

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
22-23-01-351-055	29656 MIDDLEBELT UNIT 27	1/3/2024	\$171,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$171,000	\$87,890	51.40	\$175,775	\$34,370	\$136,630	\$119,834	1.140	1,285	\$106.33	'9AA
22-23-01-351-057	29656 MIDDLEBELT UNIT 29	6/29/2023	\$176,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$176,000	\$88,530	50.30	\$177,064	\$34,370	\$141,630	\$120,927	1.171	1,285	\$110.22	'9AA
22-23-01-351-063	29652 MIDDLEBELT UNIT 35	12/11/2023	\$176,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$176,000	\$88,950	50.54	\$177,902	\$31,170	\$144,830	\$126,493	1.145	1,285	\$112.71	'9AA
22-23-01-351-116	29628 MIDDLEBELT UNIT 88	5/11/2023	\$170,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$170,000	\$88,530	52.08	\$177,064	\$34,370	\$135,630	\$120,927	1.122	1,285	\$105.55	'9AA
22-23-01-351-141	29624 MIDDLEBELT UNIT 113	12/11/2024	\$185,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$185,000	\$84,000	45.41	\$167,990	\$34,370	\$150,630	\$113,237	1.330	1,193	\$126.26	'9AA
Totals:			\$878,000			\$878,000	\$437,900		\$875,795		\$709,350	\$601,418			\$112.21	
								Sale. Ratio =>	49.87			E.C.F. =>	1.179	Std. Deviation=>		0.084936423
								Std. Dev. =>	2.63			Ave. E.C.F. =>	1.182	Ave. Variance=>		5.9437
													2026 ECF	1.16		

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	
22-23-02-126-034	30535 FOURTEEN MILE #7	11/27/2024	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$54,480	51.89	\$108,962	\$31,325	\$73,675	\$73,242	1.006	784	\$93.97	'9BA	
22-23-02-126-036	30535 FOURTEEN MILE #9	7/31/2024	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$55,100	51.50	\$110,209	\$31,170	\$75,830	\$74,565	1.017	787	\$96.35	'9BA	
22-23-02-126-038	30535 FOURTEEN MILE #11	6/26/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$54,180	47.11	\$108,368	\$31,170	\$83,830	\$72,828	1.151	766	\$109.44	'9BA	
22-23-02-126-043	30535 FOURTEEN MILE #16	10/1/2024	\$118,500	WD	03-ARM'S LENGTH	\$118,500	\$55,190	46.57	\$110,376	\$31,170	\$87,330	\$74,722	1.169	789	\$110.68	'9BA	
22-23-02-126-046	30535 FOURTEEN MILE #19	7/30/2024	\$98,500	WD	03-ARM'S LENGTH	\$98,500	\$55,280	56.12	\$110,567	\$31,170	\$67,330	\$74,902	0.899	792	\$85.01	'9BA	
22-23-02-126-050	30535 FOURTEEN MILE #23	2/28/2025	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$55,950	50.86	\$111,901	\$31,170	\$78,830	\$76,161	1.035	807	\$97.68	'9BA	
22-23-02-126-051	30535 FOURTEEN MILE #24	8/5/2024	\$118,965	WD	03-ARM'S LENGTH	\$118,965	\$55,950	47.03	\$111,901	\$31,170	\$87,795	\$76,161	1.153	807	\$108.79	'9BA	
22-23-02-126-057	30515 FOURTEEN MILE #30	3/15/2024	\$104,760	WD	03-ARM'S LENGTH	\$104,760	\$54,480	52.00	\$108,962	\$31,325	\$73,435	\$73,242	1.003	784	\$93.67	'9BA	
22-23-02-126-060	30515 FOURTEEN MILE #33	7/28/2023	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$67,860	58.50	\$135,711	\$31,170	\$84,830	\$98,623	0.860	1,053	\$80.56	'9BA	
22-23-02-126-062	30515 FOURTEEN MILE #35	5/31/2023	\$107,500	WD	03-ARM'S LENGTH	\$107,500	\$54,180	50.40	\$108,368	\$31,170	\$76,330	\$72,828	1.048	766	\$99.65	'9BA	
22-23-02-126-077	30445 FOURTEEN MILE #50	3/22/2024	\$104,480	WD	03-ARM'S LENGTH	\$104,480	\$54,400	52.07	\$108,790	\$31,325	\$73,155	\$73,080	1.001	782	\$93.55	'9BA	
22-23-02-126-079	30445 FOURTEEN MILE #52	12/26/2024	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$54,480	45.02	\$108,962	\$31,325	\$89,675	\$73,242	1.224	784	\$114.38	'9BA	
22-23-02-126-101	30475 FOURTEEN MILE #74	12/17/2024	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$66,990	50.37	\$133,979	\$31,325	\$101,675	\$96,843	1.050	1,044	\$97.39	'9BA	
22-23-02-126-102	30475 FOURTEEN MILE #75	7/24/2024	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$53,720	51.16	\$107,440	\$31,325	\$73,675	\$71,806	1.026	766	\$96.18	'9BA	
22-23-02-126-108	30475 FOURTEEN MILE #81	5/15/2023	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$67,860	46.48	\$135,711	\$31,170	\$114,830	\$98,623	1.164	1,053	\$109.05	'9BA	
22-23-02-126-111	30475 FOURTEEN MILE #84	7/29/2024	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$54,940	45.78	\$109,889	\$31,170	\$88,830	\$74,263	1.196	784	\$113.30	'9BA	
22-23-02-126-119	30475 FOURTEEN MILE #92	5/29/2024	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$56,300	45.04	\$112,600	\$31,170	\$93,830	\$76,820	1.221	816	\$114.99	'9BA	
22-23-02-126-122	30475 FOURTEEN MILE #95	9/4/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$55,950	50.86	\$111,901	\$31,170	\$78,830	\$76,161	1.035	807	\$97.68	'9BA	
Totals:			\$2,065,705			\$2,065,705	\$1,027,290		\$2,054,597		\$1,503,715	\$1,408,112			\$100.69		
								Sale. Ratio =>	49.73			E.C.F. =>	1.068	Std. Deviation=>		0.105587975	
								Std. Dev. =>	3.72			Ave. E.C.F. =>	1.070	Ave. Variance=>		8.7712	
													2026 ECF	1.06			

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22-23-02-156-018	30414 ORCHARD LAKE #13	10/19/2023	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$96,440	54.18	\$192,886	\$31,170	\$146,830	\$139,410	1.053	1,382	\$106.24	'9BB	
22-23-02-156-035	30414 ORCHARD LAKE #30	6/17/2024	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$96,340	52.08	\$192,686	\$31,170	\$153,830	\$139,237	1.105	1,379	\$111.55	'9BB	
22-23-02-156-041	30594 ORCHARD LAKE #36	5/16/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$96,340	44.81	\$192,686	\$31,170	\$183,830	\$139,237	1.320	1,379	\$133.31	'9BB	
22-23-02-156-059	30594 ORCHARD LAKE #54	9/18/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$96,340	55.05	\$192,686	\$31,170	\$143,830	\$139,237	1.033	1,379	\$104.30	'9BB	
22-23-02-156-075	30450 ORCHARD LAKE #70	7/25/2024	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$96,440	45.49	\$192,871	\$31,170	\$180,830	\$139,397	1.297	1,381	\$130.94	'9BB	
22-23-02-156-076	30450 ORCHARD LAKE #71	10/8/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$96,440	48.22	\$192,871	\$31,170	\$168,830	\$139,397	1.211	1,381	\$122.25	'9BB	
22-23-02-156-079	30450 ORCHARD LAKE #74	3/4/2025	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$70,650	50.50	\$141,300	\$31,170	\$108,730	\$94,939	1.145	903	\$120.41	'9BB	
Totals:			\$1,304,900			\$1,304,900	\$648,990		\$1,297,986		\$1,086,710	\$930,854			\$118.43		
								Sale. Ratio =>	49.73					E.C.F. =>	1.167	Std. Deviation=>	0.113755595
								Std. Dev. =>	4.04					Ave. E.C.F. =>	1.166	Ave. Variance=>	9.4111
													2026 ECF	1.16			

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22-23-03-204-216	31760 RIDGESIDE DR UNIT 216	11/25/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$93,090	48.99	\$186,184	\$31,170	\$158,830	\$106,906	1.486	1,374	\$115.60	'9C1	
22-23-03-204-229	31775 RIDGESIDE DR UNIT 229	9/27/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$133,140	45.91	\$266,279	\$31,721	\$258,279	\$161,764	1.597	1,921	\$134.45	'9C1	
22-23-03-204-254	30333 HUNTERS DR UNIT 254	7/23/2024	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$98,610	41.78	\$197,225	\$31,767	\$204,233	\$114,108	1.790	1,538	\$132.79	'9C1	
22-23-03-204-369	30606 SQUIRES TR UNIT 369	10/23/2024	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$79,680	79.68	\$159,362	\$31,170	\$68,830	\$88,408	0.779	986	\$69.81	'9C1	
Totals:			\$816,000			\$816,000	\$404,520		\$809,050		\$690,172	\$471,186			\$113.16		
								Sale. Ratio =>	49.57	E.C.F. =>				1.465	Std. Deviation=>		0.441033158
								Std. Dev. =>	17.31	Ave. E.C.F. =>				1.413	Ave. Variance=>		31.7064
													2026 ECF	1.45			

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22-23-03-203-037	31935 FOURTEEN MILE #119	6/15/2023	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$141,030	55.52	\$282,061	\$46,170	\$207,830	\$199,907	1.040	2,128	\$97.66	'9CA
22-23-03-203-062	31915 FOURTEEN MILE #112	7/12/2023	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$141,030	61.59	\$282,061	\$46,170	\$182,830	\$199,907	0.915	2,128	\$85.92	'9CA
22-23-03-277-008	31498 HUNTERS CIRCLE	5/11/2023	\$268,500	WD	03-ARM'S LENGTH	\$268,500	\$127,910	47.64	\$255,818	\$46,581	\$221,919	\$177,319	1.252	1,832	\$121.13	'9CA
22-23-03-277-009	31500 HUNTERS CIRCLE	1/26/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$127,910	40.61	\$255,818	\$46,581	\$268,419	\$177,319	1.514	1,832	\$146.52	'9CA
22-23-03-277-022	31456 HUNTERS CIRCLE	8/30/2024	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$138,590	42.12	\$277,183	\$46,170	\$282,830	\$195,773	1.445	1,962	\$144.15	'9CA
22-23-03-277-039	31404 HUNTERS CIRCLE	1/13/2025	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$129,460	63.15	\$258,917	\$46,581	\$158,419	\$179,945	0.880	1,832	\$86.47	'9CA
22-23-03-277-040	31402 HUNTERS CIRCLE	1/8/2024	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$127,910	48.63	\$255,818	\$46,581	\$216,419	\$177,319	1.221	1,832	\$118.13	'9CA
22-23-03-277-045	31452 HUNTERS CIRCLE	1/29/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$128,880	52.60	\$257,766	\$46,170	\$198,830	\$179,318	1.109	1,832	\$108.53	'9CA
22-23-03-278-006	31416 ORCHARD CREEK	9/22/2023	\$180,500	WD	03-ARM'S LENGTH	\$180,500	\$85,450	47.34	\$170,906	\$30,000	\$150,500	\$119,411	1.260	1,250	\$120.40	'9CA
22-23-03-278-008	31424 ORCHARD CREEK	1/15/2025	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$85,320	53.33	\$170,641	\$30,000	\$130,000	\$119,187	1.091	1,247	\$104.25	'9CA
22-23-03-278-018	31474 ORCHARD CREEK	2/12/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$83,470	47.70	\$166,933	\$30,183	\$144,817	\$115,889	1.250	1,217	\$119.00	'9CA
22-23-03-278-029	31516 ORCHARD CREEK	2/7/2025	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$83,470	41.74	\$166,933	\$30,183	\$169,817	\$115,889	1.465	1,217	\$139.54	'9CA
Totals:			\$2,824,000			\$2,824,000	\$1,400,430		\$2,800,855		\$2,332,630	\$1,957,183			\$115.98	
								Sale. Ratio =>	49.59			E.C.F. =>	1.192	Std. Deviation=>		0.206127153
								Std. Dev. =>	7.35			Ave. E.C.F. =>	1.203	Ave. Variance=>		16.3752

2026 ECF 1.18

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22-23-04-476-048	29706 VISTA CT	11/7/2023	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$158,400	56.37	\$316,799	\$61,923	\$219,077	\$217,842	1.006	1,590	\$137.78	'9DA
22-23-04-476-058	33775 VISTA DR	11/6/2023	\$364,000	WD	03-ARM'S LENGTH	\$364,000	\$168,560	46.31	\$337,125	\$62,675	\$301,325	\$234,572	1.285	2,043	\$147.49	'9DA
22-23-04-476-065	33793 VISTA DR	4/19/2024	\$337,500	WD	03-ARM'S LENGTH	\$337,500	\$171,030	50.68	\$342,063	\$63,156	\$274,344	\$238,382	1.151	2,043	\$134.28	'9DA
22-23-04-476-069	33798 VISTA DR	7/26/2024	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$166,210	46.17	\$332,410	\$63,156	\$296,844	\$230,131	1.290	2,043	\$145.30	'9DA
22-23-04-476-071	33790 VISTA DR	2/2/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$155,260	62.10	\$310,510	\$62,404	\$187,596	\$212,056	0.885	1,590	\$117.98	'9DA
22-23-04-476-076	33776 VISTA DR	3/21/2025	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$157,020	38.11	\$314,035	\$62,404	\$349,596	\$215,069	1.626	1,590	\$219.87	'9DA
22-23-04-476-078	33772 VISTA DR	7/24/2023	\$336,900	WD	03-ARM'S LENGTH	\$336,900	\$168,560	50.03	\$337,125	\$62,675	\$274,225	\$234,572	1.169	2,043	\$134.23	'9DA
22-23-08-229-004	35463 WOODFIELD DR	4/12/2023	\$397,500	WD	03-ARM'S LENGTH	\$397,500	\$212,260	53.40	\$424,528	\$67,157	\$330,343	\$305,445	1.082	2,120	\$155.82	'9DA
Totals:			\$2,738,900			\$2,738,900	\$1,357,300		\$2,714,595		\$2,233,350	\$1,888,069			\$149.10	
								Sale. Ratio =>	49.56			E.C.F. =>	1.183		Std. Deviation=>	0.223428827
								Std. Dev. =>	7.25			Ave. E.C.F. =>	1.186		Ave. Variance=>	16.0145
													2026 ECF	1.17		

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22-23-04-230-031	31201 HARMONY LN	4/14/2023	\$520,400	WD	03-ARM'S LENGTH	\$520,400	\$258,500	49.67	\$516,999	\$85,313	\$435,087	\$375,379	1.159	1,986	\$219.08	'9DB
Totals:			\$520,400			\$520,400	\$258,500		\$516,999		\$435,087	\$375,379			\$219.08	
								Sale. Ratio =>	49.67				E.C.F. =>	1.159	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.159	Ave. Variance=>	0.0000
													2026 ECF	1.15		

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22-23-05-153-007	30515 RAMBLEWOOD CLUB	6/7/2024	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$197,190	53.44	\$394,387	\$63,094	\$305,906	\$301,175	1.016	1,942	\$157.52	'9EA
22-23-05-153-019	30797 RAMBLEWOOD CLUB	6/19/2023	\$402,700	WD	03-ARM'S LENGTH	\$402,700	\$173,330	43.04	\$346,658	\$63,094	\$339,606	\$257,785	1.317	1,822	\$186.39	'9EA
22-23-05-153-031	30652 RAMBLEWOOD CLUB	3/12/2025	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$201,950	50.49	\$403,896	\$63,094	\$336,906	\$309,820	1.087	2,391	\$140.91	'9EA
22-23-05-153-043	30508 RAMBLEWOOD CLUB	1/21/2025	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$188,780	51.72	\$377,566	\$63,094	\$301,906	\$285,883	1.056	2,072	\$145.71	'9EA
22-23-05-153-050	30424 RAMBLEWOOD CLUB	6/30/2023	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$200,530	48.91	\$401,051	\$63,094	\$346,906	\$307,233	1.129	2,391	\$145.09	'9EA
Totals:			\$1,946,700			\$1,946,700	\$961,780		\$1,923,558		\$1,631,230	\$1,461,896			\$155.12	
								Sale. Ratio =>	49.41			E.C.F. =>	1.116	Std. Deviation=>		0.117336532
								Std. Dev. =>	3.98			Ave. E.C.F. =>	1.121	Ave. Variance=>		8.1698
													2026 ECF	1.10		

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22-23-05-302-005	36997 DRIFTWOOD	11/22/2024	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$174,820	52.19	\$349,635	\$60,000	\$275,000	\$283,955	0.968	1,650	\$166.67	'9EB
22-23-05-302-006	37007 DRIFTWOOD	10/12/2023	\$351,050	WD	03-ARM'S LENGTH	\$351,050	\$173,410	49.40	\$346,829	\$60,000	\$291,050	\$281,204	1.035	1,650	\$176.39	'9EB
22-23-05-302-033	36971 SANDALWOOD	6/24/2024	\$381,500	WD	03-ARM'S LENGTH	\$381,500	\$181,220	47.50	\$362,435	\$60,000	\$321,500	\$296,504	1.084	1,650	\$194.85	'9EB
22-23-05-377-019	36748 TANGLEWOOD LN	7/15/2024	\$482,500	WD	03-ARM'S LENGTH	\$482,500	\$204,890	42.46	\$409,784	\$63,580	\$418,920	\$339,415	1.234	2,395	\$174.91	'9EB
22-23-05-377-048	29789 DEER RUN	5/26/2023	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$208,690	49.69	\$417,378	\$63,580	\$356,420	\$346,860	1.028	2,395	\$148.82	'9EB
22-23-05-377-069	36832 ELK COVE	5/10/2024	\$495,000	LC	03-ARM'S LENGTH	\$495,000	\$218,980	44.24	\$437,953	\$64,380	\$430,620	\$366,248	1.176	2,357	\$182.70	'9EB
22-23-05-377-070	36824 ELK COVE	10/4/2024	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$219,240	49.27	\$438,484	\$64,380	\$380,620	\$366,768	1.038	2,357	\$161.48	'9EB
22-23-05-377-079	36822 TANGLEWOOD LN	4/3/2023	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$208,890	57.70	\$417,771	\$63,580	\$298,420	\$347,246	0.859	2,146	\$139.06	'9EB
22-23-05-480-002	29523 NOVAVALLEY	5/19/2023	\$340,385	WD	03-ARM'S LENGTH	\$340,385	\$195,330	57.39	\$390,668	\$60,000	\$280,385	\$324,184	0.865	1,969	\$142.40	'9EB
22-23-05-480-004	29520 NOVAVALLEY	6/20/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$195,330	55.81	\$390,668	\$60,000	\$290,000	\$324,184	0.895	1,969	\$147.28	'9EB
22-23-05-480-005	29524 NOVAVALLEY	3/13/2025	\$482,000	WD	03-ARM'S LENGTH	\$482,000	\$195,830	40.63	\$391,652	\$60,000	\$422,000	\$325,149	1.298	1,969	\$214.32	'9EB
22-23-05-480-008	29615 NOVA WOODS	9/4/2024	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$196,230	57.71	\$392,450	\$60,000	\$280,000	\$325,931	0.859	1,969	\$142.20	'9EB
22-23-05-480-015	29635 NOVA WOODS	6/7/2024	\$377,703	WD	03-ARM'S LENGTH	\$377,703	\$195,330	51.72	\$390,668	\$60,000	\$317,703	\$324,184	0.980	1,969	\$161.35	'9EB
Totals:			\$5,162,138			\$5,162,138	\$2,568,190		\$5,136,375		\$4,362,638	\$4,251,832			\$165.57	
								Sale. Ratio =>	49.75				E.C.F. =>	1.026	Std. Deviation=>	0.143636666
								Std. Dev. =>	5.75				Ave. E.C.F. =>	1.025	Ave. Variance=>	11.0892
													2026 ECF	1.02		

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
22-23-05-352-001	29736 PINE RIDGE	1/10/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$118,650	59.33	\$237,290	\$46,815	\$153,185	\$165,630	0.925	1,578	\$97.08	'9ED
22-23-05-352-005	36985 DEER RUN	9/16/2024	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$119,310	46.97	\$238,613	\$46,815	\$207,185	\$166,780	1.242	1,578	\$131.30	'9ED
22-23-05-352-008	29509 PINE RIDGE	2/21/2025	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$120,950	46.70	\$241,906	\$46,815	\$212,185	\$169,644	1.251	1,674	\$126.75	'9ED
22-23-05-352-009	29539 PINE RIDGE	3/18/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$118,650	48.43	\$237,290	\$46,815	\$198,185	\$165,630	1.197	1,578	\$125.59	'9ED
22-23-05-352-018	29645 PINE RIDGE	4/30/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$121,240	48.50	\$242,481	\$46,815	\$203,185	\$170,144	1.194	1,674	\$121.38	'9ED
22-23-05-352-025	29691 PINE RIDGE	12/17/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$119,310	55.49	\$238,613	\$46,815	\$168,185	\$166,780	1.008	1,578	\$106.58	'9ED
22-23-05-352-028	29703 PINE RIDGE	1/17/2025	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$121,240	52.71	\$242,481	\$46,815	\$183,185	\$170,144	1.077	1,674	\$109.43	'9ED
22-23-05-352-030	37173 DEER RUN	6/7/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$120,950	54.98	\$241,906	\$46,815	\$173,185	\$169,644	1.021	1,674	\$103.46	'9ED
22-23-05-352-053	36996 DARTMOOR	10/26/2023	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$121,380	52.32	\$242,750	\$46,815	\$185,185	\$170,378	1.087	1,627	\$113.82	'9ED
22-23-05-352-056	36988 DARTMOOR	7/24/2024	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$121,200	42.08	\$242,408	\$46,815	\$241,185	\$170,080	1.418	1,722	\$140.06	'9ED
22-23-05-352-066	37029 RIDGEDALE	10/2/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$123,820	49.53	\$247,643	\$46,815	\$203,185	\$174,633	1.163	1,722	\$117.99	'9ED
22-23-05-352-068	37033 RIDGEDALE	1/11/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$122,190	47.92	\$244,382	\$46,815	\$208,185	\$171,797	1.212	1,722	\$120.90	'9ED
22-23-05-352-075	29577 PINE RIDGE	8/7/2024	\$243,700	WD	03-ARM'S LENGTH	\$243,700	\$119,310	48.96	\$238,613	\$46,815	\$196,885	\$166,780	1.181	1,578	\$124.77	'9ED
22-23-05-352-080	29619 PINE RIDGE	10/20/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$121,240	46.63	\$242,481	\$46,815	\$213,185	\$170,144	1.253	1,674	\$127.35	'9ED
22-23-05-352-087	36972 DARTMOOR	7/26/2024	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$120,470	48.97	\$240,941	\$46,815	\$199,185	\$168,805	1.180	1,627	\$122.42	'9ED
22-23-05-352-109	37284 BRENTWOOD	11/25/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$133,350	44.45	\$266,704	\$46,815	\$253,185	\$191,207	1.324	1,918	\$132.00	'9ED
22-23-05-352-117	29865 INDIAN TRAIL	2/9/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$120,630	53.61	\$241,250	\$46,815	\$178,185	\$169,073	1.054	1,627	\$109.52	'9ED
22-23-05-352-127	37224 BRENTWOOD	10/24/2024	\$248,813	WD	03-ARM'S LENGTH	\$248,813	\$133,200	53.53	\$266,395	\$46,815	\$201,998	\$190,939	1.058	1,918	\$105.32	'9ED
Totals:			\$4,421,513			\$4,421,513	\$2,197,090		\$4,394,147		\$3,578,843	\$3,088,232			\$118.65	
								Sale. Ratio =>	49.69			E.C.F. =>	1.159	Std. Deviation=>		0.122409876
								Std. Dev. =>	4.31			Ave. E.C.F. =>	1.158	Ave. Variance=>		9.7397

2026 ECF 1.15

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
22-23-05-353-001	29557 SIERRA POINTE CIR	5/22/2024	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$135,270	44.35	\$270,545	\$48,094	\$256,906	\$211,858	1.213	1,832	\$140.23	'9EE
22-23-05-353-010	29552 SIERRA POINTE CIR	5/3/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$163,950	61.87	\$327,906	\$48,094	\$216,906	\$266,487	0.814	1,939	\$111.86	'9EE
22-23-05-353-023	29703 SIERRA POINTE CIR	3/3/2025	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$135,270	48.83	\$270,545	\$48,094	\$228,906	\$211,858	1.080	1,832	\$124.95	'9EE
22-23-05-353-033	29513 SIERRA POINTE CIR	6/21/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$163,950	54.65	\$327,906	\$48,094	\$251,906	\$266,487	0.945	1,939	\$129.92	'9EE
22-23-05-353-064	29603 SIERRA POINTE CIR	7/23/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$135,270	45.09	\$270,545	\$48,094	\$251,906	\$211,858	1.189	1,832	\$137.50	'9EE
22-23-05-353-072	29643 SIERRA POINTE CIR	7/14/2023	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$163,950	52.89	\$327,906	\$48,094	\$261,906	\$266,487	0.983	1,939	\$135.07	'9EE
22-23-05-353-077	29663 SIERRA POINTE CIR	6/27/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$118,860	41.71	\$237,723	\$48,094	\$236,906	\$180,599	1.312	1,301	\$182.10	'9EE
Totals:			\$2,042,000			\$2,042,000	\$1,016,520		\$2,033,076		\$1,705,342	\$1,615,634			\$137.38	
								Sale. Ratio =>	49.78				E.C.F. =>	1.056	Std. Deviation=>	0.173924204
								Std. Dev. =>	7.03				Ave. E.C.F. =>	1.077	Ave. Variance=>	13.9330
													2026 ECF	1.05		

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
22-23-05-152-021	30722 TANGLEWOOD TR	1/30/2024	\$361,500	WD	03-ARM'S LENGTH	\$361,500	\$193,700	53.58	\$387,395	\$84,450	\$277,050	\$420,756	0.658	2,488	\$111.35	'9EH
22-23-05-152-031	30638 MAPLEWOOD	10/7/2024	\$400,900	WD	03-ARM'S LENGTH	\$400,900	\$197,490	49.26	\$394,980	\$83,537	\$317,363	\$432,559	0.734	2,550	\$124.46	'9EH
22-23-05-152-035	30544 HAZELWOOD	7/11/2024	\$404,000	WD	03-ARM'S LENGTH	\$404,000	\$196,440	48.62	\$392,882	\$93,220	\$310,780	\$416,197	0.747	2,236	\$138.99	'9EH
22-23-05-152-037	30532 HAZELWOOD	9/24/2024	\$388,900	WD	03-ARM'S LENGTH	\$388,900	\$188,970	48.59	\$377,942	\$84,490	\$304,410	\$407,572	0.747	2,209	\$137.80	'9EH
22-23-05-152-038	30526 HAZELWOOD	5/17/2023	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$197,730	50.70	\$395,460	\$83,537	\$306,463	\$433,226	0.707	2,551	\$120.13	'9EH
22-23-05-152-040	30516 HAZELWOOD	9/1/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$197,850	49.46	\$395,703	\$84,014	\$315,986	\$432,901	0.730	2,551	\$123.87	'9EH
22-23-05-152-047	30577 SEQUOIA	5/24/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$269,250	59.83	\$538,497	\$84,946	\$365,054	\$629,931	0.580	3,887	\$93.92	'9EH
22-23-05-152-048	30585 SEQUOIA	6/21/2023	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$187,620	51.40	\$375,248	\$83,220	\$281,780	\$405,594	0.695	2,202	\$127.97	'9EH
22-23-05-428-001	35561 N CROSS CREEK	7/18/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$189,430	49.85	\$378,862	\$82,720	\$297,280	\$411,308	0.723	1,942	\$153.08	'9EH
22-23-05-428-004	35573 N CROSS CREEK	8/8/2024	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$179,690	35.94	\$359,387	\$82,622	\$417,378	\$384,395	1.086	2,559	\$163.10	'9EH
Totals:			\$4,040,300			\$4,040,300	\$1,998,170		\$3,996,356		\$3,193,544	\$4,374,439			\$129.47	
							Sale. Ratio =>	49.46				E.C.F. =>	0.730		Std. Deviation=>	0.13149784
							Std. Dev. =>	5.90				Ave. E.C.F. =>	0.741		Ave. Variance=>	7.1528

2026 ECF 0.72

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
22-23-06-226-010	37432 LEGENDS TRAIL	3/28/2025	\$424,900	WD	03-ARM'S LENGTH	\$424,900	\$209,280	49.25	\$418,555	\$67,609	\$357,291	\$373,346	0.957	2,158	\$165.57	'9FA
Totals:			\$424,900			\$424,900	\$209,280		\$418,555		\$357,291	\$373,346			\$165.57	
								Sale. Ratio =>	49.25				E.C.F. =>	0.957	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.957	Ave. Variance=>	0.0000
													2026 ECF	0.94		

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
22-23-06-100-032	31242 COUNTRY WAY	1/25/2024	\$202,275	WD	03-ARM'S LENGTH	\$202,275	\$101,980	50.42	\$203,965	\$46,170	\$156,105	\$108,824	1.434	934	\$167.14	'9FB
22-23-06-100-040	31176 COUNTRY WAY	7/21/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$102,600	46.64	\$205,196	\$46,170	\$173,830	\$109,673	1.585	934	\$186.11	'9FB
22-23-06-100-042	31180 COUNTRY WAY UNIT 20	6/28/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$126,980	43.79	\$253,954	\$48,480	\$241,520	\$141,706	1.704	1,025	\$235.63	'9FB
22-23-06-100-046	31184 COUNTRY WAY	4/24/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$127,290	48.03	\$254,589	\$46,170	\$218,830	\$143,737	1.522	1,025	\$213.49	'9FB
22-23-06-100-051	31210 COUNTRY WAY	11/29/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$127,850	52.18	\$255,694	\$46,170	\$198,830	\$144,499	1.376	1,025	\$193.98	'9FB
22-23-06-100-066	38826 COUNTRY CR	1/6/2025	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$98,570	52.43	\$197,141	\$46,170	\$141,830	\$104,117	1.362	934	\$151.85	'9FB
22-23-06-100-072	31160 COUNTRY WAY	6/17/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$129,090	51.64	\$258,189	\$46,170	\$203,830	\$146,220	1.394	1,025	\$198.86	'9FB
22-23-06-100-073	31162 COUNTRY WAY	1/29/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$100,530	46.76	\$201,059	\$46,170	\$168,830	\$106,820	1.581	934	\$180.76	'9FB
22-23-06-100-081	31120 COUNTRY WAY	12/31/2024	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$102,000	51.26	\$204,004	\$46,170	\$152,830	\$108,851	1.404	934	\$163.63	'9FB
22-23-06-100-090	38811 COUNTRY CR	11/4/2024	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$100,530	54.34	\$201,059	\$46,170	\$138,830	\$106,820	1.300	934	\$148.64	'9FB
22-23-06-100-097	38831 COUNTRY CR	12/28/2023	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$100,530	48.33	\$201,059	\$46,170	\$161,830	\$106,820	1.515	934	\$173.27	'9FB
22-23-06-100-103	38843 COUNTRY CR	9/6/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$127,850	59.47	\$255,694	\$46,170	\$168,830	\$144,499	1.168	1,025	\$164.71	'9FB
22-23-06-100-105	38851 COUNTRY CR	1/5/2024	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$102,000	54.26	\$204,004	\$46,170	\$141,830	\$108,851	1.303	934	\$151.85	'9FB
22-23-06-100-110	38861 COUNTRY CR	1/17/2025	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$101,420	54.82	\$202,836	\$47,947	\$137,053	\$106,820	1.283	934	\$146.74	'9FB
22-23-06-100-111	38863 COUNTRY CR	8/28/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$117,670	40.58	\$235,333	\$46,170	\$243,830	\$130,457	1.869	1,025	\$237.88	'9FB
22-23-06-100-124	38886 COUNTRY CR	6/9/2023	\$249,600	WD	03-ARM'S LENGTH	\$249,600	\$127,370	51.03	\$254,748	\$46,170	\$203,430	\$143,846	1.414	1,025	\$198.47	'9FB
22-23-06-100-148	38930 COUNTRY CR	6/15/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$124,090	47.73	\$248,184	\$46,170	\$213,830	\$139,320	1.535	1,025	\$208.61	'9FB
22-23-06-100-152	38934 COUNTRY CR	1/9/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$127,990	51.20	\$255,978	\$46,170	\$203,830	\$144,695	1.409	1,025	\$198.86	'9FB
22-23-06-100-165	38909 COUNTRY CR	3/24/2025	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$127,010	50.80	\$254,021	\$47,355	\$202,645	\$142,528	1.422	1,025	\$197.70	'9FB
22-23-06-100-187	30979 COUNTRY BLUFF	10/17/2024	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$102,000	48.59	\$204,004	\$46,170	\$163,730	\$108,851	1.504	934	\$175.30	'9FB
22-23-06-100-195	31117 COUNTRY BLUFF	4/12/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$103,930	47.24	\$207,854	\$46,170	\$173,830	\$111,506	1.559	934	\$186.11	'9FB
22-23-06-100-200	31107 COUNTRY BLUFF	6/28/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$102,770	50.13	\$205,531	\$46,170	\$158,830	\$109,904	1.445	934	\$170.05	'9FB
22-23-06-100-204	31139 COUNTRY BLUFF	2/14/2025	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$101,530	47.22	\$203,069	\$46,170	\$168,830	\$108,206	1.560	934	\$180.76	'9FB
22-23-06-100-208	31131 COUNTRY BLUFF	3/13/2025	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$103,400	51.70	\$206,805	\$46,170	\$153,830	\$110,782	1.389	934	\$164.70	'9FB
22-23-06-100-212	30998 COUNTRY BLUFF	5/16/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$103,440	51.72	\$206,884	\$46,170	\$153,830	\$110,837	1.388	934	\$164.70	'9FB
22-23-06-100-215	31008 COUNTRY BLUFF	7/1/2024	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$103,050	51.78	\$206,098	\$46,170	\$152,830	\$110,295	1.386	934	\$163.63	'9FB
22-23-06-100-220	31120 COUNTRY BLUFF	11/22/2023	\$202,500	WD	03-ARM'S LENGTH	\$202,500	\$102,090	50.41	\$204,182	\$46,696	\$155,804	\$108,611	1.435	934	\$166.81	'9FB
22-23-06-100-240	31216 COUNTRY BLUFF	3/15/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$102,290	47.58	\$204,578	\$47,092	\$167,908	\$108,611	1.546	934	\$179.77	'9FB
22-23-06-100-241	31214 COUNTRY BLUFF	5/1/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$127,090	49.84	\$254,184	\$45,000	\$210,000	\$144,264	1.456	1,025	\$204.88	'9FB
Totals:			\$6,476,275			\$6,476,275	\$3,224,940		\$6,449,896		\$5,131,795	\$3,520,970			\$181.89	
								Sale. Ratio =>	49.80							
								Std. Dev. =>	3.59							
													E.C.F. =>	1.457	Std. Deviation=>	0.1353528
													Ave. E.C.F. =>	1.457	Ave. Variance=>	10.0385

2026 ECF 1.45

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
22-23-07-426-008	37844 AMBER DR	8/31/2023	\$403,500	WD	03-ARM'S LENGTH	\$403,500	\$174,630	43.28	\$349,251	\$68,094	\$335,406	\$281,157	1.193	1,663	\$201.69	'9GA
22-23-07-426-039	37779 SIENA	1/31/2025	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$182,050	46.68	\$364,103	\$68,823	\$321,177	\$295,280	1.088	1,663	\$193.13	'9GA
22-23-07-426-047	37742 AMBER DR	11/16/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$184,510	62.55	\$369,018	\$67,948	\$227,052	\$301,070	0.754	1,819	\$124.82	'9GA
22-23-07-426-048	37738 AMBER DR	8/21/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$202,890	57.97	\$405,780	\$67,948	\$282,052	\$337,832	0.835	2,207	\$127.80	'9GA
22-23-07-426-058	37681 RUSSETT	9/6/2023	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$173,390	45.99	\$346,786	\$68,677	\$308,323	\$278,109	1.109	1,663	\$185.40	'9GA
22-23-07-426-060	37557 AMBER DR	9/11/2024	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$175,530	51.63	\$351,064	\$67,803	\$272,197	\$283,261	0.961	1,819	\$149.64	'9GA
22-23-07-426-064	37645 AMBER DR	5/10/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$202,670	57.91	\$405,338	\$69,809	\$280,191	\$335,529	0.835	2,207	\$126.96	'9GA
22-23-07-426-079	37601 RUSSETT	4/9/2024	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$218,660	53.99	\$437,318	\$68,386	\$336,614	\$368,932	0.912	2,207	\$152.52	'9GA
22-23-07-427-017	28298 BURTON LN	12/29/2023	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$206,880	49.26	\$413,761	\$68,046	\$351,954	\$345,715	1.018	2,290	\$153.69	'9GA
22-23-07-427-040	37614 AVON CR	11/22/2024	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$205,320	46.14	\$410,645	\$68,531	\$376,469	\$342,114	1.100	2,290	\$164.40	'9GA
22-23-07-427-043	37636 AVON LN	4/1/2024	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$199,910	44.42	\$399,829	\$67,948	\$382,052	\$331,881	1.151	2,152	\$177.53	'9GA
22-23-07-427-058	37703 AVON LN	5/19/2023	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$196,630	45.20	\$393,269	\$68,094	\$366,906	\$325,175	1.128	2,152	\$170.50	'9GA
22-23-07-427-061	37645 AVON LN	10/24/2024	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$203,140	52.09	\$406,274	\$67,803	\$322,197	\$338,471	0.952	1,992	\$161.75	'9GA
22-23-07-427-063	28111 WARWICK	11/7/2024	\$434,877	WD	03-ARM'S LENGTH	\$434,877	\$189,270	43.52	\$378,542	\$67,852	\$367,025	\$310,690	1.181	1,961	\$187.16	'9GA
Totals:			\$5,485,377			\$5,485,377	\$2,715,480		\$5,430,978		\$4,529,615	\$4,475,216			\$162.64	
								Sale. Ratio =>	49.50			E.C.F. =>	1.012	Std. Deviation=>		0.142060889
								Std. Dev. =>	6.14			Ave. E.C.F. =>	1.016	Ave. Variance=>		12.0577

2026 ECF 1.00

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
22-23-07-252-021	28797 HIDDEN TRAIL	8/23/2024	\$557,200	MLC	03-ARM'S LENGTH	\$557,200	\$265,920	47.72	\$531,845	\$117,932	\$439,268	\$422,360	1.040	2,809	\$156.38	'9GB
22-23-07-252-046	28756 HIDDEN TRAIL	9/6/2023	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$254,170	53.51	\$508,341	\$99,968	\$375,032	\$416,707	0.900	2,667	\$140.62	'9GB
22-23-07-253-002	28863 HIDDEN TRAIL	6/11/2024	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$280,310	47.92	\$560,615	\$102,441	\$482,559	\$467,524	1.032	2,714	\$177.80	'9GB
22-23-07-253-004	28871 HIDDEN TRAIL	8/23/2023	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$345,270	53.95	\$690,537	\$120,896	\$519,104	\$581,266	0.893	3,246	\$159.92	'9GB
22-23-07-401-006	38214 FRENCH POND	11/5/2024	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$259,980	44.06	\$519,950	\$116,698	\$473,302	\$411,481	1.150	2,378	\$199.03	'9GB
22-23-07-401-010	38222 FRENCH POND	12/4/2024	\$499,000	OTH	03-ARM'S LENGTH	\$499,000	\$214,640	43.01	\$429,289	\$95,710	\$403,290	\$340,386	1.185	1,975	\$204.20	'9GB
22-23-07-401-020	38311 GOLFPVIEW	9/12/2024	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$238,660	47.73	\$477,326	\$95,710	\$404,290	\$389,404	1.038	1,975	\$204.70	'9GB
22-23-07-401-045	38247 FRENCH POND	7/22/2024	\$549,000	WD	03-ARM'S LENGTH	\$549,000	\$254,640	46.38	\$509,287	\$107,809	\$441,191	\$409,671	1.077	2,195	\$201.00	'9GB
22-23-07-401-048	38239 FRENCH POND	7/17/2024	\$548,000	WD	03-ARM'S LENGTH	\$548,000	\$255,130	46.56	\$510,267	\$105,093	\$442,907	\$413,442	1.071	2,461	\$179.97	'9GB
22-23-07-451-012	28046 HICKORY	3/14/2024	\$522,000	WD	03-ARM'S LENGTH	\$522,000	\$339,300	65.00	\$678,604	\$110,438	\$411,562	\$579,761	0.710	2,965	\$138.81	'9GB
Totals:			\$5,465,200			\$5,465,200	\$2,708,020		\$5,416,061		\$4,392,505	\$4,432,002			\$176.24	
								Sale. Ratio =>	49.55							
								Std. Dev. =>	6.45							
													E.C.F. =>	0.991	Std. Deviation=>	0.140037612
													Ave. E.C.F. =>	1.010	Ave. Variance=>	10.5210

2026 ECF 0.98

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	
22-23-07-127-002	29494 BEAU RIDGE	9/26/2024	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$128,520	40.54	\$257,048	\$45,000	\$272,000	\$169,638	1.603	1,215	\$223.87	'9GE	
22-23-07-127-016	38750 CHESSINGTON	8/2/2024	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$148,130	45.58	\$296,264	\$45,000	\$280,000	\$201,011	1.393	1,238	\$226.17	'9GE	
22-23-07-127-029	38360 CHESSINGTON	8/1/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$148,130	49.38	\$296,264	\$45,000	\$255,000	\$201,011	1.269	1,238	\$205.98	'9GE	
22-23-07-127-065	29380 REGENTS POINTE	5/24/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$139,070	63.21	\$278,133	\$45,000	\$175,000	\$186,506	0.938	1,238	\$141.36	'9GE	
22-23-07-127-070	29389 BREEZEWOOD	1/11/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$131,200	55.83	\$262,395	\$45,000	\$190,000	\$173,916	1.092	1,215	\$156.38	'9GE	
22-23-07-127-077	29335 REGENTS POINTE	9/15/2023	\$269,800	WD	03-ARM'S LENGTH	\$269,800	\$140,420	52.05	\$280,836	\$45,000	\$224,800	\$188,668	1.192	1,238	\$181.58	'9GE	
22-23-07-127-082	29360 BREEZEWOOD	3/15/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$125,230	49.11	\$250,461	\$45,000	\$210,000	\$164,368	1.278	1,215	\$172.84	'9GE	
22-23-07-127-089	38311 WYNMAR	11/9/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$139,070	43.46	\$278,133	\$45,000	\$275,000	\$186,506	1.474	1,238	\$222.13	'9GE	
22-23-07-127-103	29311 REGENTS POINTE	10/4/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$131,200	48.59	\$262,395	\$45,000	\$225,000	\$173,916	1.294	1,215	\$185.19	'9GE	
22-23-07-127-110	38438 GLANSTONBERRY	8/29/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$125,230	48.17	\$250,461	\$45,000	\$215,000	\$164,368	1.308	1,215	\$176.95	'9GE	
22-23-07-127-121	38621 DARBYSHIRE	7/21/2023	\$247,500	WD	03-ARM'S LENGTH	\$247,500	\$140,510	56.77	\$281,025	\$45,000	\$202,500	\$188,820	1.072	1,238	\$163.57	'9GE	
Totals:			\$3,019,300			\$3,019,300	\$1,496,710		\$2,993,415		\$2,524,300	\$1,998,728			\$186.91		
								Sale. Ratio =>	49.57					E.C.F. =>	1.263	Std. Deviation=>	0.188837876
								Std. Dev. =>	6.45					Ave. E.C.F. =>	1.265	Ave. Variance=>	13.9043
													2026 ECF	1.25			

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
22-23-07-402-021	28328 GOLF POINTE	6/28/2024	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$279,720	48.23	\$559,436	\$96,895	\$483,105	\$395,334	1.222	2,721	\$177.55	'9GH
22-23-07-402-027	28476 GOLF POINTE	8/18/2023	\$532,000	WD	03-ARM'S LENGTH	\$532,000	\$283,780	53.34	\$567,551	\$96,575	\$435,425	\$402,543	1.082	2,690	\$161.87	'9GH
22-23-07-402-049	28529 GOLF POINTE	7/11/2024	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$279,520	47.78	\$559,045	\$125,587	\$459,413	\$370,476	1.240	2,640	\$174.02	'9GH
22-23-07-402-075	38197 FRENCH POND	3/6/2024	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$259,710	47.65	\$519,417	\$100,988	\$444,012	\$357,631	1.242	2,389	\$185.86	'9GH
22-23-07-402-086	28045 GOLF POINTE	1/22/2024	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$275,850	57.47	\$551,691	\$125,869	\$354,131	\$363,950	0.973	2,170	\$163.19	'9GH
22-23-07-402-089	28024 GOLF POINTE	8/2/2024	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$271,530	45.26	\$543,057	\$95,286	\$504,714	\$382,710	1.319	2,613	\$193.15	'9GH
Totals:			\$3,322,000			\$3,322,000	\$1,650,110		\$3,300,197		\$2,680,800	\$2,272,644			\$175.94	
								Sale. Ratio =>	49.67				E.C.F. =>	1.180	Std. Deviation=>	0.127221683
								Std. Dev. =>	4.54				Ave. E.C.F. =>	1.180	Ave. Variance=>	10.1444

2026 ECF 1.17

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
22-23-07-201-018	38187 LANTERN HILL	6/5/2023	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$297,470	56.13	\$594,934	\$112,129	\$417,871	\$459,814	0.909	2,725	\$153.35	'9GI
Totals:			\$530,000			\$530,000	\$297,470		\$594,934		\$417,871	\$459,814			\$153.35	
								Sale. Ratio =>	56.13				E.C.F. =>	0.909	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.909	Ave. Variance=>	0.0000

2026 ECF 1.05
Limited Sales
Used Early and Late Sale

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	
22-23-08-100-021	29439 LAUREL	11/1/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$102,610	43.66	\$205,226	\$47,988	\$187,012	\$132,132	1.415	1,077	\$173.64	'9HB	
22-23-08-100-022	29441 LAUREL	2/24/2025	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$115,090	48.15	\$230,186	\$47,633	\$191,367	\$153,405	1.247	1,383	\$138.37	'9HB	
22-23-08-100-025	29431 LAUREL	10/21/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$102,610	44.61	\$205,226	\$47,988	\$182,012	\$132,132	1.378	1,077	\$169.00	'9HB	
22-23-08-100-026	29433 LAUREL	5/2/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$115,090	63.94	\$230,186	\$47,633	\$132,367	\$153,405	0.863	1,383	\$95.71	'9HB	
22-23-08-100-054	29371 LAUREL	2/5/2025	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$115,090	49.18	\$230,186	\$47,633	\$186,367	\$153,405	1.215	1,383	\$134.76	'9HB	
22-23-08-100-064	29374 LAUREL	10/20/2023	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$102,610	44.81	\$205,226	\$47,988	\$181,012	\$132,132	1.370	1,077	\$168.07	'9HB	
22-23-08-100-069	29319 LAUREL	7/5/2023	\$218,500	WD	03-ARM'S LENGTH	\$218,500	\$102,610	46.96	\$205,226	\$47,988	\$170,512	\$132,132	1.290	1,077	\$158.32	'9HB	
22-23-08-100-070	29321 LAUREL	11/20/2024	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$115,090	51.73	\$230,186	\$47,633	\$174,867	\$153,405	1.140	1,383	\$126.44	'9HB	
22-23-08-100-079	29322 LAUREL	6/14/2023	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$115,090	69.75	\$230,186	\$47,633	\$117,367	\$153,405	0.765	1,383	\$84.86	'9HB	
22-23-08-100-098	29237 LAUREL	5/23/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$102,610	46.64	\$205,226	\$47,988	\$172,012	\$132,132	1.302	1,077	\$159.71	'9HB	
22-23-08-100-104	29260 LAUREL	2/29/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$115,090	46.04	\$230,186	\$47,633	\$202,367	\$153,405	1.319	1,383	\$146.32	'9HB	
22-23-08-100-110	29248 LAUREL	9/18/2023	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$115,090	53.53	\$230,186	\$47,633	\$167,367	\$153,405	1.091	1,383	\$121.02	'9HB	
22-23-08-100-120	29485 LAUREL	3/20/2024	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$115,090	49.61	\$230,186	\$47,633	\$184,367	\$153,405	1.202	1,383	\$133.31	'9HB	
Totals:			\$2,870,000			\$2,870,000	\$1,433,770		\$2,867,618		\$2,248,996	\$1,887,900			\$139.20		
								Sale. Ratio =>	49.96					E.C.F. =>	1.191	Std. Deviation=>	0.195851628
								Std. Dev. =>	7.80					Ave. E.C.F. =>	1.200	Ave. Variance=>	14.4661
													2026 ECF	1.19			

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	
22-23-08-101-011	29426 CHELSEA CROSSING	5/4/2023	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$276,660	52.20	\$553,324	\$69,544	\$460,456	\$335,958	1.371	2,969	\$155.09	'9HC	
22-23-08-101-017	29290 CHELSEA CROSSING	7/24/2023	\$557,000	WD	03-ARM'S LENGTH	\$557,000	\$269,290	48.35	\$538,587	\$72,145	\$484,855	\$323,918	1.497	2,777	\$174.60	'9HC	
22-23-08-101-022	29206 CHELSEA CROSSING	8/14/2024	\$502,000	WD	03-ARM'S LENGTH	\$502,000	\$243,200	48.45	\$486,403	\$74,544	\$427,456	\$286,013	1.495	2,240	\$190.83	'9HC	
Totals:			\$1,589,000			\$1,589,000	\$789,150		\$1,578,314		\$1,372,767	\$945,889			\$173.50		
								Sale. Ratio =>	49.66				E.C.F. =>	1.451	Std. Deviation=>	0.07224332	
								Std. Dev. =>	2.20				Ave. E.C.F. =>	1.454	Ave. Variance=>	5.5606	
													2026 ECF	1.44			

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	
22-23-08-151-009	28719 WINTERGREEN DR	5/24/2024	\$860,000	WD	03-ARM'S LENGTH	\$860,000	\$436,810	50.79	\$873,628	\$171,006	\$688,994	\$747,470	0.922	3,831	\$179.85	'9HE	
22-23-08-201-021	29481 CRAWFORD COURT	9/23/2024	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$316,630	46.22	\$633,259	\$112,414	\$572,586	\$554,090	1.033	3,280	\$174.57	'9HE	
22-23-08-303-002	28602 WINTERGREEN CT	4/11/2023	\$757,500	WD	03-ARM'S LENGTH	\$757,500	\$482,660	63.72	\$965,310	\$159,695	\$597,805	\$857,037	0.698	4,362	\$137.05	'9HE	
22-23-08-304-007	37228 TIMBERVIEW LANE	8/25/2023	\$1,425,000	WD	03-ARM'S LENGTH	\$1,425,000	\$627,780	44.05	\$1,255,568	\$216,810	\$1,208,190	\$1,105,061	1.093	5,354	\$225.66	'9HE	
Totals:			\$3,727,500			\$3,727,500	\$1,863,880		\$3,727,765		\$3,067,575	\$3,263,658			\$179.28		
								Sale. Ratio ==>	50.00					E.C.F. ==>	0.940	Std. Deviation==>	0.174456948
								Std. Dev. ==>	8.81					Ave. E.C.F. ==>	0.936	Ave. Variance==>	12.6853
													2026 ECF	0.94			

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
22-23-10-454-004	32208 TWELVE MILE	8/31/2023	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$103,030	50.26	\$206,052	\$31,791	\$173,209	\$133,023	1.302	1,715	\$101.00	'9JA
22-23-10-454-010	32220 TWELVE MILE	10/15/2024	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$86,380	61.70	\$172,763	\$31,629	\$108,371	\$107,735	1.006	1,368	\$79.22	'9JA
22-23-10-454-030	32266 TWELVE MILE	5/28/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,040	40.52	\$162,076	\$31,575	\$168,425	\$99,619	1.691	1,254	\$134.31	'9JA
Totals:			\$545,000			\$545,000	\$270,450		\$540,891		\$450,005	\$340,377			\$104.84	
								Sale. Ratio =>	49.62			E.C.F. =>	1.322	Std. Deviation=>		0.343431457
								Std. Dev. =>	10.60			Ave. E.C.F. =>	1.333	Ave. Variance=>		23.8529

2026 ECF 1.31

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
22-23-11-451-019	30022 TWELVE MILE #1	10/11/2024	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$57,270	47.73	\$114,540	\$31,170	\$88,830	\$73,131	1.215	714	\$124.41	'9K1
22-23-11-451-020	30022 TWELVE MILE #2	3/18/2024	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$57,270	45.82	\$114,540	\$31,170	\$93,830	\$73,131	1.283	714	\$131.41	'9K1
22-23-11-451-022	30022 TWELVE MILE #4	2/28/2025	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$57,270	78.45	\$114,540	\$31,170	\$41,830	\$73,131	0.572	714	\$58.59	'9K1
22-23-11-451-025	30022 TWELVE MILE #7	6/28/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$58,540	40.37	\$117,087	\$31,170	\$113,830	\$75,365	1.510	725	\$157.01	'9K1
22-23-11-451-041	30024 TWELVE MILE #23	10/9/2024	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$59,330	48.24	\$118,657	\$31,170	\$91,830	\$76,742	1.197	741	\$123.93	'9K1
22-23-11-451-044	30028 TWELVE MILE #26	12/22/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$58,860	47.09	\$117,722	\$31,785	\$93,215	\$75,383	1.237	714	\$130.55	'9K1
22-23-11-451-046	30028 TWELVE MILE #28	12/20/2023	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$57,270	62.93	\$114,540	\$31,170	\$59,830	\$73,131	0.818	714	\$83.80	'9K1
22-23-11-451-053	30028 TWELVE MILE #35	9/22/2023	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$59,720	44.24	\$119,438	\$31,170	\$103,830	\$77,428	1.341	749	\$138.62	'9K1
22-23-11-451-088	30052 TWELVE MILE #70	3/3/2025	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$71,430	39.25	\$142,854	\$31,170	\$150,830	\$97,968	1.540	995	\$151.59	'9K1
22-23-11-451-090	30052 TWELVE MILE #72	8/7/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$59,720	51.93	\$119,438	\$31,170	\$83,830	\$77,428	1.083	749	\$111.92	'9K1
22-23-11-451-091	30056 TWELVE MILE #73	10/16/2024	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$72,740	56.00	\$145,470	\$31,170	\$98,730	\$100,263	0.985	994	\$99.33	'9K1
22-23-11-451-095	30056 TWELVE MILE #77	9/20/2024	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$74,080	47.79	\$148,168	\$31,170	\$123,830	\$102,629	1.207	1,008	\$122.85	'9K1
22-23-11-451-097	30056 TWELVE MILE #79	10/16/2024	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$74,080	45.59	\$148,168	\$31,170	\$131,330	\$102,629	1.280	1,008	\$130.29	'9K1
22-23-11-451-099	30056 TWELVE MILE #81	2/26/2024	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$75,500	49.67	\$151,003	\$31,170	\$120,830	\$105,116	1.149	1,037	\$116.52	'9K1
22-23-11-451-107	30060 TWELVE MILE #89	7/29/2024	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$74,080	47.18	\$148,168	\$31,170	\$125,830	\$102,629	1.226	1,008	\$124.83	'9K1
22-23-11-451-112	30060 TWELVE MILE #94	11/1/2024	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$75,890	48.18	\$151,771	\$31,170	\$126,330	\$105,790	1.194	1,045	\$120.89	'9K1
22-23-11-451-115	30078 TWELVE MILE #97	4/25/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$58,270	50.67	\$116,536	\$31,785	\$83,215	\$74,342	1.119	714	\$116.55	'9K1
22-23-11-451-126	30078 TWELVE MILE #108	4/4/2023	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$59,720	56.88	\$119,438	\$31,170	\$73,830	\$77,428	0.954	749	\$98.57	'9K1
22-23-11-451-132	30074 TWELVE MILE #114	5/2/2023	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$58,540	49.19	\$117,087	\$31,170	\$87,830	\$75,365	1.165	725	\$121.14	'9K1
22-23-11-451-143	30070 TWELVE MILE #125	5/17/2024	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$58,540	39.82	\$117,087	\$31,170	\$115,830	\$75,365	1.537	725	\$159.77	'9K1
22-23-11-451-144	30070 TWELVE MILE #126	5/2/2024	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$58,540	41.52	\$117,087	\$31,170	\$109,830	\$75,365	1.457	725	\$151.49	'9K1
22-23-11-453-002	29830 TWELVE MILE #303	1/17/2025	\$125,900	WD	03-ARM'S LENGTH	\$125,900	\$59,350	47.14	\$118,694	\$31,170	\$94,730	\$76,775	1.234	731	\$129.59	'9K1
22-23-11-453-010	29830 TWELVE MILE #311	4/15/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$61,550	53.52	\$123,101	\$31,170	\$83,830	\$80,641	1.040	763	\$109.87	'9K1
22-23-11-453-043	29860 TWELVE MILE #608	6/4/2024	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$74,350	48.91	\$148,691	\$31,170	\$120,830	\$103,088	1.172	1,008	\$119.87	'9K1
22-23-11-453-045	29860 TWELVE MILE #609	1/31/2025	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$76,150	49.77	\$152,294	\$31,170	\$121,830	\$106,249	1.147	1,045	\$116.58	'9K1
22-23-11-453-050	29870 TWELVE MILE #703	5/15/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$71,870	49.57	\$143,734	\$31,170	\$113,830	\$98,740	1.153	997	\$114.17	'9K1
22-23-11-453-051	29870 TWELVE MILE #704	10/18/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$73,950	51.00	\$147,908	\$31,170	\$113,830	\$102,401	1.112	997	\$114.17	'9K1
22-23-11-453-052	29870 TWELVE MILE #702	1/5/2024	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$73,950	52.82	\$147,908	\$31,170	\$108,830	\$102,401	1.063	997	\$109.16	'9K1
22-23-11-453-053	29870 TWELVE MILE #705	11/22/2024	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$74,350	42.01	\$148,691	\$31,170	\$145,830	\$103,088	1.415	1,008	\$144.67	'9K1
22-23-11-453-055	29870 TWELVE MILE #708	3/21/2025	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$74,350	47.97	\$148,691	\$31,170	\$123,830	\$103,088	1.201	1,008	\$122.85	'9K1
22-23-11-453-075	29890 TWELVE MILE #904	4/14/2023	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$59,600	51.83	\$119,201	\$31,991	\$83,009	\$76,500	1.085	731	\$113.56	'9K1
22-23-11-453-083	29890 TWELVE MILE #912	4/24/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$60,660	55.15	\$121,327	\$31,170	\$78,830	\$79,085	0.997	763	\$103.32	'9K1
22-23-11-453-084	29890 TWELVE MILE #910	12/19/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$60,660	52.75	\$121,327	\$31,170	\$83,830	\$79,085	1.060	763	\$109.87	'9K1
22-23-11-477-038	27860 BERRYWOOD #18	9/8/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$79,590	54.89	\$159,173	\$31,170	\$113,830	\$112,283	1.014	1,156	\$98.47	'9K1
22-23-11-477-041	27860 BERRYWOOD #21	9/6/2024	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$78,690	49.18	\$157,376	\$31,170	\$128,830	\$110,707	1.164	1,156	\$111.44	'9K1
22-23-11-477-052	27900 BERRYWOOD #32	8/17/2023	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$71,620	55.09	\$143,237	\$31,170	\$98,830	\$98,304	1.005	1,036	\$95.40	'9K1
22-23-11-477-066	27825 BERRYWOOD #46	5/15/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$82,760	61.30	\$165,529	\$31,170	\$103,830	\$117,858	0.881	1,385	\$74.97	'9K1
22-23-11-477-077	27845 BERRYWOOD #57	12/6/2024	\$164,500	WD	03-ARM'S LENGTH	\$164,500	\$82,760	50.31	\$165,529	\$31,170	\$133,330	\$117,858	1.131	1,385	\$96.27	'9K1
22-23-11-477-080	27845 BERRYWOOD #60	2/11/2025	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$82,760	68.97	\$165,529	\$31,170	\$88,830	\$117,858	0.754	1,385	\$64.14	'9K1
22-23-11-477-083	27845 BERRYWOOD #63	8/2/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$82,760	47.29	\$165,529	\$31,170	\$143,830	\$117,858	1.220	1,385	\$103.85	'9K1
Totals:			\$5,452,300			\$5,452,300	\$2,718,390		\$5,436,808		\$4,203,449	\$3,673,626			\$115.66	
								Sale. Ratio =>	49.86			E.C.F. =>	1.144	Std. Deviation=>		0.1992876
								Std. Dev. =>	7.53			Ave. E.C.F. =>	1.148	Ave. Variance=>		14.2169

2026 ECF 1.14

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	
22-23-11-426-041	28615 VENICE CT	10/2/2024	\$348,600	WD	03-ARM'S LENGTH	\$348,600	\$164,880	47.30	\$329,766	\$52,175	\$296,425	\$245,655	1.207	1,908	\$155.36	'9KD	
22-23-11-426-046	28559 VENICE CT	7/21/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$158,100	56.46	\$316,207	\$52,175	\$227,825	\$233,656	0.975	1,908	\$119.41	'9KD	
22-23-11-426-052	29470 ASHFORD	3/3/2025	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$196,190	58.04	\$392,371	\$49,500	\$288,500	\$303,425	0.951	1,845	\$156.37	'9KD	
22-23-11-426-065	29545 ASHFORD	7/31/2024	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$270,440	43.27	\$540,873	\$55,423	\$569,577	\$429,601	1.326	1,923	\$296.19	'9KD	
22-23-11-478-005	29455 SYLVAN	8/7/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$148,670	49.56	\$297,347	\$51,673	\$248,327	\$217,410	1.142	1,739	\$142.80	'9KD	
Totals:			\$1,891,600			\$1,891,600	\$938,280		\$1,876,564		\$1,630,654	\$1,429,747			\$174.02		
								Sale. Ratio ==>	49.60					E.C.F. ==>	1.141	Std. Deviation==>	0.158119435
								Std. Dev. ==>	6.22					Ave. E.C.F. ==>	1.120	Ave. Variance==>	12.5747
													2026 ECF	1.13			

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
22-23-11-226-044	29486 COVE CREEK	8/22/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$122,340	43.69	\$244,679	\$49,500	\$230,500	\$274,900	0.838	1,476	\$156.17	'9KH
22-23-11-478-027	29610 SYLVAN CR	9/1/2023	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$228,060	54.30	\$456,111	\$104,820	\$315,180	\$494,776	0.637	2,552	\$123.50	'9KH
Totals:			\$700,000			\$700,000	\$350,400		\$700,790		\$545,680	\$769,676			\$139.83	
								Sale. Ratio =>	50.06				E.C.F. =>	0.709	Std. Deviation=>	0.14246164
								Std. Dev. =>	7.50				Ave. E.C.F. =>	0.738	Ave. Variance=>	10.0736

2026 ECF 0.71

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	
22-23-11-103-019	29427 E GLENOAKS BD	6/24/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$124,550	44.48	\$249,094	\$45,000	\$235,000	\$133,394	1.762	1,598	\$147.06	'9KL	
22-23-11-103-024	29407 E GLENOAKS BD	3/27/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$128,160	51.26	\$256,321	\$45,000	\$205,000	\$138,118	1.484	1,146	\$178.88	'9KL	
22-23-11-103-026	29399 E GLENOAKS BD	6/12/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$124,550	45.29	\$249,094	\$45,000	\$230,000	\$133,394	1.724	1,598	\$143.93	'9KL	
22-23-11-103-041	29265 E GLENOAKS BD	10/24/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$128,160	52.31	\$256,321	\$45,000	\$200,000	\$138,118	1.448	1,146	\$174.52	'9KL	
22-23-11-103-053	29282 W GLENOAKS BD	2/16/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$127,910	54.43	\$255,814	\$45,000	\$190,000	\$137,786	1.379	1,146	\$165.79	'9KL	
22-23-11-103-064	29238 W GLENOAKS BD	11/22/2023	\$243,800	WD	03-ARM'S LENGTH	\$243,800	\$127,960	52.49	\$255,927	\$45,000	\$198,800	\$137,860	1.442	1,146	\$173.47	'9KL	
Totals:			\$1,528,800			\$1,528,800	\$761,290		\$1,522,571		\$1,258,800	\$818,670			\$163.94		
								Sale. Ratio ==>	49.80					E.C.F. ==>	1.538	Std. Deviation==>	0.161359677
								Std. Dev. ==>	4.13					Ave. E.C.F. ==>	1.540	Ave. Variance==>	13.5396

2026 ECF 1.53

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	
22-23-12-126-052	29425 WINDMILL	5/15/2023	\$469,000	WD	03-ARM'S LENGTH	\$469,000	\$244,080	52.04	\$488,163	\$104,062	\$364,938	\$451,883	0.808	2,729	\$133.73	'9LA	
22-23-12-126-059	29400 WINDMILL	6/6/2023	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$246,100	52.36	\$492,195	\$103,677	\$366,323	\$457,080	0.801	2,729	\$134.23	'9LA	
Totals:			\$939,000			\$939,000	\$490,180		\$980,358		\$731,261	\$908,963			\$133.98		
								Sale. Ratio =>	52.20					E.C.F. =>	0.805	Std. Deviation=>	0.004350291
								Std. Dev. =>	0.23					Ave. E.C.F. =>	0.805	Ave. Variance=>	0.3076
													2026 ECF	0.85			
													2023 Sales				

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
22-23-12-126-068	29211 CHESTNUT CT	10/28/2024	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$254,690	51.04	\$509,377	\$115,298	\$383,702	\$463,622	0.828	2,346	\$163.56	'9LC
22-23-14-179-013	31069 SCENIC VIEW	9/15/2023	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$327,380	49.23	\$654,765	\$117,330	\$547,670	\$632,276	0.866	2,126	\$257.61	'9LC
Totals:			\$1,164,000			\$1,164,000	\$582,070		\$1,164,142		\$931,372	\$1,095,898			\$210.58	
								Sale. Ratio =>	50.01			E.C.F. =>	0.850	Std. Deviation=>		0.027273105
								Std. Dev. =>	1.28			Ave. E.C.F. =>	0.847	Ave. Variance=>		1.9285

2026 ECF 0.85

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
22-23-13-102-042	29348 MORNINGVIEW	2/11/2025	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$249,270	54.19	\$498,545	\$73,982	\$386,018	\$329,118	1.173	2,767	\$139.51	'9MA
22-23-13-104-001	29187 AUTUMN RIDGE	8/30/2024	\$524,900	WD	03-ARM'S LENGTH	\$524,900	\$244,420	46.57	\$488,839	\$76,794	\$448,106	\$319,414	1.403	2,541	\$176.35	'9MA
22-23-13-151-005	27294 ROSEWOOD COURT	5/1/2024	\$503,000	WD	03-ARM'S LENGTH	\$503,000	\$260,000	51.69	\$520,005	\$90,856	\$412,144	\$332,673	1.239	2,726	\$151.19	'9MA
22-23-13-151-009	29245 STILLWATER	7/31/2023	\$529,000	WD	03-ARM'S LENGTH	\$529,000	\$254,560	48.12	\$509,114	\$83,982	\$445,018	\$329,559	1.350	2,528	\$176.04	'9MA
22-23-13-151-010	29259 STILLWATER	12/8/2023	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$233,780	45.84	\$467,561	\$85,856	\$424,144	\$295,895	1.433	2,294	\$184.89	'9MA
22-23-13-151-056	27263 WINTERSET CIRCLE	2/11/2025	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$261,830	52.89	\$523,660	\$75,107	\$419,893	\$347,715	1.208	2,660	\$157.85	'9MA
22-23-13-151-060	27279 WINTERSET CIRCLE	3/8/2024	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$265,040	50.01	\$530,072	\$75,856	\$454,144	\$352,105	1.290	2,820	\$161.04	'9MA
22-23-13-152-013	27236 WINTERSET CIRCLE	10/31/2023	\$543,500	WD	03-ARM'S LENGTH	\$543,500	\$262,260	48.25	\$524,526	\$80,495	\$463,005	\$344,210	1.345	2,629	\$176.11	'9MA
Totals:			\$4,095,400			\$4,095,400	\$2,031,160		\$4,062,322		\$3,452,472	\$2,650,689			\$165.37	
								Sale. Ratio =>	49.60			E.C.F. =>	1.302	Std. Deviation=>		0.093572855
								Std. Dev. =>	3.02			Ave. E.C.F. =>	1.305	Ave. Variance=>		7.7831
													2026 ECF	1.29		

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
22-23-14-251-026	29666 S MEADOWRIDGE	9/11/2023	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$159,520	52.30	\$319,043	\$70,000	\$235,000	\$226,402	1.038	1,702	\$138.07	'9NA
22-23-14-251-039	29637 N MEADOWRIDGE	4/18/2024	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$164,310	50.56	\$328,616	\$71,235	\$253,765	\$233,982	1.085	1,583	\$160.31	'9NA
22-23-14-251-043	29465 N MEADOWRIDGE	12/11/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$161,870	46.25	\$323,738	\$70,000	\$280,000	\$230,670	1.214	1,583	\$176.88	'9NA
Totals:			\$980,000			\$980,000	\$485,700		\$971,397		\$768,765	\$691,054			\$158.42	
								Sale. Ratio =>	49.56				E.C.F. =>	1.112	Std. Deviation=>	0.091124765
								Std. Dev. =>	3.12				Ave. E.C.F. =>	1.112	Ave. Variance=>	6.7819

2026 ECF 1.10

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
22-23-14-352-011	26258 ORCHARD LAKE	7/30/2024	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$150,890	45.86	\$301,784	\$48,068	\$280,932	\$193,676	1.451	1,368	\$205.36	'9NB
Totals:			\$329,000			\$329,000	\$150,890		\$301,784		\$280,932	\$193,676			\$205.36	
								Sale. Ratio =>	45.86				E.C.F. =>	1.451	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.451	Ave. Variance=>	0.0000

2026 ECF 1.31
2021/2022 Sales

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	
22-23-15-201-037	27635 W ECHO VALLEY #114	6/20/2024	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$83,110	46.69	\$166,212	\$31,807	\$146,193	\$126,797	1.153	1,320	\$110.75	'90A	
22-23-15-201-040	27709 W ECHO VALLEY #201	12/10/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$83,090	47.48	\$166,178	\$31,807	\$143,193	\$126,765	1.130	1,320	\$108.48	'90A	
22-23-15-201-049	27653 W ECHO VALLEY #210	12/12/2024	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$65,030	48.89	\$130,055	\$31,807	\$101,193	\$92,686	1.092	987	\$102.53	'90A	
22-23-15-201-050	27653 W ECHO VALLEY #211	4/5/2024	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$64,500	50.00	\$129,003	\$31,807	\$97,193	\$91,694	1.060	972	\$99.99	'90A	
22-23-15-201-080	27654 E ECHO VALLEY #133	10/2/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$64,600	47.85	\$129,190	\$31,807	\$103,193	\$91,870	1.123	972	\$106.17	'90A	
22-23-15-201-090	27690 E ECHO VALLEY #227	8/9/2024	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$65,030	50.02	\$130,055	\$31,807	\$98,193	\$92,686	1.059	987	\$99.49	'90A	
22-23-15-201-123	27598 E ECHO VALLEY #248	9/18/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$84,710	49.83	\$169,426	\$31,807	\$138,193	\$129,829	1.064	1,348	\$102.52	'90A	
22-23-15-201-160	31993 TWELVE MILE #110	9/11/2023	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$52,220	64.47	\$104,446	\$31,423	\$49,577	\$68,889	0.720	717	\$69.15	'90A	
22-23-15-201-162	31993 TWELVE MILE #112	9/6/2023	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$60,190	50.16	\$120,372	\$31,427	\$88,573	\$83,910	1.056	905	\$97.87	'90A	
22-23-15-201-194	32005 TWELVE MILE #109	5/31/2023	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$57,910	44.55	\$115,821	\$31,427	\$98,573	\$79,616	1.238	851	\$115.83	'90A	
22-23-15-201-198	32005 TWELVE MILE #103	2/16/2024	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$50,590	40.47	\$101,179	\$31,427	\$93,573	\$65,803	1.422	680	\$137.61	'90A	
22-23-15-201-202	32005 TWELVE MILE #107	6/6/2023	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$51,110	51.11	\$102,210	\$31,427	\$68,573	\$66,776	1.027	691	\$99.24	'90A	
22-23-15-201-203	32005 TWELVE MILE #212	10/1/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$60,200	52.35	\$120,391	\$31,341	\$83,659	\$84,009	0.996	909	\$92.03	'90A	
22-23-15-201-208	32005 TWELVE MILE #201	12/4/2023	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$51,050	41.50	\$102,094	\$31,170	\$91,830	\$66,909	1.372	695	\$132.13	'90A	
22-23-15-201-212	32005 TWELVE MILE #205	3/7/2024	\$88,750	WD	03-ARM'S LENGTH	\$88,750	\$50,870	57.32	\$101,742	\$31,170	\$57,580	\$66,577	0.865	691	\$83.33	'90A	
22-23-15-201-214	32005 TWELVE MILE #207	5/22/2023	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$50,870	54.70	\$101,742	\$31,170	\$61,830	\$66,577	0.929	691	\$89.48	'90A	
22-23-15-201-218	32005 TWELVE MILE #311	4/7/2023	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$51,730	51.73	\$103,468	\$31,170	\$68,830	\$68,205	1.009	711	\$96.81	'90A	
22-23-15-201-219	32005 TWELVE MILE #310	8/11/2023	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$52,590	59.76	\$105,171	\$31,170	\$56,830	\$69,812	0.814	731	\$77.74	'90A	
22-23-15-201-222	32005 TWELVE MILE #301	4/24/2024	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$51,910	49.44	\$103,811	\$31,170	\$73,830	\$68,529	1.077	715	\$103.26	'90A	
22-23-15-201-224	32005 TWELVE MILE #303	3/14/2025	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$51,310	48.87	\$102,617	\$31,170	\$73,830	\$67,402	1.095	701	\$105.32	'90A	
22-23-15-201-252	32013 TWELVE MILE #210	7/17/2024	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$51,990	71.71	\$103,982	\$31,170	\$41,330	\$68,690	0.602	717	\$57.64	'90A	
22-23-15-201-258	32013 TWELVE MILE #306	2/21/2025	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$51,310	43.85	\$102,617	\$31,170	\$85,830	\$67,402	1.273	701	\$122.44	'90A	
22-23-15-201-261	32013 TWELVE MILE #301	6/14/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$51,910	45.14	\$103,811	\$31,170	\$83,830	\$68,529	1.223	715	\$117.24	'90A	
Totals:			\$2,728,250			\$2,728,250	\$1,357,830		\$2,715,593		\$2,005,429	\$1,879,962			\$101.18		
								Sale. Ratio =>	49.77					E.C.F. =>	1.067	Std. Deviation=> 0.190950896	
								Std. Dev. =>	7.16					Ave. E.C.F. =>	1.061	Ave. Variance=> 13.3362	

2026 ECF 1.06

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
22-23-15-202-011	32127 TWELVE MILE	7/24/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$100,510	44.67	\$201,029	\$31,666	\$193,334	\$121,843	1.587	1,278	\$151.28	'90C
22-23-15-202-032	32169 TWELVE MILE #32E	3/13/2025	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$100,510	50.76	\$201,029	\$31,666	\$166,334	\$121,843	1.365	1,278	\$130.15	'90C
Totals:			\$423,000			\$423,000	\$201,020		\$402,058		\$359,668	\$243,686			\$140.72	
								Sale. Ratio =>	47.52			E.C.F. =>	1.476	Std. Deviation=>	0.15669249	
								Std. Dev. =>	4.31			Ave. E.C.F. =>	1.476	Ave. Variance=>	11.0798	

2026 ECF 1.39
Limited Sales/
2025 Sale

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
22-23-16-151-017	27184 CAMBRIDGE	1/22/2024	\$567,000	WD	03-ARM'S LENGTH	\$567,000	\$349,410	61.62	\$698,815	\$144,761	\$422,239	\$615,615	0.686	3,299	\$127.99	'9PA
22-23-16-151-025	27267 CAMBRIDGE	6/23/2023	\$642,000	WD	03-ARM'S LENGTH	\$642,000	\$275,520	42.92	\$551,046	\$118,765	\$523,235	\$480,312	1.089	2,874	\$182.06	'9PA
22-23-16-151-036	27190 PEMBRIDGE	2/27/2024	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$323,200	49.72	\$646,399	\$126,694	\$523,306	\$577,450	0.906	3,509	\$149.13	'9PA
22-23-16-151-062	27269 WINCHESTER	5/31/2023	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$261,970	43.66	\$523,934	\$109,765	\$490,235	\$460,187	1.065	2,485	\$197.28	'9PA
22-23-16-151-064	27233 WINCHESTER	8/21/2024	\$655,000	WD	03-ARM'S LENGTH	\$655,000	\$329,580	50.32	\$659,164	\$137,741	\$517,259	\$579,358	0.893	3,512	\$147.28	'9PA
22-23-16-151-066	27147 WINCHESTER	5/3/2024	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$312,420	44.63	\$624,847	\$138,528	\$561,472	\$540,354	1.039	3,699	\$151.79	'9PA
22-23-16-326-017	34705 BERKSHIRE	11/30/2023	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$473,840	55.75	\$947,675	\$139,910	\$710,090	\$897,516	0.791	4,231	\$167.83	'9PA
Totals:			\$4,664,000			\$4,664,000	\$2,325,940		\$4,651,880		\$3,747,836	\$4,150,792			\$160.48	
								Sale. Ratio =>	49.87				E.C.F. =>	0.903	Std. Deviation=>	0.150656795
								Std. Dev. =>	6.92				Ave. E.C.F. =>	0.924	Ave. Variance=>	12.0272

2026 ECF 0.90

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
22-23-17-302-003	26148 VALHALLA DR	6/22/2023	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$278,670	53.59	\$557,333	\$110,299	\$409,701	\$496,704	0.825	2,087	\$196.31	'9QA
22-23-17-302-010	26222 VALHALLA DR	6/15/2023	\$514,900	WD	03-ARM'S LENGTH	\$514,900	\$251,490	48.84	\$502,986	\$105,769	\$409,131	\$441,352	0.927	2,343	\$174.62	'9QA
22-23-17-302-014	26270 VALHALLA DR	5/21/2024	\$539,000	WD	03-ARM'S LENGTH	\$539,000	\$253,390	47.01	\$506,789	\$114,270	\$424,730	\$436,132	0.974	2,343	\$181.28	'9QA
22-23-17-302-026	26253 VALHALLA DR	6/15/2023	\$448,000	WD	03-ARM'S LENGTH	\$448,000	\$246,030	54.92	\$492,061	\$104,270	\$343,730	\$430,878	0.798	2,343	\$146.71	'9QA
22-23-17-302-030	26323 VALHALLA DR	10/6/2023	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$238,820	51.92	\$477,630	\$104,992	\$355,008	\$414,042	0.857	2,075	\$171.09	'9QA
22-23-17-302-034	26381 VALHALLA DR	4/26/2024	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$245,320	46.29	\$490,645	\$104,992	\$425,008	\$428,503	0.992	2,343	\$181.39	'9QA
22-23-17-302-058	37156 BERKLEIGH CT	9/18/2023	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$253,740	47.88	\$507,483	\$109,124	\$420,876	\$442,621	0.951	2,343	\$179.63	'9QA
22-23-17-302-061	37184 BERKLEIGH CT	3/5/2024	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$240,560	51.73	\$481,127	\$105,013	\$359,987	\$417,904	0.861	2,087	\$172.49	'9QA
22-23-17-302-075	26588 VALHALLA DR	10/2/2024	\$549,000	WD	03-ARM'S LENGTH	\$549,000	\$270,240	49.22	\$540,470	\$121,707	\$427,293	\$465,292	0.918	2,087	\$204.74	'9QA
22-23-17-302-077	26612 VALHALLA DR	8/14/2024	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$241,650	45.59	\$483,290	\$104,680	\$425,320	\$420,677	1.011	2,087	\$203.79	'9QA

Totals:

\$5,085,900

\$5,085,900

\$2,519,910

\$5,039,814

\$4,000,784

\$4,394,105

\$181.21

Sale. Ratio =>

49.55

E.C.F. =>

0.910

Std. Deviation=>

0.073008515

Std. Dev. =>

3.19

Ave. E.C.F. =>

0.911

Ave. Variance=>

6.0865

2026 ECF

0.90

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
22-23-18-477-002	38156 SARATOGA CIRCLE	1/19/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$159,290	50.57	\$318,577	\$47,173	\$267,827	\$180,936	1.480	1,407	\$190.35	'9RA
22-23-18-477-006	38430 SARATOGA CIRCLE	5/16/2024	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$154,490	47.90	\$308,970	\$47,173	\$275,327	\$174,531	1.578	1,304	\$211.14	'9RA
22-23-18-477-013	38433 SARATOGA CIRCLE	8/25/2023	\$331,650	WD	03-ARM'S LENGTH	\$331,650	\$160,290	48.33	\$320,577	\$47,173	\$284,477	\$182,269	1.561	1,447	\$196.60	'9RA
22-23-18-477-073	38202 SARATOGA CIRCLE	6/26/2024	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$164,510	47.68	\$329,025	\$47,173	\$297,827	\$187,901	1.585	1,418	\$210.03	'9RA
22-23-18-477-077	38194 SARATOGA CIRCLE	11/1/2024	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$159,410	47.30	\$318,811	\$47,173	\$289,827	\$181,092	1.600	1,407	\$205.99	'9RA
22-23-18-477-080	38289 SARATOGA CIRCLE	6/9/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$167,040	53.03	\$334,089	\$47,508	\$267,492	\$191,054	1.400	1,472	\$181.72	'9RA
22-23-18-477-088	38238 REMINGTON PARK	12/18/2023	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$163,310	47.89	\$326,613	\$47,173	\$293,827	\$186,293	1.577	1,447	\$203.06	'9RA
22-23-18-477-092	38278 REMINGTON PARK	5/10/2024	\$335,500	WD	03-ARM'S LENGTH	\$335,500	\$162,180	48.34	\$324,352	\$47,173	\$288,327	\$184,786	1.560	1,447	\$199.26	'9RA
22-23-18-477-122	38505 SARATOGA CIRCLE	2/29/2024	\$313,500	WD	03-ARM'S LENGTH	\$313,500	\$163,870	52.27	\$327,745	\$47,173	\$266,327	\$187,048	1.424	1,418	\$187.82	'9RA
22-23-18-477-125	38492 SARATOGA CIRCLE	11/8/2023	\$292,500	WD	03-ARM'S LENGTH	\$292,500	\$163,060	55.75	\$326,127	\$47,173	\$245,327	\$185,969	1.319	1,418	\$173.01	'9RA
Totals:			\$3,248,650			\$3,248,650	\$1,617,450		\$3,234,886		\$2,776,585	\$1,841,879			\$195.90	
								Sale. Ratio =>	49.79			E.C.F. =>	1.507	Std. Deviation=>		0.097053446
								Std. Dev. =>	2.88			Ave. E.C.F. =>	1.508	Ave. Variance=>		8.2103
													2026 ECF	1.50		

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	
22-23-20-376-027	24414 KENSINGTON	8/9/2024	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$144,780	46.70	\$289,565	\$72,803	\$237,197	\$292,921	0.810	1,714	\$138.39	'9SA	
22-23-20-376-028	24422 KENSINGTON	12/29/2023	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$150,760	48.63	\$301,527	\$72,415	\$237,585	\$309,610	0.767	2,181	\$108.93	'9SA	
22-23-20-376-031	36484 RUTHERFORD	8/24/2023	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$149,290	55.91	\$298,587	\$82,657	\$184,343	\$291,797	0.632	1,465	\$125.83	'9SA	
22-23-20-376-056	24536 MARTEL DR	1/4/2024	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$126,350	45.53	\$252,699	\$72,803	\$204,697	\$243,102	0.842	1,465	\$139.72	'9SA	
22-23-20-376-058	24550 MARTEL DR	8/30/2023	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$150,830	59.17	\$301,660	\$72,657	\$182,243	\$309,463	0.589	2,181	\$83.56	'9SA	
22-23-20-376-060	24501 WALDEN WOODS	3/8/2024	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$152,600	43.72	\$305,190	\$72,803	\$276,197	\$314,036	0.880	1,977	\$139.71	'9SA	
Totals:			\$1,768,400			\$1,768,400	\$874,610		\$1,749,228		\$1,322,262	\$1,760,929			\$122.69		
								Sale. Ratio =>	49.46				E.C.F. =>	0.751	Std. Deviation=>	0.117462473	
								Std. Dev. =>	6.18				Ave. E.C.F. =>	0.753	Ave. Variance=>	9.5262	
													2026 ECF	0.74			

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
22-23-21-301-022	35312 HILLSIDE	3/7/2025	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$125,740	52.39	\$251,485	\$45,000	\$195,000	\$184,361	1.058	1,757	\$110.98	'9TA
22-23-21-301-030	35313 HILLSIDE	10/12/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$132,900	55.38	\$265,805	\$45,000	\$195,000	\$197,147	0.989	1,502	\$129.83	'9TA
22-23-21-301-031	35307 HILLSIDE	6/16/2023	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$133,760	50.86	\$267,522	\$45,000	\$218,000	\$198,680	1.097	1,502	\$145.14	'9TA
22-23-21-301-046	35180 HILLSIDE	9/5/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$139,650	49.00	\$279,300	\$45,509	\$239,491	\$208,741	1.147	1,502	\$159.45	'9TA
22-23-21-301-053	35262 MEADOW LANE	11/2/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$145,420	48.47	\$290,844	\$45,509	\$254,491	\$219,049	1.162	1,502	\$169.43	'9TA
22-23-21-301-060	35112 MEADOW LANE	4/19/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$144,500	49.83	\$288,995	\$45,504	\$244,496	\$217,402	1.125	1,502	\$162.78	'9TA
22-23-21-301-077	35100 HILLSIDE	8/2/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$143,270	50.27	\$286,539	\$45,509	\$239,491	\$215,205	1.113	1,502	\$159.45	'9TA
22-23-21-301-089	35155 HILLSIDE	7/28/2023	\$266,500	WD	03-ARM'S LENGTH	\$266,500	\$131,960	49.52	\$263,910	\$45,000	\$221,500	\$195,455	1.133	1,502	\$147.47	'9TA
22-23-21-301-113	34060 HILLSIDE	6/12/2024	\$324,000	WD	03-ARM'S LENGTH	\$324,000	\$144,770	44.68	\$289,535	\$45,509	\$278,491	\$217,880	1.278	1,502	\$185.41	'9TA
Totals:			\$2,493,500			\$2,493,500	\$1,241,970		\$2,483,935		\$2,085,960	\$1,853,920			\$152.22	
								Sale. Ratio =>	49.81				E.C.F. =>	1.125	Std. Deviation=>	0.078454003
								Std. Dev. =>	2.90				Ave. E.C.F. =>	1.122	Ave. Variance=>	5.1757

2026 ECF 1.12

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
22-23-21-452-021	24125 TANA	9/15/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$131,680	49.69	\$263,364	\$45,411	\$219,589	\$220,154	0.997	1,406	\$156.18	'9TB
Totals:			\$265,000			\$265,000	\$131,680		\$263,364		\$219,589	\$220,154			\$156.18	
								Sale. Ratio ==>	49.69				E.C.F. ==>	0.997	Std. Deviation==>	#DIV/0!
								Std. Dev. ==>	#DIV/0!				Ave. E.C.F. ==>	0.997	Ave. Variance==>	0.0000
													2026 ECF	0.99		

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
22-23-21-326-056	34709 PICKFORD	4/30/2024	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$211,390	45.95	\$422,770	\$72,173	\$387,827	\$241,791	1.604	2,186	\$177.41	'9TC
Totals:			\$460,000			\$460,000	\$211,390		\$422,770		\$387,827	\$241,791			\$177.41	
								Sale. Ratio =>	45.95				E.C.F. =>	1.604	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.604	Ave. Variance=>	0.0000
													2026 ECF	1.45		
													Early 2023 Sale			

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
22-23-23-101-041	30755 MISTY PINES	8/7/2023	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$123,380	37.85	\$246,758	\$47,048	\$278,952	\$173,660	1.606	1,220	\$228.65	'9V1
22-23-23-101-051	30921 MISTY PINES	10/24/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$123,380	41.13	\$246,758	\$47,048	\$252,952	\$173,660	1.457	1,220	\$207.34	'9V1
22-23-23-226-019	29451 PENDLETON CLUB	7/8/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$88,230	49.02	\$176,456	\$46,170	\$133,830	\$113,292	1.181	1,020	\$131.21	'9V1
22-23-23-226-034	29721 PENDLETON CLUB	8/26/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$75,410	52.01	\$150,829	\$46,170	\$98,830	\$91,007	1.086	810	\$122.01	'9V1
22-23-23-226-039	29618 PENDLETON CLUB	1/12/2024	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$88,230	54.46	\$176,456	\$46,170	\$115,830	\$113,292	1.022	1,020	\$113.56	'9V1
22-23-23-226-041	29608 PENDLETON CLUB	9/1/2023	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$88,230	51.30	\$176,456	\$46,170	\$125,830	\$113,292	1.111	1,020	\$123.36	'9V1
22-23-23-226-042	29452 PENDLETON CLUB	11/1/2024	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$75,410	47.43	\$150,829	\$46,170	\$112,830	\$91,007	1.240	810	\$139.30	'9V1
22-23-23-226-048	29428 PENDLETON CLUB	7/2/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$75,410	50.27	\$150,829	\$46,170	\$103,830	\$91,007	1.141	810	\$128.19	'9V1
22-23-23-226-052	29410 PENDLETON CLUB	7/12/2024	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$94,240	50.26	\$188,480	\$46,170	\$141,330	\$123,747	1.142	1,020	\$138.56	'9V1
22-23-23-276-054	29692 OLYMPIA CT	7/14/2023	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$96,840	57.00	\$193,678	\$46,170	\$123,730	\$128,267	0.965	1,008	\$122.75	'9V1
22-23-23-276-058	29679 OLYMPIA CT	9/14/2023	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$104,120	63.10	\$208,230	\$46,170	\$118,830	\$140,921	0.843	1,008	\$117.89	'9V1
22-23-23-276-059	29675 OLYMPIA CT	9/19/2023	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$96,540	52.18	\$193,072	\$46,170	\$138,830	\$127,740	1.087	1,008	\$137.73	'9V1
22-23-23-276-070	29627 MONTEREY	11/1/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$148,150	56.98	\$296,294	\$51,147	\$208,853	\$213,171	0.980	1,680	\$124.32	'9V1
22-23-23-276-074	25189 DUNHAM	4/24/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$147,470	49.16	\$294,942	\$48,420	\$251,580	\$214,366	1.174	1,680	\$149.75	'9V1
22-23-23-276-082	25184 DUNHAM	9/7/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$145,830	51.17	\$291,659	\$48,056	\$236,944	\$211,828	1.119	1,680	\$141.04	'9V1
22-23-23-276-089	29785 PALMER CT	2/29/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$154,520	55.19	\$309,030	\$48,044	\$231,956	\$226,944	1.022	1,680	\$138.07	'9V1
22-23-23-276-104	29711 MONTEREY	12/8/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$146,660	45.13	\$293,318	\$48,435	\$276,565	\$212,941	1.299	1,663	\$166.30	'9V1
Totals:			\$3,751,400			\$3,751,400	\$1,872,050		\$3,744,074		\$2,951,502	\$2,560,142			\$142.94	
								Sale. Ratio =>	49.90			E.C.F. =>	1.153	Std. Deviation=>		0.182770427
								Std. Dev. =>	6.00			Ave. E.C.F. =>	1.145	Ave. Variance=>		12.7456

2026 ECF 1.15

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
22-23-23-101-100	31085 CEDAR CREEK	6/23/2023	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$192,580	50.02	\$385,169	\$76,606	\$308,394	\$212,802	1.449	1,863	\$165.54	'9VE
Totals:			\$385,000			\$385,000	\$192,580		\$385,169		\$308,394	\$212,802			\$165.54	
								Sale. Ratio =>	50.02				E.C.F. =>	1.449	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.449	Ave. Variance=>	0.0000
													2026 ECF	1.45		

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
22-23-23-355-001	24406 JADE DR	1/29/2024	\$658,790	WD	03-ARM'S LENGTH	\$658,790	\$302,020	45.84	\$604,042	\$104,652	\$554,138	\$423,211	1.309	2,807	\$197.41	'9VF
22-23-23-355-002	24416 JADE DR	12/29/2023	\$572,790	WD	03-ARM'S LENGTH	\$572,790	\$298,110	52.05	\$596,224	\$105,666	\$467,124	\$415,727	1.124	2,747	\$170.05	'9VF
22-23-23-355-003	24426 JADE DR	12/29/2023	\$540,290	WD	03-ARM'S LENGTH	\$540,290	\$272,560	50.45	\$545,123	\$105,666	\$434,624	\$372,421	1.167	2,478	\$175.39	'9VF
22-23-23-355-004	24436 JADE DR	7/25/2023	\$566,590	WD	03-ARM'S LENGTH	\$566,590	\$298,230	52.64	\$596,458	\$106,000	\$460,590	\$415,642	1.108	2,830	\$162.75	'9VF
22-23-23-355-005	24446 JADE DR	7/21/2023	\$482,490	WD	03-ARM'S LENGTH	\$482,490	\$253,170	52.47	\$506,349	\$105,884	\$376,606	\$339,377	1.110	2,215	\$170.03	'9VF
22-23-23-355-006	24456 JADE DR	7/26/2023	\$604,390	WD	03-ARM'S LENGTH	\$604,390	\$302,260	50.01	\$604,524	\$105,884	\$498,506	\$422,576	1.180	2,785	\$179.00	'9VF
22-23-23-355-007	24466 JADE DR	7/24/2023	\$512,090	WD	03-ARM'S LENGTH	\$512,090	\$261,080	50.98	\$522,160	\$105,884	\$406,206	\$352,776	1.151	2,302	\$176.46	'9VF
22-23-23-355-008	24476 JADE DR	7/27/2023	\$618,290	WD	03-ARM'S LENGTH	\$618,290	\$289,880	48.50	\$599,761	\$105,884	\$512,406	\$418,539	1.224	2,816	\$181.96	'9VF
22-23-23-355-009	24486 JADE DR	9/14/2023	\$626,190	WD	03-ARM'S LENGTH	\$626,190	\$297,900	47.57	\$595,797	\$106,000	\$520,190	\$415,082	1.253	2,778	\$187.25	'9VF
22-23-23-355-010	24496 JADE DR	9/8/2023	\$607,090	WD	03-ARM'S LENGTH	\$607,090	\$298,770	49.21	\$597,535	\$106,000	\$501,090	\$416,555	1.203	2,787	\$179.80	'9VF
22-23-23-355-011	24506 JADE DR	9/29/2023	\$610,590	WD	03-ARM'S LENGTH	\$610,590	\$301,450	49.37	\$602,895	\$115,884	\$494,706	\$412,721	1.199	2,756	\$179.50	'9VF
22-23-23-355-012	24516 JADE DR	10/12/2023	\$591,690	WD	03-ARM'S LENGTH	\$591,690	\$300,140	50.73	\$600,282	\$115,884	\$475,806	\$410,506	1.159	2,756	\$172.64	'9VF
22-23-23-355-013	24526 JADE DR	10/25/2023	\$591,490	WD	03-ARM'S LENGTH	\$591,490	\$304,420	51.47	\$608,831	\$115,884	\$475,606	\$417,751	1.138	2,747	\$173.14	'9VF
22-23-23-355-014	24536 JADE DR	3/19/2024	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$282,660	44.51	\$565,315	\$116,000	\$519,000	\$380,775	1.363	2,457	\$211.23	'9VF
22-23-23-355-015	24546 JADE DR	11/29/2023	\$606,890	WD	03-ARM'S LENGTH	\$606,890	\$297,110	48.96	\$594,210	\$116,467	\$490,423	\$404,866	1.211	2,703	\$181.44	'9VF
22-23-23-355-016	24556 JADE DR	11/22/2023	\$618,640	WD	03-ARM'S LENGTH	\$618,640	\$285,050	46.08	\$570,092	\$116,795	\$501,845	\$384,150	1.306	2,371	\$211.66	'9VF
22-23-23-355-017	24566 JADE DR	12/27/2023	\$572,390	WD	03-ARM'S LENGTH	\$572,390	\$300,120	52.43	\$600,235	\$114,967	\$457,423	\$411,244	1.112	2,794	\$163.72	'9VF
22-23-23-355-018	24662 JADE DR	2/27/2024	\$594,090	WD	03-ARM'S LENGTH	\$594,090	\$308,060	51.85	\$616,119	\$110,592	\$483,498	\$428,412	1.129	2,804	\$172.43	'9VF
22-23-23-355-019	24651 JADE DR	12/29/2023	\$617,790	WD	03-ARM'S LENGTH	\$617,790	\$292,810	47.40	\$585,621	\$110,666	\$507,124	\$402,504	1.260	2,681	\$189.15	'9VF
22-23-23-355-020	24641 JADE DR	3/21/2024	\$549,290	WD	03-ARM'S LENGTH	\$549,290	\$267,990	48.79	\$535,989	\$111,100	\$438,190	\$360,075	1.217	2,280	\$192.19	'9VF
22-23-23-355-021	24631 JADE DR	2/29/2024	\$611,490	WD	03-ARM'S LENGTH	\$611,490	\$283,680	46.39	\$567,354	\$111,062	\$500,428	\$386,688	1.294	2,500	\$200.17	'9VF
22-23-23-355-022	24621 JADE DR	12/27/2023	\$605,590	WD	03-ARM'S LENGTH	\$605,590	\$300,580	49.63	\$601,150	\$115,899	\$489,691	\$411,229	1.191	2,764	\$177.17	'9VF
22-23-23-355-023	24611 JADE DR	12/14/2023	\$581,890	WD	03-ARM'S LENGTH	\$581,890	\$299,090	51.40	\$598,187	\$115,899	\$465,991	\$408,718	1.140	2,756	\$169.08	'9VF
22-23-23-355-024	24601 JADE DR	12/19/2023	\$523,990	WD	03-ARM'S LENGTH	\$523,990	\$266,570	50.87	\$533,135	\$114,967	\$409,023	\$354,379	1.154	2,304	\$177.53	'9VF
22-23-23-355-025	24591 JADE DR	12/29/2023	\$537,490	WD	03-ARM'S LENGTH	\$537,490	\$262,990	48.93	\$525,983	\$114,967	\$422,523	\$348,318	1.213	2,235	\$189.05	'9VF
22-23-23-355-026	24581 JADE DR	11/22/2023	\$605,790	WD	03-ARM'S LENGTH	\$605,790	\$297,000	49.03	\$594,000	\$111,712	\$494,078	\$408,718	1.209	2,756	\$179.27	'9VF
22-23-23-355-027	24571 JADE DR	11/16/2023	\$617,220	WD	03-ARM'S LENGTH	\$617,220	\$308,280	49.95	\$616,561	\$108,914	\$508,306	\$430,209	1.182	2,959	\$171.78	'9VF
22-23-23-355-028	24561 JADE DR	11/15/2023	\$528,290	WD	03-ARM'S LENGTH	\$528,290	\$260,330	49.28	\$520,659	\$106,467	\$421,823	\$351,010	1.202	2,307	\$182.84	'9VF
22-23-23-355-029	24551 JADE DR	2/22/2024	\$594,090	WD	03-ARM'S LENGTH	\$594,090	\$297,470	50.07	\$594,931	\$106,534	\$487,556	\$413,895	1.178	2,794	\$174.50	'9VF
22-23-23-355-030	24541 JADE DR	4/26/2024	\$535,490	WD	03-ARM'S LENGTH	\$535,490	\$264,260	49.35	\$528,519	\$106,916	\$428,574	\$357,290	1.200	2,274	\$188.47	'9VF
22-23-23-355-031	24531 JADE DR	10/16/2023	\$551,990	WD	03-ARM'S LENGTH	\$551,990	\$277,320	50.24	\$554,638	\$106,780	\$445,210	\$379,540	1.173	2,472	\$180.10	'9VF
22-23-23-355-032	24521 JADE DR	10/6/2023	\$585,090	WD	03-ARM'S LENGTH	\$585,090	\$292,630	50.01	\$585,253	\$105,884	\$479,206	\$406,244	1.180	2,756	\$173.88	'9VF
22-23-23-355-033	24511 JADE DR	9/26/2023	\$557,290	WD	03-ARM'S LENGTH	\$557,290	\$274,700	49.29	\$549,403	\$106,351	\$450,939	\$375,467	1.201	2,452	\$183.91	'9VF
22-23-23-355-034	24501 JADE DR	9/11/2023	\$536,290	WD	03-ARM'S LENGTH	\$536,290	\$260,740	48.62	\$521,482	\$106,351	\$429,939	\$351,805	1.222	2,402	\$178.99	'9VF
22-23-23-355-035	24491 JADE DR	9/7/2023	\$590,590	WD	03-ARM'S LENGTH	\$590,590	\$291,940	49.43	\$583,879	\$106,351	\$484,239	\$404,684	1.197	2,747	\$176.28	'9VF
22-23-23-355-036	24481 JADE DR	9/5/2023	\$501,190	WD	03-ARM'S LENGTH	\$501,190	\$256,360	51.15	\$512,719	\$106,351	\$394,839	\$344,379	1.147	2,193	\$180.05	'9VF
22-23-23-355-037	24471 JADE DR	8/22/2023	\$563,090	WD	03-ARM'S LENGTH	\$563,090	\$301,050	53.46	\$602,093	\$106,351	\$456,739	\$420,120	1.087	2,853	\$160.09	'9VF
22-23-23-355-038	24461 JADE DR	8/21/2023	\$488,990	WD	03-ARM'S LENGTH	\$488,990	\$254,300	52.01	\$508,593	\$100,000	\$388,990	\$346,265	1.123	2,280	\$170.61	'9VF
22-23-23-355-039	24451 JADE DR	8/11/2023	\$530,490	WD	03-ARM'S LENGTH	\$530,490	\$291,880	55.02	\$583,753	\$106,351	\$424,139	\$404,577	1.048	2,688	\$157.79	'9VF
22-23-23-355-040	24441 JADE DR	8/14/2023	\$553,090	WD	03-ARM'S LENGTH	\$553,090	\$299,490	54.15	\$598,988	\$104,880	\$448,210	\$418,735	1.070	2,834	\$158.15	'9VF
22-23-23-355-041	24431 JADE DR	8/16/2023	\$543,090	WD	03-ARM'S LENGTH	\$543,090	\$298,060	54.88	\$596,111	\$105,884	\$437,206	\$415,446	1.052	2,843	\$153.78	'9VF
22-23-23-355-042	24421 JADE DR	4/18/2023	\$533,290	WD	03-ARM'S LENGTH	\$533,290	\$283,430	53.15	\$566,861	\$108,740	\$424,550	\$388,238	1.094	2,592	\$163.79	'9VF
22-23-23-355-043	24411 JADE DR	5/11/2023	\$574,890	WD	03-ARM'S LENGTH	\$574,890	\$297,490	51.75	\$594,989	\$108,740	\$466,150	\$412,075	1.131	2,766	\$168.53	'9VF
Totals:			\$24,627,560			\$24,627,560	\$12,343,430		\$24,686,803		\$19,933,450	\$16,942,939			\$177.74	
								Sale. Ratio =>	50.12			E.C.F. =>	1.177	Std. Deviation=>		0.068234965
								Std. Dev. =>	2.33			Ave. E.C.F. =>	1.177	Ave. Variance=>		5.2160

2026 ECF 1.18

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	
22-23-25-101-030	24056 MIDDLEBELT #18	5/20/2024	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$57,400	60.42	\$114,800	\$30,000	\$65,000	\$86,530	0.751	804	\$80.85	'9XA	
22-23-25-101-032	24056 MIDDLEBELT #20	4/5/2024	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$56,560	45.25	\$113,115	\$30,000	\$95,000	\$84,811	1.120	804	\$118.16	'9XA	
22-23-25-101-037	24066 MIDDLEBELT #37	7/24/2023	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$67,780	41.33	\$135,555	\$30,000	\$134,000	\$107,709	1.244	1,012	\$132.41	'9XA	
22-23-25-101-043	24050 MIDDLEBELT #3	8/16/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$65,970	39.98	\$131,949	\$30,000	\$135,000	\$104,029	1.298	977	\$138.18	'9XA	
22-23-25-101-053	24060 MIDDLEBELT #25	6/14/2024	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$67,780	67.78	\$135,555	\$30,000	\$70,000	\$107,709	0.650	1,012	\$69.17	'9XA	
22-23-25-101-055	24060 MIDDLEBELT #27	9/17/2024	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$67,780	44.45	\$135,555	\$30,000	\$122,500	\$107,709	1.137	1,012	\$121.05	'9XA	
22-23-25-151-058	23436 MIDDLEBELT	12/29/2023	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$55,550	65.35	\$111,106	\$31,170	\$53,830	\$81,567	0.660	735	\$73.24	'9XA	
22-23-26-376-045	30739 SHIAWASSEE #36	4/28/2023	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$60,310	46.39	\$120,626	\$31,170	\$98,830	\$91,281	1.083	840	\$117.65	'9XA	
22-23-26-376-059	30727 SHIAWASSEE #50	5/5/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$71,740	51.24	\$143,476	\$31,170	\$108,830	\$114,597	0.950	1,108	\$98.22	'9XA	
22-23-26-376-074	30709 SHIAWASSEE #65	12/19/2023	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$59,650	50.98	\$119,299	\$31,170	\$85,830	\$89,927	0.954	840	\$102.18	'9XA	
22-23-26-376-076	30709 SHIAWASSEE #67	5/24/2024	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$59,790	49.01	\$119,570	\$31,170	\$90,830	\$90,204	1.007	840	\$108.13	'9XA	
22-23-26-376-079	30709 SHIAWASSEE #70	5/26/2023	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$59,620	55.20	\$119,245	\$31,170	\$76,830	\$89,872	0.855	840	\$91.46	'9XA	
Totals:			\$1,503,500			\$1,503,500	\$749,930		\$1,499,851		\$1,136,480	\$1,155,945			\$104.23		
								Sale. Ratio ==>	49.88			E.C.F. ==>	0.983	Std. Deviation==>		0.214712599	
								Std. Dev. ==>	9.08			Ave. E.C.F. ==>	0.976	Ave. Variance==>		17.2407	
													2026 ECF	0.98			

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	
22-23-26-226-037	24035 NOBLE DR	11/13/2024	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$174,660	49.76	\$349,320	\$47,704	\$303,296	\$243,238	1.247	1,564	\$193.92	'9YC	
22-23-26-226-044	23987 NOBLE DR	11/18/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$172,670	45.44	\$345,346	\$47,704	\$332,296	\$240,033	1.384	1,625	\$204.49	'9YC	
22-23-26-226-047	23963 NOBLE DR	9/22/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$184,110	52.60	\$368,225	\$47,704	\$302,296	\$258,484	1.169	1,625	\$186.03	'9YC	
22-23-26-226-050	23956 NOBLE DR	6/15/2023	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$164,360	49.51	\$328,725	\$47,704	\$284,296	\$226,629	1.254	1,564	\$181.77	'9YC	
22-23-26-226-059	29491 JUNEAU LN	10/2/2023	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$164,380	49.36	\$328,766	\$47,704	\$285,296	\$226,662	1.259	1,564	\$182.41	'9YC	
22-23-28-303-007	23073 POTOMAC	7/14/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$158,450	48.02	\$316,903	\$73,420	\$256,580	\$196,357	1.307	1,409	\$182.10	'9YC	
22-23-28-326-065	23299 LONGACRE	4/28/2023	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$213,620	54.08	\$427,249	\$73,560	\$321,440	\$285,233	1.127	2,622	\$122.59	'9YC	
Totals:			\$2,471,000			\$2,471,000	\$1,232,250		\$2,464,534		\$2,085,500	\$1,676,636			\$179.05		
								Sale. Ratio =>	49.87					E.C.F. =>	1.244	Std. Deviation=>	0.084657257
								Std. Dev. =>	2.85					Ave. E.C.F. =>	1.250	Ave. Variance=>	5.8746

2026 ECF 1.24

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
22-23-29-426-010	35557 LARK HARBOR	2/23/2024	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$181,420	49.70	\$362,847	\$48,113	\$316,887	\$240,254	1.319	1,505	\$210.56	'91A
Totals:			\$365,000			\$365,000	\$181,420		\$362,847		\$316,887	\$240,254			\$210.56	
								Sale. Ratio =>	49.70				E.C.F. =>	1.319	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.319	Ave. Variance=>	0.0000
													2026 ECF	1.31		

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
22-23-30-301-001	38676 CHASEWOOD CT	9/15/2023	\$599,990	WD	03-ARM'S LENGTH	\$599,990	\$282,460	47.08	\$564,919	\$94,799	\$505,191	\$367,281	1.375	1,802	\$280.35	'92A
22-23-30-301-002	38686 CHASEWOOD CT	12/27/2023	\$548,490	WD	03-ARM'S LENGTH	\$548,490	\$274,210	49.99	\$548,414	\$94,814	\$453,676	\$354,375	1.280	1,818	\$249.55	'92A
22-23-30-301-003	38696 CHASEWOOD CT	9/6/2023	\$630,540	WD	03-ARM'S LENGTH	\$630,540	\$323,090	51.24	\$646,170	\$94,718	\$535,822	\$430,821	1.244	2,458	\$217.99	'92A
22-23-30-301-004	38706 CHASEWOOD CT	9/26/2023	\$712,080	WD	03-ARM'S LENGTH	\$712,080	\$353,330	49.62	\$706,656	\$100,256	\$611,824	\$473,750	1.291	2,631	\$232.54	'92A
22-23-30-301-005	38716 CHASEWOOD CT	9/27/2023	\$565,690	WD	03-ARM'S LENGTH	\$565,690	\$284,390	50.27	\$568,787	\$94,617	\$471,073	\$370,445	1.272	1,874	\$251.37	'92A
22-23-30-301-006	38726 CHASEWOOD CT	9/14/2023	\$592,940	WD	03-ARM'S LENGTH	\$592,940	\$308,410	52.01	\$616,829	\$94,602	\$498,338	\$407,989	1.221	1,949	\$255.69	'92A
22-23-30-301-007	38736 CHASEWOOD CT	9/19/2023	\$619,115	WD	03-ARM'S LENGTH	\$619,115	\$290,610	46.94	\$581,227	\$94,718	\$524,397	\$380,085	1.380	1,886	\$278.05	'92A
22-23-30-301-008	38746 CHASEWOOD CT	4/26/2024	\$580,090	WD	03-ARM'S LENGTH	\$580,090	\$321,250	55.38	\$642,508	\$94,649	\$485,441	\$428,014	1.134	2,544	\$190.82	'92A
22-23-30-301-009	38756 CHASEWOOD CT	12/27/2023	\$576,040	WD	03-ARM'S LENGTH	\$576,040	\$287,160	49.85	\$574,312	\$94,733	\$481,307	\$374,671	1.285	1,938	\$248.35	'92A
22-23-30-301-010	38766 CHASEWOOD CT	1/26/2024	\$615,415	WD	03-ARM'S LENGTH	\$615,415	\$276,970	45.01	\$553,941	\$94,384	\$521,031	\$359,028	1.451	1,986	\$262.35	'92A
22-23-30-301-011	38776 CHASEWOOD CT	12/27/2023	\$682,315	WD	03-ARM'S LENGTH	\$682,315	\$340,030	49.83	\$680,062	\$104,733	\$577,582	\$449,475	1.285	2,546	\$226.86	'92A
22-23-30-301-012	38771 CHASEWOOD CT	10/20/2023	\$702,080	WD	03-ARM'S LENGTH	\$702,080	\$347,080	49.44	\$694,161	\$103,263	\$598,817	\$461,639	1.297	2,542	\$235.57	'92A
22-23-30-301-013	38761 CHASEWOOD CT	5/21/2024	\$611,625	WD	03-ARM'S LENGTH	\$611,625	\$279,780	45.74	\$559,551	\$94,532	\$517,093	\$363,296	1.423	1,846	\$280.12	'92A
22-23-30-301-014	38751 CHASEWOOD CT	11/22/2023	\$604,840	WD	03-ARM'S LENGTH	\$604,840	\$318,590	52.67	\$637,188	\$94,952	\$509,888	\$423,621	1.204	2,472	\$206.27	'92A
22-23-30-301-015	38741 CHASEWOOD CT	8/8/2024	\$649,900	WD	03-ARM'S LENGTH	\$649,900	\$276,720	42.58	\$553,440	\$92,914	\$556,986	\$359,785	1.548	1,861	\$299.29	'92A
22-23-30-301-016	38731 CHASEWOOD CT	10/23/2023	\$564,865	WD	03-ARM'S LENGTH	\$564,865	\$291,240	51.56	\$582,485	\$94,835	\$470,030	\$380,976	1.234	1,889	\$248.82	'92A
22-23-30-301-017	38721 CHASEWOOD CT	11/17/2023	\$555,840	WD	03-ARM'S LENGTH	\$555,840	\$277,980	50.01	\$555,955	\$94,602	\$461,238	\$360,432	1.280	1,811	\$254.69	'92A
22-23-30-301-018	38711 CHASEWOOD CT	11/22/2023	\$529,590	WD	03-ARM'S LENGTH	\$529,590	\$261,720	49.42	\$523,430	\$94,602	\$434,988	\$335,021	1.298	1,700	\$255.88	'92A
22-23-30-301-019	38701 CHASEWOOD CT	9/21/2023	\$542,500	WD	03-ARM'S LENGTH	\$542,500	\$305,340	56.28	\$610,681	\$94,718	\$447,782	\$403,096	1.111	2,340	\$191.36	'92A
22-23-30-301-020	38691 CHASEWOOD CT	11/28/2023	\$606,140	WD	03-ARM'S LENGTH	\$606,140	\$269,000	44.38	\$537,997	\$96,787	\$509,353	\$344,695	1.478	1,687	\$301.93	'92A
22-23-30-301-021	38681 CHASEWOOD CT	11/21/2023	\$532,690	WD	03-ARM'S LENGTH	\$532,690	\$274,670	51.56	\$549,332	\$94,485	\$438,205	\$355,349	1.233	1,853	\$236.48	'92A
22-23-30-301-022	38671 CHASEWOOD CT	11/27/2023	\$516,290	WD	03-ARM'S LENGTH	\$516,290	\$281,040	54.43	\$562,089	\$94,602	\$421,688	\$365,224	1.155	1,907	\$221.13	'92A
22-23-30-301-023	38661 CHASEWOOD CT	4/12/2024	\$548,390	WD	03-ARM'S LENGTH	\$548,390	\$272,800	49.75	\$545,604	\$94,885	\$453,505	\$352,124	1.288	1,827	\$248.22	'92A
22-23-30-301-024	38651 CHASEWOOD CT	1/29/2024	\$641,955	WD	03-ARM'S LENGTH	\$641,955	\$332,200	51.75	\$664,400	\$94,767	\$547,188	\$445,025	1.230	2,580	\$212.09	'92A
22-23-30-301-025	38641 CHASEWOOD CT	12/21/2023	\$619,865	WD	03-ARM'S LENGTH	\$619,865	\$301,650	48.66	\$603,299	\$95,790	\$524,075	\$396,491	1.322	1,900	\$275.83	'92A
Totals:			\$14,949,275			\$14,949,275	\$7,431,720		\$14,863,437		\$12,556,518	\$9,742,708			\$246.46	
								Sale. Ratio =>	49.71		E.C.F. =>	1.289		Std. Deviation=>	0.104396931	
								Std. Dev. =>	3.28		Ave. E.C.F. =>	1.293		Ave. Variance=>	7.5062	
													2026 ECF	1.28		

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	
22-23-31-302-014	39067 CHESHIRE	9/4/2024	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$239,450	46.95	\$478,894	\$85,457	\$424,543	\$333,421	1.273	2,488	\$170.64	'93A	
22-23-31-302-023	21034 MARSHVIEW DR	4/5/2024	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$253,760	43.38	\$507,513	\$74,982	\$510,018	\$366,551	1.391	2,915	\$174.96	'93A	
22-23-31-302-044	39086 CHESHIRE	9/14/2023	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$227,130	54.08	\$454,251	\$75,172	\$344,828	\$321,253	1.073	2,460	\$140.17	'93A	
22-23-31-302-056	38916 CHESHIRE	12/7/2023	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$228,380	57.82	\$456,751	\$75,931	\$319,069	\$322,728	0.989	2,452	\$130.13	'93A	
Totals:			\$1,910,000			\$1,910,000	\$948,720		\$1,897,409		\$1,598,458	\$1,343,953			\$153.97		
								Sale. Ratio =>	49.67					E.C.F. =>	1.189	Std. Deviation=>	0.18380983
								Std. Dev. =>	6.57					Ave. E.C.F. =>	1.182	Ave. Variance=>	15.0661
													2026 ECF	1.18			

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
22-23-31-204-003	22239 LUJON DR	8/21/2023	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$305,650	48.90	\$611,293	\$138,125	\$486,875	\$531,649	0.916	2,782	\$175.01	'93B
22-23-31-204-005	22249 LUJON DR	10/9/2024	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$304,110	46.79	\$608,216	\$120,016	\$529,984	\$548,539	0.966	2,804	\$189.01	'93B
22-23-31-204-013	22381 LUJON DR	12/4/2024	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$305,690	50.11	\$611,389	\$128,750	\$481,250	\$542,291	0.887	2,782	\$172.99	'93B
22-23-31-204-048	22308 LUJON DR	10/23/2023	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$330,810	49.37	\$661,620	\$130,000	\$540,000	\$597,325	0.904	3,280	\$164.63	'93B
22-23-31-204-051	22252 LUJON DR	8/29/2023	\$731,000	WD	03-ARM'S LENGTH	\$731,000	\$363,310	49.70	\$726,615	\$147,691	\$583,309	\$650,476	0.897	3,407	\$171.21	'93B
22-23-32-134-007	22390 DIAMOND COURT	7/30/2024	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$394,150	51.86	\$788,304	\$144,247	\$615,753	\$723,659	0.851	3,940	\$156.28	'93B
22-23-32-227-002	22273 ABINGTON DRIVE	4/12/2024	\$477,500	WD	03-ARM'S LENGTH	\$477,500	\$240,530	50.37	\$481,052	\$97,330	\$380,170	\$431,148	0.882	2,197	\$173.04	'93B
22-23-32-227-007	22163 ABINGTON DRIVE	12/13/2024	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$253,510	52.81	\$507,016	\$97,330	\$382,670	\$460,321	0.831	2,397	\$159.65	'93B
22-23-32-227-015	22040 ABINGTON DRIVE	7/31/2024	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$262,500	52.50	\$524,995	\$112,330	\$387,670	\$463,668	0.836	2,252	\$172.14	'93B
22-23-32-301-057	21224 PRESTWICK DR	2/20/2024	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$360,760	53.45	\$721,529	\$147,772	\$527,228	\$644,670	0.818	3,505	\$150.42	'93B
22-23-32-301-060	21178 PRESTWICK DR	11/11/2024	\$767,000	WD	03-ARM'S LENGTH	\$767,000	\$405,530	52.87	\$811,053	\$134,384	\$632,616	\$760,302	0.832	3,823	\$165.48	'93B
22-23-32-301-077	37092 DICKINSON CT	11/30/2023	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$237,560	41.31	\$475,126	\$100,438	\$474,562	\$420,997	1.127	2,116	\$224.27	'93B
22-23-32-301-088	20878 DEERFIELD	6/10/2024	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$481,570	48.16	\$963,132	\$164,316	\$835,684	\$897,546	0.931	3,873	\$215.77	'93B
22-23-32-301-092	20809 DEERFIELD	4/18/2023	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$313,810	47.55	\$627,619	\$121,717	\$538,283	\$568,429	0.947	3,150	\$170.88	'93B
Totals:			\$9,180,500			\$9,180,500	\$4,559,490		\$9,118,959		\$7,396,054	\$8,241,020			\$175.77	
								Sale. Ratio =>	49.66			E.C.F. =>	0.897	Std. Deviation=>		0.079657271
								Std. Dev. =>	3.20			Ave. E.C.F. =>	0.902	Ave. Variance=>		5.4341

2026 ECF 0.89

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
22-23-32-226-008	35330 BLUE SPRUCE	12/18/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$164,420	49.82	\$328,842	\$80,000	\$250,000	\$220,214	1.135	1,432	\$174.58	'94A
22-23-32-226-021	22249 RIVER PINES DR	2/26/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$165,140	47.18	\$330,279	\$70,000	\$280,000	\$230,335	1.216	1,722	\$162.60	'94A
22-23-32-226-022	22255 RIVER RIDGE TR	5/15/2024	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$169,160	50.50	\$338,326	\$70,000	\$265,000	\$237,456	1.116	1,916	\$138.31	'94A
22-23-32-226-023	22245 RIVER RIDGE TR	1/10/2024	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$159,600	49.11	\$319,199	\$70,000	\$255,000	\$220,530	1.156	1,432	\$178.07	'94A
22-23-32-226-033	22070 RIVER RIDGE TR	5/2/2024	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$177,850	54.72	\$355,693	\$75,384	\$249,616	\$248,061	1.006	1,722	\$144.96	'94A
22-23-32-226-037	22000 RIVER RIDGE TR	5/23/2023	\$457,500	WD	03-ARM'S LENGTH	\$457,500	\$192,260	42.02	\$384,517	\$70,000	\$387,500	\$278,333	1.392	2,092	\$185.23	'94A
22-23-32-226-070	22300 RIVER RIDGE TR	3/21/2025	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$154,980	60.78	\$309,967	\$70,000	\$185,000	\$212,360	0.871	1,516	\$122.03	'94A
22-23-32-226-076	21990 RIVER RIDGE TR	10/12/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$166,930	41.73	\$333,864	\$70,000	\$330,000	\$233,507	1.413	1,516	\$217.68	'94A
22-23-32-226-093	21935 RIVER RIDGE TR	6/8/2023	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$162,460	47.78	\$324,914	\$70,000	\$270,000	\$225,587	1.197	1,516	\$178.10	'94A
22-23-32-226-117	35036 RED PINE	6/23/2023	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$155,140	56.01	\$310,288	\$70,000	\$207,000	\$212,644	0.973	1,494	\$138.55	'94A
22-23-32-226-125	35106 RED PINE	8/16/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$177,520	44.38	\$355,043	\$70,000	\$330,000	\$252,250	1.308	1,722	\$191.64	'94A
22-23-32-226-127	35037 RED PINE	7/26/2024	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$149,830	46.10	\$299,656	\$70,000	\$255,000	\$203,235	1.255	1,435	\$177.70	'94A
22-23-32-226-134	22135 RIVER RIDGE TR	11/8/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$163,430	51.07	\$326,852	\$80,000	\$240,000	\$218,453	1.099	1,435	\$167.25	'94A
22-23-32-226-138	22240 RIVER RIDGE TR	9/27/2023	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$160,560	43.51	\$321,123	\$80,000	\$289,000	\$213,383	1.354	1,543	\$187.30	'94A
22-23-32-226-187	21730 RIVER RIDGE TR	4/28/2023	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$202,110	51.82	\$404,218	\$80,000	\$310,000	\$286,918	1.080	1,771	\$175.04	'94A
22-23-32-226-192	21635 RIVER RIDGE TR	7/10/2023	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$168,770	48.92	\$337,542	\$80,000	\$265,000	\$227,913	1.163	1,494	\$177.38	'94A
22-23-32-226-221	21570 RIVER RIDGE CT	4/30/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$199,340	53.16	\$398,686	\$70,000	\$305,000	\$290,872	1.049	1,722	\$177.12	'94A
22-23-32-226-224	21540 RIVER RIDGE CT	1/19/2024	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$195,360	53.09	\$390,728	\$70,000	\$298,000	\$283,830	1.050	2,063	\$144.45	'94A
22-23-32-226-236	35211 WHITE PINE	2/5/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$161,410	55.66	\$322,810	\$70,000	\$220,000	\$223,725	0.983	1,477	\$148.95	'94A
22-23-32-226-245	35083 KNOLLWOOD	2/16/2024	\$350,300	WD	03-ARM'S LENGTH	\$350,300	\$166,450	47.52	\$332,904	\$70,000	\$280,300	\$232,658	1.205	1,494	\$187.62	'94A
22-23-32-226-255	35134 KNOLLWOOD	6/7/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$192,850	48.21	\$385,702	\$70,000	\$330,000	\$279,382	1.181	1,722	\$191.64	'94A
22-23-32-226-269	35163 KNOLLWOOD	10/21/2024	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$187,040	51.96	\$374,088	\$80,000	\$280,000	\$260,254	1.076	1,722	\$162.60	'94A
22-23-32-226-272	35193 KNOLLWOOD	6/8/2023	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$189,460	52.63	\$378,920	\$80,000	\$280,000	\$264,530	1.058	1,771	\$158.10	'94A
22-23-32-226-273	35203 KNOLLWOOD	9/4/2024	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$160,820	47.02	\$321,638	\$80,000	\$262,000	\$213,838	1.225	1,340	\$195.52	'94A
22-23-32-226-280	35310 LONE PINE LN	4/29/2024	\$344,000	WD	03-ARM'S LENGTH	\$344,000	\$170,470	49.56	\$340,939	\$70,000	\$274,000	\$239,769	1.143	1,445	\$189.62	'94A
22-23-32-226-285	35375 LONE PINE LN	6/26/2023	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$172,360	48.55	\$344,723	\$80,000	\$275,000	\$234,268	1.174	1,494	\$184.07	'94A
22-23-32-226-297	22181 LANCREST	6/20/2023	\$427,500	WD	03-ARM'S LENGTH	\$427,500	\$202,610	47.39	\$405,219	\$80,000	\$347,500	\$287,804	1.207	1,722	\$201.80	'94A
22-23-32-226-299	22141 LANCREST	5/7/2024	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$175,920	48.87	\$351,836	\$80,000	\$280,000	\$240,562	1.164	1,494	\$187.42	'94A
22-23-32-226-315	22080 RIVER PINES DR	8/16/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$183,780	56.55	\$367,558	\$70,000	\$255,000	\$263,325	0.968	1,722	\$148.08	'94A
22-23-32-226-333	35535 LONE PINE LN	8/4/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$190,130	50.03	\$380,269	\$80,000	\$300,000	\$265,724	1.129	1,722	\$174.22	'94A
22-23-32-226-360	35852 LONE PINE LN	8/30/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$185,980	53.14	\$371,965	\$80,000	\$270,000	\$258,376	1.045	1,494	\$180.72	'94A
22-23-32-226-365	35595 COURT RIDGE CT	9/23/2024	\$337,900	WD	03-ARM'S LENGTH	\$337,900	\$185,560	54.92	\$371,122	\$70,000	\$267,900	\$266,479	1.005	1,722	\$155.57	'94A
Totals:			\$11,268,200			\$11,268,200	\$5,609,700		\$11,219,430		\$8,892,816	\$7,826,575			\$172.00	
								Sale. Ratio =>	49.78			E.C.F. =>	1.136	Std. Deviation=>		0.125324744
								Std. Dev. =>	4.33			Ave. E.C.F. =>	1.137	Ave. Variance=>		9.7135

2026 ECF 1.13

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
22-23-33-102-019	22041 INDIAN CREEK DR	11/14/2023	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$90,260	40.66	\$180,526	\$31,491	\$190,509	\$113,767	1.675	1,121	\$169.95	'95A
22-23-33-102-036	21520 INDIAN CREEK DR	2/25/2025	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$72,400	40.22	\$144,797	\$31,170	\$148,830	\$86,738	1.716	808	\$184.20	'95A
22-23-33-102-053	20885 INDIAN CREEK DR	6/21/2024	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$69,260	47.12	\$138,525	\$31,704	\$115,296	\$81,542	1.414	767	\$150.32	'95A
22-23-33-102-097	21920 INDIAN CREEK DR	3/21/2025	\$127,450	WD	03-ARM'S LENGTH	\$127,450	\$90,260	70.82	\$180,526	\$31,491	\$95,959	\$113,767	0.843	1,121	\$85.60	'95A
22-23-33-102-102	21980 INDIAN CREEK DR	10/4/2024	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$92,900	59.94	\$185,801	\$31,170	\$123,830	\$118,038	1.049	1,158	\$106.93	'95A
22-23-33-102-109	22140 INDIAN CREEK DR	5/29/2024	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$69,260	41.47	\$138,525	\$31,704	\$135,296	\$81,542	1.659	767	\$176.40	'95A
22-23-33-102-111	22120 INDIAN CREEK DR	10/9/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$85,550	42.78	\$171,105	\$31,597	\$168,403	\$106,494	1.581	1,038	\$162.24	'95A
22-23-33-102-112	22100 INDIAN CREEK DR	5/6/2024	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$88,460	48.60	\$176,918	\$31,170	\$150,830	\$111,258	1.356	1,072	\$140.70	'95A
22-23-33-376-076	34780 EIGHT MILE #10	7/19/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$111,180	55.59	\$222,350	\$31,170	\$168,830	\$145,938	1.157	1,256	\$134.42	'95A
22-23-34-277-055	31555 KINGSTON UNIT 6	5/24/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$95,480	59.68	\$190,955	\$31,562	\$128,438	\$121,674	1.056	1,142	\$112.47	'95A
Totals:			\$1,740,450			\$1,740,450	\$865,010		\$1,730,028		\$1,426,221	\$1,080,758			\$142.32	
								Sale. Ratio =>	49.70			E.C.F. =>	1.320	Std. Deviation=>		0.309757981
								Std. Dev. =>	10.38			Ave. E.C.F. =>	1.351	Ave. Variance=>		25.9448

2026 ECF 1.31

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
22-23-34-278-053	21576 RUTH	10/31/2023	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$160,660	50.05	\$321,328	\$47,800	\$273,200	\$205,660	1.328	1,585	\$172.37	'96C
22-23-34-278-054	21542 RUTH	10/22/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$155,300	49.30	\$310,603	\$47,633	\$267,367	\$197,721	1.352	1,569	\$170.41	'96C
Totals:			\$636,000			\$636,000	\$315,960		\$631,931		\$540,567	\$403,381			\$171.39	
								Sale. Ratio =>	49.68				E.C.F. =>	1.340	Std. Deviation=>	0.016855807
								Std. Dev. =>	0.53				Ave. E.C.F. =>	1.340	Ave. Variance=>	1.1919
													2026 ECF	1.33		

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
22-23-34-155-012	21493 RIVERWALK CT	3/11/2025	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$205,790	47.31	\$411,588	\$77,419	\$357,581	\$267,335	1.338	1,965	\$181.98	'96F
Totals:			\$435,000			\$435,000	\$205,790		\$411,588		\$357,581	\$267,335			\$181.98	
							Sale. Ratio =>	47.31				E.C.F. =>	1.338		Std. Deviation=>	#DIV/0!
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.338		Ave. Variance=>	0.0000

2026 ECF
Limited Sales
2022 Sales

1.25

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	
22-23-35-328-001	21382 MAGNOLIA CT	11/12/2024	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$150,680	54.99	\$301,368	\$70,000	\$204,000	\$216,231	0.943	1,426	\$143.06	'97A	
22-23-35-328-004	21388 MAGNOLIA CT	7/7/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$150,320	54.66	\$300,631	\$70,000	\$205,000	\$215,542	0.951	1,426	\$143.76	'97A	
22-23-35-328-007	21394 MAGNOLIA CT	7/10/2024	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$160,870	49.50	\$321,738	\$70,000	\$255,000	\$235,269	1.084	1,499	\$170.11	'97A	
22-23-35-328-008	21396 MAGNOLIA CT	1/17/2024	\$349,300	WD	03-ARM'S LENGTH	\$349,300	\$152,540	43.67	\$305,077	\$70,000	\$279,300	\$219,698	1.271	1,426	\$195.86	'97A	
22-23-35-328-018	21437 ARCHWOOD CR	5/23/2023	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$160,340	46.88	\$320,672	\$70,000	\$272,000	\$234,272	1.161	1,499	\$181.45	'97A	
22-23-35-328-027	21413 ARCHWOOD CR	6/6/2024	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$153,190	48.02	\$306,387	\$70,000	\$249,000	\$220,922	1.127	1,499	\$166.11	'97A	
22-23-35-328-031	21357 BOXWOOD CT	3/29/2024	\$321,500	WD	03-ARM'S LENGTH	\$321,500	\$150,550	46.83	\$301,106	\$70,000	\$251,500	\$215,986	1.164	1,499	\$167.78	'97A	
22-23-35-328-034	21351 BOXWOOD CT	5/1/2023	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$173,330	48.15	\$346,652	\$70,000	\$290,000	\$258,553	1.122	1,775	\$163.38	'97A	
22-23-35-328-037	21345 BOXWOOD CT	7/12/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$150,390	47.00	\$300,770	\$70,000	\$250,000	\$215,672	1.159	1,499	\$166.78	'97A	
22-23-35-328-040	21327 MULBERRY CT	2/13/2025	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$151,720	54.19	\$303,442	\$70,000	\$210,000	\$218,170	0.963	1,499	\$140.09	'97A	
22-23-35-328-042	21323 MULBERRY CT	11/15/2023	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$150,010	47.25	\$300,018	\$70,000	\$247,500	\$214,970	1.151	1,426	\$173.56	'97A	
22-23-35-328-044	21321 MULBERRY CT	3/17/2025	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$170,220	49.34	\$340,449	\$70,000	\$275,000	\$252,756	1.088	1,775	\$154.93	'97A	
22-23-35-328-051	21336 MULBERRY CT	6/4/2024	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$127,240	53.69	\$254,478	\$70,433	\$166,567	\$172,004	0.968	1,320	\$126.19	'97A	
22-23-35-328-053	21340 MULBERRY CT	9/22/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$124,730	54.23	\$249,457	\$70,325	\$159,675	\$167,413	0.954	1,231	\$129.71	'97A	
22-23-35-328-058	21372 MULBERRY CT	6/14/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$127,200	50.88	\$254,402	\$70,433	\$179,567	\$171,933	1.044	1,320	\$136.04	'97A	
22-23-35-328-071	21300 JUNIPER CT	2/2/2024	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$127,110	52.52	\$254,224	\$70,000	\$172,000	\$172,171	0.999	1,320	\$130.30	'97A	
22-23-35-328-075	21292 JUNIPER CT	9/1/2023	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$127,110	53.18	\$254,224	\$70,000	\$169,000	\$172,171	0.982	1,320	\$128.03	'97A	
22-23-35-328-085	21272 SYCAMORE CT	10/13/2023	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$150,390	47.44	\$300,770	\$70,000	\$247,000	\$215,672	1.145	1,499	\$164.78	'97A	
Totals:			\$5,343,300			\$5,343,300	\$2,657,940		\$5,315,865		\$4,082,109	\$3,789,405			\$154.55		
								Sale. Ratio =>	49.74					E.C.F. =>	1.077	Std. Deviation=>	0.098046884
								Std. Dev. =>	3.46					Ave. E.C.F. =>	1.071	Ave. Variance=>	8.4830
													2026 ECF	1.07			

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
22-23-35-202-003	22039 ATLANTIC POINTE	5/20/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$83,750	46.53	\$167,509	\$32,338	\$147,662	\$109,895	1.344	998	\$147.96	'97B
22-23-35-202-004	22040 CAPE COD WAY	10/31/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$83,730	50.75	\$167,456	\$32,285	\$132,715	\$109,895	1.208	998	\$132.98	'97B
22-23-35-202-017	22100 CAPE COD WAY	11/4/2024	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$85,720	51.02	\$171,448	\$31,810	\$136,190	\$113,526	1.200	1,030	\$132.22	'97B
22-23-35-202-038	22123 ATLANTIC POINTE	12/20/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$84,600	51.27	\$169,191	\$32,285	\$132,715	\$111,305	1.192	1,015	\$130.75	'97B
22-23-35-202-059	22236 CAPE COD WAY	3/15/2024	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$89,310	47.51	\$178,624	\$31,682	\$156,318	\$119,465	1.308	1,108	\$141.08	'97B
22-23-35-202-074	22326 CAPE COD WAY	7/15/2024	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$84,600	47.53	\$169,191	\$32,285	\$145,715	\$111,305	1.309	1,015	\$143.56	'97B
22-23-35-202-085	30358 NANTUCKET DRIVE	10/20/2023	\$162,900	WD	03-ARM'S LENGTH	\$162,900	\$84,600	51.93	\$169,191	\$32,285	\$130,615	\$111,305	1.173	1,015	\$128.68	'97B
22-23-35-202-106	22307 ATLANTIC POINTE	5/17/2023	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$89,310	51.92	\$178,624	\$31,682	\$140,318	\$119,465	1.175	1,108	\$126.64	'97B
22-23-35-202-108	22295 ATLANTIC POINTE	9/22/2023	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$83,750	50.76	\$167,509	\$32,338	\$132,662	\$109,895	1.207	998	\$132.93	'97B
22-23-35-202-111	22277 ATLANTIC POINTE	8/18/2023	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$83,750	50.76	\$167,509	\$32,338	\$132,662	\$109,895	1.207	998	\$132.93	'97B
Totals:			\$1,708,900			\$1,708,900	\$853,120		\$1,706,252		\$1,387,572	\$1,125,951			\$134.97	
								Sale. Ratio =>	49.92			E.C.F. =>	1.232	Std. Deviation=>		0.062750473
								Std. Dev. =>	2.01			Ave. E.C.F. =>	1.232	Ave. Variance=>		5.2860
													2026 ECF	1.23		

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	
22-23-36-377-042	28418 EIGHT MILE A2	3/27/2024	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$40,680	56.11	\$81,357	\$31,483	\$41,017	\$74,438	0.551	910	\$45.07	'98A	
22-23-36-377-053	28418 EIGHT MILE C3	10/11/2023	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,940	48.16	\$81,883	\$31,170	\$53,830	\$75,691	0.711	910	\$59.15	'98A	
22-23-36-377-065	28422 EIGHT MILE A10	8/9/2024	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$35,760	37.64	\$71,512	\$31,170	\$63,830	\$60,211	1.060	716	\$89.15	'98A	
22-23-36-377-073	28422 EIGHT MILE B8	3/10/2025	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$40,560	54.08	\$81,114	\$31,170	\$43,830	\$74,543	0.588	910	\$48.16	'98A	
22-23-36-377-079	28426 EIGHT MILE A4	12/19/2023	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$37,550	50.74	\$75,109	\$31,483	\$42,517	\$65,113	0.653	784	\$54.23	'98A	
22-23-36-377-091	28428 EIGHT MILE B6	6/30/2023	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$39,930	55.46	\$79,867	\$31,170	\$40,830	\$72,682	0.562	885	\$46.14	'98A	
22-23-36-377-102	28428 EIGHT MILE C7	10/25/2023	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$41,290	49.75	\$82,583	\$31,170	\$51,830	\$76,735	0.675	910	\$56.96	'98A	
22-23-36-377-103	28428 EIGHT MILE C8	7/21/2023	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$40,960	52.85	\$81,918	\$31,170	\$46,330	\$75,743	0.612	910	\$50.91	'98A	
Totals:			\$634,000			\$634,000	\$317,670		\$635,343		\$384,014	\$575,156			\$56.22		
								Sale. Ratio ==>	50.11					E.C.F. ==>	0.668	Std. Deviation==>	0.164689151
								Std. Dev. ==>	5.92					Ave. E.C.F. ==>	0.677	Ave. Variance==>	10.4563
													2026 ECF	0.67			