97	\$262,197	\$59,392	\$260,608	\$112,046	2.326	1,225	\$212.74	'NB1
22-23-14-376-005	30651 RIDGEWAY	5/31/2024	\$345,500	WD	03-ARM'S LENGTH	\$345,500	\$138,760	40.16	\$277,517	\$61,951	\$283,549	\$119,097	2.381	1,608	\$176.34	'NB1
22-23-14-376-006	26181 SPRINGLAND	7/14/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$153,070	61.23	\$306,137	\$57,237	\$192,763	\$137,513	1.402	1,534	\$125.66	'NB1
22-23-14-377-026	26105 LA MUERA	7/23/2024	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$195,110	57.39	\$390,227	\$57,978	\$282,022	\$183,562	1.536	2,068	\$136.37	'NB1
22-23-14-378-006	26740 LA MUERA	6/22/2023	\$391,000	WD	03-ARM'S LENGTH	\$391,000	\$142,520	36.45	\$285,038	\$58,017	\$332,983	\$125,425	2.655	1,404	\$237.17	'NB1
22-23-14-378-013	26298 LA MUERA	8/12/2024	\$447,500	WD	03-ARM'S LENGTH	\$447,500	\$227,290	50.79	\$454,588	\$68,542	\$378,958	\$213,285	1.777	2,032	\$186.50	'NB1
Totals:			\$4,298,000			\$4,298,000	\$1,924,780		\$3,849,571		\$3,535,113	\$1,705,343			\$192.04	
								Sale. Ratio =>	44.78			E.C.F. =>	2.073	Std. Deviation=>		0.456474789
								Std. Dev. =>	8.19			Ave. E.C.F. =>	2.130	Ave. Variance=>		35.6613

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22-23-14-401-001	26831 WESTMEATH	11/18/2024	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$170,420	49.40	\$340,836	\$58,807	\$286,193	\$176,268	1.624	2,180	\$131.28	'ND1
22-23-14-401-004	26735 WESTMEATH	2/29/2024	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$161,920	44.73	\$323,843	\$59,344	\$302,656	\$165,311	1.831	2,129	\$142.16	'ND1
22-23-14-401-007	26653 WESTMEATH	8/16/2024	\$371,000	WD	03-ARM'S LENGTH	\$371,000	\$159,510	42.99	\$319,028	\$57,370	\$313,630	\$163,536	1.918	2,260	\$138.77	'ND1
22-23-14-403-004	26739 GREYTHORNE	6/7/2023	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$161,100	46.70	\$322,199	\$57,370	\$287,630	\$165,518	1.738	2,214	\$129.91	'ND1
22-23-14-403-009	26659 GREYTHORNE	8/8/2023	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$150,580	42.90	\$301,160	\$58,954	\$292,046	\$151,378	1.929	1,989	\$146.83	'ND1
22-23-14-403-027	30184 FIDDLERS GREEN	6/27/2024	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$169,960	50.43	\$339,924	\$60,385	\$276,615	\$174,711	1.583	2,257	\$122.56	'ND1
22-23-14-404-013	30190 PIPERS LN	9/19/2023	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$159,430	44.29	\$318,869	\$57,370	\$302,630	\$163,436	1.852	2,136	\$141.68	'ND1
22-23-14-404-022	30089 FIDDLERS GREEN	1/22/2024	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$190,990	58.77	\$381,979	\$60,974	\$264,026	\$200,628	1.316	2,692	\$98.08	'ND1
22-23-14-426-008	26386 KILTARTAN	9/12/2023	\$236,195	WD	03-ARM'S LENGTH	\$236,195	\$163,240	69.11	\$326,483	\$58,342	\$177,853	\$167,588	1.061	2,204	\$80.70	'ND1
22-23-14-426-012	26338 KILTARTAN	5/25/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$184,440	43.40	\$368,888	\$58,245	\$366,755	\$194,151	1.889	2,692	\$136.24	'ND1
22-23-14-426-036	26305 MIDDLEBELT	7/3/2024	\$318,100	WD	03-ARM'S LENGTH	\$318,100	\$128,870	40.51	\$257,744	\$57,370	\$260,730	\$125,233	2.082	1,932	\$134.95	'ND1
22-23-14-451-016	29953 PIPERS LN	12/21/2023	\$384,900	WD	03-ARM'S LENGTH	\$384,900	\$210,540	54.70	\$421,088	\$61,842	\$323,058	\$224,528	1.439	3,696	\$87.41	'ND1
22-23-14-451-026	30382 WICKLOW RD	5/1/2023	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$170,880	51.01	\$341,755	\$58,832	\$276,168	\$176,826	1.562	2,396	\$115.26	'ND1
22-23-14-451-036	30054 WICKLOW RD	12/1/2023	\$391,500	WD	03-ARM'S LENGTH	\$391,500	\$168,740	43.10	\$337,478	\$62,563	\$328,937	\$171,821	1.914	2,138	\$153.85	'ND1
22-23-14-452-008	26126 WESTMEATH	5/28/2024	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$172,290	44.63	\$344,574	\$68,798	\$317,202	\$172,360	1.840	2,307	\$137.50	'ND1
22-23-14-452-012	30323 WICKLOW RD	5/7/2024	\$422,000	WD	03-ARM'S LENGTH	\$422,000	\$157,440	37.31	\$314,884	\$57,370	\$364,630	\$160,946	2.266	1,989	\$183.32	'ND1
22-23-14-452-018	30239 WICKLOW CT	9/13/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$174,600	52.91	\$349,194	\$63,668	\$266,332	\$178,453	1.492	2,307	\$115.45	'ND1
22-23-14-453-002	30249 BARWELL	3/28/2025	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$175,900	40.91	\$351,799	\$72,537	\$357,463	\$174,538	2.048	2,386	\$149.82	'ND1
22-23-14-453-015	26030 WESTMEATH	11/17/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$178,880	42.09	\$357,760	\$58,493	\$366,507	\$187,041	1.960	2,551	\$143.67	'ND1
22-23-14-453-022	30152 ELEVEN MILE	2/20/2024	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$156,380	38.14	\$312,750	\$61,329	\$348,671	\$157,138	2.219	2,450	\$142.31	'ND1
22-23-14-476-017	26277 KILTARTAN	7/19/2023	\$391,000	WD	03-ARM'S LENGTH	\$391,000	\$170,590	43.63	\$341,177	\$63,308	\$327,692	\$173,668	1.887	2,204	\$148.68	'ND1
Totals:			\$7,680,695			\$7,680,695	\$3,536,700		\$7,073,412		\$6,407,424	\$3,625,077			\$132.40	
								Sale. Ratio =>	46.05			E.C.F. =>	1.768	Std. Deviation=>		0.296726137
								Std. Dev. =>	7.48			Ave. E.C.F. =>	1.783	Ave. Variance=>		23.3462

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-15-479-001	26328 ROSE HILL	4/19/2024	\$280,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$280,000	\$138,710	49.54	\$277,410	\$39,713	\$240,287	\$138,195	1.739	1,458	\$164.81	'OA1
Totals:			\$280,000			\$280,000	\$138,710		\$277,410		\$240,287	\$138,195			\$164.81	
								Sale. Ratio =>	49.54				E.C.F. =>	1.739	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.739	Ave. Variance=>	0.0000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-15-351-006	26170 FARMINGTON	6/9/2023	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$190,840	44.38	\$381,685	\$61,560	\$368,440	\$181,889	2.026	2,455	\$150.08	'OC1	
22-23-15-376-008	26393 POWER	9/27/2023	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$134,280	57.88	\$268,553	\$50,436	\$181,564	\$123,930	1.465	2,023	\$89.75	'OC1	
22-23-15-376-014	26289 POWER	4/5/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$190,710	50.86	\$381,422	\$105,120	\$269,880	\$156,989	1.719	1,940	\$139.11	'OC1	
22-23-15-376-019	26199 POWER	9/12/2024	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$143,590	39.34	\$287,176	\$54,662	\$310,338	\$132,110	2.349	1,708	\$181.70	'OC1	
22-23-15-376-020	26185 POWER	5/8/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$159,700	49.91	\$319,392	\$58,796	\$261,204	\$148,065	1.764	1,911	\$136.68	'OC1	
Totals:			\$1,722,000			\$1,722,000	\$819,120		\$1,638,228		\$1,391,426	\$742,983			\$139.46		
								Sale. Ratio =>	47.57					E.C.F. =>	1.873	Std. Deviation=>	0.335992593
								Std. Dev. =>	7.01					Ave. E.C.F. =>	1.865	Ave. Variance=>	25.8209

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-15-376-040	32564 WOODVALE	11/10/2023	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$361,990	48.92	\$723,977	\$137,639	\$602,361	\$742,200	0.812	3,773	\$159.65	'OF1
Totals:			\$740,000			\$740,000	\$361,990		\$723,977		\$602,361	\$742,200			\$159.65	
								Sale. Ratio =>	48.92				E.C.F. =>	0.812	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.812	Ave. Variance=>	0.0000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-16-376-001	34083 QUAKER VALLEY RD	5/24/2024	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$205,810	50.57	\$411,620	\$129,927	\$277,073	\$216,686	1.279	2,201	\$125.89	'PA1
22-23-16-402-009	33770 QUAKER VALLEY RD	11/26/2024	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$213,100	32.05	\$426,204	\$155,723	\$509,277	\$208,062	2.448	2,161	\$235.67	'PA1
22-23-16-402-010	33733 BRAEBURY RIDGE	11/21/2023	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$231,560	48.24	\$463,119	\$138,366	\$341,634	\$249,810	1.368	2,978	\$114.72	'PA1
22-23-16-427-009	33475 LEISURE	9/27/2024	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$583,820	58.38	\$1,167,646	\$111,782	\$888,218	\$812,203	1.094	3,944	\$225.21	'PA1
Totals:			\$2,552,000			\$2,552,000	\$1,234,290		\$2,468,589		\$2,016,202	\$1,486,761			\$175.37	
								Sale. Ratio =>	48.37				E.C.F. =>	1.356	Std. Deviation=>	0.611298635
								Std. Dev. =>	11.06				Ave. E.C.F. =>	1.547	Ave. Variance=>	45.0413

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-16-351-007	26090 PLEASANT VALLEY DR	5/15/2023	\$371,000	WD	03-ARM'S LENGTH	\$371,000	\$184,540	49.74	\$369,089	\$108,082	\$262,918	\$162,116	1.622	1,690	\$155.57	'PE1
22-23-17-478-022	26271 PLEASANT VALLEY DR	11/26/2024	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$147,490	41.55	\$294,970	\$63,045	\$291,955	\$144,052	2.027	1,697	\$172.04	'PE1
Totals:			\$726,000			\$726,000	\$332,030		\$664,059		\$554,873	\$306,168			\$163.81	
								Sale. Ratio =>	45.73				E.C.F. =>	1.812	Std. Deviation=>	0.286338695
								Std. Dev. =>	5.79				Ave. E.C.F. =>	1.824	Ave. Variance=>	20.2472

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-17-326-002	26541 OLD HOMESTEAD CT	11/22/2023	\$414,500	WD	03-ARM'S LENGTH	\$414,500	\$180,690	43.59	\$361,375	\$75,233	\$339,267	\$152,203	2.229	2,104	\$161.25	'QA1
22-23-17-326-004	26557 OLD HOMESTEAD DR	2/9/2024	\$441,500	WD	03-ARM'S LENGTH	\$441,500	\$210,830	47.75	\$421,663	\$69,992	\$371,508	\$187,059	1.986	2,160	\$171.99	'QA1
22-23-17-401-019	35942 QUAKERTOWN	10/31/2024	\$383,877	WD	03-ARM'S LENGTH	\$383,877	\$165,790	43.19	\$331,573	\$65,324	\$318,553	\$141,621	2.249	1,690	\$188.49	'QA1
22-23-17-401-020	35928 QUAKERTOWN	10/18/2024	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$177,930	53.11	\$355,851	\$71,824	\$263,176	\$151,078	1.742	1,530	\$172.01	'QA1
22-23-17-403-017	36344 QUAKERTOWN	11/17/2023	\$523,500	WD	03-ARM'S LENGTH	\$523,500	\$204,260	39.02	\$408,527	\$68,954	\$454,546	\$180,623	2.517	2,604	\$174.56	'QA1
22-23-17-427-008	35464 E LYMAN	1/15/2025	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$243,030	49.30	\$486,059	\$72,468	\$420,532	\$219,995	1.912	2,239	\$187.82	'QA1
22-23-17-451-008	36247 QUAKERTOWN	5/31/2023	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$242,050	54.39	\$484,103	\$67,006	\$377,994	\$221,860	1.704	2,692	\$140.41	'QA1
22-23-17-451-017	35944 W LYMAN	10/6/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$181,240	48.33	\$362,487	\$67,844	\$307,156	\$156,725	1.960	1,853	\$165.76	'QA1
22-23-17-451-022	36144 W LYMAN	2/28/2025	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$206,930	45.48	\$413,854	\$73,277	\$381,723	\$181,157	2.107	2,280	\$167.42	'QA1
22-23-17-453-016	35954 HARDENBURG	12/2/2024	\$384,000	WD	03-ARM'S LENGTH	\$384,000	\$189,780	49.42	\$379,557	\$64,977	\$319,023	\$167,329	1.907	2,007	\$158.96	'QA1
22-23-17-454-004	36039 HARDENBURG	7/27/2023	\$302,500	WD	03-ARM'S LENGTH	\$302,500	\$157,980	52.22	\$315,951	\$69,677	\$232,823	\$130,996	1.777	1,477	\$157.63	'QA1
22-23-17-454-009	26115 STEELE	11/4/2024	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$168,910	55.38	\$337,819	\$69,419	\$235,581	\$142,765	1.650	1,671	\$140.98	'QA1
22-23-17-455-002	36241 HARDENBURG	9/14/2023	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$205,290	51.34	\$410,581	\$71,106	\$328,794	\$180,571	1.821	2,246	\$146.39	'QA1
22-23-17-476-022	26275 DRAKE	4/26/2024	\$597,500	WD	03-ARM'S LENGTH	\$597,500	\$294,520	49.29	\$589,034	\$100,151	\$497,349	\$260,044	1.913	4,346	\$114.44	'QA1
22-23-17-478-004	26452 MEADOWVIEW	5/12/2023	\$461,000	WD	03-ARM'S LENGTH	\$461,000	\$227,570	49.36	\$455,140	\$72,314	\$388,686	\$203,630	1.909	2,688	\$144.60	'QA1
Totals:			\$6,316,277			\$6,316,277	\$3,056,800		\$6,113,574		\$5,236,711	\$2,677,656			\$159.51	
								Sale. Ratio =>	48.40			E.C.F. =>	1.956	Std. Deviation=>		0.233018219
								Std. Dev. =>	4.47			Ave. E.C.F. =>	1.959	Ave. Variance=>		17.2715

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-17-379-001	36669 W LYMAN	9/25/2023	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$231,280	53.79	\$462,559	\$67,115	\$362,885	\$251,875	1.441	2,620	\$138.51	'QA2	
22-23-17-379-016	36800 ELEVEN MILE	5/24/2023	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$233,900	59.97	\$467,804	\$79,664	\$310,336	\$247,222	1.255	2,472	\$125.54	'QA2	
22-23-17-403-019	36134 QUAKERTOWN	10/25/2023	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$226,050	49.68	\$452,097	\$71,201	\$383,799	\$242,608	1.582	2,463	\$155.83	'QA2	
22-23-17-455-004	26032 STEELE	2/8/2024	\$562,000	WD	03-ARM'S LENGTH	\$562,000	\$244,880	43.57	\$489,759	\$76,679	\$485,321	\$263,108	1.845	2,726	\$178.03	'QA2	
22-23-17-455-008	26096 STEELE	8/25/2023	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$183,790	38.29	\$367,574	\$67,886	\$412,114	\$190,884	2.159	1,676	\$245.89	'QA2	
Totals:			\$2,317,000			\$2,317,000	\$1,119,900		\$2,239,793		\$1,954,455	\$1,195,697			\$168.76		
								Sale. Ratio ==>	48.33					E.C.F. ==>	1.635	Std. Deviation==>	0.353881566
								Std. Dev. ==>	8.48					Ave. E.C.F. ==>	1.656	Ave. Variance==>	27.6371

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-20-102-012	25759 HUNT CLUB	11/10/2023	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$201,320	46.28	\$402,635	\$76,011	\$358,989	\$222,193	1.616	1,906	\$188.35	'SA1
22-23-20-103-004	25872 HUNT CLUB	11/26/2024	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$202,540	43.09	\$405,076	\$76,011	\$393,989	\$223,853	1.760	2,296	\$171.60	'SA1
22-23-20-103-005	25844 HUNT CLUB	6/16/2023	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$229,140	58.01	\$458,285	\$76,011	\$318,989	\$260,050	1.227	2,337	\$136.50	'SA1
22-23-20-103-019	25710 CHESAPEAKE CT	11/17/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$220,160	55.04	\$440,327	\$76,830	\$323,170	\$247,276	1.307	2,652	\$121.86	'SA1
22-23-20-151-019	25345 BRIDLEPATH	7/7/2023	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$218,100	37.28	\$436,193	\$86,011	\$498,989	\$238,219	2.095	2,428	\$205.51	'SA1
22-23-20-151-021	25309 BRIDLEPATH	12/17/2024	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$209,450	46.54	\$418,900	\$88,431	\$361,569	\$224,808	1.608	2,198	\$164.50	'SA1
22-23-20-152-006	25518 HUNT CLUB	8/15/2024	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$228,040	41.84	\$456,089	\$79,363	\$465,637	\$256,276	1.817	2,738	\$170.06	'SA1
22-23-20-153-015	36875 CHESAPEAKE RD	5/30/2024	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$200,860	47.71	\$401,717	\$76,011	\$344,989	\$221,568	1.557	2,179	\$158.32	'SA1
22-23-20-153-017	25561 RANCHWOOD DR	6/7/2024	\$492,100	WD	03-ARM'S LENGTH	\$492,100	\$210,410	42.76	\$420,811	\$78,804	\$413,296	\$232,657	1.776	2,328	\$177.53	'SA1
22-23-20-155-006	25292 BRIDLEPATH	10/11/2024	\$481,000	WD	03-ARM'S LENGTH	\$481,000	\$213,590	44.41	\$427,182	\$75,918	\$405,082	\$238,955	1.695	2,326	\$174.15	'SA1
22-23-20-176-027	25328 SURREY LN	11/1/2024	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$223,630	42.60	\$447,267	\$78,804	\$446,196	\$250,655	1.780	2,640	\$169.01	'SA1
22-23-20-179-010	25206 BRIDLEPATH	3/25/2025	\$410,000	OTH	03-ARM'S LENGTH	\$410,000	\$226,310	55.20	\$452,614	\$77,066	\$332,934	\$255,474	1.303	2,769	\$120.24	'SA1
Totals:			\$5,609,100			\$5,609,100	\$2,583,550		\$5,167,096		\$4,663,829	\$2,871,984			\$163.14	
								Sale. Ratio =>	46.06			E.C.F. =>	1.624	Std. Deviation=>		0.251511446
								Std. Dev. =>	6.28			Ave. E.C.F. =>	1.628	Ave. Variance=>		19.2132

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-20-126-005	25853 LIVINGSTON CR	8/21/2023	\$477,500	WD	03-ARM'S LENGTH	\$477,500	\$206,290	43.20	\$412,579	\$76,687	\$400,813	\$206,068	1.945	2,260	\$177.35	'SB1
22-23-20-126-015	25665 LIVINGSTON CR	7/21/2023	\$417,000	WD	03-ARM'S LENGTH	\$417,000	\$213,750	51.26	\$427,506	\$75,602	\$341,398	\$215,892	1.581	2,714	\$125.79	'SB1
22-23-20-203-018	36101 CONGRESS	12/8/2023	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$222,380	41.57	\$444,760	\$86,965	\$448,035	\$219,506	2.041	2,724	\$164.48	'SB1
22-23-20-203-027	36226 TRENTON	11/6/2024	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$196,340	50.34	\$392,684	\$87,201	\$302,799	\$187,412	1.616	2,310	\$131.08	'SB1
22-23-20-203-056	25360 CROWN POINT	4/20/2023	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$228,880	48.19	\$457,756	\$89,055	\$385,945	\$226,196	1.706	2,995	\$128.86	'SB1
22-23-20-203-067	36029 CONGRESS	10/28/2024	\$558,000	WD	03-ARM'S LENGTH	\$558,000	\$263,250	47.18	\$526,508	\$86,776	\$471,224	\$269,774	1.747	3,447	\$136.71	'SB1
22-23-20-203-086	25403 LIBERTY LANE	6/29/2023	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$201,220	46.80	\$402,432	\$94,773	\$335,227	\$188,747	1.776	2,272	\$147.55	'SB1
22-23-20-252-013	36038 CROMPTON	10/24/2024	\$531,500	WD	03-ARM'S LENGTH	\$531,500	\$273,500	51.46	\$547,004	\$84,798	\$446,702	\$283,561	1.575	3,576	\$124.92	'SB1
22-23-20-254-008	35970 JOHNSTOWN	8/22/2024	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$210,640	46.29	\$421,285	\$77,088	\$377,912	\$211,163	1.790	2,954	\$127.93	'SB1
22-23-20-254-009	35946 JOHNSTOWN	5/3/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$226,870	53.38	\$453,737	\$81,134	\$343,866	\$228,590	1.504	2,972	\$115.70	'SB1
22-23-20-255-001	36073 CROMPTON	5/22/2024	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$204,920	49.26	\$409,830	\$80,480	\$335,520	\$202,055	1.661	2,282	\$147.03	'SB1
22-23-20-276-004	25410 LIBERTY LANE	7/31/2024	\$537,000	WD	03-ARM'S LENGTH	\$537,000	\$227,020	42.28	\$454,031	\$85,527	\$451,473	\$226,076	1.997	2,636	\$171.27	'SB1
22-23-20-276-005	25388 LIBERTY LANE	7/20/2023	\$424,900	WD	03-ARM'S LENGTH	\$424,900	\$224,810	52.91	\$449,622	\$85,830	\$339,070	\$223,185	1.519	2,731	\$124.16	'SB1
22-23-20-276-016	35660 CAMDEN	2/28/2025	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$198,170	43.08	\$396,342	\$87,014	\$372,986	\$189,771	1.965	2,162	\$172.52	'SB1
22-23-20-276-028	35647 CONGRESS	9/8/2023	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$187,710	51.43	\$375,426	\$85,527	\$279,473	\$177,852	1.571	2,213	\$126.29	'SB1
22-23-20-278-010	35627 OLD HOMESTEAD DR	10/20/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$202,000	44.89	\$403,997	\$85,805	\$364,195	\$195,209	1.866	2,216	\$164.35	'SB1
Totals:			\$7,346,900			\$7,346,900	\$3,487,750		\$6,975,499		\$5,996,638	\$3,451,057			\$142.87	
								Sale. Ratio =>	47.47				E.C.F. =>	1.738	Std. Deviation=>	0.178343001
								Std. Dev. =>	3.91				Ave. E.C.F. =>	1.741	Ave. Variance=>	14.9544

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-21-101-011	25649 RUTLEDGE CROSSING	7/2/2024	\$566,500	WD	03-ARM'S LENGTH	\$566,500	\$238,960	42.18	\$477,928	\$76,983	\$489,517	\$255,378	1.917	3,206	\$152.69	'TA1	
22-23-21-153-005	25284 CAROLLTON	10/20/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$219,960	48.88	\$439,917	\$75,825	\$374,175	\$231,905	1.613	2,648	\$141.30	'TA1	
22-23-21-154-003	25330 WITHERSPOON	10/18/2024	\$424,900	WD	03-ARM'S LENGTH	\$424,900	\$213,360	50.21	\$426,712	\$87,159	\$337,741	\$216,275	1.562	2,044	\$165.24	'TA1	
Totals:			\$1,441,400			\$1,441,400	\$672,280		\$1,344,557		\$1,201,433	\$703,558			\$153.08		
								Sale. Ratio =>	46.64					E.C.F. =>	1.708	Std. Deviation=>	0.191868333
								Std. Dev. =>	4.30					Ave. E.C.F. =>	1.697	Ave. Variance=>	14.6345

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-21-127-012	34443 CHANTILLY	12/13/2024	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$186,300	52.48	\$372,608	\$78,189	\$276,811	\$187,528	1.476	1,698	\$163.02	'TB1
22-23-21-128-010	34660 BRITTANY	3/24/2025	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$268,820	48.88	\$537,645	\$75,591	\$474,409	\$294,301	1.612	3,051	\$155.49	'TB1
22-23-21-201-001	34316 THORNBROOK	3/4/2025	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$234,420	53.89	\$468,849	\$71,170	\$363,830	\$253,298	1.436	3,217	\$113.10	'TB1
22-23-21-203-017	33924 COTSWOLD	7/18/2023	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$209,770	47.46	\$419,545	\$71,170	\$370,830	\$221,894	1.671	2,388	\$155.29	'TB1
22-23-21-203-018	33870 COTSWOLD	6/2/2023	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$176,820	52.01	\$353,644	\$75,448	\$264,552	\$177,194	1.493	2,173	\$121.75	'TB1
22-23-21-203-019	33834 COTSWOLD	12/27/2024	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$248,740	46.49	\$497,486	\$76,205	\$458,795	\$268,331	1.710	3,239	\$141.65	'TB1
22-23-21-226-001	33641 BRITTANY	4/25/2024	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$266,440	57.30	\$532,885	\$85,821	\$379,179	\$284,754	1.332	2,453	\$154.58	'TB1
Totals:			\$3,122,000			\$3,122,000	\$1,591,310		\$3,182,662		\$2,588,406	\$1,687,300			\$143.55	
								Sale. Ratio =>	50.97			E.C.F. =>	1.534	Std. Deviation=>		0.136219924
								Std. Dev. =>	3.84			Ave. E.C.F. =>	1.533	Ave. Variance=>		11.2683

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-22-101-003	25826 FARMINGTON	6/3/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$162,640	40.66	\$325,272	\$58,610	\$341,390	\$162,598	2.100	1,909	\$178.83	'UA1	
22-23-22-101-008	25770 FARMINGTON	1/12/2024	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$163,610	43.64	\$327,219	\$76,707	\$298,193	\$152,751	1.952	1,685	\$176.97	'UA1	
22-23-22-101-035	25393 RIDGEWOOD	4/30/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$172,360	43.09	\$344,721	\$54,848	\$345,152	\$176,751	1.953	1,974	\$174.85	'UA1	
22-23-22-126-064	32781 ELEVEN MILE	11/25/2024	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$568,000	63.11	\$1,136,007	\$177,199	\$722,801	\$584,639	1.236	6,747	\$107.13	'UA1	
Totals:			\$2,074,900			\$2,074,900	\$1,066,610		\$2,133,219		\$1,707,536	\$1,076,739			\$159.44		
								Sale. Ratio =>	51.41					E.C.F. =>	1.586	Std. Deviation=>	0.38882757
								Std. Dev. =>	10.40					Ave. E.C.F. =>	1.810	Ave. Variance=>	28.6943

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-22-126-067	25931 POWER	3/22/2024	\$478,500	WD	03-ARM'S LENGTH	\$478,500	\$251,080	52.47	\$502,167	\$92,067	\$386,433	\$205,050	1.885	2,949	\$131.04	'UB1
22-23-22-202-013	32189 HULL	5/8/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$173,950	40.93	\$347,909	\$90,447	\$334,553	\$128,731	2.599	2,180	\$153.46	'UB1
22-23-22-202-056	32004 ALAMEDA	9/15/2023	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$211,030	57.04	\$422,060	\$57,896	\$312,104	\$182,082	1.714	2,080	\$150.05	'UB1
22-23-22-227-012	31824 TRESTAIN	4/1/2024	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$158,170	48.67	\$316,332	\$50,436	\$274,564	\$132,948	2.065	1,430	\$192.00	'UB1
22-23-22-251-043	32239 ALAMEDA	8/8/2023	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$110,660	43.91	\$221,319	\$52,615	\$199,385	\$84,352	2.364	1,379	\$144.59	'UB1
22-23-22-276-035	31718 ALAMEDA	10/1/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$131,240	37.50	\$262,486	\$55,790	\$294,210	\$103,348	2.847	1,464	\$200.96	'UB1
Totals:			\$2,200,500			\$2,200,500	\$1,036,130		\$2,072,273		\$1,801,249	\$836,511			\$162.02	
								Sale. Ratio =>	47.09			E.C.F. =>	2.153	Std. Deviation=>		0.434869965
								Std. Dev. =>	7.35			Ave. E.C.F. =>	2.246	Ave. Variance=>		35.7584

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-22-302-001	24985 GLEN ORCHARD	6/16/2023	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$145,760	47.32	\$291,527	\$55,950	\$252,050	\$150,049	1.680	2,460	\$102.46	'UD1
22-23-22-302-004	24931 GLEN ORCHARD	2/10/2025	\$467,000	WD	03-ARM'S LENGTH	\$467,000	\$184,340	39.47	\$368,675	\$75,142	\$391,858	\$186,963	2.096	2,357	\$166.25	'UD1
22-23-22-302-006	24871 GLEN ORCHARD	9/10/2024	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$200,100	50.66	\$400,209	\$80,541	\$314,459	\$203,610	1.544	2,623	\$119.89	'UD1
22-23-22-302-019	33166 RAPHAEL	1/19/2024	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$127,380	41.76	\$254,750	\$50,670	\$254,330	\$129,987	1.957	1,684	\$151.03	'UD1
22-23-22-326-014	24424 GLEN ORCHARD	10/10/2023	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$229,710	45.49	\$459,428	\$85,437	\$419,563	\$238,210	1.761	3,658	\$114.70	'UD1
22-23-22-351-009	33117 HOPECREST	8/3/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$167,760	37.28	\$335,514	\$51,845	\$398,155	\$180,680	2.204	1,890	\$210.66	'UD1
22-23-22-351-019	33170 GLEN VALLEY	5/9/2024	\$636,000	WD	03-ARM'S LENGTH	\$636,000	\$217,520	34.20	\$435,042	\$52,877	\$583,123	\$243,417	2.396	2,825	\$206.42	'UD1
22-23-22-353-011	32733 RAPHAEL	7/2/2024	\$502,531	WD	03-ARM'S LENGTH	\$502,531	\$163,070	32.45	\$326,145	\$53,529	\$449,002	\$173,640	2.586	2,376	\$188.97	'UD1
22-23-22-402-014	31810 BELMONT	2/29/2024	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$145,440	42.16	\$290,870	\$54,251	\$290,749	\$150,712	1.929	1,748	\$166.33	'UD1
22-23-22-476-001	31521 STAMAN CR	5/2/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$229,340	53.96	\$458,684	\$54,814	\$370,186	\$257,242	1.439	3,419	\$108.27	'UD1
22-23-22-476-013	31705 STAMAN CR	7/8/2024	\$441,600	WD	03-ARM'S LENGTH	\$441,600	\$220,450	49.92	\$440,901	\$64,351	\$377,249	\$239,840	1.573	2,201	\$171.40	'UD1
Totals:			\$4,780,131			\$4,780,131	\$2,030,870		\$4,061,745		\$4,100,724	\$2,154,350			\$155.13	
								Sale. Ratio =>	42.49			E.C.F. =>	1.903	Std. Deviation=>		0.368490004
								Std. Dev. =>	6.98			Ave. E.C.F. =>	1.924	Ave. Variance=>		29.5017

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-22-326-043	32512 DOHANY	5/14/2024	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$198,410	44.09	\$396,820	\$114,223	\$335,777	\$188,398	1.782	2,271	\$147.85	'UH1	
22-23-22-451-013	24365 BROADVIEW	7/6/2023	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$192,850	52.12	\$385,691	\$74,231	\$295,769	\$207,640	1.424	2,124	\$139.25	'UH1	
22-23-22-451-020	32060 TEN MILE	6/13/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$144,610	49.87	\$289,213	\$73,463	\$216,537	\$143,833	1.505	1,916	\$113.02	'UH1	
22-23-22-476-019	31890 DOHANY	9/6/2023	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$163,820	53.19	\$327,634	\$87,659	\$220,341	\$159,983	1.377	1,908	\$115.48	'UH1	
22-23-22-477-014	31771 DOHANY	12/11/2024	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$143,190	39.23	\$286,378	\$68,008	\$296,992	\$145,580	2.040	1,245	\$238.55	'UH1	
Totals:			\$1,783,000			\$1,783,000	\$842,880		\$1,685,736		\$1,365,416	\$845,434			\$150.83		
								Sale. Ratio =>	47.27					E.C.F. =>	1.615	Std. Deviation=>	0.27968137
								Std. Dev. =>	5.90					Ave. E.C.F. =>	1.626	Ave. Variance=>	22.8211

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22-23-23-127-006	25571 CRYSTAL SPRING	6/6/2024	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$151,090	39.97	\$302,183	\$66,531	\$311,469	\$155,034	2.009	1,816	\$171.51	'VB1
22-23-23-151-017	25280 PIMLICO CT	5/13/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$112,910	35.28	\$225,811	\$51,370	\$268,630	\$114,763	2.341	1,829	\$146.87	'VB1
22-23-23-176-006	25235 HARCOURT	3/13/2025	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$174,250	42.50	\$348,501	\$72,054	\$337,946	\$181,873	1.858	2,358	\$143.32	'VB1
22-23-23-201-023	25931 SPRINGBROOK	6/14/2024	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$228,810	50.73	\$457,611	\$72,673	\$378,327	\$253,248	1.494	3,701	\$102.22	'VB1
22-23-23-202-001	25960 SPRINGBROOK	10/9/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$142,070	37.39	\$284,140	\$60,049	\$319,951	\$147,428	2.170	1,751	\$182.72	'VB1
22-23-23-251-017	25155 SPRINGBROOK	6/4/2024	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$423,070	56.41	\$846,139	\$78,135	\$671,865	\$505,265	1.330	6,573	\$102.22	'VB1
22-23-23-252-003	25130 SPRINGBROOK	10/18/2023	\$362,500	WD	03-ARM'S LENGTH	\$362,500	\$193,910	53.49	\$387,810	\$73,933	\$288,567	\$206,498	1.397	2,560	\$112.72	'VB1
22-23-23-377-026	24399 SPRINGBROOK	4/20/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$126,790	49.72	\$253,586	\$63,125	\$191,875	\$125,303	1.531	1,606	\$119.47	'VB1
22-23-23-378-003	24780 SPRINGBROOK	5/12/2023	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$151,870	42.19	\$303,738	\$57,343	\$302,657	\$162,101	1.867	2,097	\$144.33	'VB1
22-23-23-378-007	24644 SPRINGBROOK	10/18/2024	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$173,880	41.40	\$347,758	\$61,414	\$358,586	\$188,384	1.903	2,772	\$129.36	'VB1
22-23-23-401-032	24793 LAKELAND	12/6/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$149,460	39.33	\$298,921	\$63,567	\$316,433	\$154,838	2.044	2,100	\$150.68	'VB1
22-23-23-403-012	24548 LAKELAND	7/13/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$148,140	53.87	\$296,283	\$59,908	\$215,092	\$155,509	1.383	1,411	\$152.44	'VB1
22-23-23-403-014	24480 LAKELAND	8/30/2024	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$175,560	45.02	\$351,126	\$68,792	\$321,208	\$185,746	1.729	1,998	\$160.76	'VB1
22-23-23-403-030	24479 CREEKSIDE	3/29/2024	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$190,800	57.99	\$381,591	\$61,769	\$267,231	\$210,409	1.270	2,074	\$128.85	'VB1
22-23-23-403-035	24891 CREEKSIDE	1/28/2025	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$189,100	76.56	\$378,204	\$57,785	\$189,215	\$210,801	0.898	2,809	\$67.36	'VB1
22-23-23-405-006	24586 CREEKSIDE	8/12/2024	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$148,560	38.39	\$297,127	\$62,456	\$324,544	\$154,388	2.102	1,600	\$202.84	'VB1
Totals:			\$6,094,500			\$6,094,500	\$2,880,270		\$5,760,529		\$5,063,596	\$3,111,588			\$138.61	
								Sale. Ratio =>	47.26							
								Std. Dev. =>	10.58							
													E.C.F. =>	1.627	Std. Deviation=>	0.39410821
													Ave. E.C.F. =>	1.708	Ave. Variance=>	33.1547

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-23-451-007	24527 EL MARCO	11/4/2024	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$155,630	46.88	\$311,250	\$60,511	\$271,489	\$171,739	1.581	1,328	\$204.43	'VD1	
22-23-23-451-020	24319 EL MARCO	8/7/2023	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$178,050	43.96	\$356,095	\$65,654	\$339,346	\$198,932	1.706	1,940	\$174.92	'VD1	
22-23-23-453-012	24392 COTE D'NEL	11/12/2024	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$235,040	49.48	\$470,075	\$67,511	\$407,489	\$275,728	1.478	2,615	\$155.83	'VD1	
22-23-23-453-013	24374 COTE D'NEL	1/16/2024	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$211,700	50.29	\$423,393	\$62,653	\$358,347	\$247,082	1.450	2,832	\$126.53	'VD1	
Totals:			\$1,633,000			\$1,633,000	\$780,420		\$1,560,813		\$1,376,671	\$893,481			\$165.43		
								Sale. Ratio =>	47.79					E.C.F. =>	1.541	Std. Deviation=>	0.115932521
								Std. Dev. =>	2.86					Ave. E.C.F. =>	1.554	Ave. Variance=>	8.9620

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-23-427-016	29754 HEMLOCK DR	10/23/2024	\$136,500	WD	03-ARM'S LENGTH	\$136,500	\$70,600	51.72	\$141,190	\$55,410	\$81,090	\$51,674	1.569	760	\$106.70	'VE1	
22-23-23-428-005	29723 HEMLOCK DR	10/13/2023	\$313,500	WD	03-ARM'S LENGTH	\$313,500	\$149,170	47.58	\$298,330	\$54,063	\$259,437	\$147,148	1.763	2,080	\$124.73	'VE1	
22-23-23-428-006	29619 HEMLOCK DR	9/27/2024	\$358,500	WD	03-ARM'S LENGTH	\$358,500	\$146,660	40.91	\$293,329	\$67,501	\$290,999	\$136,040	2.139	2,030	\$143.35	'VE1	
22-23-23-477-002	29617 GERALDINE	8/2/2023	\$355,500	WD	03-ARM'S LENGTH	\$355,500	\$174,130	48.98	\$348,257	\$59,352	\$296,148	\$174,039	1.702	1,526	\$194.07	'VE1	
22-23-23-477-022	29504 OMENWOOD	12/19/2023	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$172,050	47.66	\$344,105	\$53,673	\$307,327	\$174,959	1.757	1,602	\$191.84	'VE1	
22-23-23-478-017	29528 TEN MILE	12/31/2024	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$119,050	40.77	\$238,099	\$50,436	\$241,564	\$113,050	2.137	1,854	\$130.29	'VE1	
Totals:			\$1,817,000			\$1,817,000	\$831,660		\$1,663,310		\$1,476,565	\$796,910			\$148.50		
								Sale. Ratio =>	45.77					E.C.F. =>	1.853	Std. Deviation=>	0.23779548
								Std. Dev. =>	4.47					Ave. E.C.F. =>	1.844	Ave. Variance=>	19.5685

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-23-352-012	24606 RIDGEVIEW	5/18/2023	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$206,740	45.44	\$413,484	\$77,086	\$377,914	\$329,801	1.146	2,136	\$176.93	'VF1	
22-23-23-353-006	24635 RIDGEVIEW	2/12/2025	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$226,220	41.89	\$452,439	\$78,175	\$461,825	\$366,925	1.259	2,452	\$188.35	'VF1	
22-23-23-354-009	24447 ELMHURST AVENUE	10/2/2024	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$203,040	38.67	\$406,073	\$79,588	\$445,412	\$320,083	1.392	2,606	\$170.92	'VF1	
Totals:			\$1,520,000			\$1,520,000	\$636,000		\$1,271,996		\$1,285,151	\$1,016,809			\$178.73		
								Sale. Ratio =>	41.84					E.C.F. =>	1.264	Std. Deviation=>	0.122971162
								Std. Dev. =>	3.38					Ave. E.C.F. =>	1.265	Ave. Variance=>	8.4129

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-24-102-021	25746 CASTLEREIGH	7/26/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$171,130	44.45	\$342,264	\$60,983	\$324,017	\$182,650	1.774	2,229	\$145.36	'WB1
22-23-24-103-001	25883 CASTLEREIGH	12/27/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$174,370	46.50	\$348,730	\$59,848	\$315,152	\$187,585	1.680	2,404	\$131.09	'WB1
22-23-24-127-003	25946 KILREIGH DR	9/23/2024	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$165,470	41.68	\$330,938	\$70,929	\$326,071	\$168,837	1.931	2,007	\$162.47	'WB1
22-23-24-151-001	29361 RALEIGH	12/18/2023	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$138,190	46.69	\$276,385	\$57,529	\$238,471	\$142,114	1.678	1,871	\$127.46	'WB1
22-23-24-153-009	25394 LYNFORD	8/30/2023	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$183,830	54.87	\$367,666	\$59,728	\$275,272	\$199,959	1.377	2,602	\$105.79	'WB1
22-23-24-154-013	29235 GLENCASTLE	9/10/2024	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$170,890	51.78	\$341,786	\$64,039	\$265,961	\$180,355	1.475	2,436	\$109.18	'WB1
22-23-24-177-018	25302 LYNCASTLE	1/2/2025	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$154,170	45.75	\$308,344	\$57,450	\$279,550	\$162,918	1.716	2,127	\$131.43	'WB1
22-23-24-178-015	25369 WYKESHIRE	8/23/2024	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$175,580	41.80	\$351,150	\$59,907	\$360,093	\$189,118	1.904	2,435	\$147.88	'WB1
22-23-24-179-011	25330 WYKESHIRE	9/9/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$173,030	43.26	\$346,052	\$61,924	\$338,076	\$184,498	1.832	2,164	\$156.23	'WB1
22-23-24-179-024	25260 WYKESHIRE	8/9/2023	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$169,140	40.76	\$338,289	\$60,736	\$354,264	\$180,229	1.966	2,279	\$155.45	'WB1
22-23-24-201-010	25673 KILREIGH DR	2/4/2025	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$174,710	38.82	\$349,422	\$60,954	\$389,046	\$187,316	2.077	2,445	\$159.12	'WB1
22-23-24-203-019	25598 BRIARWYKE	2/26/2025	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$188,290	47.43	\$376,581	\$63,331	\$333,669	\$203,409	1.640	2,339	\$142.65	'WB1
22-23-24-251-013	25172 CHAPELWEIGH	1/24/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$190,700	50.18	\$381,390	\$60,745	\$319,255	\$208,211	1.533	2,672	\$119.48	'WB1
22-23-24-253-028	25337 BRIARWYKE	1/16/2025	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$186,430	52.52	\$372,863	\$84,690	\$270,310	\$187,125	1.445	2,048	\$131.99	'WB1
22-23-24-253-032	25291 BRIARWYKE	7/26/2024	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$206,230	43.42	\$412,458	\$70,325	\$404,675	\$222,164	1.822	2,574	\$157.22	'WB1
22-23-24-254-007	25276 BRIARWYKE	5/12/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$196,640	56.18	\$393,282	\$71,922	\$278,078	\$208,675	1.333	2,633	\$105.61	'WB1
Totals:			\$6,097,000			\$6,097,000	\$2,818,800		\$5,637,600		\$5,071,960	\$2,995,163			\$136.78	
								Sale. Ratio =>	46.23			E.C.F. =>	1.693	Std. Deviation=>		0.221147557
								Std. Dev. =>	5.19			Ave. E.C.F. =>	1.699	Ave. Variance=>		17.8844

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-24-226-012	25537 ARDEN PARK DR	2/21/2025	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$185,910	46.49	\$371,823	\$69,907	\$329,993	\$192,303	1.716	2,280	\$144.73	'WC1
22-23-24-228-008	25886 BRANCHASTER	9/27/2024	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$163,470	48.36	\$326,946	\$60,027	\$277,973	\$170,012	1.635	2,464	\$112.81	'WC1
22-23-24-228-033	27465 ELSWORTH	6/14/2023	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$163,810	45.50	\$327,614	\$63,518	\$296,482	\$168,214	1.763	1,974	\$150.19	'WC1
22-23-24-276-012	25221 APPLETON	3/15/2024	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$213,820	48.60	\$427,647	\$63,475	\$376,525	\$231,956	1.623	2,870	\$131.19	'WC1
22-23-24-277-003	25157 APPLETON	1/31/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$211,110	52.78	\$422,223	\$72,115	\$327,885	\$222,998	1.470	2,942	\$111.45	'WC1
22-23-24-277-006	25115 APPLETON	7/17/2023	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$196,450	53.09	\$392,902	\$75,027	\$294,973	\$202,468	1.457	2,562	\$115.13	'WC1
22-23-24-277-022	25001 ARDEN PARK DR	8/25/2023	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$157,350	37.92	\$314,703	\$72,135	\$342,865	\$154,501	2.219	1,846	\$185.73	'WC1
22-23-24-281-007	25300 ELIZABETH WAY	8/30/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$153,660	66.81	\$307,328	\$66,115	\$163,885	\$153,638	1.067	1,592	\$102.94	'WC1
22-23-24-426-013	24854 ARDEN PARK DR	7/12/2024	\$457,000	WD	03-ARM'S LENGTH	\$457,000	\$183,610	40.18	\$367,217	\$63,008	\$393,992	\$193,763	2.033	1,922	\$204.99	'WC1
Totals:			\$3,409,900			\$3,409,900	\$1,629,190		\$3,258,403		\$2,804,573	\$1,689,853			\$139.91	
								Sale. Ratio =>	47.78			E.C.F. =>	1.660	Std. Deviation=>		0.33480041
								Std. Dev. =>	8.42			Ave. E.C.F. =>	1.665	Ave. Variance=>		23.8187

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-24-302-006	29198 HEMLOCK DR	5/30/2024	\$428,250	WD	03-ARM'S LENGTH	\$428,250	\$176,270	41.16	\$352,543	\$59,272	\$368,978	\$166,631	2.214	2,178	\$169.41	'WD1	
Totals:			\$428,250			\$428,250	\$176,270		\$352,543		\$368,978	\$166,631			\$169.41		
								Sale. Ratio =>	41.16					E.C.F. =>	2.214	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	2.214	Ave. Variance=>	0.0000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-24-326-002	28470 SHADYLANE	9/25/2024	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$138,020	34.08	\$276,046	\$63,186	\$341,814	\$120,943	2.826	1,424	\$240.04	'WE1
22-23-24-326-003	28380 WILDWOOD	12/13/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$185,900	49.57	\$371,809	\$71,747	\$303,253	\$170,489	1.779	1,989	\$152.47	'WE1
22-23-24-376-002	28475 SHADYLANE	8/2/2024	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$153,280	44.43	\$306,563	\$51,990	\$293,010	\$144,643	2.026	1,630	\$179.76	'WE1
22-23-24-376-008	28434 WILDWOOD	10/19/2023	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$207,490	57.64	\$414,973	\$73,028	\$286,972	\$194,286	1.477	2,201	\$130.38	'WE1
22-23-24-377-010	28553 WILDWOOD	8/16/2024	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$190,390	51.46	\$380,781	\$77,581	\$292,419	\$172,272	1.697	1,984	\$147.39	'WE1
22-23-24-401-001	28251 WILDWOOD	7/1/2024	\$464,500	WD	03-ARM'S LENGTH	\$464,500	\$296,050	63.74	\$592,098	\$79,201	\$385,299	\$291,418	1.322	3,981	\$96.78	'WE1
22-23-24-401-003	28211 WILDWOOD	7/25/2023	\$447,000	WD	03-ARM'S LENGTH	\$447,000	\$194,920	43.61	\$389,846	\$62,780	\$384,220	\$185,832	2.068	2,201	\$174.57	'WE1
22-23-24-402-014	28110 WILDWOOD	1/5/2024	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$132,920	52.33	\$265,846	\$61,624	\$192,376	\$116,035	1.658	1,129	\$170.40	'WE1
22-23-24-452-002	24528 PENROSE	3/21/2025	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$134,290	44.03	\$268,574	\$58,097	\$246,903	\$119,589	2.065	1,632	\$151.29	'WE1
22-23-24-452-013	28138 BRIAR HILL	9/28/2023	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$169,650	46.48	\$339,296	\$62,242	\$302,758	\$157,417	1.923	1,812	\$167.08	'WE1
22-23-24-453-012	28214 TEN MILE	4/1/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$221,400	63.26	\$442,801	\$67,279	\$282,721	\$213,364	1.325	1,550	\$182.40	'WE1
Totals:			\$4,040,500			\$4,040,500	\$2,024,310		\$4,048,633		\$3,311,745	\$1,886,288			\$162.96	
								Sale. Ratio =>	50.10	E.C.F. =>				1.756	Std. Deviation=>	0.4287337
								Std. Dev. =>	8.97	Ave. E.C.F. =>				1.833	Ave. Variance=>	31.6577

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-151-029	23545 CANFIELD	9/23/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$161,930	43.18	\$323,853	\$49,050	\$325,950	\$148,542	2.194	1,980	\$164.62	'XA1
22-23-25-176-022	23329 ELM GROVE	8/30/2024	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$200,520	58.12	\$401,046	\$41,275	\$303,725	\$194,470	1.562	1,565	\$194.07	'XA1
22-23-25-176-030	23301 ELM GROVE	2/28/2025	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$268,440	63.91	\$536,878	\$42,950	\$377,050	\$266,988	1.412	2,269	\$166.17	'XA1
Totals:			\$1,140,000			\$1,140,000	\$630,890		\$1,261,777		\$1,006,725	\$610,000			\$174.96	
								Sale. Ratio =>	55.34			E.C.F. =>	1.650		Std. Deviation=>	0.415155228
								Std. Dev. =>	10.70			Ave. E.C.F. =>	1.723		Ave. Variance=>	31.4358

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-126-005	24105 LORI	5/15/2023	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$220,270	46.87	\$440,530	\$67,275	\$402,725	\$247,188	1.629	2,859	\$140.86	'XC1
22-23-25-177-021	23509 SCOTT	11/16/2023	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$196,630	47.73	\$393,268	\$62,525	\$349,475	\$219,035	1.596	1,940	\$180.14	'XC1
22-23-25-205-004	24085 SCOTT	3/24/2025	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$180,450	45.11	\$360,900	\$64,724	\$335,276	\$196,143	1.709	2,088	\$160.57	'XC1
Totals:			\$1,282,000			\$1,282,000	\$597,350		\$1,194,698		\$1,087,476	\$662,366			\$160.53	
							Sale. Ratio =>	46.60				E.C.F. =>	1.642		Std. Deviation=>	0.05846771
							Std. Dev. =>	1.33				Ave. E.C.F. =>	1.645		Ave. Variance=>	4.3098

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-25-201-013	23577 W NEWELL	5/6/2024	\$404,000	WD	03-ARM'S LENGTH	\$404,000	\$193,650	47.93	\$387,306	\$57,362	\$346,638	\$178,348	1.944	2,114	\$163.97	'XD1	
22-23-25-202-006	23580 W NEWELL	2/16/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$144,620	50.74	\$289,236	\$53,825	\$231,175	\$127,249	1.817	1,390	\$166.31	'XD1	
22-23-25-202-008	23875 GLENCREEK DR	10/23/2023	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$142,490	48.80	\$284,977	\$55,349	\$236,651	\$124,123	1.907	1,577	\$150.06	'XD1	
22-23-25-202-011	23685 GLENCREEK DR	8/2/2023	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$145,560	43.45	\$291,124	\$62,599	\$272,401	\$123,527	2.205	1,582	\$172.19	'XD1	
22-23-25-203-012	23695 E NEWELL	7/28/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$135,840	46.05	\$271,686	\$54,481	\$240,519	\$117,408	2.049	1,477	\$162.84	'XD1	
22-23-25-203-015	23601 E NEWELL	6/26/2024	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$203,050	55.63	\$406,093	\$52,582	\$312,418	\$191,087	1.635	2,487	\$125.62	'XD1	
22-23-25-204-006	23815 E NEWELL	12/13/2024	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$167,450	42.39	\$334,901	\$54,624	\$340,376	\$151,501	2.247	2,083	\$163.41	'XD1	
22-23-25-204-013	23582 E NEWELL	1/3/2025	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$182,210	41.41	\$364,427	\$55,540	\$384,460	\$166,965	2.303	1,861	\$206.59	'XD1	
Totals:			\$2,811,000			\$2,811,000	\$1,314,870		\$2,629,750		\$2,364,638	\$1,180,208			\$163.87		
								Sale. Ratio =>	46.78					E.C.F. =>	2.004	Std. Deviation=>	0.231237298
								Std. Dev. =>	4.76					Ave. E.C.F. =>	2.013	Ave. Variance=>	18.7655

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-276-011	27454 BRIDLE HILLS	4/10/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$149,570	42.73	\$299,134	\$79,894	\$270,106	\$164,842	1.639	1,819	\$148.49	'XF1
Totals:			\$350,000			\$350,000	\$149,570		\$299,134		\$270,106	\$164,842			\$148.49	
								Sale. Ratio =>	42.73				E.C.F. =>	1.639	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.639	Ave. Variance=>	0.0000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-25-101-060	24583 MILLCREEK DR	2/23/2024	\$436,000	WD	03-ARM'S LENGTH	\$436,000	\$188,870	43.32	\$377,741	\$77,524	\$358,476	\$268,050	1.337	2,203	\$162.72	'XJ1	
22-23-25-226-028	27414 CRANBROOK	10/27/2023	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$252,010	50.40	\$504,028	\$80,627	\$419,373	\$378,036	1.109	2,582	\$162.42	'XJ1	
22-23-25-227-011	23795 STONY CREEK	8/30/2024	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$256,010	43.39	\$512,022	\$86,541	\$503,459	\$379,893	1.325	2,583	\$194.91	'XJ1	
Totals:			\$1,526,000			\$1,526,000	\$696,890		\$1,393,791		\$1,281,308	\$1,025,979			\$173.35		
								Sale. Ratio =>	45.67					E.C.F. =>	1.249	Std. Deviation=>	0.128290785
								Std. Dev. ==>	4.07					Ave. E.C.F. ==>	1.257	Ave. Variance=>	9.8649

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-26-102-042	31237 LEELANE	11/9/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$205,280	58.65	\$410,550	\$40,367	\$309,633	\$175,442	1.765	1,896	\$163.31	'YA1
22-23-26-102-044	31205 LEELANE	7/12/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$140,340	46.78	\$280,685	\$40,417	\$259,583	\$113,871	2.280	1,448	\$179.27	'YA1
22-23-26-102-052	30824 WESTHILL	3/28/2024	\$432,500	WD	03-ARM'S LENGTH	\$432,500	\$220,330	50.94	\$440,665	\$49,095	\$383,405	\$185,578	2.066	1,486	\$258.01	'YA1
22-23-26-132-008	30598 LAMAR	9/6/2024	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$122,470	36.78	\$244,949	\$51,363	\$281,637	\$91,746	3.070	1,665	\$169.15	'YA1
22-23-26-152-023	31213 LAMAR	6/16/2023	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$167,050	47.46	\$334,094	\$42,950	\$309,050	\$137,982	2.240	1,344	\$229.95	'YA1
22-23-26-201-031	30354 LAMAR	11/15/2024	\$327,500	WD	03-ARM'S LENGTH	\$327,500	\$129,820	39.64	\$259,644	\$41,881	\$285,619	\$103,205	2.767	1,326	\$215.40	'YA1
22-23-26-202-009	24112 DUNCAN	3/8/2024	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$132,020	48.54	\$264,038	\$41,600	\$230,400	\$105,420	2.186	1,422	\$162.03	'YA1
22-23-26-204-019	23814 BARFIELD	9/10/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$150,530	47.04	\$301,068	\$40,669	\$279,331	\$123,411	2.263	1,838	\$151.98	'YA1
22-23-26-227-018	23863 MIDDLEBELT	10/31/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$122,590	51.08	\$245,175	\$44,383	\$195,617	\$95,162	2.056	1,765	\$110.83	'YA1
22-23-26-252-003	30215 STOCKTON	6/20/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$132,930	42.20	\$265,865	\$40,329	\$274,671	\$106,889	2.570	1,494	\$183.85	'YA1
22-23-26-252-009	23472 N STOCKTON	9/6/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$155,480	47.84	\$310,964	\$40,329	\$284,671	\$128,263	2.219	1,866	\$152.56	'YA1
22-23-26-254-002	23724 BARFIELD	5/31/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$118,350	39.45	\$236,697	\$41,786	\$258,214	\$92,374	2.795	1,050	\$245.92	'YA1
22-23-26-254-004	23682 BARFIELD	11/6/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$134,600	49.85	\$269,197	\$40,296	\$229,704	\$108,483	2.117	1,652	\$139.05	'YA1
22-23-26-254-008	23612 BARFIELD	12/10/2024	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$143,280	47.78	\$286,551	\$40,329	\$259,571	\$116,692	2.224	1,630	\$159.25	'YA1
22-23-26-254-009	23488 BARFIELD	3/19/2024	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$121,860	47.60	\$243,723	\$40,389	\$215,611	\$96,366	2.237	1,215	\$177.46	'YA1
22-23-26-327-044	23045 HAYNES	4/26/2024	\$336,000	WD	03-ARM'S LENGTH	\$336,000	\$121,000	36.01	\$241,990	\$39,365	\$296,635	\$96,030	3.089	1,149	\$258.17	'YA1
22-23-26-327-048	30624 SHIAWASSEE	7/24/2023	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$114,700	44.80	\$229,409	\$48,458	\$207,542	\$85,758	2.420	1,016	\$204.27	'YA1
22-23-26-327-070	30618 SHIAWASSEE	2/20/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$116,880	39.62	\$233,765	\$41,588	\$253,412	\$91,079	2.782	1,272	\$199.22	'YA1
22-23-26-328-020	23054 HAYNES	5/5/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$126,820	43.73	\$253,639	\$42,787	\$247,213	\$99,929	2.474	1,153	\$214.41	'YA1
22-23-26-328-075	23217 SPRINGBROOK	7/7/2023	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$150,880	45.74	\$301,756	\$41,230	\$288,670	\$123,472	2.338	1,409	\$204.88	'YA1
22-23-26-329-011	23162 SPRINGBROOK	2/3/2025	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$75,100	48.45	\$150,205	\$37,983	\$117,017	\$53,185	2.200	856	\$136.70	'YA1
22-23-26-329-046	22969 TUCK	11/27/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$160,040	53.35	\$320,077	\$44,562	\$255,438	\$130,575	1.956	1,979	\$129.07	'YA1
22-23-26-401-013	23158 TUCK	9/6/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$91,270	39.68	\$182,544	\$39,437	\$190,563	\$67,823	2.810	918	\$207.58	'YA1
22-23-26-402-031	22965 ASHLEY	9/13/2023	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$152,970	48.41	\$305,946	\$44,177	\$271,823	\$124,061	2.191	1,789	\$151.94	'YA1
22-23-26-402-034	22929 ASHLEY	12/18/2023	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$116,040	42.21	\$232,089	\$40,263	\$234,637	\$90,912	2.581	1,050	\$223.46	'YA1
22-23-26-404-015	22802 MONTCLAIR	3/19/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$118,680	42.39	\$237,366	\$41,786	\$238,214	\$92,691	2.570	1,050	\$226.87	'YA1
22-23-26-404-024	22943 GLENMOOR HEIGHTS	6/28/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$107,560	43.90	\$215,120	\$39,458	\$205,542	\$83,252	2.469	1,215	\$169.17	'YA1
22-23-26-404-025	22931 GLENMOOR HEIGHTS	2/29/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$123,180	41.76	\$246,361	\$40,229	\$254,771	\$97,692	2.608	1,310	\$194.48	'YA1
22-23-26-405-004	30027 FINK	3/15/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$107,000	59.44	\$214,003	\$42,758	\$137,242	\$81,158	1.691	1,034	\$132.73	'YA1
22-23-26-405-009	23152 GLENMOOR HEIGHTS	8/15/2024	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$117,550	38.54	\$235,105	\$40,650	\$264,350	\$92,158	2.868	1,322	\$199.96	'YA1
22-23-26-405-022	22926 GLENMOOR HEIGHTS	10/24/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$121,510	43.40	\$243,026	\$41,525	\$238,475	\$95,498	2.497	1,352	\$176.39	'YA1
22-23-26-426-014	23045 PURDUE	9/13/2023	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$107,990	42.18	\$215,972	\$39,500	\$216,500	\$83,636	2.589	1,034	\$209.38	'YA1
22-23-26-426-016	23021 PURDUE	1/10/2025	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$84,670	43.42	\$169,340	\$40,413	\$154,587	\$61,102	2.530	912	\$169.50	'YA1
22-23-26-427-009	23116 PURDUE	9/26/2023	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$128,150	67.80	\$256,293	\$41,982	\$147,018	\$101,569	1.447	1,326	\$110.87	'YA1
22-23-26-427-014	23044 PURDUE	11/20/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$128,930	40.29	\$257,867	\$43,499	\$276,501	\$101,596	2.722	1,326	\$208.52	'YA1
22-23-26-428-035	23081 ALBION	9/20/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$86,660	40.31	\$173,311	\$39,145	\$175,855	\$63,585	2.766	1,032	\$170.40	'YA1
22-23-26-429-034	23141 TULANE	11/2/2023	\$205,500	WD	03-ARM'S LENGTH	\$205,500	\$102,040	49.65	\$204,084	\$42,009	\$163,491	\$76,812	2.128	864	\$189.23	'YA1
22-23-26-429-061	23187 TULANE	6/28/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$143,250	50.26	\$286,495	\$41,589	\$243,411	\$116,069	2.097	1,442	\$168.80	'YA1
22-23-26-429-073	23021 TULANE	3/29/2024	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$114,900	47.89	\$229,800	\$39,145	\$200,755	\$90,357	2.222	1,225	\$163.88	'YA1
22-23-26-430-008	23130 TULANE	4/11/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$87,120	40.52	\$174,232	\$37,983	\$177,017	\$64,572	2.741	1,080	\$163.90	'YA1
22-23-26-430-012	23070 TULANE	12/29/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$112,430	49.97	\$224,852	\$44,626	\$180,374	\$85,415	2.112	1,194	\$151.07	'YA1
22-23-26-430-041	23020 TULANE	9/27/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$111,410	44.56	\$222,820	\$41,508	\$208,492	\$85,929	2.426	1,170	\$178.20	'YA1
22-23-26-430-046	23150 TULANE	11/15/2024	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$117,740	47.67	\$235,479	\$40,663	\$206,337	\$92,329	2.235	1,014	\$203.49	'YA1
22-23-26-451-009	29919 S STOCKTON	8/23/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$117,640	36.76	\$235,273	\$41,731	\$278,269	\$91,726	3.034	1,050	\$265.02	'YA1
22-23-26-451-011	22641 GLENMOOR HEIGHTS	7/18/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$127,660	43.27	\$255,311	\$44,410	\$250,590	\$99,953	2.507	1,515	\$165.41	'YA1
22-23-26-451-017	30226 ASTOR	10/5/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$113,120	47.13	\$226,249	\$42,282	\$197,718	\$87,188	2.268	1,215	\$162.73	'YA1
22-23-26-452-007	22736 GLENMOOR HEIGHTS	5/30/2024	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$113,150	45.28	\$226,290	\$46,284	\$203,616	\$85,310	2.387	1,215	\$167.59	'YA1
22-23-26-452-011	22662 GLENMOOR HEIGHTS	12/20/2024	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$137,980	48.93	\$275,952	\$41,731	\$240,269	\$111,005	2.164	1,515	\$158.59	'YA1
22-23-26-453-007	22535 ASHLEY	10/20/2023	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$112,510	42.62	\$225,024	\$39,437	\$224,563	\$87,955	2.553	1,215	\$184.83	'YA1
22-23-26-454-001	22548 ASHLEY	5/29/2024	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$117,430	49.13	\$234,868	\$40,813	\$198,187	\$91,969	2.155	1,050	\$188.75	'YA1
22-23-26-454-026	30054 SHIAWASSEE	8/5/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$105,660	45.94	\$211,311	\$40,304	\$189,696	\$81,045	2.341	1,215	\$156.13	'YA1
22-23-26-456-015	30237 SHIAWASSEE	1/31/2024	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$112,370	36.48	\$224,744	\$44,233	\$263,767	\$85,550	3.083	1,050	\$251.21	'YA1
22-23-26-456-016	30225 SHIAWASSEE	8/9/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$119,780	57.04	\$239,560	\$41,562	\$168,438	\$93,837	1.795	1,326	\$127.03	'YA1
22-23-26-476-007	22771 PURDUE	7/31/2023	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$68,880	40.05	\$137,760	\$37,983	\$134,017	\$47,287	2.834	720	\$186.13	'YA1
22-23-26-476-018	22601 PURDUE	7/16/2024	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$83,870	56.29	\$167,749	\$41,223	\$107,777	\$59,964	1.797	914	\$117.92	'YA1
22-23-26-477-023	22801 COLGATE	11/18/2024	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$63,960	45.69	\$127,928	\$37,983	\$102,017	\$42,627	2.393	720	\$141.69	'YA1
22-23-26-478-006	22798 COLGATE	6/26/2024	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$110,280	84.83	\$220,559	\$38,061	\$91,939	\$86,491	1.063	1,460	\$62.97	'YA1
22-23-26-478-046	22741 ALBION	1/10/2025	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$51,590	52.91	\$103,189	\$38,944	\$58,556	\$30,447	1.923	486	\$120.49	'YA1
22-23-26-478-049	22615 ALBION	4/23/2024	\$235,000	MLC	03-ARM'S LENGTH	\$235,000	\$102,110	43.45	\$204,225	\$38,919	\$196,081	\$78,344	2.503	1,092	\$179.56	'YA1
22-23-26-479-024	22811 TULANE	9/24/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$80,140	34.10	\$160,279	\$40,501	\$194,499	\$56,766	3.426	993	\$195.87	'YA1
22-23-26-480-042	22824 TULANE	4/24/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$95,830	43.56	\$191,658	\$41,565	\$178,435	\$71,134	2.508	1,056	\$168.97	'YA1</

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-26-128-003	24016 HAYNES	6/20/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$114,460	43.19	\$228,921	\$38,192	\$226,808	\$117,733	1.926	1,810	\$125.31	YB1	
22-23-26-128-012	23959 SPRINGBROOK	2/29/2024	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$104,070	34.57	\$208,132	\$44,251	\$256,749	\$101,161	2.538	1,049	\$244.76	YB1	
22-23-26-130-014	23707 CORA	10/24/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$164,070	50.48	\$328,138	\$43,721	\$281,279	\$175,566	1.602	1,470	\$191.35	YB1	
22-23-26-132-017	23609 SPRINGBROOK	4/21/2023	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$128,270	38.88	\$256,536	\$42,754	\$287,146	\$131,964	2.176	1,573	\$182.55	YB1	
22-23-26-276-022	29724 LINDEN	3/5/2025	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$150,950	51.17	\$301,896	\$42,019	\$252,981	\$160,417	1.577	1,404	\$180.19	YB1	
22-23-26-277-012	23245 TULANE	7/28/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$183,370	52.39	\$366,741	\$42,950	\$307,050	\$199,870	1.536	2,202	\$139.44	YB1	
Totals:			\$1,865,900			\$1,865,900	\$845,190		\$1,690,364		\$1,612,013	\$886,711			\$177.26		
								Sale. Ratio =>	45.30					E.C.F. =>	1.818	Std. Deviation=>	0.402231716
								Std. Dev. =>	7.38					Ave. E.C.F. =>	1.893	Ave. Variance=>	32.0838

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-17-301-015	36933 HOWARD	7/6/2023	\$1,770,000	WD	03-ARM'S LENGTH	\$1,770,000	\$884,230	49.96	\$1,768,460	\$160,074	\$1,609,926	\$1,436,058	1.121	6,497	\$247.80	'0Q1	
22-23-17-401-037	35903 HOWARD	3/21/2025	\$587,500	PTA	19-MULTI PARCEL ARM'S LENGTH	\$587,500	\$282,280	48.05	\$564,541	\$219,845	\$367,655	\$307,764	1.195	1,972	\$186.44	'0Q1	
Totals:			\$2,357,500			\$2,357,500	\$1,166,510		\$2,333,001		\$1,977,581	\$1,743,822			\$217.12		
								Sale. Ratio ==>	49.48					E.C.F. ==>	1.134	Std. Deviation==>	0.051991655
								Std. Dev. ==>	1.35					Ave. E.C.F. ==>	1.158	Ave. Variance==>	3.6764

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-28-326-027	34456 BEECHWOOD	10/25/2024	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$163,010	38.81	\$326,027	\$76,756	\$343,244	\$197,834	1.735	1,865	\$184.05	'1A1	
22-23-29-253-020	23300 HILLVIEW	3/7/2024	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$276,730	61.50	\$553,456	\$84,687	\$365,313	\$372,038	0.982	2,475	\$147.60	'1A1	
22-23-29-427-010	35646 VALLEY CREEK	4/12/2023	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$207,160	42.28	\$414,316	\$73,061	\$416,939	\$270,837	1.539	2,298	\$181.44	'1A1	
22-23-29-451-010	22417 WALSINGHAM	5/5/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$220,250	55.06	\$440,506	\$77,615	\$322,385	\$288,008	1.119	2,650	\$121.65	'1A1	
22-23-29-452-003	22414 WALSINGHAM	3/6/2025	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$204,280	48.07	\$408,569	\$74,585	\$350,415	\$265,066	1.322	2,858	\$122.61	'1A1	
22-23-29-453-007	22416 HEATHERSETT CRESCENT	5/15/2023	\$488,500	WD	03-ARM'S LENGTH	\$488,500	\$188,700	38.63	\$377,397	\$87,053	\$401,447	\$230,431	1.742	2,660	\$150.92	'1A1	
22-23-29-453-011	36115 CASTLEMEADOW	12/9/2024	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$207,500	34.87	\$415,002	\$74,337	\$520,663	\$270,369	1.926	2,732	\$190.58	'1A1	
Totals:			\$3,268,500			\$3,268,500	\$1,467,630		\$2,935,273		\$2,720,406	\$1,894,583			\$156.98		
								Sale. Ratio =>	44.90					E.C.F. =>	1.436	Std. Deviation=>	0.350971355
								Std. Dev. =>	9.74					Ave. E.C.F. =>	1.481	Ave. Variance=>	29.1183

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-29-326-022	36540 ECHO	8/28/2024	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$203,570	49.65	\$407,136	\$89,344	\$320,656	\$223,797	1.433	1,983	\$161.70	'1C1
22-23-29-351-003	37300 TINA	8/3/2023	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$216,850	46.14	\$433,708	\$77,717	\$392,283	\$250,697	1.565	2,762	\$142.03	'1C1
22-23-29-352-014	37065 TINA	6/27/2023	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$199,900	47.60	\$399,795	\$91,387	\$328,613	\$217,188	1.513	2,528	\$129.99	'1C1
22-23-29-353-011	36830 ELIA	11/22/2024	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$221,100	47.55	\$442,198	\$83,205	\$381,795	\$252,811	1.510	3,028	\$126.09	'1C1
22-23-29-376-008	22487 VACRI	4/14/2023	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$163,630	37.19	\$327,267	\$78,618	\$361,382	\$175,104	2.064	1,595	\$226.57	'1C1
22-23-29-377-007	36740 DINA	5/5/2023	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$209,190	52.96	\$418,371	\$81,760	\$313,240	\$237,050	1.321	2,690	\$116.45	'1C1
22-23-29-377-011	36711 DINA	11/3/2023	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$243,340	51.77	\$486,689	\$97,095	\$372,905	\$274,361	1.359	3,220	\$115.81	'1C1
22-23-29-377-017	22494 VACRI	10/28/2024	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$183,790	45.38	\$367,576	\$85,825	\$319,175	\$198,416	1.609	1,848	\$172.71	'1C1
22-23-29-377-021	36672 ALMOND	3/20/2025	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$170,080	46.34	\$340,164	\$87,687	\$279,313	\$177,800	1.571	1,576	\$177.23	'1C1
22-23-29-377-034	22765 CLEAR LAKE	11/15/2024	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$186,970	43.48	\$373,942	\$93,012	\$336,988	\$197,838	1.703	2,144	\$157.18	'1C1
Totals:			\$4,272,000			\$4,272,000	\$1,998,420		\$3,996,846		\$3,406,350	\$2,205,062			\$152.58	
								Sale. Ratio =>	46.78				E.C.F. =>	1.545	Std. Deviation=>	0.209436934
								Std. Dev. =>	4.45				Ave. E.C.F. =>	1.565	Ave. Variance=>	13.7496

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-30-453-021	38372 LANA CT	7/7/2023	\$505,500	WD	03-ARM'S LENGTH	\$505,500	\$194,000	38.38	\$387,991	\$95,201	\$410,299	\$246,042	1.668	2,486	\$165.04	'2A1
22-23-31-128-006	38662 WAKEFIELD	8/2/2023	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$185,940	42.26	\$371,885	\$78,711	\$361,289	\$246,364	1.466	2,931	\$123.26	'2A1
22-23-31-129-005	38663 WAKEFIELD	10/2/2024	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$262,680	45.29	\$525,369	\$93,055	\$486,945	\$363,289	1.340	2,646	\$184.03	'2A1
22-23-31-132-003	22162 HEATHERIDGE LN	12/6/2024	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$230,590	43.51	\$461,177	\$76,291	\$453,709	\$323,433	1.403	3,097	\$146.50	'2A1
22-23-31-132-006	22056 HEATHERIDGE LN	7/21/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$215,450	50.69	\$430,896	\$83,461	\$341,539	\$291,962	1.170	2,655	\$128.64	'2A1
22-23-31-176-002	38815 CHESHIRE	7/25/2023	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$246,950	53.68	\$493,893	\$84,783	\$375,217	\$343,789	1.091	2,723	\$137.80	'2A1
22-23-31-177-025	21762 HEATHERIDGE LN	1/14/2025	\$682,000	WD	03-ARM'S LENGTH	\$682,000	\$228,510	33.51	\$457,018	\$86,790	\$595,210	\$311,115	1.913	3,047	\$195.34	'2A1
22-23-31-177-032	38605 DEERWOOD	7/17/2024	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$213,740	45.00	\$427,487	\$81,291	\$393,709	\$290,921	1.353	2,748	\$143.27	'2A1
22-23-31-178-003	21605 PARKWOOD LN	5/25/2023	\$502,000	WD	03-ARM'S LENGTH	\$502,000	\$257,610	51.32	\$515,215	\$80,463	\$421,537	\$365,337	1.154	3,029	\$139.17	'2A1
Totals:			\$4,599,500			\$4,599,500	\$2,035,470		\$4,070,931		\$3,839,454	\$2,782,252			\$151.45	
								Sale. Ratio =>	44.25			E.C.F. =>	1.380	Std. Deviation=>		0.26308686
								Std. Dev. =>	6.45			Ave. E.C.F. =>	1.395	Ave. Variance=>		19.2966

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-30-401-002	38060 ERIC	3/10/2025	\$477,000	WD	03-ARM'S LENGTH	\$477,000	\$238,270	49.95	\$476,531	\$82,368	\$394,632	\$264,538	1.492	2,699	\$146.21	'2B1
22-23-30-401-008	38031 ERIC	11/8/2024	\$549,500	WD	03-ARM'S LENGTH	\$549,500	\$242,940	44.21	\$485,876	\$81,104	\$468,396	\$271,659	1.724	2,208	\$212.14	'2B1
22-23-30-401-014	23033 FOX CREEK	6/3/2024	\$482,500	WD	03-ARM'S LENGTH	\$482,500	\$216,550	44.88	\$433,098	\$75,546	\$406,954	\$239,967	1.696	2,034	\$200.08	'2B1
22-23-30-402-010	23028 FOX CREEK	6/10/2024	\$546,500	WD	03-ARM'S LENGTH	\$546,500	\$246,790	45.16	\$493,588	\$81,062	\$465,438	\$276,863	1.681	2,915	\$159.67	'2B1
22-23-30-402-018	37858 WINDWOOD	12/22/2023	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$247,880	46.77	\$495,762	\$75,825	\$454,175	\$281,836	1.611	2,907	\$156.23	'2B1
22-23-30-404-005	37985 BRADLEY	2/8/2024	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$233,980	45.43	\$467,956	\$75,918	\$439,082	\$263,112	1.669	2,425	\$181.06	'2B1
22-23-30-426-004	23277 FOX CREEK	7/1/2024	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$197,190	44.82	\$394,377	\$75,825	\$364,175	\$213,793	1.703	1,972	\$184.67	'2B1
22-23-30-428-017	23028 WILLOWBROOK	8/25/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$217,960	48.44	\$435,922	\$76,011	\$373,989	\$241,551	1.548	2,254	\$165.92	'2B1
22-23-30-428-021	22956 WILLOWBROOK	6/14/2023	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$234,620	44.69	\$469,240	\$75,825	\$449,175	\$264,036	1.701	2,898	\$154.99	'2B1
22-23-30-429-007	23181 BAYPOINT	5/24/2024	\$513,000	WD	03-ARM'S LENGTH	\$513,000	\$218,330	42.56	\$436,662	\$75,918	\$437,082	\$242,110	1.805	2,526	\$173.03	'2B1
22-23-30-430-002	37935 BRADLEY	6/4/2024	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$240,500	48.10	\$481,001	\$77,344	\$422,656	\$270,910	1.560	2,350	\$179.85	'2B1
22-23-30-454-004	22763 SHADOWGLEN	9/15/2023	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$245,620	51.17	\$491,240	\$74,894	\$405,106	\$279,426	1.450	2,945	\$137.56	'2B1
22-23-30-454-008	37872 BAYWOOD	10/12/2023	\$403,000	WD	03-ARM'S LENGTH	\$403,000	\$229,640	56.98	\$459,271	\$79,921	\$323,079	\$254,597	1.269	2,445	\$132.14	'2B1
22-23-30-455-001	38035 BAYWOOD	8/18/2023	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$246,850	47.02	\$493,704	\$84,894	\$440,106	\$274,369	1.604	2,895	\$152.02	'2B1
22-23-30-476-008	37605 RIVER BEND	4/26/2024	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$244,510	50.94	\$489,011	\$87,604	\$392,396	\$269,400	1.457	2,691	\$145.82	'2B1
22-23-30-477-002	22716 SHADOWGLEN	11/15/2023	\$426,500	WD	03-ARM'S LENGTH	\$426,500	\$252,510	59.21	\$505,016	\$88,531	\$337,969	\$279,520	1.209	2,297	\$147.13	'2B1
22-23-30-478-005	22677 SHADOWGLEN	12/15/2023	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$197,910	43.50	\$395,826	\$78,967	\$376,033	\$212,657	1.768	2,522	\$149.10	'2B1
22-23-30-478-012	22495 SHADOWGLEN	7/7/2023	\$439,000	WD	03-ARM'S LENGTH	\$439,000	\$230,610	52.53	\$461,216	\$80,247	\$358,753	\$255,683	1.403	2,788	\$128.68	'2B1
22-23-30-478-013	37816 BAYWOOD	6/16/2023	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$200,900	41.00	\$401,803	\$80,778	\$409,222	\$215,453	1.899	2,107	\$194.22	'2B1
22-23-30-479-011	22432 HEATHERWOOD	5/23/2024	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$225,300	44.61	\$450,597	\$79,101	\$425,899	\$249,326	1.708	2,512	\$169.55	'2B1
22-23-30-479-016	37477 BAYWOOD	3/12/2024	\$543,000	WD	03-ARM'S LENGTH	\$543,000	\$233,560	43.01	\$467,118	\$75,825	\$467,175	\$262,612	1.779	2,721	\$171.69	'2B1
Totals:			\$10,275,000			\$10,275,000	\$4,842,420		\$9,684,815		\$8,611,492	\$5,383,418			\$163.89	
								Sale. Ratio =>	47.13			E.C.F. =>	1.600	Std. Deviation=>		0.176091843
								Std. Dev. =>	4.68			Ave. E.C.F. =>	1.607	Ave. Variance=>		13.9745

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-31-132-016	22085 LUJON DR	9/27/2023	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$377,500	56.34	\$754,997	\$136,192	\$533,808	\$631,433	0.845	3,413	\$156.40	'3B1	
22-23-31-251-007	21679 BEAUFORD LN	3/4/2025	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$220,590	42.02	\$441,189	\$102,853	\$422,147	\$345,240	1.223	2,347	\$179.87	'3B1	
22-23-31-251-011	38261 KLARR	12/4/2023	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$193,090	32.73	\$386,173	\$97,087	\$492,913	\$294,985	1.671	3,010	\$163.76	'3B1	
22-23-31-251-017	21480 LUJON CT	10/30/2024	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$435,910	48.43	\$871,825	\$102,467	\$797,533	\$785,059	1.016	4,057	\$196.58	'3B1	
Totals:			\$2,685,000			\$2,685,000	\$1,227,090		\$2,454,184		\$2,246,401	\$2,056,717			\$174.15		
								Sale. Ratio =>	45.70	E.C.F. =>				1.092	Std. Deviation=>		0.356592825
								Std. Dev. =>	10.00	Ave. E.C.F. =>				1.189	Ave. Variance=>		25.8115

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area		
22-23-31-202-003	22390 INNSBROOK	5/31/2023	\$425,313	WD	03-ARM'S LENGTH	\$425,313	\$193,710	45.55	\$387,423	\$78,153	\$347,160	\$202,137	1.717	2,604	\$133.32	'3C1		
22-23-31-202-015	37909 W MEADOWHILL	6/2/2023	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$194,760	51.25	\$389,525	\$75,825	\$304,175	\$205,032	1.484	2,440	\$124.66	'3C1		
22-23-31-203-003	38040 W MEADOWHILL	9/25/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$203,170	47.80	\$406,346	\$79,549	\$345,451	\$213,592	1.617	2,604	\$132.66	'3C1		
22-23-31-203-014	37832 W GREENWOOD	10/31/2023	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$206,430	46.39	\$412,855	\$81,462	\$363,538	\$216,596	1.678	2,708	\$134.25	'3C1		
22-23-31-226-018	37458 E MEADOWHILL	10/28/2024	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$221,300	42.15	\$442,596	\$91,775	\$433,225	\$229,294	1.889	1,882	\$230.19	'3C1		
22-23-31-226-023	22320 INNSBROOK	4/5/2023	\$579,000	WD	03-ARM'S LENGTH	\$579,000	\$212,510	36.70	\$425,013	\$85,359	\$493,641	\$221,996	2.224	2,662	\$185.44	'3C1		
22-23-31-227-006	22330 INNSBROOK	6/4/2024	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$200,360	45.54	\$400,723	\$79,316	\$360,684	\$210,069	1.717	2,440	\$147.82	'3C1		
22-23-31-228-006	22315 INNSBROOK	3/28/2025	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$201,510	47.98	\$403,029	\$78,153	\$341,847	\$212,337	1.610	2,440	\$140.10	'3C1		
22-23-31-228-013	37724 E GREENWOOD	11/1/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$198,390	46.68	\$396,785	\$79,875	\$345,125	\$207,130	1.666	2,440	\$141.44	'3C1		
22-23-31-276-040	37700 W MEADOWHILL	8/31/2023	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$255,680	48.24	\$511,363	\$101,464	\$428,536	\$267,907	1.600	2,638	\$162.45	'3C1		
22-23-31-277-009	21615 GLENWILD	10/26/2023	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$219,860	52.35	\$439,719	\$76,756	\$343,244	\$237,230	1.447	2,494	\$137.63	'3C1		
22-23-31-278-012	37715 W MEADOWHILL	6/6/2024	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$211,580	41.90	\$423,151	\$79,567	\$425,433	\$224,564	1.894	1,883	\$225.93	'3C1		
22-23-31-278-017	37677 W MEADOWHILL	8/16/2024	\$542,000	WD	03-ARM'S LENGTH	\$542,000	\$230,510	42.53	\$461,018	\$78,013	\$463,987	\$250,330	1.854	2,516	\$184.41	'3C1		
22-23-31-278-024	37609 W MEADOWHILL	7/19/2023	\$513,000	WD	03-ARM'S LENGTH	\$513,000	\$236,110	46.03	\$472,211	\$88,323	\$424,677	\$250,907	1.693	2,593	\$163.78	'3C1		
22-23-31-278-035	21890 GLENWILD	6/17/2024	\$447,000	WD	03-ARM'S LENGTH	\$447,000	\$213,840	47.84	\$427,678	\$76,104	\$370,896	\$229,786	1.614	2,330	\$159.18	'3C1		
Totals:			\$7,021,313			\$7,021,313	\$3,199,720		\$6,399,435		\$5,791,619	\$3,378,907			\$160.22			
								Sale. Ratio ==>	45.57					E.C.F. ==>	1.714	Std. Deviation==>		0.191660556
								Std. Dev. ==>	3.91					Ave. E.C.F. ==>	1.714	Ave. Variance==>		13.5179

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-31-251-004	21603 BEAUFORD LN	9/16/2024	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$326,640	50.25	\$653,274	\$88,932	\$561,068	\$352,713	1.591	3,639	\$154.18	'3D1
22-23-31-326-001	38695 NORTHFARM	5/18/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$257,370	64.34	\$514,746	\$77,884	\$322,116	\$273,038	1.180	3,224	\$99.91	'3D1
22-23-31-326-015	21276 WOODHILL	11/22/2024	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$237,780	50.59	\$475,555	\$84,777	\$385,223	\$244,236	1.577	2,696	\$142.89	'3D1
22-23-31-326-021	38531 NORTHFARM	4/5/2023	\$516,000	WD	03-ARM'S LENGTH	\$516,000	\$297,390	57.63	\$594,789	\$83,680	\$432,320	\$319,443	1.353	3,475	\$124.41	'3D1
22-23-31-327-008	21293 WOODHILL	8/16/2024	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$226,880	47.27	\$453,757	\$85,586	\$394,414	\$230,106	1.714	2,405	\$164.00	'3D1
22-23-31-327-012	21261 WOODHILL	4/21/2023	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$198,670	42.72	\$397,343	\$91,893	\$373,107	\$190,906	1.954	2,288	\$163.07	'3D1
22-23-31-327-013	21253 WOODHILL	12/6/2024	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$213,010	41.77	\$426,024	\$75,048	\$434,952	\$219,360	1.983	2,663	\$163.33	'3D1
22-23-31-401-021	21356 LUJON DR	10/11/2023	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$217,710	37.86	\$435,422	\$76,756	\$498,244	\$224,166	2.223	1,893	\$263.20	'3D1
22-23-31-401-024	21238 LUJON DR	11/13/2023	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$190,860	38.17	\$381,712	\$75,469	\$424,531	\$191,401	2.218	1,775	\$239.17	'3D1
Totals:			\$4,566,000			\$4,566,000	\$2,166,310		\$4,332,622		\$3,825,975	\$2,245,369			\$168.24	
								Sale. Ratio =>	47.44							
								Std. Dev. =>	8.93							
													E.C.F. =>	1.704	Std. Deviation=>	0.3669541
													Ave. E.C.F. =>	1.755	Ave. Variance=>	30.1950

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-31-376-014	38515 RHONSWOOD	10/26/2023	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$268,010	50.57	\$536,018	\$87,067	\$442,933	\$261,018	1.697	2,060	\$215.02	'3E1
22-23-31-377-002	38565 SILKEN GLEN	10/4/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$175,640	43.91	\$351,280	\$74,750	\$325,250	\$160,773	2.023	1,815	\$179.20	'3E1
22-23-31-378-011	38649 SOUTHFARM LN	11/4/2024	\$373,000	WD	03-ARM'S LENGTH	\$373,000	\$180,250	48.32	\$360,500	\$81,643	\$291,357	\$162,126	1.797	1,680	\$173.43	'3E1
22-23-31-378-012	38627 SOUTHFARM LN	2/5/2025	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$252,660	45.94	\$505,315	\$79,612	\$470,388	\$247,501	1.901	2,833	\$166.04	'3E1
22-23-31-378-014	38575 SOUTHFARM LN	11/8/2024	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$222,080	46.75	\$444,164	\$79,548	\$395,452	\$211,986	1.865	1,968	\$200.94	'3E1
22-23-31-378-016	20757 LUJON DR	2/26/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$185,560	46.39	\$371,121	\$84,192	\$315,808	\$166,819	1.893	1,935	\$163.21	'3E1
22-23-31-401-033	38108 TRALEE TR	2/28/2025	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$183,320	38.19	\$366,638	\$73,146	\$406,854	\$170,634	2.384	2,209	\$184.18	'3E1
22-23-31-401-041	37972 TRALEE TR	3/4/2024	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$244,080	54.85	\$488,158	\$76,729	\$368,271	\$239,202	1.540	2,108	\$174.70	'3E1
22-23-31-402-004	38259 TRALEE TR	5/22/2023	\$431,000	WD	03-ARM'S LENGTH	\$431,000	\$182,110	42.25	\$364,215	\$73,621	\$357,379	\$168,950	2.115	2,253	\$158.62	'3E1
22-23-31-403-010	37977 TRALEE TR	1/31/2025	\$409,000	WD	03-ARM'S LENGTH	\$409,000	\$165,560	40.48	\$331,122	\$74,212	\$334,788	\$149,366	2.241	1,782	\$187.87	'3E1
22-23-31-403-015	37956 RHONSWOOD	1/11/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$212,040	53.01	\$424,087	\$76,241	\$323,759	\$202,236	1.601	2,450	\$132.15	'3E1
22-23-31-427-005	21270 WOODFARM	10/10/2023	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$239,050	41.57	\$478,094	\$80,212	\$494,788	\$231,326	2.139	3,010	\$164.38	'3E1
22-23-31-427-011	21144 WOODFARM	3/8/2024	\$460,500	WD	03-ARM'S LENGTH	\$460,500	\$251,280	54.57	\$502,552	\$75,407	\$385,093	\$248,340	1.551	3,470	\$110.98	'3E1
22-23-31-427-014	21271 EASTFARM	11/15/2024	\$487,500	WD	03-ARM'S LENGTH	\$487,500	\$226,920	46.55	\$453,833	\$85,553	\$401,947	\$214,116	1.877	2,461	\$163.33	'3E1
22-23-31-427-017	21201 EASTFARM	6/17/2024	\$464,500	WD	03-ARM'S LENGTH	\$464,500	\$211,320	45.49	\$422,632	\$82,745	\$381,755	\$197,608	1.932	2,447	\$156.01	'3E1
22-23-31-427-027	37778 RHONSWOOD	9/10/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$177,050	44.26	\$354,099	\$73,146	\$326,854	\$163,344	2.001	1,878	\$174.04	'3E1
22-23-31-428-010	20994 EASTFARM	8/16/2024	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$258,980	47.09	\$517,967	\$77,005	\$472,995	\$256,373	1.845	2,932	\$161.32	'3E1
22-23-31-428-011	20972 EASTFARM	12/11/2024	\$487,000	WD	03-ARM'S LENGTH	\$487,000	\$190,020	39.02	\$380,041	\$74,550	\$412,450	\$177,611	2.322	2,188	\$188.51	'3E1
22-23-31-451-005	20990 LUJON DR	10/20/2023	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$258,630	52.25	\$517,258	\$75,829	\$419,171	\$256,644	1.633	3,203	\$130.87	'3E1
22-23-31-451-008	20914 LUJON DR	5/3/2024	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$208,460	46.84	\$416,911	\$75,407	\$369,593	\$198,548	1.861	2,106	\$175.50	'3E1
22-23-31-451-028	38072 CONNAUGHT	9/30/2024	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$204,860	42.24	\$409,723	\$73,401	\$411,599	\$195,536	2.105	2,169	\$189.76	'3E1
22-23-31-452-003	38235 CONNAUGHT	8/15/2024	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$205,990	41.61	\$411,980	\$78,369	\$416,631	\$193,959	2.148	2,492	\$167.19	'3E1
Totals:			\$10,237,500			\$10,237,500	\$4,703,870		\$9,407,708		\$8,525,115	\$4,474,016			\$168.97	
								Sale. Ratio =>	45.95			E.C.F. =>	1.905	Std. Deviation=>		0.2403205
								Std. Dev. =>	4.80			Ave. E.C.F. =>	1.931	Ave. Variance=>		19.1409

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-32-326-038	21232 HETKE	5/4/2023	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$376,990	49.28	\$753,974	\$79,813	\$685,187	\$566,521	1.209	3,553	\$192.85	'4A2
22-23-32-326-045	36848 TEAL	9/5/2024	\$711,000	WD	03-ARM'S LENGTH	\$711,000	\$343,660	48.33	\$687,314	\$96,185	\$614,815	\$496,747	1.238	3,432	\$179.14	'4A2
22-23-32-326-049	36813 TEAL	6/23/2023	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$262,090	51.39	\$524,181	\$87,649	\$422,351	\$366,833	1.151	2,625	\$160.90	'4A2
Totals:			\$1,986,000			\$1,986,000	\$982,740		\$1,965,469		\$1,722,353	\$1,430,101			\$177.63	
								Sale. Ratio =>	49.48			E.C.F. =>	1.204		Std. Deviation=>	0.044023721
								Std. Dev. =>	1.56			Ave. E.C.F. =>	1.199		Ave. Variance=>	3.2102

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-32-102-002	22161 SHEFFIELD DR	6/2/2023	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$236,950	46.46	\$473,894	\$99,236	\$410,764	\$367,311	1.118	2,698	\$152.25	'4B1
22-23-32-102-003	22115 SHEFFIELD DR	12/15/2023	\$502,500	WD	03-ARM'S LENGTH	\$502,500	\$245,720	48.90	\$491,443	\$99,236	\$403,264	\$384,516	1.049	2,927	\$137.77	'4B1
22-23-32-102-021	21793 ASPEN CT	5/23/2023	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$202,540	45.82	\$405,073	\$97,848	\$344,152	\$301,200	1.143	1,928	\$178.50	'4B1
22-23-32-126-017	22242 BUCKINGHAM	6/4/2024	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$237,170	42.35	\$474,346	\$100,913	\$459,087	\$366,110	1.254	2,766	\$165.98	'4B1
22-23-32-151-006	21759 SHEFFIELD DR	4/11/2024	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$255,260	43.26	\$510,519	\$111,274	\$478,726	\$391,416	1.223	2,996	\$159.79	'4B1
22-23-32-151-035	37031 ALDGATE	12/15/2023	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$259,180	44.69	\$518,359	\$101,988	\$478,012	\$408,206	1.171	3,082	\$155.10	'4B1
22-23-32-151-046	21587 MANCHESTER CT	7/17/2023	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$267,380	51.92	\$534,752	\$113,171	\$401,829	\$413,314	0.972	2,721	\$147.68	'4B1
22-23-32-151-058	37150 ASPEN DR	5/10/2024	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$241,760	47.40	\$483,520	\$96,767	\$413,233	\$379,169	1.090	2,704	\$152.82	'4B1
22-23-32-151-062	37026 ASPEN DR	2/14/2024	\$528,000	WD	03-ARM'S LENGTH	\$528,000	\$264,220	50.04	\$528,437	\$105,655	\$422,345	\$414,492	1.019	3,055	\$138.25	'4B1
22-23-32-152-010	37199 ASPEN DR	8/8/2023	\$557,000	WD	03-ARM'S LENGTH	\$557,000	\$258,840	46.47	\$517,679	\$108,829	\$448,171	\$400,833	1.118	2,874	\$155.94	'4B1
22-23-32-152-013	37103 ASPEN DR	5/24/2024	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$268,690	41.34	\$537,377	\$112,533	\$537,467	\$416,513	1.290	3,020	\$177.97	'4B1
22-23-32-153-008	36914 KENMORE	9/29/2023	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$259,100	47.11	\$518,204	\$101,232	\$448,768	\$408,796	1.098	2,855	\$157.19	'4B1
22-23-32-179-023	36703 KENMORE	12/18/2023	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$531,670	55.97	\$1,063,333	\$120,124	\$829,876	\$924,714	0.897	5,388	\$154.02	'4B1
Totals:			\$7,444,500			\$7,444,500	\$3,528,480		\$7,056,936		\$6,075,694	\$5,576,590			\$156.40	
								Sale. Ratio =>	47.40				E.C.F. =>	1.089	Std. Deviation=>	0.110951117
								Std. Dev. =>	4.01				Ave. E.C.F. =>	1.111	Ave. Variance=>	8.3192

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-32-127-010	21934 CRESCENT	11/26/2024	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$185,520	51.25	\$371,035	\$86,680	\$275,320	\$182,278	1.510	1,900	\$144.91	'4C1
22-23-32-176-004	21880 PARKLANE RD	5/17/2023	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$201,950	45.90	\$403,904	\$93,108	\$346,892	\$199,228	1.741	2,146	\$161.65	'4C1
22-23-32-176-009	21826 PARKLANE CT	5/25/2023	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$215,360	45.82	\$430,718	\$93,618	\$376,382	\$216,089	1.742	2,456	\$153.25	'4C1
22-23-32-179-007	21515 PARKLANE RD	1/10/2025	\$401,500	WD	03-ARM'S LENGTH	\$401,500	\$218,550	54.43	\$437,107	\$87,350	\$314,150	\$224,203	1.401	2,150	\$146.12	'4C1
22-23-32-202-003	22208 WINGATE	10/13/2023	\$417,300	WD	03-ARM'S LENGTH	\$417,300	\$205,500	49.25	\$411,006	\$79,898	\$337,402	\$212,248	1.590	2,037	\$165.64	'4C1
22-23-32-251-012	21408 PARKLANE RD	3/6/2024	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$203,240	41.06	\$406,486	\$90,360	\$404,640	\$202,644	1.997	2,120	\$190.87	'4C1
22-23-32-252-011	21355 PARKLANE RD	12/4/2023	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$175,500	49.44	\$350,991	\$85,825	\$269,175	\$169,978	1.584	1,572	\$171.23	'4C1
22-23-32-252-020	36254 PARKLANE CR	4/3/2024	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$214,210	53.42	\$428,423	\$89,894	\$311,106	\$217,005	1.434	2,500	\$124.44	'4C1
22-23-32-277-007	21264 PARKLANE RD	7/25/2023	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$202,690	44.55	\$405,375	\$76,756	\$378,244	\$210,653	1.796	2,028	\$186.51	'4C1
22-23-32-278-003	21281 PARKLANE RD	8/1/2024	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$233,490	40.96	\$466,974	\$92,866	\$477,134	\$239,812	1.990	1,867	\$255.56	'4C1
Totals:			\$4,366,800			\$4,366,800	\$2,056,010		\$4,112,019		\$3,490,445	\$2,074,138			\$170.02	
								Sale. Ratio =>	47.08			E.C.F. =>	1.683	Std. Deviation=>		0.211281603
								Std. Dev. =>	4.74			Ave. E.C.F. =>	1.678	Ave. Variance=>		17.4646

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-33-176-017	34660 BRIDGEMAN	1/18/2024	\$226,400	WD	03-ARM'S LENGTH	\$226,400	\$111,090	49.07	\$222,183	\$38,061	\$188,339	\$97,937	1.923	1,032	\$182.50	'5A1
22-23-33-201-008	22108 GILL	4/16/2023	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$103,770	47.60	\$207,534	\$48,069	\$169,931	\$84,821	2.003	1,036	\$164.03	'5A1
22-23-33-201-012	34167 NINE MILE	3/24/2025	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$134,270	35.33	\$268,549	\$40,924	\$339,076	\$121,077	2.800	1,868	\$181.52	'5A1
22-23-33-201-024	21944 GILL	11/21/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$71,840	34.21	\$143,688	\$51,686	\$158,314	\$48,937	3.235	730	\$216.87	'5A1
22-23-33-201-027	21830 GILL	6/15/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$68,400	32.57	\$136,800	\$46,398	\$163,602	\$48,086	3.402	840	\$194.76	'5A1
22-23-33-201-035	22025 CASS	9/18/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$134,980	40.90	\$269,955	\$40,616	\$289,384	\$121,988	2.372	1,438	\$201.24	'5A1
22-23-33-201-036	22005 CASS	5/26/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,170	48.06	\$288,333	\$43,048	\$256,952	\$130,470	1.969	1,226	\$209.59	'5A1
22-23-33-201-048	21420 GILL	10/27/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$211,550	66.11	\$423,109	\$68,949	\$251,051	\$188,382	1.333	2,663	\$94.27	'5A1
22-23-33-226-012	33604 BOSTWICK	6/5/2023	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$202,070	55.36	\$404,138	\$46,301	\$318,699	\$190,338	1.674	1,860	\$171.34	'5A1
22-23-33-231-089	33754 CADILLAC	11/19/2024	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$172,130	43.58	\$344,269	\$51,498	\$343,502	\$155,729	2.206	1,649	\$208.31	'5A1
22-23-33-231-091	33671 LONGWOOD	6/12/2024	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$152,820	42.45	\$305,643	\$46,026	\$313,974	\$138,094	2.274	1,456	\$215.64	'5A1
22-23-33-231-095	33613 LONGWOOD	2/14/2025	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$114,920	41.94	\$229,833	\$43,412	\$230,588	\$99,160	2.325	954	\$241.71	'5A1
22-23-33-277-040	33695 CADILLAC	9/18/2023	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$142,500	41.30	\$284,994	\$43,514	\$301,486	\$128,446	2.347	1,580	\$190.81	'5A1
22-23-33-277-057	33500 STOCKER	8/26/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$142,790	52.89	\$285,571	\$42,000	\$228,000	\$129,559	1.760	1,396	\$163.32	'5A1
22-23-33-279-065	33700 COLFAX	7/21/2023	\$195,950	WD	03-ARM'S LENGTH	\$195,950	\$92,350	47.13	\$184,690	\$38,061	\$157,889	\$77,994	2.024	1,056	\$149.52	'5A1
22-23-33-279-076	21466 FLANDERS	3/28/2025	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$117,730	42.50	\$235,465	\$43,412	\$233,588	\$102,156	2.287	954	\$244.85	'5A1
22-23-33-279-090	33610 COLFAX	5/22/2023	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$191,810	52.55	\$383,625	\$43,881	\$321,119	\$180,714	1.777	1,740	\$184.55	'5A1
22-23-33-279-091	33503 STOCKER	11/10/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$126,850	50.74	\$253,697	\$38,061	\$211,939	\$114,700	1.848	1,442	\$146.98	'5A1
22-23-33-301-030	21093 GILL	11/5/2024	\$476,000	WD	03-ARM'S LENGTH	\$476,000	\$230,580	48.44	\$461,167	\$41,636	\$434,364	\$223,154	1.946	2,225	\$195.22	'5A1
22-23-33-430-045	33720 KIRBY	10/30/2024	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$129,200	44.25	\$258,405	\$41,726	\$250,274	\$115,254	2.171	1,242	\$201.51	'5A1
22-23-33-476-010	33947 KIRBY	8/25/2023	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$109,770	39.22	\$219,544	\$48,161	\$231,739	\$91,161	2.542	1,291	\$179.50	'5A1
22-23-33-476-013	33631 KIRBY	7/10/2024	\$301,500	WD	03-ARM'S LENGTH	\$301,500	\$131,740	43.69	\$263,477	\$40,240	\$261,260	\$118,743	2.200	1,368	\$190.98	'5A1
22-23-33-476-015	33605 KIRBY	9/22/2023	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$116,520	47.75	\$233,034	\$45,199	\$198,801	\$99,912	1.990	1,609	\$123.56	'5A1
22-23-33-476-024	34010 EDMONTON	7/30/2024	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$160,280	46.19	\$320,554	\$39,419	\$307,581	\$149,539	2.057	2,016	\$152.57	'5A1
22-23-33-476-028	33718 EDMONTON	5/9/2024	\$152,000	CD	03-ARM'S LENGTH	\$152,000	\$103,640	68.18	\$207,289	\$46,002	\$105,998	\$85,790	1.236	1,360	\$77.94	'5A1
22-23-33-476-032	33520 EDMONTON	9/13/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$77,470	38.74	\$154,932	\$39,263	\$160,737	\$61,526	2.613	917	\$175.29	'5A1
22-23-33-477-038	20720 CASS	10/5/2023	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$124,390	50.98	\$248,788	\$45,748	\$198,252	\$108,000	1.836	1,379	\$143.77	'5A1
Totals:			\$7,827,750			\$7,827,750	\$3,619,630		\$7,239,266		\$6,626,439	\$3,211,667			\$177.86	
								Sale. Ratio =>	46.24			E.C.F. =>	2.063	Std. Deviation=>		0.484537826
								Std. Dev. =>	8.27			Ave. E.C.F. =>	2.154	Ave. Variance=>		35.3797

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-33-376-063	34501 FENDT	10/31/2023	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$188,780	47.55	\$377,567	\$45,394	\$351,606	\$151,677	2.318	1,748	\$201.15	'5C1	
22-23-33-402-012	21345 CASS	8/13/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$52,740	35.16	\$105,478	\$37,983	\$112,017	\$30,819	3.635	480	\$233.37	'5C1	
22-23-33-404-012	34102 HARLOWSHIRE	4/9/2024	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$130,500	39.55	\$261,004	\$45,902	\$284,098	\$98,220	2.892	1,468	\$193.53	'5C1	
22-23-33-405-006	34101 HARLOWSHIRE	7/11/2023	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$105,370	55.46	\$210,735	\$37,983	\$152,017	\$78,882	1.927	1,008	\$150.81	'5C1	
22-23-33-405-020	33824 RHONSWOOD	10/11/2023	\$254,400	WD	03-ARM'S LENGTH	\$254,400	\$94,630	37.20	\$189,267	\$38,061	\$216,339	\$69,043	3.133	1,008	\$214.62	'5C1	
22-23-33-405-021	33776 RHONSWOOD	5/17/2023	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$99,920	35.94	\$199,846	\$39,873	\$238,127	\$73,047	3.260	1,044	\$228.09	'5C1	
22-23-33-426-006	21278 FLANDERS	6/4/2024	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$92,730	52.24	\$185,457	\$39,207	\$138,293	\$66,780	2.071	960	\$144.06	'5C1	
22-23-33-426-012	21214 FLANDERS	3/4/2025	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$87,650	41.15	\$175,304	\$38,808	\$174,192	\$62,326	2.795	1,056	\$164.95	'5C1	
22-23-33-430-001	34129 RHONSWOOD	6/28/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$118,980	66.10	\$237,963	\$51,180	\$128,820	\$85,289	1.510	1,119	\$115.12	'5C1	
Totals:			\$2,169,900			\$2,169,900	\$971,300		\$1,942,621		\$1,795,509	\$716,083			\$182.86		
								Sale. Ratio ==>	44.76					E.C.F. ==>	2.507	Std. Deviation==>	0.699215602
								Std. Dev. ==>	10.58					Ave. E.C.F. ==>	2.616	Ave. Variance==>	58.5890

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-33-202-025	33900 COLFAX	6/30/2023	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$130,950	49.04	\$261,908	\$43,157	\$223,843	\$128,677	1.740	1,356	\$165.08	'5H1
Totals:			\$267,000			\$267,000	\$130,950		\$261,908		\$223,843	\$128,677			\$165.08	
								Sale. Ratio =>	49.04				E.C.F. =>	1.740	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.740	Ave. Variance=>	0.0000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-26-379-005	22412 HAYNES	12/22/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$133,430	54.46	\$266,853	\$40,663	\$204,337	\$142,257	1.436	1,188	\$172.00	'6A1
22-23-34-176-014	21495 MAYFIELD	6/24/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$112,600	35.19	\$225,195	\$62,826	\$257,174	\$102,118	2.518	1,503	\$171.11	'6A1
22-23-34-276-023	21407 LUNDY	10/20/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$153,530	59.05	\$307,064	\$39,669	\$220,331	\$168,172	1.310	1,884	\$116.95	'6A1
22-23-34-326-041	21073 WHITLOCK	8/16/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$104,740	35.51	\$209,472	\$56,064	\$238,936	\$96,483	2.476	1,364	\$175.17	'6A1
22-23-34-377-008	20854 WHITLOCK	11/5/2024	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$84,620	36.47	\$169,240	\$39,862	\$192,138	\$81,369	2.361	1,260	\$152.49	'6A1
22-23-34-426-003	21290 OSMUS	10/18/2023	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$68,350	38.40	\$136,699	\$50,259	\$127,741	\$54,364	2.350	640	\$199.60	'6A1
22-23-34-426-034	21105 SUNNYDALE	6/2/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$105,970	42.39	\$211,946	\$48,477	\$201,523	\$102,810	1.960	1,492	\$135.07	'6A1
22-23-34-476-001	21341 RUTH	6/27/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$107,500	47.78	\$215,003	\$38,061	\$186,939	\$111,284	1.680	1,272	\$146.96	'6A1
22-23-34-476-076	21337 ORCHARD LAKE	11/8/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$101,950	31.86	\$203,900	\$51,413	\$268,587	\$95,903	2.801	1,339	\$200.59	'6A1
22-23-35-128-020	22025 SPRINGBROOK	3/17/2025	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$70,880	40.50	\$141,762	\$38,835	\$136,165	\$64,733	2.103	916	\$148.65	'6A1
22-23-35-129-008	22010 SPRINGBROOK	12/3/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$86,940	59.96	\$173,887	\$41,675	\$103,325	\$83,152	1.243	1,344	\$76.88	'6A1
22-23-35-151-013	21524 ORCHARD LAKE	2/25/2025	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$85,350	38.80	\$170,704	\$48,643	\$171,357	\$76,767	2.232	1,094	\$156.63	'6A1
22-23-35-153-009	21418 RANDALL	3/29/2024	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$291,050	48.51	\$582,108	\$82,468	\$517,532	\$314,238	1.647	2,503	\$206.76	'6A1
22-23-35-153-015	30649 RIVER GLEN	1/14/2025	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$173,080	44.96	\$346,150	\$57,920	\$327,080	\$181,276	1.804	2,614	\$125.13	'6A1
22-23-35-326-019	21131 DUNKIRK	8/17/2023	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$183,590	45.33	\$367,186	\$49,770	\$355,230	\$199,632	1.779	1,542	\$230.37	'6A1
22-23-35-326-020	21119 DUNKIRK	4/4/2023	\$177,600	WD	03-ARM'S LENGTH	\$177,600	\$81,820	46.07	\$163,630	\$37,983	\$139,617	\$79,023	1.767	1,222	\$114.25	'6A1
22-23-35-326-022	30492 SALISBURY	11/15/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$139,750	52.74	\$279,494	\$42,112	\$222,888	\$149,296	1.493	1,479	\$150.70	'6A1
22-23-35-326-023	30476 SALISBURY	2/27/2025	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$164,470	53.23	\$328,943	\$43,788	\$265,212	\$179,342	1.479	2,128	\$124.63	'6A1
22-23-35-327-015	30497 SALISBURY	1/6/2025	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$145,290	50.98	\$290,578	\$41,427	\$243,573	\$156,698	1.554	1,953	\$124.72	'6A1
22-23-35-327-022	30437 SALISBURY	8/11/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$169,630	53.85	\$339,261	\$43,612	\$271,388	\$185,942	1.460	2,182	\$124.38	'6A1
Totals:			\$5,606,600			\$5,606,600	\$2,564,540		\$5,129,075		\$4,651,073	\$2,624,859			\$152.65	
								Sale. Ratio =>	45.74			E.C.F. =>	1.772	Std. Deviation=>		0.452298534
								Std. Dev. =>	8.28			Ave. E.C.F. =>	1.873	Ave. Variance=>		38.2054

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-34-251-010	21706 POWER	6/28/2024	\$203,500	WD	03-ARM'S LENGTH	\$203,500	\$89,450	43.96	\$178,905	\$45,681	\$157,819	\$64,050	2.464	943	\$167.36	'6B1	
22-23-34-401-009	21233 HUGO	9/23/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$153,340	52.88	\$306,676	\$38,061	\$251,939	\$129,141	1.951	1,368	\$184.17	'6B1	
22-23-34-402-011	21207 PARKER	7/30/2024	\$537,500	WD	03-ARM'S LENGTH	\$537,500	\$213,410	39.70	\$426,813	\$49,840	\$487,660	\$181,237	2.691	2,606	\$187.13	'6B1	
22-23-34-404-023	21324 ROBINSON	4/16/2024	\$459,000	WD	03-ARM'S LENGTH	\$459,000	\$253,290	55.18	\$506,583	\$42,285	\$416,715	\$223,220	1.867	1,803	\$231.12	'6B1	
22-23-34-404-024	31770 JUNCTION	10/6/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$90,500	36.20	\$181,009	\$38,061	\$211,939	\$68,725	3.084	960	\$220.77	'6B1	
22-23-34-408-004	21116 ROBINSON	2/8/2024	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$88,410	88.41	\$176,827	\$42,159	\$57,841	\$64,744	0.893	836	\$69.19	'6B1	
22-23-34-408-007	21105 OSMUS	5/24/2024	\$216,500	WD	03-ARM'S LENGTH	\$216,500	\$103,560	47.83	\$207,111	\$38,061	\$178,439	\$81,274	2.196	1,240	\$143.90	'6B1	
22-23-34-408-011	21116 ROBINSON	8/23/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$90,250	39.24	\$180,490	\$45,822	\$184,178	\$64,744	2.845	836	\$220.31	'6B1	
Totals:			\$2,286,500			\$2,286,500	\$1,082,210		\$2,164,414		\$1,946,530	\$877,135			\$177.99		
								Sale. Ratio =>	47.33					E.C.F. =>	2.219	Std. Deviation=>	0.693718629
								Std. Dev. =>	16.74					Ave. E.C.F. =>	2.249	Ave. Variance=>	52.2086

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-34-278-003	21784 RUTH	9/6/2023	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$77,010	33.19	\$154,025	\$43,392	\$188,608	\$80,754	2.336	954	\$197.70	'6E1	
22-23-34-278-019	21410 RUTH	11/21/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$169,620	48.46	\$339,241	\$43,244	\$306,756	\$216,056	1.420	1,937	\$158.37	'6E1	
Totals:			\$582,000			\$582,000	\$246,630		\$493,266		\$495,364	\$296,810			\$178.03		
								Sale. Ratio =>	42.38					E.C.F. =>	1.669	Std. Deviation=>	0.647560273
								Std. Dev. =>	10.80					Ave. E.C.F. =>	1.878	Ave. Variance=>	45.7894

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-34-476-067	20812 SUNNYDALE	8/23/2023	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$104,710	40.04	\$209,429	\$46,163	\$215,337	\$119,172	1.807	1,098	\$196.12	'6H3
Totals:			\$261,500			\$261,500	\$104,710		\$209,429		\$215,337	\$119,172			\$196.12	
							Sale. Ratio =>	40.04				E.C.F. =>	1.807		Std. Deviation=>	#DIV/0!
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.807		Ave. Variance=>	0.0000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-26-379-008	30590 NINE MILE	7/13/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$133,180	66.59	\$266,365	\$38,295	\$161,705	\$97,465	1.659	1,032	\$156.69	'7B1
22-23-26-379-013	22459 SPRINGBROOK	2/28/2025	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$102,510	48.81	\$205,016	\$42,033	\$167,967	\$69,650	2.412	1,044	\$160.89	'7B1
22-23-26-380-002	22496 SPRINGBROOK	2/14/2025	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$135,180	58.52	\$270,357	\$40,948	\$190,052	\$98,038	1.939	1,206	\$157.59	'7B1
22-23-26-380-011	22435 TUCK	6/13/2023	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$136,090	42.20	\$272,173	\$38,061	\$284,439	\$100,047	2.843	1,528	\$186.15	'7B1
22-23-34-251-031	32180 COLFAX	6/7/2024	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$110,870	46.00	\$221,737	\$40,438	\$200,562	\$77,478	2.589	1,104	\$181.67	'7B1
22-23-34-252-002	21814 PARKER	4/23/2024	\$331,800	WD	03-ARM'S LENGTH	\$331,800	\$140,370	42.31	\$280,740	\$43,265	\$288,535	\$101,485	2.843	1,480	\$194.96	'7B1
22-23-34-252-009	21630 PARKER	11/12/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$133,970	51.53	\$267,936	\$38,061	\$221,939	\$98,237	2.259	1,202	\$184.64	'7B1
22-23-34-252-016	21420 PARKER	8/2/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$72,200	53.48	\$144,392	\$38,973	\$96,027	\$45,050	2.132	720	\$133.37	'7B1
22-23-35-128-019	22027 SPRINGBROOK	7/31/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$84,330	52.71	\$168,656	\$40,514	\$119,486	\$54,761	2.182	816	\$146.43	'7B1
Totals:			\$2,091,300			\$2,091,300	\$1,048,700		\$2,097,372		\$1,730,712	\$742,211			\$166.93	
								Sale. Ratio =>	50.15				E.C.F. =>	2.332	Std. Deviation=>	0.398164226
								Std. Dev. =>	7.83				Ave. E.C.F. =>	2.317	Ave. Variance=>	31.4825

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-35-228-005	22145 PURDUE	6/18/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$112,060	53.36	\$224,124	\$39,375	\$170,625	\$83,976	2.032	864	\$197.48	'7E1
22-23-35-229-016	21814 PURDUE	1/26/2024	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$97,240	51.45	\$194,476	\$41,404	\$147,596	\$69,578	2.121	1,006	\$146.72	'7E1
22-23-35-229-020	22121 COLGATE	12/1/2023	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$124,380	48.59	\$248,761	\$40,500	\$215,500	\$94,664	2.276	1,654	\$130.29	'7E1
22-23-35-229-026	21875 COLGATE	9/29/2023	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$70,100	44.94	\$140,200	\$41,314	\$114,686	\$44,948	2.552	720	\$159.29	'7E1
22-23-35-229-029	21835 COLGATE	3/4/2025	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$89,890	64.21	\$179,770	\$41,964	\$98,036	\$62,639	1.565	972	\$100.86	'7E1
22-23-35-229-030	21821 COLGATE	9/28/2023	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$141,050	55.86	\$282,105	\$40,596	\$211,904	\$109,776	1.930	1,952	\$108.56	'7E1
22-23-35-230-014	21812 COLGATE	1/5/2024	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$94,840	56.79	\$189,671	\$39,512	\$127,488	\$68,254	1.868	1,218	\$104.67	'7E1
22-23-35-230-029	21815 ALBION	10/24/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$94,830	37.19	\$189,666	\$38,847	\$216,153	\$68,554	3.153	902	\$239.64	'7E1
22-23-35-231-026	21995 TULANE	8/9/2023	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$94,970	48.45	\$189,947	\$38,061	\$157,939	\$69,039	2.288	1,043	\$151.43	'7E1
22-23-35-232-011	21934 TULANE	5/5/2023	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$98,970	50.75	\$197,931	\$39,507	\$155,493	\$72,010	2.159	1,083	\$143.58	'7E1
22-23-35-232-013	21876 TULANE	5/16/2024	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$95,250	61.45	\$190,492	\$40,313	\$114,687	\$68,263	1.680	1,069	\$107.28	'7E1
22-23-35-232-020	21949 MIDDLEBELT	5/17/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$111,310	44.52	\$222,617	\$38,061	\$211,939	\$83,889	2.526	1,432	\$148.00	'7E1
22-23-35-232-024	21869 MIDDLEBELT	4/22/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$85,370	50.22	\$170,739	\$38,061	\$131,939	\$60,308	2.188	1,080	\$122.17	'7E1
22-23-35-276-001	21780 PURDUE	6/16/2023	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$88,200	45.94	\$176,400	\$39,124	\$152,876	\$62,398	2.450	843	\$181.35	'7E1
22-23-35-277-003	21728 COLGATE	7/25/2024	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$143,980	41.73	\$287,958	\$41,039	\$303,961	\$112,235	2.708	1,952	\$155.72	'7E1
22-23-35-277-007	21630 COLGATE	10/6/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$125,210	54.44	\$250,420	\$52,207	\$177,793	\$90,096	1.973	999	\$177.97	'7E1
22-23-35-278-015	21719 TULANE	3/15/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$121,970	42.80	\$243,943	\$40,890	\$244,110	\$92,296	2.645	1,533	\$159.24	'7E1
22-23-35-278-020	21631 TULANE	12/29/2023	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$84,250	36.95	\$168,496	\$39,145	\$188,855	\$58,795	3.212	825	\$228.92	'7E1
22-23-35-279-001	21738 TULANE	9/15/2023	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$82,170	43.25	\$164,341	\$38,912	\$151,088	\$57,013	2.650	843	\$179.23	'7E1
22-23-35-279-019	21653 MIDDLEBELT	1/2/2025	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$83,190	43.78	\$166,383	\$38,607	\$151,393	\$58,080	2.607	848	\$178.53	'7E1
22-23-35-279-022	21619 MIDDLEBELT	12/15/2023	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$91,360	49.41	\$182,713	\$38,061	\$146,839	\$65,750	2.233	1,300	\$112.95	'7E1
22-23-35-281-003	21412 PURDUE	7/26/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$81,820	48.13	\$163,630	\$38,061	\$131,939	\$57,076	2.312	772	\$170.91	'7E1
22-23-35-351-017	21117 RANDALL	6/28/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$213,290	64.63	\$426,589	\$52,442	\$277,558	\$170,066	1.632	2,446	\$113.47	'7E1
22-23-35-351-021	20811 RANDALL	10/3/2024	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$204,800	61.13	\$409,609	\$42,715	\$292,285	\$166,770	1.753	1,989	\$146.95	'7E1
22-23-35-351-022	20815 RANDALL	5/6/2024	\$162,300	WD	03-ARM'S LENGTH	\$162,300	\$89,020	54.85	\$178,045	\$38,061	\$124,239	\$63,629	1.953	875	\$141.99	'7E1
22-23-35-351-050	20925 RANDALL	12/12/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$115,700	57.85	\$231,407	\$46,299	\$153,701	\$84,140	1.827	1,260	\$121.98	'7E1
22-23-35-427-008	21321 COLGATE	6/5/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$109,850	44.84	\$219,695	\$38,061	\$206,939	\$82,560	2.507	1,335	\$155.01	'7E1
22-23-35-427-011	21301 COLGATE	6/18/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$82,920	38.57	\$165,848	\$38,061	\$176,939	\$58,085	3.046	812	\$217.91	'7E1
Totals:			\$6,093,700			\$6,093,700	\$3,027,990		\$6,055,976		\$4,954,500	\$2,234,887			\$153.65	
								Sale. Ratio =>	49.69			E.C.F. =>	2.217	Std. Deviation=>		0.446126059
								Std. Dev. =>	7.81			Ave. E.C.F. =>	2.280	Ave. Variance=>		35.8024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-36-127-015	22169 AVERHILL	3/5/2024	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$124,780	36.81	\$249,563	\$40,686	\$298,314	\$123,595	2.414	2,028	\$147.10	'8A1
Totals:			\$339,000			\$339,000	\$124,780		\$249,563		\$298,314	\$123,595			\$147.10	
							Sale. Ratio =>	36.81				E.C.F. =>	2.414		Std. Deviation=>	#DIV/0!
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	2.414		Ave. Variance=>	0.0000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-326-010	28820 GRAYFIELD	9/27/2024	\$197,500	WD	03-ARM'S LENGTH	\$197,500	\$68,630	34.75	\$137,255	\$42,583	\$154,917	\$55,041	2.815	720	\$215.16	'8A2
22-23-25-376-003	22991 ELM GROVE	6/25/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$75,820	37.91	\$151,646	\$39,454	\$160,546	\$65,227	2.461	880	\$182.44	'8A2
22-23-25-376-017	28706 NINE MILE	2/13/2025	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$255,880	42.65	\$511,768	\$85,055	\$514,945	\$248,088	2.076	2,893	\$178.00	'8A2
22-23-25-377-012	22740 ELM GROVE	3/31/2025	\$325,000	MLC	03-ARM'S LENGTH	\$325,000	\$167,790	51.63	\$335,587	\$40,691	\$284,309	\$171,451	1.658	1,737	\$163.68	'8A2
Totals:			\$1,322,500			\$1,322,500	\$568,120		\$1,136,256		\$1,114,717	\$539,807			\$184.82	
								Sale. Ratio =>	42.96				E.C.F. =>	2.065	Std. Deviation=>	0.497978525
								Std. Dev. =>	7.35				Ave. E.C.F. =>	2.252	Ave. Variance=>	38.5503

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-36-154-007	21761 JACKSONVILLE	8/23/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$91,990	52.57	\$183,980	\$53,983	\$121,017	\$65,325	1.853	800	\$151.27	'8B1
22-23-36-154-015	21722 JEFFERSON	6/11/2024	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$104,550	85.00	\$209,099	\$45,244	\$77,756	\$82,339	0.944	1,104	\$70.43	'8B1
22-23-36-154-018	21708 JEFFERSON	6/14/2024	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$100,130	45.10	\$200,268	\$38,634	\$183,366	\$81,223	2.258	1,187	\$154.48	'8B1
22-23-36-156-017	21503 WHEELER	7/10/2024	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$82,130	41.69	\$164,252	\$37,983	\$159,017	\$63,451	2.506	940	\$169.17	'8B1
22-23-36-157-008	21514 WHEELER	11/29/2023	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$93,710	47.09	\$187,429	\$38,854	\$160,146	\$74,660	2.145	1,160	\$138.06	'8B1
22-23-36-157-020	21521 ROOSEVELT	7/22/2024	\$180,600	WD	03-ARM'S LENGTH	\$180,600	\$88,940	49.25	\$177,886	\$38,061	\$142,539	\$70,263	2.029	1,020	\$139.74	'8B1
22-23-36-157-024	21608 WHEELER	10/15/2024	\$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$106,140	50.54	\$175,153	\$37,983	\$172,017	\$68,929	2.496	1,216	\$141.46	'8B1
22-23-36-177-013	21717 HAMILTON AV	5/4/2023	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$92,120	46.08	\$184,243	\$38,517	\$161,383	\$73,229	2.204	960	\$168.11	'8B1
22-23-36-178-014	21822 HAMILTON AV	3/28/2025	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$116,700	54.28	\$233,404	\$40,774	\$174,226	\$96,798	1.800	1,280	\$136.11	'8B1
22-23-36-179-008	21797 WALDRON	9/1/2023	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$71,000	52.59	\$141,996	\$38,924	\$96,076	\$51,794	1.855	800	\$120.10	'8B1
22-23-36-180-004	28425 SHIAWASSEE	6/6/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$61,330	42.30	\$122,665	\$37,983	\$107,017	\$42,553	2.515	792	\$135.12	'8B1
22-23-36-181-011	21615 ROCKWELL	2/29/2024	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$92,650	49.41	\$185,303	\$40,540	\$146,960	\$72,745	2.020	888	\$165.50	'8B1
22-23-36-184-003	21632 HANCOCK	2/2/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$97,590	41.53	\$195,185	\$41,274	\$193,726	\$77,342	2.505	1,279	\$151.47	'8B1
22-23-36-184-005	21526 HANCOCK	4/28/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$72,920	36.46	\$145,833	\$37,983	\$162,017	\$54,195	2.990	1,014	\$159.78	'8B1
22-23-36-185-001	21674 WALDRON	6/14/2024	\$184,000	OTH	03-ARM'S LENGTH	\$184,000	\$92,690	50.38	\$185,378	\$40,198	\$143,802	\$72,954	1.971	1,050	\$136.95	'8B1
22-23-36-303-004	21416 ROOSEVELT	9/15/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$102,280	43.52	\$204,555	\$41,992	\$193,008	\$81,689	2.363	1,272	\$151.74	'8B1
22-23-36-303-009	21431 JEFFERSON	3/18/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$75,870	68.97	\$151,744	\$38,061	\$71,939	\$57,127	1.259	765	\$94.04	'8B1
22-23-36-305-006	21400 JACKSONVILLE	5/15/2023	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$80,650	58.44	\$161,305	\$39,831	\$98,169	\$61,042	1.608	858	\$114.42	'8B1
Totals:			\$3,291,000			\$3,291,000	\$1,623,390		\$3,209,678		\$2,564,181	\$1,247,658			\$138.77	
								Sale. Ratio =>	49.33							
								Std. Dev. =>	11.24							
													E.C.F. =>	2.055	Std. Deviation=>	0.489062808
													Ave. E.C.F. =>	2.073	Ave. Variance=>	36.8934

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-36-151-015	21737 WHEELER	7/28/2023	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$148,040	47.75	\$296,084	\$41,604	\$268,396	\$183,079	1.466	1,545	\$173.72	'8B2
22-23-36-155-007	21731 WHITTINGTON	3/21/2025	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$137,550	50.04	\$275,092	\$42,671	\$232,229	\$167,209	1.389	1,252	\$185.49	'8B2
22-23-36-156-024	21513 WHEELER	4/5/2023	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$132,050	52.61	\$264,100	\$41,647	\$209,353	\$160,038	1.308	1,431	\$146.30	'8B2
22-23-36-159-018	21529 JACKSONVILLE	2/28/2025	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$84,560	40.08	\$169,116	\$42,398	\$168,602	\$91,164	1.849	1,026	\$164.33	'8B2
22-23-36-159-024	29120 INDEPENDENCE	10/7/2024	\$371,000	WD	03-ARM'S LENGTH	\$371,000	\$182,450	49.18	\$364,896	\$41,647	\$329,353	\$232,553	1.416	1,879	\$175.28	'8B2
22-23-36-160-015	21535 WHITTINGTON	3/8/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$111,500	43.73	\$222,998	\$42,112	\$212,888	\$130,133	1.636	1,259	\$169.09	'8B2
22-23-36-176-007	21730 WHITTINGTON	2/6/2024	\$247,500	WD	03-ARM'S LENGTH	\$247,500	\$111,450	45.03	\$222,890	\$42,474	\$205,026	\$129,795	1.580	1,301	\$157.59	'8B2
22-23-36-176-014	21725 ROCKWELL	6/20/2024	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$127,310	42.58	\$254,614	\$42,652	\$256,348	\$152,490	1.681	1,712	\$149.74	'8B2
22-23-36-179-003	21744 HANCOCK	7/12/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$129,840	48.09	\$259,688	\$47,201	\$222,799	\$152,868	1.457	1,158	\$192.40	'8B2
22-23-36-181-021	21661 ROCKWELL	9/26/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$118,210	37.53	\$236,415	\$42,019	\$272,981	\$139,853	1.952	1,134	\$240.72	'8B2
22-23-36-304-003	21426 JEFFERSON	8/18/2023	\$222,050	WD	03-ARM'S LENGTH	\$222,050	\$92,960	41.86	\$185,911	\$43,212	\$178,838	\$102,661	1.742	1,073	\$166.67	'8B2
22-23-36-327-012	21315 HAMILTON AV	8/9/2023	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$67,980	49.26	\$135,963	\$38,061	\$99,939	\$70,433	1.419	1,008	\$99.15	'8B2
22-23-36-327-018	21415 HAMILTON AV	9/1/2023	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$88,470	68.05	\$176,941	\$38,061	\$91,939	\$99,913	0.920	1,196	\$76.87	'8B2
Totals:			\$3,294,450			\$3,294,450	\$1,532,370		\$3,064,708		\$2,748,691	\$1,812,189			\$161.33	
								Sale. Ratio =>	46.51			E.C.F. =>	1.517	Std. Deviation=>		0.264059997
								Std. Dev. =>	7.59			Ave. E.C.F. =>	1.524	Ave. Variance=>		19.9112

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-36-202-001	28053 NINE MILE	4/28/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$110,370	45.99	\$220,748	\$41,192	\$198,808	\$85,911	2.314	1,457	\$136.45	'8D1	
22-23-36-202-008	27827 NINE MILE	5/5/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$111,370	46.40	\$222,743	\$41,739	\$198,261	\$86,604	2.289	1,412	\$140.41	'8D1	
22-23-36-202-010	27803 NINE MILE	8/14/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$121,260	43.31	\$242,513	\$39,375	\$240,625	\$97,195	2.476	1,218	\$197.56	'8D1	
22-23-36-202-014	22327 TREDWELL	8/21/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$121,560	45.02	\$243,129	\$41,939	\$228,061	\$96,263	2.369	1,215	\$187.70	'8D1	
22-23-36-202-024	22191 N BRANDON	7/9/2024	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$139,260	40.96	\$278,515	\$42,437	\$297,563	\$112,955	2.634	1,647	\$180.67	'8D1	
22-23-36-203-002	22216 N BRANDON	1/9/2025	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$114,250	45.70	\$228,503	\$42,002	\$207,998	\$89,234	2.331	1,080	\$192.59	'8D1	
22-23-36-203-005	22164 W BRANDON	4/4/2024	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$178,660	53.33	\$357,327	\$41,599	\$293,401	\$151,066	1.942	1,192	\$246.14	'8D1	
22-23-36-203-030	22067 MALDEN	2/7/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$132,330	52.93	\$264,654	\$42,002	\$207,998	\$106,532	1.952	1,169	\$177.93	'8D1	
22-23-36-204-024	22085 TREDWELL	1/24/2025	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$131,670	43.89	\$263,335	\$42,075	\$257,925	\$105,866	2.436	1,215	\$212.28	'8D1	
22-23-36-226-021	22222 ONTAGA ST	8/1/2023	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$115,950	44.09	\$231,903	\$41,590	\$221,410	\$91,058	2.432	1,518	\$145.86	'8D1	
22-23-36-226-030	22066 ONTAGA ST	4/17/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$118,990	40.34	\$237,987	\$39,742	\$255,258	\$94,854	2.691	1,218	\$209.57	'8D1	
22-23-36-226-045	22123 INKSTER	3/29/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$104,280	49.66	\$208,556	\$39,471	\$170,529	\$80,901	2.108	1,518	\$112.34	'8D1	
22-23-36-227-009	22209 ONTAGA ST	11/15/2024	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$110,440	39.80	\$220,886	\$43,127	\$234,373	\$85,052	2.756	1,200	\$195.31	'8D1	
22-23-36-227-022	27526 DOREEN	5/19/2023	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$116,060	38.95	\$232,121	\$39,743	\$258,257	\$92,046	2.806	1,518	\$170.13	'8D1	
22-23-36-228-002	27677 DOREEN	6/21/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$153,530	65.33	\$307,066	\$44,629	\$190,371	\$125,567	1.516	1,775	\$107.25	'8D1	
22-23-36-228-007	22040 TREDWELL	2/29/2024	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$126,080	43.33	\$252,164	\$42,002	\$248,998	\$100,555	2.476	1,204	\$206.81	'8D1	
22-23-36-228-026	21893 LEYTE	8/28/2024	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$135,850	42.79	\$271,706	\$41,791	\$275,709	\$110,007	2.506	1,439	\$191.60	'8D1	
22-23-36-229-005	21936 LEYTE	11/6/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$117,800	40.62	\$235,605	\$40,738	\$249,262	\$93,237	2.673	1,149	\$216.94	'8D1	
22-23-36-229-017	21935 ONTAGA ST	7/26/2023	\$210,000	MLC	03-ARM'S LENGTH	\$210,000	\$118,370	56.37	\$236,736	\$42,002	\$167,998	\$93,174	1.803	1,255	\$133.86	'8D1	
22-23-36-229-025	21839 ONTAGA ST	10/11/2024	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$117,930	41.09	\$235,863	\$43,573	\$243,427	\$92,004	2.646	1,080	\$225.40	'8D1	
22-23-36-230-015	21826 ONTAGA ST	8/29/2024	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$120,610	43.09	\$241,222	\$44,010	\$235,890	\$94,359	2.500	1,149	\$205.30	'8D1	
22-23-36-230-025	21809 INKSTER	9/13/2024	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$100,540	49.77	\$201,076	\$40,577	\$161,423	\$76,793	2.102	1,217	\$132.64	'8D1	
22-23-36-230-027	21788 S BRANDON	2/21/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$156,690	62.68	\$313,380	\$39,375	\$210,625	\$131,102	1.607	1,823	\$115.54	'8D1	
22-23-36-276-003	21722 MALDEN	4/11/2024	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$120,100	44.98	\$240,199	\$42,462	\$224,538	\$94,611	2.373	1,080	\$207.91	'8D1	
22-23-36-276-022	27672 SHIAWASSEE	7/13/2023	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$130,890	48.12	\$261,789	\$42,439	\$229,561	\$104,952	2.187	1,240	\$185.13	'8D1	
22-23-36-276-026	27624 SHIAWASSEE	3/18/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$145,390	53.85	\$290,771	\$42,377	\$227,623	\$118,848	1.915	1,240	\$183.57	'8D1	
22-23-36-276-030	21625 ONTAGA ST	8/9/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$132,480	58.88	\$264,955	\$42,564	\$182,436	\$106,407	1.715	1,092	\$167.07	'8D1	
Totals:			\$7,244,900			\$7,244,900	\$3,402,710		\$6,805,452		\$6,118,328	\$2,717,153			\$177.18		
								Sale. Ratio ==>	46.97					E.C.F. ==>	2.252	Std. Deviation==>	0.358345446
								Std. Dev. ==>	7.09					Ave. E.C.F. ==>	2.280	Ave. Variance==>	29.2683

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-36-251-001	28311 SHIAWASSEE	7/10/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$91,100	52.06	\$182,205	\$39,177	\$135,823	\$81,730	1.662	1,201	\$113.09	'8E1
22-23-36-251-008	21617 COLLINGHAM	1/16/2025	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$85,990	47.77	\$171,971	\$40,000	\$140,000	\$75,412	1.856	956	\$146.44	'8E1
Totals:			\$355,000			\$355,000	\$177,090		\$354,176		\$275,823	\$157,142			\$129.77	
								Sale. Ratio =>	49.88			E.C.F. =>	1.755	Std. Deviation=>		0.137616042
								Std. Dev. =>	3.03			Ave. E.C.F. =>	1.759	Ave. Variance=>		9.7309

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-36-278-009	21554 COLWELL	3/21/2025	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$91,860	54.04	\$183,728	\$39,014	\$130,986	\$81,300	1.611	1,232	\$106.32	'8G1
22-23-36-278-017	21517 ST FRANCIS	4/23/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$102,060	48.60	\$204,110	\$48,903	\$161,097	\$87,194	1.848	1,280	\$125.86	'8G1
22-23-36-278-018	21513 ST FRANCIS	1/9/2025	\$183,700	WD	03-ARM'S LENGTH	\$183,700	\$64,260	34.98	\$128,518	\$40,118	\$143,582	\$49,662	2.891	696	\$206.30	'8G1
22-23-36-278-023	27729 SHIAWASSEE	3/6/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$90,450	42.07	\$180,892	\$42,120	\$172,880	\$77,961	2.218	1,000	\$172.88	'8G1
22-23-36-280-008	21524 ONTAGA ST	5/5/2023	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$51,780	52.30	\$103,553	\$37,983	\$61,017	\$36,837	1.656	616	\$99.05	'8G1
22-23-36-307-003	21214 MIDDLEBELT	3/18/2024	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$92,510	48.06	\$185,021	\$38,061	\$154,439	\$82,561	1.871	1,136	\$135.95	'8G1
22-23-36-351-002	21116 MIDDLEBELT	2/14/2025	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$174,810	59.87	\$349,617	\$44,386	\$247,614	\$171,478	1.444	1,482	\$167.08	'8G1
22-23-36-351-012	29334 SCOTTEN	6/26/2024	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$78,930	36.88	\$157,863	\$42,731	\$171,269	\$64,680	2.648	800	\$214.09	'8G1
22-23-36-351-014	29218 SCOTTEN	7/11/2023	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$103,280	45.50	\$206,568	\$40,113	\$186,887	\$93,514	1.998	1,360	\$137.42	'8G1
22-23-36-352-001	21124 WILLOW LN	1/3/2025	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$138,170	46.84	\$276,337	\$42,016	\$252,984	\$131,641	1.922	2,082	\$121.51	'8G1
22-23-36-354-008	28930 LIST	8/8/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$75,450	27.44	\$150,909	\$38,879	\$236,121	\$62,938	3.752	917	\$257.49	'8G1
22-23-36-356-001	29093 LIST	8/21/2023	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$66,130	29.13	\$132,257	\$38,061	\$188,939	\$52,919	3.570	732	\$258.11	'8G1
22-23-36-376-012	28610 GRAYLING	8/29/2023	\$154,105	WD	03-ARM'S LENGTH	\$154,105	\$106,950	69.40	\$213,907	\$48,586	\$105,519	\$92,876	1.136	1,414	\$74.62	'8G1
22-23-36-377-012	28511 GRAYLING	9/22/2023	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$130,710	60.80	\$261,423	\$45,456	\$169,544	\$121,329	1.397	1,983	\$85.50	'8G1
22-23-36-401-009	21319 COLLINGHAM	8/15/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$73,700	40.94	\$147,394	\$38,061	\$141,939	\$61,423	2.311	720	\$197.14	'8G1
22-23-36-402-020	21437 OXFORD	11/15/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$86,810	54.26	\$173,612	\$40,059	\$119,941	\$75,029	1.599	968	\$123.91	'8G1
22-23-36-429-004	21324 RENSSELAER	6/28/2023	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$68,760	62.51	\$137,522	\$38,061	\$71,939	\$55,876	1.287	840	\$85.64	'8G1
22-23-36-429-016	21337 INKSTER	3/24/2025	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$58,590	53.75	\$117,173	\$37,983	\$71,017	\$44,488	1.596	811	\$87.57	'8G1
22-23-36-431-003	21234 ST FRANCIS	2/23/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$84,430	40.20	\$168,861	\$39,532	\$170,468	\$72,656	2.346	936	\$182.12	'8G1
22-23-36-431-006	21222 ST FRANCIS	11/17/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$145,540	51.98	\$291,076	\$38,765	\$241,235	\$141,747	1.702	2,636	\$91.52	'8G1
22-23-36-431-011	21227 ONTAGA ST	4/23/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$85,080	36.99	\$170,165	\$45,323	\$184,677	\$70,135	2.633	1,215	\$152.00	'8G1
22-23-36-431-013	21217 ONTAGA ST	1/10/2024	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$61,380	34.29	\$122,761	\$40,717	\$138,283	\$46,092	3.000	672	\$205.78	'8G1
22-23-36-432-006	21224 ONTAGA ST	4/22/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$135,410	53.10	\$270,827	\$58,697	\$196,303	\$119,174	1.647	1,140	\$172.20	'8G1
22-23-36-432-018	21227 RENSSELAER	7/13/2023	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$65,990	58.66	\$131,979	\$38,824	\$73,676	\$52,334	1.408	860	\$85.67	'8G1
22-23-36-432-019	21223 RENSSELAER	4/19/2024	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$66,530	44.65	\$133,063	\$37,983	\$111,017	\$53,415	2.078	712	\$155.92	'8G1
22-23-36-432-020	21213 RENSSELAER	5/9/2023	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$77,920	39.16	\$155,844	\$37,983	\$161,017	\$66,214	2.432	847	\$190.10	'8G1
22-23-36-432-021	21199 RENSSELAER	8/14/2023	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$73,790	41.93	\$147,576	\$37,983	\$138,017	\$61,569	2.242	891	\$154.90	'8G1
22-23-36-432-023	21175 RENSSELAER	5/13/2024	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$82,850	42.27	\$165,703	\$39,496	\$156,504	\$70,902	2.207	1,012	\$154.65	'8G1
22-23-36-433-005	21212 RENSSELAER	5/31/2023	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$67,090	54.10	\$134,173	\$42,083	\$81,917	\$51,735	1.583	736	\$111.30	'8G1
22-23-36-433-007	21188 RENSSELAER	11/7/2024	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$67,990	36.75	\$135,987	\$39,878	\$145,122	\$53,993	2.688	864	\$167.97	'8G1
22-23-36-433-012	21128 RENSSELAER	6/14/2023	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$55,960	53.30	\$111,920	\$38,703	\$66,297	\$41,133	1.612	656	\$101.06	'8G1
22-23-36-433-013	21118 RENSSELAER	11/17/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$73,900	50.97	\$147,796	\$40,839	\$104,161	\$60,088	1.733	856	\$121.68	'8G1
22-23-36-476-008	21010 COLWELL	9/25/2023	\$126,500	WD	03-ARM'S LENGTH	\$126,500	\$101,270	80.06	\$202,541	\$44,367	\$82,133	\$88,861	0.924	1,376	\$59.69	'8G1
22-23-36-477-026	20925 ONTAGA ST	8/4/2023	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$83,900	41.97	\$167,798	\$42,506	\$157,394	\$70,388	2.236	972	\$161.93	'8G1
22-23-36-477-027	20917 ONTAGA ST	3/21/2025	\$289,000	PTA	03-ARM'S LENGTH	\$289,000	\$107,010	37.03	\$214,014	\$39,562	\$249,438	\$98,006	2.545	1,440	\$173.22	'8G1
22-23-36-477-031	21042 ST FRANCIS	11/10/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$97,400	48.70	\$194,806	\$41,856	\$158,144	\$85,926	1.840	1,292	\$122.40	'8G1
22-23-36-478-005	21024 ONTAGA ST	11/7/2024	\$280,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$280,000	\$109,440	39.09	\$218,880	\$42,540	\$237,460	\$99,071	2.397	1,484	\$160.01	'8G1
22-23-36-479-003	21034 RENSSELAER	5/6/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$73,360	50.59	\$146,725	\$42,084	\$102,916	\$58,787	1.751	720	\$142.94	'8G1
22-23-36-479-009	20954 RENSSELAER	10/9/2024	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$58,970	40.95	\$117,931	\$37,983	\$106,017	\$44,914	2.360	724	\$146.43	'8G1
22-23-36-481-013	20813 ONTAGA ST	6/25/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$83,170	38.68	\$166,341	\$39,625	\$175,375	\$71,188	2.464	1,000	\$175.38	'8G1
22-23-36-481-016	20731 ONTAGA ST	6/16/2023	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$54,920	73.23	\$109,848	\$45,100	\$29,900	\$36,375	0.822	640	\$46.72	'8G1
22-23-36-482-004	20812 ONTAGA ST	7/17/2023	\$255,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$255,000	\$94,730	37.15	\$189,462	\$39,533	\$215,467	\$84,229	2.558	1,152	\$187.04	'8G1
22-23-36-482-009	20722 ONTAGA ST	4/13/2023	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$52,580	58.42	\$105,154	\$37,983	\$52,017	\$37,736	1.378	648	\$80.27	'8G1
22-23-36-482-033	20812 ONTAGA ST	7/17/2023	\$255,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$255,000	\$104,010	40.79	\$208,024	\$58,095	\$196,905	\$84,229	2.338	1,152	\$170.92	'8G1
Totals:			\$8,348,205			\$8,348,205	\$3,819,830		\$7,639,659		\$6,519,574	\$3,264,603			\$143.87	
								Sale. Ratio =>	45.76			E.C.F. =>	1.997	Std. Deviation=>		0.627670107
								Std. Dev. =>	11.27			Ave. E.C.F. =>	2.038	Ave. Variance=>		50.5069

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-36-201-066	22131 ARBOR LANE	10/21/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$166,900	41.73	\$333,805	\$74,522	\$325,478	\$237,874	1.368	2,185	\$148.96	'8Q1
Totals:			\$400,000			\$400,000	\$166,900		\$333,805		\$325,478	\$237,874			\$148.96	
								Sale. Ratio =>	41.73				E.C.F. =>	1.368	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.368	Ave. Variance=>	0.0000