

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-01-101-019	29035 RAMBLEWOOD	9/20/2023	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$219,940	58.03	\$439,877	\$83,610	\$295,390	\$203,581	1.451	2,872	\$102.85	'AA1
22-23-01-101-021	29009 RAMBLEWOOD	6/8/2023	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$204,130	52.34	\$408,263	\$66,791	\$323,209	\$195,126	1.656	2,559	\$126.30	'AA1
22-23-01-101-033	28833 RAMBLEWOOD	8/18/2023	\$527,000	WD	03-ARM'S LENGTH	\$527,000	\$227,300	43.13	\$454,598	\$74,921	\$452,079	\$216,958	2.084	2,781	\$162.56	'AA1
22-23-01-101-050	28724 STILL VALLEY	4/4/2024	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$232,810	65.58	\$465,612	\$79,826	\$275,174	\$220,449	1.248	2,781	\$98.95	'AA1
22-23-01-101-055	28835 STILL VALLEY	3/26/2025	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$251,540	51.86	\$503,077	\$77,113	\$407,887	\$243,408	1.676	3,097	\$131.70	'AA1
22-23-01-101-061	32225 TALL TIMBER	3/14/2025	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$224,000	42.67	\$448,004	\$77,016	\$447,984	\$211,993	2.113	2,842	\$157.63	'AA1
22-23-01-128-027	28798 ROCKLEDGE	12/4/2024	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$221,450	44.74	\$442,904	\$77,182	\$417,818	\$208,984	1.999	2,461	\$169.78	'AA1
22-23-01-128-033	32521 OLDE FRANKLIN	5/10/2024	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$193,490	47.42	\$386,987	\$66,056	\$341,944	\$183,389	1.865	2,171	\$157.51	'AA1
22-23-01-176-008	32249 OLDE FRANKLIN	11/15/2023	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$292,390	50.85	\$584,779	\$72,881	\$502,119	\$292,513	1.717	3,586	\$140.02	'AA1
22-23-01-176-010	32203 OLDE FRANKLIN	4/24/2024	\$509,000	WD	03-ARM'S LENGTH	\$509,000	\$247,330	48.59	\$494,661	\$68,020	\$440,980	\$243,794	1.809	3,019	\$146.07	'AA1
22-23-01-176-015	32065 OLDE FRANKLIN	12/21/2023	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$196,580	47.71	\$393,155	\$71,174	\$340,826	\$183,989	1.852	2,322	\$146.78	'AA1
22-23-01-177-009	32436 OLDE FRANKLIN	4/26/2023	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$216,350	50.31	\$432,697	\$69,057	\$360,943	\$207,794	1.737	2,576	\$140.12	'AA1
22-23-01-178-005	32092 OLDE FRANKLIN	7/5/2023	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$273,680	49.76	\$547,358	\$68,392	\$481,608	\$273,694	1.760	2,465	\$195.38	'AA1
Totals:			\$6,040,000			\$6,040,000	\$3,000,990		\$6,001,972		\$5,087,961	\$2,885,672			\$144.28	
								Sale. Ratio =>	49.69			E.C.F. =>	1.763	Std. Deviation=>		0.23904777
								Std. Dev. =>	6.18			Ave. E.C.F. =>	1.767	Ave. Variance=>		17.2622
													2026 ECF	1.75		

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22-23-01-276-001	27675 CHATSWORTH	6/9/2023	\$1,170,000	WD	03-ARM'S LENGTH	\$1,170,000	\$662,900	56.66	\$1,325,803	\$175,703	\$994,297	\$1,026,875	0.968	4,799	\$207.19	'AC1			
22-23-01-276-028	27490 LAKEHILLS	10/19/2023	\$524,000	WD	03-ARM'S LENGTH	\$524,000	\$233,120	44.49	\$466,246	\$105,590	\$418,410	\$322,014	1.299	2,831	\$147.80	'AC1			
22-23-01-278-005	27541 LAKEHILLS	12/5/2023	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$201,740	42.03	\$403,470	\$400,000	\$80,000	\$3,098	25.823	0	#DIV/0!	'AC1			
Totals:			\$2,174,000			\$2,174,000	\$1,097,760		\$2,195,519		\$1,492,707	\$1,351,987			#DIV/0!				
								Sale. Ratio =>	50.49				E.C.F. =>	1.104	Std. Deviation=>	14.25533384			
								Std. Dev. =>	7.83				Ave. E.C.F. =>	9.364	Ave. Variance=>	1097.3021			
													2026 ECF	1.12					
													All 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	
22-23-01-376-006	31431 STONEWOOD	10/31/2023	\$479,355	WD	03-ARM'S LENGTH	\$479,355	\$213,600	44.56	\$427,205	\$109,667	\$369,688	\$271,400	1.362	2,626	\$140.78	'AI1	
22-23-01-377-001	31536 STONEWOOD	11/21/2023	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$349,440	54.60	\$698,885	\$107,284	\$532,716	\$505,641	1.054	3,440	\$154.86	'AI1	
22-23-01-378-007	31460 STONEWOOD	2/21/2025	\$620,000	PTA	03-ARM'S LENGTH	\$620,000	\$273,870	44.17	\$547,747	\$112,124	\$507,876	\$372,327	1.364	2,804	\$181.13	'AI1	
22-23-01-378-010	31370 STONEWOOD	12/19/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$242,890	57.15	\$485,774	\$118,519	\$306,481	\$313,893	0.976	2,238	\$136.94	'AI1	
Totals:			\$2,164,355			\$2,164,355	\$1,079,800		\$2,159,611		\$1,716,761	\$1,463,261			\$153.43		
								Sale. Ratio =>	49.89				E.C.F. =>	1.173	Std. Deviation=>	0.203452995	
								Std. Dev. =>	6.73				Ave. E.C.F. =>	1.189	Ave. Variance=>	17.4070	
													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
22-23-02-202-015	32615 BRIARCREST KNOLL	10/4/2023	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$162,750	49.33	\$325,505	\$56,428	\$273,472	\$142,368	1.921	1,525	\$179.33	'BA1
22-23-02-202-016	32451 BRIARCREST KNOLL	4/17/2023	\$310,000	MLC	03-ARM'S LENGTH	\$310,000	\$184,770	59.60	\$369,542	\$52,698	\$257,302	\$167,642	1.535	1,825	\$140.99	'BA1
22-23-02-226-005	32740 BRIARCREST KNOLL	4/25/2023	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$157,790	51.06	\$315,586	\$52,698	\$256,302	\$139,094	1.843	1,525	\$168.07	'BA1
22-23-02-226-013	30040 LOCHMOOR	1/24/2025	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$189,000	52.50	\$378,001	\$55,112	\$304,888	\$170,840	1.785	2,270	\$134.31	'BA1
22-23-02-226-020	29548 LOCHMOOR	10/20/2023	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$161,630	46.85	\$323,250	\$57,956	\$287,044	\$140,367	2.045	1,525	\$188.23	'BA1
22-23-02-276-003	32455 QUEENSBORO	11/1/2024	\$368,500	WD	03-ARM'S LENGTH	\$368,500	\$160,660	43.60	\$321,329	\$52,698	\$315,802	\$142,132	2.222	1,525	\$207.08	'BA1
22-23-02-276-028	32035 TAREYTON	1/17/2025	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$189,150	49.78	\$378,305	\$52,698	\$327,302	\$172,278	1.900	1,825	\$179.34	'BA1
22-23-02-278-013	29468 GILCHREST	10/13/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$161,290	53.76	\$322,573	\$52,698	\$247,302	\$142,791	1.732	1,525	\$162.17	'BA1
22-23-02-279-005	29567 GILCHREST	10/23/2023	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$199,190	58.59	\$398,375	\$54,474	\$285,526	\$181,958	1.569	2,433	\$117.36	'BA1
22-23-02-279-007	29529 GILCHREST	2/6/2024	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$164,360	48.34	\$328,712	\$56,542	\$283,458	\$144,005	1.968	1,945	\$145.74	'BA1
22-23-02-279-009	29495 GILCHREST	11/26/2024	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$151,650	38.88	\$303,306	\$63,588	\$326,412	\$126,834	2.574	1,525	\$214.04	'BA1
22-23-02-302-034	30117 GREENING	2/18/2025	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$144,250	46.68	\$288,505	\$53,297	\$255,703	\$124,448	2.055	1,284	\$199.15	'BA1
22-23-02-305-002	30060 EASTFIELD	4/11/2024	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$146,030	46.21	\$292,061	\$53,333	\$262,667	\$126,311	2.080	1,264	\$207.81	'BA1
22-23-02-305-008	29928 EASTFIELD	7/23/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$137,550	51.91	\$275,104	\$53,613	\$211,387	\$117,191	1.804	1,456	\$145.18	'BA1
22-23-02-352-003	29600 EASTFIELD	5/16/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$125,880	52.45	\$251,751	\$54,543	\$185,457	\$104,342	1.777	1,194	\$155.32	'BA1
Totals:			\$4,902,400			\$4,902,400	\$2,435,950		\$4,871,905		\$4,080,024	\$2,142,601			\$169.61	
								Sale. Ratio =>	49.69			E.C.F. =>	1.904	Std. Deviation=>		0.25982799
								Std. Dev. =>	5.35			Ave. E.C.F. =>	1.921	Ave. Variance=>		18.9345

2026 ECF 1.89

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22-23-02-403-004	30120 WESTGATE	8/1/2024	\$782,010	WD	03-ARM'S LENGTH	\$782,010	\$320,010	40.92	\$640,015	\$62,984	\$719,026	\$337,445	2.131	4,386	\$163.94	'CA1
22-23-02-451-004	29981 NORTHBROOK	7/17/2023	\$342,700	WD	03-ARM'S LENGTH	\$342,700	\$172,180	50.24	\$344,364	\$74,393	\$268,307	\$157,877	1.699	1,533	\$175.02	'CA1
22-23-02-451-007	29919 NORTHBROOK	6/3/2024	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$216,730	40.89	\$433,460	\$88,462	\$441,538	\$201,753	2.189	2,195	\$201.16	'CA1
22-23-03-126-027	30689 WOODSTREAM DR	6/24/2024	\$441,000	WD	03-ARM'S LENGTH	\$441,000	\$222,990	50.56	\$445,972	\$64,871	\$376,129	\$222,866	1.688	2,573	\$146.18	'CA1
22-23-03-202-001	30784 WOODSTREAM CT	10/26/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$244,990	57.64	\$489,980	\$85,555	\$339,445	\$236,505	1.435	2,787	\$121.80	'CA1
22-23-03-202-005	30856 WOODSTREAM DR	12/6/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$224,330	56.08	\$448,657	\$63,153	\$336,847	\$225,440	1.494	2,528	\$133.25	'CA1
22-23-03-202-016	30815 N WENDYBROOK	5/24/2023	\$403,000	WD	03-ARM'S LENGTH	\$403,000	\$230,160	57.11	\$460,317	\$64,939	\$338,061	\$231,215	1.462	2,621	\$128.98	'CA1
22-23-03-203-018	30564 CLUBHOUSE LN	8/30/2024	\$529,000	WD	03-ARM'S LENGTH	\$529,000	\$248,960	47.06	\$497,926	\$75,730	\$453,270	\$246,898	1.836	2,807	\$161.48	'CA1
22-23-03-251-005	30319 CLUBHOUSE LN	10/7/2024	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$214,660	47.18	\$429,321	\$73,559	\$381,441	\$208,047	1.833	2,210	\$172.60	'CA1
22-23-03-302-013	33098 OAK HOLLOW	1/23/2025	\$461,000	WD	03-ARM'S LENGTH	\$461,000	\$217,670	47.22	\$435,341	\$79,605	\$381,395	\$208,032	1.833	1,945	\$196.09	'CA1
22-23-03-305-002	33033 WALNUT LN	5/31/2023	\$454,900	WD	03-ARM'S LENGTH	\$454,900	\$252,140	55.43	\$504,285	\$66,043	\$388,857	\$256,281	1.517	2,562	\$151.78	'CA1
22-23-03-326-007	30109 FOX GROVE RD	3/12/2024	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$238,930	46.85	\$477,853	\$72,780	\$437,220	\$236,884	1.846	3,008	\$145.35	'CA1
22-23-03-327-009	32928 THORNDYKE	8/10/2023	\$484,900	WD	03-ARM'S LENGTH	\$484,900	\$253,640	52.31	\$507,283	\$70,717	\$414,183	\$255,301	1.622	3,526	\$117.47	'CA1
22-23-03-376-007	32908 HARGROVE	8/14/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$205,750	48.41	\$411,507	\$66,073	\$358,927	\$202,008	1.777	2,674	\$134.23	'CA1
22-23-03-376-011	32944 HARGROVE	3/28/2024	\$355,000	OTH	03-ARM'S LENGTH	\$355,000	\$175,200	49.35	\$350,406	\$65,255	\$289,745	\$166,754	1.738	2,220	\$130.52	'CA1
22-23-03-376-022	29759 FOX GROVE RD	9/19/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$184,280	46.07	\$368,559	\$65,255	\$334,745	\$177,370	1.887	2,243	\$149.24	'CA1
22-23-03-377-002	29644 COLONY CIRCLE	9/29/2023	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$217,330	49.96	\$434,668	\$76,373	\$358,627	\$209,529	1.712	2,444	\$146.74	'CA1
22-23-03-377-008	29585 FOX GROVE RD	9/20/2024	\$402,000	WD	03-ARM'S LENGTH	\$402,000	\$220,310	54.80	\$440,628	\$77,238	\$324,762	\$212,508	1.528	2,652	\$122.46	'CA1
22-23-03-378-005	29952 FOX GROVE CT	6/14/2024	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$239,950	47.99	\$479,904	\$80,316	\$419,684	\$233,677	1.796	2,770	\$151.51	'CA1
22-23-03-378-011	29854 FOX GROVE RD	5/25/2023	\$407,400	WD	03-ARM'S LENGTH	\$407,400	\$226,020	55.48	\$452,042	\$76,715	\$330,685	\$219,489	1.507	2,737	\$120.82	'CA1
22-23-03-401-046	30029 CLUBHOUSE LN	7/16/2024	\$528,500	WD	03-ARM'S LENGTH	\$528,500	\$251,500	47.59	\$502,990	\$77,335	\$451,165	\$248,921	1.812	3,043	\$148.26	'CA1
22-23-03-405-037	30115 ARDMORE	12/16/2024	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$211,040	41.38	\$422,079	\$91,170	\$418,830	\$193,514	2.164	2,910	\$143.93	'CA1
22-23-03-406-034	29900 FERNHILL	4/13/2023	\$364,000	WD	03-ARM'S LENGTH	\$364,000	\$233,360	64.11	\$466,716	\$70,498	\$293,502	\$231,706	1.267	2,922	\$100.45	'CA1
22-23-03-406-035	29862 FERNHILL	7/29/2024	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$204,380	45.43	\$408,768	\$66,684	\$383,216	\$200,049	1.916	2,392	\$160.21	'CA1
22-23-03-406-039	29939 CLUBHOUSE LN	9/15/2023	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$235,470	49.57	\$470,942	\$85,140	\$389,860	\$225,615	1.728	2,753	\$141.61	'CA1
22-23-03-406-041	29859 CLUBHOUSE LN	8/22/2024	\$461,000	WD	03-ARM'S LENGTH	\$461,000	\$197,920	42.93	\$395,840	\$68,166	\$392,834	\$191,622	2.050	2,364	\$166.17	'CA1
22-23-03-407-038	29860 CLUBHOUSE LN	9/24/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$213,900	55.56	\$427,804	\$69,818	\$315,182	\$209,348	1.506	2,533	\$124.43	'CA1
22-23-03-407-041	29981 MUIRLAND	12/11/2024	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$231,920	51.65	\$463,842	\$66,797	\$382,203	\$232,190	1.646	2,935	\$130.22	'CA1
22-23-03-407-047	29839 MUIRLAND	3/24/2025	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$224,200	47.20	\$448,396	\$66,435	\$408,565	\$223,369	1.829	2,926	\$139.63	'CA1
22-23-03-456-034	29515 ARDMORE	2/20/2025	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$171,670	58.19	\$343,341	\$63,698	\$231,302	\$163,533	1.414	2,045	\$113.11	'CA1
22-23-03-476-047	29615 GREEN ACRES	5/11/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$174,790	54.62	\$349,580	\$71,170	\$248,830	\$162,812	1.528	2,102	\$118.38	'CA1
Totals:			\$13,855,310			\$13,855,310	\$6,876,380		\$13,752,786		\$11,608,383	\$6,728,558			\$143.77	
								Sale. Ratio =>	49.63			E.C.F. =>	1.725	Std. Deviation=>		0.228443435
								Std. Dev. =>	5.58			Ave. E.C.F. =>	1.722	Ave. Variance=>		18.1186

2026 ECF 1.71

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22-23-04-101-013	31181 CLAYMORE	6/20/2024	\$572,000	WD	03-ARM'S LENGTH	\$572,000	\$277,850	48.58	\$555,687	\$67,731	\$504,269	\$290,455	1.736	3,268	\$154.31	'DA1
22-23-04-106-008	31125 WESTWOOD RD	1/12/2024	\$469,000	WD	03-ARM'S LENGTH	\$469,000	\$305,430	65.12	\$610,868	\$65,157	\$403,843	\$324,827	1.243	3,222	\$125.34	'DA1
22-23-04-107-004	35331 REGENCY	5/5/2023	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$311,740	60.53	\$623,486	\$69,254	\$445,746	\$329,900	1.351	3,212	\$138.78	'DA1
22-23-04-107-011	30981 WESTWOOD RD	7/7/2023	\$625,500	WD	03-ARM'S LENGTH	\$625,500	\$327,080	52.29	\$654,162	\$84,592	\$540,908	\$339,029	1.595	3,372	\$160.41	'DA1
22-23-04-126-027	31234 VERONA	7/29/2024	\$461,000	WD	03-ARM'S LENGTH	\$461,000	\$236,880	51.38	\$473,757	\$69,830	\$391,170	\$240,432	1.627	2,892	\$135.26	'DA1
22-23-04-126-029	31206 VERONA	6/15/2023	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$250,490	46.39	\$500,977	\$82,822	\$457,178	\$248,901	1.837	2,935	\$155.77	'DA1
22-23-04-128-020	31219 STONEGATE	9/17/2024	\$503,816	WD	03-ARM'S LENGTH	\$503,816	\$248,110	49.25	\$496,223	\$63,234	\$440,582	\$257,731	1.709	2,934	\$150.16	'DA1
22-23-04-128-028	31132 NORTH PARK	7/31/2024	\$533,000	WD	03-ARM'S LENGTH	\$533,000	\$234,940	44.08	\$469,870	\$67,028	\$465,972	\$239,786	1.943	2,502	\$186.24	'DA1
22-23-04-151-002	31000 DRAKE	7/26/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$134,370	58.42	\$268,743	\$84,145	\$145,855	\$109,879	1.327	1,612	\$90.48	'DA1
22-23-04-151-014	35280 SPRING HILL	1/31/2024	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$290,020	49.58	\$580,032	\$95,137	\$488,863	\$288,032	1.697	3,050	\$160.28	'DA1
22-23-04-152-008	35163 OLD TIMBER	5/5/2023	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$257,860	49.12	\$515,729	\$89,824	\$435,176	\$253,514	1.717	2,892	\$150.48	'DA1
22-23-04-155-002	35181 SPRING HILL	2/15/2024	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$243,960	49.79	\$487,911	\$76,091	\$413,909	\$245,130	1.689	2,816	\$146.98	'DA1
22-23-04-155-007	35232 QUAKER WAY	11/2/2023	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$275,360	57.97	\$550,723	\$91,703	\$383,297	\$273,226	1.403	3,056	\$125.42	'DA1
22-23-04-156-001	35393 SPRING HILL	10/20/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$231,370	57.84	\$462,749	\$63,260	\$336,740	\$237,791	1.416	2,980	\$113.00	'DA1
22-23-04-156-004	35335 SPRING HILL	2/25/2025	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$270,250	48.69	\$540,507	\$79,199	\$475,801	\$274,588	1.733	2,982	\$159.56	'DA1
22-23-04-156-010	35241 QUAKER WAY	10/13/2023	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$255,620	62.35	\$511,232	\$77,221	\$332,779	\$258,339	1.288	2,936	\$113.34	'DA1
22-23-04-157-002	35109 QUAKER WAY	2/11/2025	\$462,100	WD	03-ARM'S LENGTH	\$462,100	\$268,380	58.08	\$536,753	\$67,907	\$394,193	\$279,075	1.412	3,155	\$124.94	'DA1
22-23-04-157-004	35073 QUAKER WAY	8/12/2024	\$544,000	WD	03-ARM'S LENGTH	\$544,000	\$265,090	48.73	\$530,187	\$63,260	\$480,740	\$277,932	1.730	3,132	\$153.49	'DA1
22-23-04-179-002	35120 OLD TIMBER	8/11/2023	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$256,900	51.38	\$513,795	\$73,207	\$426,793	\$262,254	1.627	3,112	\$137.14	'DA1
22-23-04-181-004	34637 OLD TIMBER	7/31/2023	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$229,620	42.92	\$459,234	\$73,130	\$461,870	\$229,823	2.010	2,825	\$163.49	'DA1
22-23-04-202-003	31236 OAK VALLEY DR	3/22/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$206,660	51.67	\$413,313	\$71,356	\$328,644	\$203,545	1.615	2,590	\$126.89	'DA1
22-23-04-202-008	31054 OAK VALLEY DR	5/15/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$218,540	48.56	\$437,084	\$63,153	\$386,847	\$222,577	1.738	2,524	\$153.27	'DA1
22-23-04-203-006	31144 CARRIAGE HILL CT	6/6/2023	\$507,000	WD	03-ARM'S LENGTH	\$507,000	\$122,280	41.87	\$424,556	\$74,016	\$342,984	\$208,654	2.075	3,008	\$143.94	'DA1
22-23-04-203-019	31091 HUNTERS WHIP	7/19/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$205,550	48.36	\$411,101	\$69,055	\$355,945	\$203,598	1.748	2,236	\$159.19	'DA1
22-23-04-205-009	30935 PERRY'S CROSSING	4/12/2024	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$222,440	38.69	\$444,870	\$65,376	\$509,624	\$225,889	2.256	2,841	\$179.38	'DA1
22-23-04-226-018	30959 SUTTERS HILL CT	12/4/2024	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$223,740	46.61	\$447,476	\$65,496	\$414,504	\$227,369	1.823	2,861	\$144.88	'DA1
22-23-04-251-012	34251 GLOUSTER CR	4/21/2023	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$229,240	63.86	\$458,481	\$71,967	\$287,033	\$230,067	1.248	2,396	\$119.80	'DA1
22-23-04-253-021	34252 OLD TIMBER	6/30/2023	\$496,000	WD	03-ARM'S LENGTH	\$496,000	\$253,040	51.02	\$506,071	\$78,876	\$417,124	\$254,822	1.640	3,007	\$138.72	'DA1
22-23-04-253-026	34150 OLD TIMBER CT	9/23/2024	\$497,000	WD	03-ARM'S LENGTH	\$497,000	\$268,670	54.06	\$537,344	\$80,676	\$416,324	\$271,826	1.532	3,093	\$134.60	'DA1
22-23-04-254-002	34078 GLOUSTER CR	2/24/2025	\$459,000	WD	03-ARM'S LENGTH	\$459,000	\$214,880	46.81	\$429,757	\$77,202	\$381,798	\$209,854	1.819	2,492	\$153.21	'DA1
22-23-04-255-003	34023 GLOUSTER CR	11/9/2023	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$209,320	54.09	\$418,648	\$65,616	\$321,384	\$210,138	1.529	2,314	\$138.89	'DA1
22-23-04-276-021	30646 CHARLESTON	8/14/2023	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$222,310	60.91	\$444,620	\$84,000	\$281,000	\$214,654	1.309	2,211	\$127.09	'DA1
22-23-04-276-026	33482 OLD TIMBER	7/10/2024	\$506,000	WD	03-ARM'S LENGTH	\$506,000	\$263,400	52.06	\$526,802	\$78,015	\$427,985	\$267,135	1.602	3,123	\$137.04	'DA1
22-23-04-276-031	33440 OLD TIMBER	6/16/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$225,290	50.06	\$450,581	\$82,863	\$367,137	\$218,879	1.677	2,502	\$146.74	'DA1
22-23-04-277-004	33737 OLD TIMBER	12/31/2024	\$411,200	WD	03-ARM'S LENGTH	\$411,200	\$191,190	46.50	\$382,388	\$65,616	\$345,584	\$188,554	1.833	1,684	\$205.22	'DA1
22-23-04-301-006	35330 DEWBERRY	5/9/2023	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$318,480	54.91	\$636,960	\$72,984	\$507,016	\$335,700	1.510	2,816	\$180.05	'DA1
22-23-04-301-009	30221 MIRLON	4/21/2023	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$149,490	66.15	\$298,986	\$71,102	\$154,898	\$135,645	1.142	1,386	\$111.76	'DA1
22-23-04-303-003	35150 MUER PLACE	12/23/2024	\$474,900	WD	03-ARM'S LENGTH	\$474,900	\$234,020	49.28	\$468,040	\$65,530	\$409,370	\$239,589	1.709	2,665	\$153.61	'DA1
22-23-04-304-017	29530 MIRLON	4/18/2023	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$199,250	49.20	\$398,509	\$71,492	\$333,508	\$194,652	1.713	1,943	\$171.65	'DA1
22-23-04-327-004	29879 HIGH VALLEY CT	5/22/2024	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$225,760	53.75	\$451,514	\$78,234	\$341,766	\$222,190	1.538	2,605	\$131.20	'DA1
22-23-04-327-007	29837 HIGH VALLEY CT	9/30/2024	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$237,120	47.42	\$474,244	\$73,673	\$426,327	\$238,435	1.788	2,798	\$152.37	'DA1
22-23-04-328-019	30184 HIGH VALLEY RD	1/3/2025	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$264,460	48.52	\$528,916	\$65,612	\$479,388	\$275,776	1.738	3,150	\$152.19	'DA1
22-23-04-352-004	29734 DRAKE	12/3/2024	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$206,480	52.27	\$412,962	\$85,281	\$309,719	\$195,048	1.588	2,418	\$128.09	'DA1
22-23-04-376-010	29679 HIGH VALLEY RD	9/7/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$226,050	56.51	\$452,096	\$73,234	\$326,766	\$225,513	1.449	2,595	\$125.92	'DA1
22-23-04-376-013	29625 HIGH VALLEY RD	9/25/2023	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$213,650	50.87	\$427,302	\$81,749	\$338,251	\$205,686	1.465	1,962	\$172.40	'DA1
22-23-04-376-030	29595 KINGS POINTE	7/3/2024	\$403,000	WD	03-ARM'S LENGTH	\$403,000	\$226,060	56.09	\$452,122	\$67,989	\$335,011	\$228,650	1.645	2,504	\$133.79	'DA1
22-23-04-377-002	29722 HIGH VALLEY RD	10/24/2023	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$195,400	50.75	\$390,808	\$65,570	\$319,430	\$193,594	1.650	2,242	\$142.48	'DA1
22-23-04-378-003	29660 MAYFAIR DR	4/12/2024	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$208,200	42.49	\$416,395	\$75,083	\$414,917	\$203,161	2.042	2,335	\$177.69	'DA1
22-23-04-402-001	34256 NORTHWICK RD	10/17/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$194,370	45.73	\$388,739	\$69,175	\$355,825	\$190,216	1.871	2,745	\$129.63	'DA1
22-23-04-402-005	34128 NORTHWICK RD	5/11/2023	\$476,101	WD	03-ARM'S LENGTH	\$476,101	\$190,850	40.09	\$381,692	\$73,346	\$402,755	\$183,539	2.194	2,465	\$163.39	'DA1
22-23-04-402-006	34106 NORTHWICK RD	12/26/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$160,590	40.15	\$321,185	\$63,209	\$336,791	\$153,557	2.193	1,948	\$172.89	'DA1
22-23-04-402-007	34046 NORTHWICK RD	2/26/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$169,040	39.77	\$338,070	\$64,532	\$360,468	\$162,820	2.214	2,237	\$161.14	'DA1
22-23-04-403-003	30101 RAVENSCROFT	10/28/2024	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$211,890	49.28	\$423,778	\$66,375	\$363,625	\$212,739	1.709	3,294	\$110.39	'DA1
22-23-04-404-008	29900 RAVENSCROFT	5/30/2024	\$477,000	WD	03-ARM'S LENGTH	\$477,000	\$209,180	43.85	\$418,366	\$66,522	\$410,478	\$209,430	1.960	2,808	\$146.18	'DA1
22-23-04-405-011	29998 BEACONTREE	12/6/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,500	55.83	\$334,998	\$62,416	\$237,584	\$162,251	1.464	2,297	\$103.43	'DA1
22-23-04-405-028	29915 OLD BEDFORD	4/1/2024	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$155,590	43.22	\$311,176	\$63,881	\$296,119	\$147,199	2.012	2,033	\$145.66	'DA1
22-23-04-406-010	30161 BRIARTON	6/26/2024	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$175,150	38.49	\$350,298	\$63,820	\$391,180	\$170,522	2.294	2,349	\$166.53	'DA1
22-23-04-407-003	30134 BRIARTON	7/18/2023	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$166,610	47.50	\$337,225	\$62,436	\$292,564	\$163,564	1.789	2,299	\$127.26	'DA1
22-23-04-407-005	30080 BRIARTON	6/27/2024	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$140,220	45.38	\$280,434	\$63,670	\$245,330	\$129,026	1.901	1,620	\$151.44	'DA1
22-23-04-426-001	33804 YORK RIDGE	5/12/2023	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$279,930	60.85	\$559,856	\$72,293	\$387,707	\$290,216	1.336	3,128	\$123.95	'DA1
22-23-04-427-004	33819 YORK RIDGE	2/9/2024	\$466,500	WD	03-ARM'S LENGTH	\$466,500	\$233,550	50.06</								

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	
22-23-05-477-007	29853 STANHURST	9/11/2024	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$283,900	47.32	\$567,792	\$118,090	\$481,910	\$529,061	0.911	3,220	\$149.66	'D11	
22-23-06-101-013	31238 ESTATE WOODS	12/10/2024	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$464,300	48.87	\$928,591	\$127,641	\$822,359	\$942,294	0.873	3,703	\$222.08	'D11	
22-23-06-151-008	39343 LILLY COURT	7/1/2024	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$296,960	50.76	\$593,917	\$112,336	\$472,664	\$566,565	0.834	2,955	\$159.95	'D11	
22-23-08-352-017	27829 LARSON LANE	3/5/2024	\$528,650	WD	03-ARM'S LENGTH	\$528,650	\$283,050	53.54	\$566,101	\$123,785	\$404,865	\$520,371	0.778	2,920	\$138.65	'D11	
Totals:			\$2,663,650			\$2,663,650	\$1,328,210		\$2,656,401		\$2,181,798	\$2,558,291			\$167.59		
								Sale. Ratio =>	49.86					E.C.F. =>	0.853	Std. Deviation=>	0.056701711
								Std. Dev. =>	2.68					Ave. E.C.F. =>	0.849	Ave. Variance=>	4.2826
													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	
22-23-05-101-011	36794 VALLEY RIDGE	11/17/2023	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$269,780	49.05	\$539,559	\$94,674	\$455,326	\$404,440	1.126	2,270	\$200.58	'EB1	
22-23-05-102-006	36985 VALLEY RIDGE	3/28/2024	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$244,680	56.90	\$489,354	\$86,008	\$343,992	\$366,678	0.938	2,462	\$139.72	'EB1	
22-23-05-126-011	31148 APPLEWOOD	8/19/2024	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$244,550	38.51	\$489,100	\$110,370	\$524,630	\$344,300	1.524	2,958	\$177.36	'EB1	
22-23-05-126-025	31056 APPLEWOOD	5/6/2024	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$260,090	45.23	\$520,189	\$115,282	\$459,718	\$368,097	1.249	2,971	\$154.74	'EB1	
22-23-05-176-004	30690 TURTLE CREEK	2/2/2024	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$285,140	44.90	\$570,276	\$114,704	\$520,296	\$414,156	1.256	3,228	\$161.18	'EB1	
22-23-05-177-006	30423 TURTLE CREEK	9/20/2024	\$518,000	WD	03-ARM'S LENGTH	\$518,000	\$234,510	45.27	\$469,011	\$91,373	\$426,627	\$343,307	1.243	2,930	\$145.61	'EB1	
22-23-05-303-025	37000 FOX GLEN	8/20/2024	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$239,140	40.19	\$478,274	\$101,721	\$493,279	\$342,320	1.441	2,928	\$168.47	'EB1	
22-23-05-304-012	37110 FOX CHASE	6/13/2024	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$237,350	43.15	\$474,701	\$103,194	\$446,806	\$337,733	1.323	2,811	\$158.95	'EB1	
22-23-05-326-006	36845 TURTLE CREEK CT	5/30/2024	\$609,900	WD	03-ARM'S LENGTH	\$609,900	\$381,360	62.53	\$762,727	\$90,618	\$519,282	\$611,008	0.850	3,809	\$136.33	'EB1	
22-23-05-326-010	36830 TURTLE CREEK CT	10/19/2023	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$249,580	56.72	\$499,167	\$102,560	\$337,440	\$360,551	0.936	2,912	\$115.88	'EB1	
22-23-05-351-002	37221 FOX CHASE	5/7/2024	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$333,380	75.77	\$666,757	\$102,432	\$337,568	\$513,022	0.658	3,600	\$93.77	'EB1	
22-23-05-351-008	37055 FOX GLEN	8/2/2024	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$234,910	40.85	\$469,816	\$95,221	\$479,779	\$340,540	1.409	2,963	\$161.92	'EB1	
22-23-05-379-001	30030 DEER RUN	9/27/2023	\$559,000	WD	03-ARM'S LENGTH	\$559,000	\$271,400	48.55	\$542,809	\$92,608	\$466,392	\$409,273	1.140	3,424	\$136.21	'EB1	
22-23-05-379-016	29818 DEER RUN	9/6/2024	\$402,000	WD	03-ARM'S LENGTH	\$402,000	\$260,600	64.83	\$521,201	\$134,552	\$267,448	\$351,499	0.761	3,393	\$78.82	'EB1	
Totals:			\$7,513,900			\$7,513,900	\$3,746,470		\$7,492,941		\$6,078,583	\$5,506,924			\$144.97		
								Sale. Ratio =>	49.86					E.C.F. =>	1.104	Std. Deviation=>	0.266252457
								Std. Dev. =>	10.94					Ave. E.C.F. =>	1.132	Ave. Variance=>	21.7911

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	
22-23-05-202-006	30930 SUDBURY RD	6/14/2024	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$219,200	47.14	\$438,393	\$82,805	\$382,195	\$214,209	1.784	2,226	\$171.70	'ED1	
22-23-05-202-010	31199 STURBRIDGE	6/10/2024	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$181,120	43.54	\$362,241	\$84,086	\$331,914	\$167,563	1.981	2,014	\$164.80	'ED1	
22-23-05-202-015	35823 SPRINGVALE	6/11/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$199,800	66.60	\$399,597	\$84,371	\$215,629	\$189,895	1.136	2,241	\$96.22	'ED1	
22-23-05-203-006	31160 STURBRIDGE	9/29/2023	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$221,040	42.10	\$442,076	\$83,470	\$441,530	\$216,027	2.044	2,850	\$154.92	'ED1	
22-23-05-203-014	31149 BERRYHILL	5/18/2023	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$176,140	52.58	\$352,275	\$88,051	\$246,949	\$159,171	1.551	1,414	\$174.65	'ED1	
22-23-05-203-023	35578 SPRINGVALE	11/1/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$227,500	59.09	\$455,009	\$85,451	\$299,549	\$222,625	1.346	2,280	\$131.38	'ED1	
22-23-05-226-003	35740 FORESTVILLE	9/13/2023	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$176,920	45.72	\$353,847	\$82,939	\$304,061	\$163,197	1.863	2,234	\$136.11	'ED1	
22-23-05-252-002	35765 SPRINGVALE	5/10/2023	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$202,790	50.07	\$405,582	\$96,158	\$308,842	\$186,400	1.657	1,823	\$169.41	'ED1	
Totals:			\$3,218,000			\$3,218,000	\$1,604,510		\$3,209,020		\$2,530,669	\$1,519,087			\$149.90		
								Sale. Ratio =>	49.86					E.C.F. =>	1.666	Std. Deviation=>	0.314396767
								Std. Dev. =>	8.36					Ave. E.C.F. =>	1.670	Ave. Variance=>	24.7834
													2026 ECF	1.66			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-05-277-027	30887 E HUNTSMAN	10/10/2024	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$284,290	49.88	\$568,573	\$91,873	\$478,127	\$476,700	1.003	3,226	\$148.21	'EG1
Totals:			\$570,000			\$570,000	\$284,290		\$568,573		\$478,127	\$476,700			\$148.21	
								Sale. Ratio =>	49.88				E.C.F. =>	1.003	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.003	Ave. Variance=>	0.0000
													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
22-23-05-401-002	30342 FOX CLUB DR	8/23/2024	\$582,000	WD	03-ARM'S LENGTH	\$582,000	\$309,340	53.15	\$618,684	\$117,928	\$464,072	\$510,975	0.908	3,548	\$130.80	'EH1
22-23-05-401-010	30400 FOX CLUB DR	7/28/2023	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$249,400	45.35	\$498,801	\$118,878	\$431,122	\$387,676	1.112	2,843	\$151.64	'EH1
22-23-05-403-002	30061 WHITE HALL	4/30/2024	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$220,830	39.79	\$441,654	\$110,482	\$444,518	\$337,930	1.315	2,623	\$169.47	'EH1
22-23-05-404-003	30530 FOX CLUB DR	3/4/2025	\$618,000	WD	03-ARM'S LENGTH	\$618,000	\$307,450	49.75	\$614,896	\$106,785	\$511,215	\$518,480	0.986	3,274	\$156.14	'EH1
22-23-05-404-005	30514 FOX CLUB DR	12/9/2024	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$285,510	53.87	\$571,013	\$137,810	\$392,190	\$442,043	0.887	3,089	\$126.96	'EH1
22-23-05-404-009	29888 KENLOCH DR	9/22/2023	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$296,370	54.38	\$592,748	\$112,748	\$432,252	\$489,795	0.883	3,137	\$137.79	'EH1
22-23-05-404-010	29870 KENLOCH CT	7/17/2023	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$329,910	54.99	\$659,826	\$119,623	\$480,377	\$551,227	0.871	3,576	\$134.33	'EH1
22-23-05-451-010	29755 WHITE HALL	10/11/2024	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$251,250	46.53	\$502,496	\$130,013	\$409,987	\$380,084	1.079	2,946	\$139.17	'EH1
22-23-05-451-018	29725 WHITE HALL	6/29/2023	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$225,740	45.15	\$451,483	\$124,734	\$375,266	\$333,417	1.126	2,535	\$148.03	'EH1
22-23-05-451-024	29673 WHITE HALL	4/20/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$251,160	55.81	\$502,329	\$121,291	\$328,709	\$388,814	0.845	2,971	\$110.64	'EH1
22-23-05-451-027	30507 FOX CLUB DR	10/10/2023	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$314,320	54.19	\$628,636	\$119,289	\$460,711	\$519,741	0.886	3,703	\$124.42	'EH1
22-23-05-452-006	29825 HARROW	8/26/2024	\$603,000	WD	03-ARM'S LENGTH	\$603,000	\$321,920	53.39	\$643,841	\$124,415	\$478,585	\$530,026	0.903	3,126	\$153.10	'EH1
22-23-05-453-001	29888 HARROW	7/12/2024	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$283,630	49.33	\$567,260	\$113,965	\$461,035	\$462,545	0.997	3,548	\$129.94	'EH1
22-23-05-454-012	29648 KENLOCH DR	5/10/2024	\$685,277	WD	03-ARM'S LENGTH	\$685,277	\$338,840	49.45	\$677,687	\$123,382	\$561,895	\$565,617	0.993	3,304	\$170.07	'EH1
22-23-05-476-002	35935 KING EDWARD	9/20/2023	\$472,000	WD	03-ARM'S LENGTH	\$472,000	\$219,850	46.58	\$439,690	\$114,529	\$357,471	\$331,796	1.077	2,788	\$128.22	'EH1
22-23-05-477-001	29942 FOX CLUB DR	8/29/2024	\$528,000	WD	03-ARM'S LENGTH	\$528,000	\$240,860	45.62	\$481,717	\$111,182	\$416,818	\$378,096	1.102	2,822	\$147.70	'EH1
Totals:			\$8,913,277			\$8,913,277	\$4,446,380		\$8,892,761		\$7,006,223	\$7,128,262			\$141.15	
								Sale. Ratio =>	49.88			E.C.F. =>	0.983	Std. Deviation=>		0.128672539
								Std. Dev. =>	4.65			Ave. E.C.F. =>	0.998	Ave. Variance=>		10.2755

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
22-23-06-103-007	31021 PINE CONE	8/9/2024	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$259,040	48.42	\$518,081	\$72,342	\$462,658	\$377,744	1.225	2,705	\$171.04	'FA1
22-23-06-103-009	31005 PINE CONE	6/21/2024	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$262,170	49.47	\$524,342	\$72,452	\$457,548	\$382,957	1.195	2,658	\$172.14	'FA1
22-23-06-176-002	30817 MYSTIC FOREST	8/26/2024	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$278,220	45.99	\$556,447	\$81,762	\$523,238	\$402,275	1.301	2,871	\$182.25	'FA1
22-23-06-177-009	30503 KNIGHTON	5/29/2024	\$512,500	WD	03-ARM'S LENGTH	\$512,500	\$266,120	51.93	\$532,249	\$76,611	\$435,889	\$386,133	1.129	2,741	\$159.03	'FA1
22-23-06-179-017	30754 KNIGHTON	8/2/2024	\$639,000	WD	03-ARM'S LENGTH	\$639,000	\$291,160	45.56	\$582,326	\$81,803	\$557,197	\$424,172	1.314	2,861	\$194.76	'FA1
22-23-06-204-007	30971 COUNTRY RIDGE CR	11/1/2024	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$272,700	50.50	\$545,395	\$82,342	\$457,658	\$392,417	1.166	2,631	\$173.95	'FA1
22-23-06-204-017	30912 SUNDERLAND DR	12/28/2023	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$291,450	49.82	\$582,905	\$86,410	\$498,590	\$420,758	1.185	3,076	\$162.09	'FA1
22-23-06-205-009	38325 LOWELL	3/19/2024	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$288,490	60.73	\$576,980	\$72,562	\$402,438	\$427,472	0.941	3,178	\$126.63	'FA1
22-23-06-252-005	37981 GLENGROVE	5/10/2024	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$265,660	45.41	\$531,312	\$82,781	\$502,219	\$380,111	1.321	2,747	\$182.82	'FA1
22-23-06-252-011	37885 GLENGROVE	6/13/2023	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$266,010	51.65	\$532,020	\$82,233	\$432,767	\$381,175	1.135	2,724	\$158.87	'FA1
22-23-06-253-005	30681 SUNDERLAND DR	6/18/2024	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$268,890	53.78	\$537,776	\$72,452	\$427,548	\$394,342	1.084	2,909	\$146.97	'FA1
22-23-06-253-007	30633 SUNDERLAND DR	8/11/2023	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$266,120	49.28	\$532,236	\$72,342	\$467,658	\$389,740	1.200	2,734	\$171.05	'FA1
22-23-06-253-011	37766 GLENGROVE	1/29/2024	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$297,460	68.38	\$594,916	\$72,398	\$362,602	\$442,811	0.819	3,213	\$112.85	'FA1
22-23-06-253-014	37858 GLENGROVE	6/30/2023	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$272,690	47.02	\$545,383	\$71,611	\$508,389	\$401,501	1.266	2,877	\$176.71	'FA1
22-23-06-254-005	37891 SUNDERLAND CT	10/28/2024	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$320,970	45.85	\$641,930	\$83,646	\$616,354	\$473,122	1.303	3,040	\$202.75	'FA1
22-23-06-277-003	37398 EMERALD FOREST	1/21/2025	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$230,370	50.63	\$460,739	\$75,305	\$379,695	\$326,638	1.162	2,452	\$154.85	'FA1
22-23-06-278-014	37442 GLENGROVE	11/15/2024	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$245,740	41.65	\$491,473	\$77,808	\$512,192	\$350,563	1.461	2,536	\$201.97	'FA1
22-23-06-279-013	37549 GLENGROVE	7/15/2024	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$271,570	49.38	\$543,132	\$82,342	\$467,658	\$390,500	1.198	2,871	\$162.89	'FA1
Totals:			\$9,871,500			\$9,871,500	\$4,914,830		\$9,829,642		\$8,472,298	\$7,144,431			\$167.42	
								Sale. Ratio =>	49.79			E.C.F. =>	1.186	Std. Deviation=>		0.144897043
								Std. Dev. =>	6.08			Ave. E.C.F. =>	1.189	Ave. Variance=>		9.8996
													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
22-23-06-301-015	30452 STRATFORD	12/15/2023	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$223,670	58.86	\$447,341	\$86,043	\$293,957	\$244,120	1.204	2,076	\$141.60	'FB1
22-23-06-301-040	38996 HOLSWORTH	1/19/2024	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$245,950	69.87	\$491,904	\$87,263	\$264,737	\$273,406	0.968	2,431	\$108.90	'FB1
22-23-06-303-008	38881 LANCASTER	9/18/2023	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$187,250	42.08	\$374,505	\$70,950	\$374,050	\$205,104	1.824	1,945	\$192.31	'FB1
22-23-06-303-009	38853 LANCASTER	3/14/2025	\$402,500	PTA	03-ARM'S LENGTH	\$402,500	\$200,410	49.79	\$400,821	\$70,856	\$331,644	\$222,949	1.488	2,132	\$155.56	'FB1
22-23-06-328-018	30438 ASTON	10/3/2023	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$274,410	47.31	\$548,814	\$92,077	\$487,923	\$308,606	1.581	2,212	\$220.58	'FB1
22-23-06-328-019	30422 ASTON	9/9/2024	\$543,000	WD	03-ARM'S LENGTH	\$543,000	\$247,580	45.59	\$495,152	\$89,037	\$453,963	\$274,402	1.654	2,434	\$186.51	'FB1
22-23-06-401-002	38360 LANCASTER	7/19/2024	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$193,840	47.86	\$387,684	\$81,512	\$323,488	\$206,872	1.564	2,028	\$159.51	'FB1
22-23-06-401-007	30420 HANLEY CT	5/26/2023	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$188,450	48.32	\$376,907	\$75,950	\$314,050	\$203,349	1.544	1,980	\$158.61	'FB1
22-23-06-401-017	38140 LANCASTER	7/12/2024	\$426,500	WD	03-ARM'S LENGTH	\$426,500	\$191,610	44.93	\$383,212	\$81,137	\$345,363	\$204,104	1.692	1,945	\$177.56	'FB1
22-23-06-403-009	30315 CASTLEFORD	11/21/2024	\$406,000	WD	03-ARM'S LENGTH	\$406,000	\$232,390	57.24	\$464,776	\$89,083	\$316,917	\$253,846	1.248	2,100	\$150.91	'FB1
22-23-06-426-002	37910 LANCASTER	12/10/2024	\$437,500	WD	03-ARM'S LENGTH	\$437,500	\$242,940	55.53	\$485,871	\$81,137	\$356,363	\$273,468	1.303	2,502	\$142.43	'FB1
22-23-06-426-016	37788 HOLLYHEAD	11/15/2024	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$199,740	48.72	\$399,482	\$81,981	\$328,019	\$214,527	1.529	2,044	\$160.48	'FB1
22-23-06-427-014	37731 HOLLYHEAD	12/17/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$196,830	49.21	\$393,657	\$73,668	\$326,332	\$216,208	1.509	2,272	\$143.63	'FB1
22-23-06-427-027	30413 SCOTSHIRE	10/10/2024	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$210,090	40.79	\$420,171	\$76,990	\$438,010	\$231,879	1.889	2,187	\$200.28	'FB1
22-23-06-429-002	30551 ESSEX DR	4/11/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$202,720	50.68	\$405,448	\$71,043	\$328,957	\$225,949	1.456	2,202	\$149.39	'FB1
Totals:			\$6,492,500			\$6,492,500	\$3,237,880		\$6,475,745		\$5,283,773	\$3,558,789			\$163.22	
								Sale. Ratio =>	49.87				E.C.F. =>	1.485	Std. Deviation=>	0.239727411
								Std. Dev. =>	7.38				Ave. E.C.F. =>	1.497	Ave. Variance=>	17.5226

2026 ECF 1.48

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-06-331-002	38441 KINGSWAY CT	6/30/2023	\$469,000	WD	03-ARM'S LENGTH	\$469,000	\$233,640	49.82	\$467,270	\$71,137	\$397,863	\$300,100	1.326	2,584	\$153.97	'FC1
22-23-06-378-001	30280 KINGSWAY DR	11/17/2023	\$462,500	WD	03-ARM'S LENGTH	\$462,500	\$255,960	55.34	\$511,915	\$80,950	\$381,550	\$326,488	1.169	2,743	\$139.10	'FC1
22-23-06-403-045	30100 KINGSWAY DR	6/26/2024	\$562,000	WD	03-ARM'S LENGTH	\$562,000	\$238,430	42.43	\$476,852	\$81,946	\$480,054	\$299,171	1.605	2,555	\$187.89	'FC1
22-23-06-430-007	30296 ESSEX DR	7/29/2024	\$483,000	WD	03-ARM'S LENGTH	\$483,000	\$200,230	41.46	\$400,462	\$72,437	\$410,563	\$248,503	1.652	2,339	\$175.53	'FC1
22-23-06-451-015	29776 WERTHAM	4/1/2024	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$322,670	52.04	\$645,336	\$79,043	\$540,957	\$429,009	1.261	3,058	\$176.90	'FC1
22-23-06-451-016	29902 WERTHAM	12/30/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$234,400	55.15	\$468,809	\$73,293	\$351,707	\$299,633	1.174	2,701	\$130.21	'FC1
22-23-06-451-028	37675 FLEETWOOD	5/19/2023	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$236,270	53.09	\$472,540	\$71,231	\$373,769	\$304,021	1.229	2,819	\$132.59	'FC1
22-23-06-452-012	29733 NEWBERRY	7/11/2023	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$220,640	44.57	\$441,288	\$78,270	\$416,730	\$275,013	1.515	2,417	\$172.42	'FC1
22-23-06-478-007	29731 CANTERBURY	9/1/2023	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$250,750	54.51	\$501,501	\$81,231	\$378,769	\$318,386	1.190	2,840	\$133.37	'FC1
Totals:			\$4,421,500			\$4,421,500	\$2,192,990		\$4,385,973		\$3,731,962	\$2,800,324			\$155.78	
								Sale. Ratio =>	49.60			E.C.F. =>	1.333	Std. Deviation=>		0.192371809
								Std. Dev. =>	5.58			Ave. E.C.F. =>	1.347	Ave. Variance=>		16.2660

2026 ECF 1.32

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-06-431-002	30133 SOUTHAMPTON	1/29/2025	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$204,190	49.80	\$408,389	\$70,950	\$339,050	\$237,633	1.427	2,202	\$153.97	'FD1	
Totals:			\$410,000			\$410,000	\$204,190		\$408,389		\$339,050	\$237,633			\$153.97		
								Sale. Ratio =>	49.80				E.C.F. =>	1.427		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.427		Ave. Variance=>	0.0000
													2026 ECF	1.42			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-07-101-023	39100 GENEVA	7/1/2024	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$262,700	63.30	\$525,400	\$98,220	\$316,780	\$384,846	0.823	2,230	\$142.05	'GA1	
22-23-07-151-013	29241 WILTON DR	11/9/2023	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$261,150	59.35	\$522,305	\$108,546	\$331,454	\$372,755	0.889	2,652	\$124.98	'GA1	
22-23-07-152-011	39123 POINT	11/5/2024	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$273,330	44.81	\$546,667	\$97,330	\$512,670	\$404,808	1.266	2,866	\$178.88	'GA1	
22-23-07-152-019	39111 HORTON	6/16/2023	\$486,000	WD	03-ARM'S LENGTH	\$486,000	\$282,910	58.21	\$565,821	\$101,508	\$384,492	\$418,300	0.919	2,679	\$143.52	'GA1	
22-23-07-153-007	28988 GLENBROOK	7/30/2024	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$283,120	47.19	\$566,233	\$111,994	\$488,006	\$409,224	1.193	2,873	\$169.86	'GA1	
22-23-07-176-002	28918 GLENBROOK	5/10/2024	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$276,430	46.46	\$552,867	\$119,571	\$475,429	\$390,356	1.218	2,690	\$176.74	'GA1	
22-23-07-176-013	38765 HORTON	3/18/2025	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$330,860	41.36	\$661,712	\$113,413	\$686,587	\$493,963	1.390	3,014	\$227.80	'GA1	
22-23-07-177-002	28811 GLENBROOK	8/2/2024	\$567,450	WD	03-ARM'S LENGTH	\$567,450	\$279,210	49.20	\$558,421	\$107,421	\$460,029	\$406,306	1.132	2,868	\$160.40	'GA1	
Totals:			\$4,513,450			\$4,513,450	\$2,249,710		\$4,499,426		\$3,655,447	\$3,280,558			\$165.53		
								Sale. Ratio ==>	49.84				E.C.F. ==>	1.114	Std. Deviation==>		0.20317417
								Std. Dev. ==>	7.95				Ave. E.C.F. ==>	1.104	Ave. Variance==>		16.9990
													2026 ECF	1.11			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-07-301-003	39038 PLUMBROOK DR	8/1/2023	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$274,070	54.81	\$548,134	\$100,074	\$399,926	\$313,328	1.276	2,992	\$133.67	'GB1
22-23-07-301-014	39094 PLUMBROOK DR	3/14/2025	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$210,410	57.65	\$420,825	\$96,794	\$268,206	\$226,595	1.184	1,777	\$150.93	'GB1
22-23-07-301-016	39170 PLUMBROOK DR	11/27/2024	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$259,110	44.29	\$518,224	\$135,629	\$449,371	\$267,548	1.680	2,684	\$167.43	'GB1
22-23-07-302-002	39017 PLUMBROOK DR	8/19/2024	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$270,670	47.91	\$541,345	\$99,418	\$465,582	\$309,039	1.507	2,790	\$166.88	'GB1
22-23-07-302-011	39153 PLUM BROOK CT	6/7/2024	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$260,780	46.16	\$521,559	\$97,321	\$467,679	\$296,669	1.576	2,746	\$170.31	'GB1
22-23-07-304-006	39259 HEATHERBROOK DR	6/21/2023	\$529,000	WD	03-ARM'S LENGTH	\$529,000	\$244,270	46.18	\$488,540	\$101,714	\$427,286	\$270,507	1.580	2,494	\$171.33	'GB1
22-23-07-305-012	39386 PLUMBROOK DR	9/26/2024	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$245,190	51.62	\$490,389	\$99,793	\$375,207	\$273,144	1.374	2,298	\$163.28	'GB1
22-23-07-327-010	38655 CEDARBROOK	2/1/2024	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$324,880	58.54	\$649,753	\$109,482	\$445,518	\$377,811	1.179	2,916	\$152.78	'GB1
22-23-07-327-012	38666 OAKBROOK	6/13/2024	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$253,790	44.92	\$507,577	\$96,606	\$468,394	\$287,392	1.630	2,648	\$176.89	'GB1
Totals:			\$4,704,000			\$4,704,000	\$2,343,170		\$4,686,346		\$3,767,169	\$2,622,033			\$161.50	
								Sale. Ratio =>	49.81				E.C.F. =>	1.437	Std. Deviation=>	0.193904871
								Std. Dev. =>	5.58				Ave. E.C.F. =>	1.443	Ave. Variance=>	16.8479

2026 ECF 1.43

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-07-227-008	37434 TURNBERRY	1/24/2025	\$857,750	WD	03-ARM'S LENGTH	\$857,750	\$387,220	45.14	\$774,447	\$120,901	\$736,849	\$702,737	1.049	4,244	\$173.62	'GC1	
22-23-07-227-011	29208 AUGUSTA	2/19/2025	\$622,000	WD	03-ARM'S LENGTH	\$622,000	\$299,760	48.19	\$599,516	\$108,884	\$513,116	\$527,561	0.973	3,047	\$168.40	'GC1	
22-23-07-227-012	29176 AUGUSTA	12/21/2023	\$615,000	OTH	03-ARM'S LENGTH	\$615,000	\$290,590	47.25	\$581,178	\$114,504	\$500,496	\$501,800	0.997	2,805	\$178.43	'GC1	
22-23-07-351-001	28011 COPPER CREEK	7/12/2024	\$626,000	WD	03-ARM'S LENGTH	\$626,000	\$293,570	46.90	\$587,147	\$111,312	\$514,688	\$511,650	1.006	3,114	\$165.28	'GC1	
22-23-07-376-006	27914 TRAILWOOD	5/26/2023	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$325,430	53.35	\$650,856	\$118,278	\$491,722	\$572,664	0.859	3,287	\$149.60	'GC1	
22-23-07-376-029	27990 TRAILWOOD	6/10/2024	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$336,630	64.12	\$673,250	\$115,641	\$409,359	\$599,579	0.683	3,327	\$123.04	'GC1	
Totals:			\$3,855,750			\$3,855,750	\$1,933,200		\$3,866,394		\$3,166,230	\$3,415,991			\$159.73		
								Sale. Ratio =>	50.14					E.C.F. =>	0.927	Std. Deviation=>	0.135919221
								Std. Dev. =>	7.08					Ave. E.C.F. =>	0.928	Ave. Variance=>	10.4633
													2026 ECF	0.93			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-21-452-001	24179 LOCUST	10/4/2023	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$144,390	58.22	\$288,785	\$81,391	\$166,609	\$126,459	1.317	1,532	\$108.75	'HA1
22-23-21-452-004	24139 LOCUST	1/18/2024	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$269,680	49.94	\$539,350	\$81,480	\$458,520	\$279,189	1.642	2,377	\$192.90	'HA1
Totals:			\$788,000			\$788,000	\$414,070		\$828,135		\$625,129	\$405,648			\$150.83	
								Sale. Ratio =>	52.55				E.C.F. =>	1.541	Std. Deviation=>	0.2296924
								Std. Dev. =>	5.86				Ave. E.C.F. =>	1.480	Ave. Variance=>	16.2417

2026 ECF 1.64
More weight on
2024 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
22-23-08-126-011	29321 SHENANDOAH	8/18/2023	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$239,200	54.74	\$478,402	\$92,248	\$344,752	\$262,689	1.312	2,546	\$135.41	'HB1
22-23-08-129-002	29280 ARLINGTON WAY CT	5/29/2024	\$479,000	WD	03-ARM'S LENGTH	\$479,000	\$219,570	45.84	\$439,142	\$83,915	\$395,085	\$241,651	1.635	2,295	\$172.15	'HB1
22-23-08-129-006	29196 ARLINGTON WAY CT	8/17/2023	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$283,950	60.41	\$567,909	\$89,236	\$380,764	\$325,627	1.169	2,866	\$132.86	'HB1
22-23-08-176-007	29171 LEESBURG	7/17/2023	\$551,000	WD	03-ARM'S LENGTH	\$551,000	\$265,410	48.17	\$530,818	\$88,761	\$462,239	\$300,719	1.537	3,036	\$152.25	'HB1
22-23-08-177-008	29106 SHENANDOAH	6/20/2023	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$255,880	50.67	\$511,756	\$72,033	\$432,967	\$299,131	1.447	2,546	\$170.06	'HB1
22-23-08-178-010	29011 FOREST HILL DR	8/9/2024	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$218,260	43.65	\$436,522	\$83,481	\$416,519	\$240,163	1.734	2,544	\$163.73	'HB1
22-23-08-203-012	29083 APPLE BLOSSOM	12/21/2023	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$236,160	60.55	\$472,311	\$79,232	\$310,768	\$267,400	1.162	3,104	\$100.12	'HB1
22-23-08-204-004	29445 VALLEY BEND	10/5/2023	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$261,070	46.21	\$522,141	\$82,917	\$482,083	\$298,791	1.613	2,700	\$178.55	'HB1
22-23-08-252-003	28920 APPLE BLOSSOM	4/24/2023	\$448,000	WD	03-ARM'S LENGTH	\$448,000	\$254,870	56.89	\$509,731	\$75,012	\$372,988	\$295,727	1.261	2,958	\$126.09	'HB1
22-23-08-276-004	28835 W KING WILLIAM	4/24/2024	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$209,860	43.72	\$419,713	\$76,458	\$403,542	\$233,506	1.728	2,072	\$194.76	'HB1
22-23-08-277-023	28910 E KING WILLIAM	9/11/2024	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$183,370	39.43	\$366,734	\$72,075	\$392,925	\$200,448	1.960	2,371	\$165.72	'HB1
Totals:			\$5,290,000			\$5,290,000	\$2,627,600		\$5,255,179		\$4,394,632	\$2,965,852			\$153.79	
								Sale. Ratio =>	49.67			E.C.F. =>	1.482	Std. Deviation=>		0.258714668
								Std. Dev. =>	7.19			Ave. E.C.F. =>	1.506	Ave. Variance=>		21.3648
													2026 ECF	1.47		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-08-277-007	28696 ROXBURY	2/7/2024	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$217,610	53.08	\$435,221	\$74,914	\$335,086	\$208,269	1.609	2,440	\$137.33	'HC1
22-23-08-277-021	28653 DRAKE	6/8/2023	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$182,910	41.10	\$365,827	\$104,997	\$340,003	\$150,768	2.255	2,236	\$152.06	'HC1
22-23-08-401-007	36124 FREDERICKSBURG	11/7/2023	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$219,570	59.34	\$439,135	\$84,886	\$285,114	\$204,768	1.392	2,440	\$116.85	'HC1
22-23-08-401-009	36162 FREDERICKSBURG	1/10/2024	\$462,000	WD	03-ARM'S LENGTH	\$462,000	\$242,390	52.47	\$484,787	\$82,918	\$379,082	\$232,294	1.632	2,764	\$137.15	'HC1
22-23-08-403-009	35971 FREDERICKSBURG	2/4/2025	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$229,290	52.11	\$458,582	\$71,043	\$368,957	\$224,010	1.647	2,604	\$141.69	'HC1
22-23-08-403-023	35937 FREDERICKSBURG	10/8/2024	\$517,500	WD	03-ARM'S LENGTH	\$517,500	\$233,360	45.09	\$466,720	\$84,324	\$433,176	\$221,038	1.960	2,604	\$166.35	'HC1
22-23-08-452-017	36289 FREDERICKSBURG	11/20/2024	\$531,000	WD	03-ARM'S LENGTH	\$531,000	\$245,430	46.22	\$490,857	\$86,809	\$444,191	\$233,553	1.902	2,484	\$178.82	'HC1
22-23-08-452-026	35942 FAIR OAKS	5/12/2023	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$193,790	55.21	\$387,589	\$81,043	\$269,957	\$177,194	1.524	1,851	\$145.84	'HC1
22-23-08-453-002	28046 GETTYSBURG	8/15/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$194,320	55.52	\$388,643	\$71,043	\$278,957	\$183,583	1.520	1,897	\$147.05	'HC1
22-23-08-455-004	27948 GETTYSBURG	6/17/2024	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$183,530	43.59	\$367,051	\$71,043	\$349,957	\$171,102	2.045	1,897	\$184.48	'HC1
Totals:			\$4,297,500			\$4,297,500	\$2,142,200		\$4,284,412		\$3,484,480	\$2,006,579			\$150.76	
								Sale. Ratio =>	49.85			E.C.F. =>	1.737	Std. Deviation=>		0.2761197
								Std. Dev. =>	5.98			Ave. E.C.F. =>	1.749	Ave. Variance=>		23.3587
													2026 ECF	1.73		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-09-101-012	35370 EDYTHE	6/20/2024	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$170,180	50.05	\$340,363	\$52,275	\$287,725	\$152,427	1.888	1,609	\$178.82	'IA1
Totals:			\$340,000			\$340,000	\$170,180		\$340,363		\$287,725	\$152,427			\$178.82	
								Sale. Ratio ==>	50.05				E.C.F. ==>	1.888	Std. Deviation==>	#DIV/0!
								Std. Dev. ==>	#DIV/0!				Ave. E.C.F. ==>	1.888	Ave. Variance==>	0.0000
													2026 ECF	1.89		

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
22-23-09-102-026	35154 GARY	12/18/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$197,840	52.76	\$395,685	\$47,078	\$327,922	\$135,644	2.418	2,233	\$146.85	'IB1
22-23-09-103-008	35155 GARY	3/13/2024	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$150,450	46.29	\$300,890	\$46,835	\$278,165	\$98,854	2.814	1,485	\$187.32	'IB1
Totals:			\$700,000			\$700,000	\$348,290		\$696,575		\$606,087	\$234,498			\$167.08	
								Sale. Ratio =>	49.76				E.C.F. =>	2.585	Std. Deviation=>	0.280281482
								Std. Dev. =>	4.57				Ave. E.C.F. =>	2.616	Ave. Variance=>	19.8189

2026 ECF 2.57

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-09-104-028	35236 NORTHMONT	6/23/2023	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$204,520	58.27	\$409,031	\$72,144	\$278,856	\$211,878	1.316	2,418	\$115.33	'IC1
22-23-09-126-016	29115 LAKE PARK	11/22/2024	\$432,500	WD	03-ARM'S LENGTH	\$432,500	\$197,680	45.71	\$395,355	\$70,136	\$362,364	\$204,540	1.772	2,327	\$155.72	'IC1
22-23-09-126-019	28965 LAKE PARK	2/18/2025	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$210,870	54.63	\$421,738	\$76,309	\$309,691	\$217,250	1.426	2,396	\$129.25	'IC1
22-23-09-126-023	28911 LAKE PARK	7/31/2024	\$425,315	WD	03-ARM'S LENGTH	\$425,315	\$199,930	47.01	\$399,869	\$70,736	\$354,579	\$207,001	1.713	2,131	\$166.39	'IC1
22-23-09-127-011	29034 WILLOW CREEK	12/15/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$205,000	48.24	\$409,993	\$71,881	\$353,119	\$212,649	1.661	2,102	\$167.99	'IC1
22-23-09-152-007	28761 ETON GLEN	3/4/2025	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$235,390	49.56	\$470,771	\$73,199	\$401,801	\$250,045	1.607	2,786	\$144.22	'IC1
22-23-09-153-015	28794 ETON GLEN	9/17/2024	\$467,500	WD	03-ARM'S LENGTH	\$467,500	\$250,260	53.53	\$500,527	\$90,229	\$377,271	\$258,049	1.462	2,882	\$130.91	'IC1
22-23-09-153-017	28770 ETON GLEN	6/21/2024	\$507,500	WD	03-ARM'S LENGTH	\$507,500	\$223,100	43.96	\$446,199	\$87,699	\$419,801	\$225,471	1.862	2,396	\$175.21	'IC1
22-23-09-176-005	28857 LAKE PARK	12/15/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$216,870	61.96	\$433,732	\$77,585	\$272,415	\$223,991	1.216	2,396	\$113.70	'IC1
22-23-09-176-017	35181 GLENGARY CIRCLE	10/6/2023	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$220,960	50.22	\$441,922	\$75,543	\$364,457	\$230,427	1.582	2,474	\$147.31	'IC1
22-23-09-179-002	28972 LAKE PARK	8/27/2024	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$212,990	52.59	\$425,975	\$75,895	\$329,105	\$220,176	1.495	2,396	\$137.36	'IC1
22-23-09-179-005	28932 LAKE PARK	8/17/2023	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$212,760	42.98	\$425,510	\$73,522	\$421,478	\$221,376	1.904	2,052	\$205.40	'IC1
22-23-09-201-009	29314 PARKSIDE	12/4/2023	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$244,430	47.01	\$488,852	\$81,928	\$438,072	\$255,927	1.712	2,850	\$153.71	'IC1
22-23-09-205-008	29122 CREEKBEND	5/6/2024	\$464,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$464,000	\$231,860	49.97	\$463,728	\$90,260	\$373,740	\$226,344	1.651	2,886	\$129.50	'IC1
22-23-09-254-006	34347 LAKEHURST	6/7/2024	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$218,850	44.21	\$437,704	\$69,082	\$425,918	\$231,837	1.837	2,806	\$151.79	'IC1
22-23-09-255-006	28814 CREEKBEND	10/14/2024	\$412,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$412,000	\$212,880	51.67	\$425,756	\$89,763	\$322,237	\$203,632	1.582	2,432	\$132.50	'IC1
22-23-09-255-007	28750 CREEKBEND	1/27/2025	\$421,500	WD	03-ARM'S LENGTH	\$421,500	\$219,980	52.19	\$439,955	\$68,126	\$353,374	\$233,854	1.511	2,864	\$123.38	'IC1
22-23-09-255-008	28708 CREEKBEND	5/8/2023	\$491,000	WD	03-ARM'S LENGTH	\$491,000	\$233,800	47.62	\$467,590	\$70,437	\$420,563	\$249,781	1.684	2,810	\$149.67	'IC1
22-23-09-378-014	34595 BUTTON COURT	3/14/2024	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$280,990	48.45	\$561,982	\$86,134	\$493,866	\$299,275	1.650	2,527	\$195.44	'IC1
22-23-09-382-013	34685 BUTTON COURT	10/17/2024	\$504,000	WD	03-ARM'S LENGTH	\$504,000	\$275,380	54.64	\$550,766	\$88,751	\$415,249	\$290,575	1.429	2,565	\$161.89	'IC1
Totals:			\$9,047,315			\$9,047,315	\$4,508,500		\$9,016,955		\$7,487,956	\$4,674,078			\$149.33	
								Sale. Ratio =>	49.83			E.C.F. =>	1.602	Std. Deviation=>		0.17972492
								Std. Dev. =>	4.85			Ave. E.C.F. =>	1.604	Ave. Variance=>		14.1296

2026 ECF 1.59

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-09-203-013	29237 NEW BRADFORD	6/14/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$204,210	48.05	\$408,421	\$89,922	\$335,078	\$185,173	1.810	2,007	\$166.95	'IE1
22-23-09-204-014	29075 OAK POINT DR	9/24/2024	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$221,640	46.66	\$443,270	\$68,389	\$406,611	\$217,954	1.866	2,525	\$161.03	'IE1
22-23-09-204-020	29001 OAK POINT DR	7/13/2023	\$518,000	WD	03-ARM'S LENGTH	\$518,000	\$260,740	50.34	\$521,474	\$73,583	\$444,417	\$260,401	1.707	3,341	\$133.02	'IE1
22-23-09-228-016	29204 OAK POINT DR	12/6/2023	\$482,000	WD	03-ARM'S LENGTH	\$482,000	\$208,790	43.32	\$417,571	\$77,992	\$404,008	\$197,429	2.046	2,164	\$186.70	'IE1
22-23-09-228-033	33482 COLONY PARK	5/1/2023	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$223,010	58.53	\$446,017	\$77,912	\$303,088	\$214,014	1.416	2,527	\$119.94	'IE1
22-23-09-228-037	33574 COLONY PARK	4/29/2024	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$194,760	50.98	\$389,510	\$68,993	\$313,007	\$186,347	1.680	2,122	\$147.51	'IE1
22-23-09-276-012	28846 OAK POINT DR	7/27/2023	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$234,220	50.37	\$468,439	\$70,390	\$394,610	\$231,423	1.705	2,836	\$139.14	'IE1
22-23-09-276-013	28834 OAK POINT DR	11/27/2023	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$237,210	46.97	\$474,413	\$70,586	\$434,414	\$234,783	1.850	2,836	\$153.18	'IE1
22-23-09-278-008	28907 FARMINGTON	7/11/2023	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$180,120	46.78	\$360,246	\$69,257	\$315,743	\$169,179	1.866	2,436	\$129.62	'IE1
22-23-09-279-005	28803 OAK POINT DR	5/24/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$199,110	53.10	\$398,211	\$67,939	\$307,061	\$192,018	1.599	2,240	\$137.08	'IE1
22-23-09-279-016	28727 OAK POINT DR	12/15/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$217,160	48.26	\$434,329	\$68,389	\$381,611	\$212,755	1.794	2,664	\$143.25	'IE1
22-23-09-279-018	28701 OAK POINT DR	11/22/2024	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$230,150	52.31	\$460,306	\$68,654	\$371,346	\$227,704	1.631	2,952	\$125.79	'IE1
22-23-09-279-021	28727 FARMINGTON	12/8/2023	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$189,970	53.82	\$379,945	\$69,692	\$283,308	\$180,379	1.571	1,812	\$156.35	'IE1
Totals:			\$5,636,000			\$5,636,000	\$2,801,090		\$5,602,152		\$4,694,302	\$2,709,559			\$146.12	
								Sale. Ratio =>	49.70				E.C.F. =>	1.732	Std. Deviation=>	0.162331368
								Std. Dev. =>	3.93				Ave. E.C.F. =>	1.734	Ave. Variance=>	12.7484

2026 ECF 1.72

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
22-23-09-351-008	35128 BUNKER HILL	2/6/2025	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$198,050	51.44	\$396,107	\$70,856	\$314,144	\$182,725	1.719	2,050	\$153.24	'IG1
22-23-09-351-020	35032 BUNKER HILL	8/19/2024	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$168,230	50.98	\$336,459	\$70,856	\$259,144	\$149,215	1.737	1,616	\$160.36	'IG1
22-23-09-352-006	34863 BUNKER HILL	12/13/2024	\$376,500	WD	03-ARM'S LENGTH	\$376,500	\$179,780	47.75	\$359,563	\$71,692	\$304,808	\$161,725	1.885	1,741	\$175.08	'IG1
22-23-09-352-013	35137 BUNKER HILL	7/10/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$189,520	47.38	\$379,036	\$72,812	\$327,188	\$172,035	1.902	2,060	\$158.83	'IG1
22-23-09-353-001	34896 BUNKER HILL	6/16/2023	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$194,220	49.80	\$388,445	\$70,856	\$319,144	\$178,420	1.789	1,934	\$165.02	'IG1
22-23-09-353-003	34864 BUNKER HILL	6/5/2023	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$189,270	51.71	\$378,546	\$71,911	\$294,089	\$172,266	1.707	1,851	\$158.88	'IG1
22-23-09-353-015	34928 BUNKER HILL	11/5/2024	\$438,000	WD	03-ARM'S LENGTH	\$438,000	\$193,880	44.26	\$387,766	\$72,370	\$365,630	\$177,188	2.064	1,934	\$189.05	'IG1
22-23-09-354-003	35127 CONCORD	12/12/2024	\$300,800	WD	03-ARM'S LENGTH	\$300,800	\$166,160	55.24	\$332,322	\$70,856	\$229,944	\$146,891	1.565	1,566	\$146.84	'IG1
22-23-09-355-012	27821 WHITE PLAINS	8/20/2024	\$336,000	WD	03-ARM'S LENGTH	\$336,000	\$158,990	47.32	\$317,982	\$70,856	\$265,144	\$138,834	1.910	1,566	\$169.31	'IG1
22-23-09-356-006	27820 WHITE PLAINS	7/19/2024	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$180,150	52.68	\$360,303	\$71,137	\$270,863	\$162,452	1.667	1,980	\$136.80	'IG1
22-23-09-380-010	34706 BUNKER HILL	11/9/2023	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$200,120	58.01	\$400,236	\$70,856	\$274,144	\$185,044	1.482	2,066	\$132.69	'IG1
22-23-09-382-003	34745 BUNKER HILL	9/6/2024	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$198,900	44.20	\$397,792	\$70,856	\$379,144	\$183,671	2.064	2,064	\$183.69	'IG1
Totals:			\$4,459,300			\$4,459,300	\$2,217,270		\$4,434,557		\$3,603,386	\$2,010,466			\$160.82	
								Sale. Ratio =>	49.72			E.C.F. =>	1.792	Std. Deviation=>		0.181213621
								Std. Dev. =>	4.16			Ave. E.C.F. =>	1.791	Ave. Variance=>		14.4982
													2026 ECF	1.78		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-09-301-001	35332 VALLEY FORGE	8/28/2024	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$181,450	45.94	\$362,898	\$79,919	\$315,081	\$165,484	1.904	1,891	\$166.62	'IG3
22-23-09-303-011	35095 SAVANNAH LN	7/12/2024	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$233,640	46.73	\$467,289	\$79,919	\$420,081	\$226,532	1.854	2,544	\$165.13	'IG3
22-23-09-303-016	28497 NEWPORT	10/17/2024	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$218,980	52.14	\$437,964	\$83,042	\$336,958	\$207,556	1.623	2,330	\$144.62	'IG3
22-23-09-304-002	28574 NEWPORT	10/25/2024	\$444,900	WD	03-ARM'S LENGTH	\$444,900	\$219,810	49.41	\$439,614	\$85,075	\$359,825	\$207,332	1.736	2,419	\$148.75	'IG3
22-23-09-304-011	35046 VALLEY FORGE	6/21/2024	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$217,070	45.70	\$434,135	\$80,856	\$394,144	\$206,595	1.908	2,272	\$173.48	'IG3
22-23-09-327-017	34662 VALLEY FORGE	3/24/2025	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$273,710	57.62	\$547,412	\$80,856	\$394,144	\$272,839	1.445	2,511	\$156.97	'IG3
22-23-09-378-001	34527 PRINCETON	6/6/2023	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$196,390	53.37	\$392,771	\$49,919	\$318,081	\$200,498	1.586	1,803	\$176.42	'IG3
22-23-09-378-006	34505 BUNKER HILL	7/7/2023	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$189,010	47.85	\$378,029	\$50,856	\$344,144	\$191,329	1.799	1,760	\$195.54	'IG3
Totals:			\$3,472,900			\$3,472,900	\$1,730,060		\$3,460,112		\$2,882,458	\$1,678,165			\$165.94	
								Sale. Ratio =>	49.82			E.C.F. =>	1.718	Std. Deviation=>		0.167117412
								Std. Dev. =>	4.22			Ave. E.C.F. =>	1.732	Ave. Variance=>		13.5271
													2026 ECF	1.71		

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	
22-23-09-402-016	28401 HAWBERRY	12/11/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$179,550	56.11	\$359,101	\$49,580	\$270,420	\$159,546	1.695	1,782	\$151.75	'IH1	
22-23-09-426-002	28576 GREENWILLOW	4/25/2024	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$233,580	65.80	\$467,168	\$49,952	\$305,048	\$215,059	1.418	1,898	\$160.72	'IH1	
22-23-09-427-010	28484 THORNY BRAE RD	8/30/2024	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$144,790	42.59	\$289,580	\$47,356	\$292,644	\$124,857	2.344	1,156	\$253.15	'IH1	
22-23-09-430-001	28430 BAYBERRY	2/2/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$138,690	43.34	\$277,380	\$47,356	\$272,644	\$118,569	2.299	1,195	\$228.15	'IH1	
22-23-09-430-008	28286 GREENWILLOW	9/25/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$186,990	57.54	\$373,988	\$49,350	\$275,650	\$167,339	1.647	1,529	\$180.28	'IH1	
22-23-09-430-012	28484 BAYBERRY	8/18/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$132,210	40.68	\$264,427	\$48,377	\$276,623	\$111,365	2.484	1,291	\$214.27	'IH1	
22-23-09-451-016	27911 BAYBERRY	8/5/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$154,750	51.58	\$309,507	\$51,386	\$248,614	\$133,052	1.869	1,398	\$177.84	'IH1	
22-23-09-453-007	28180 HAWBERRY	7/31/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$146,740	50.60	\$293,487	\$49,214	\$240,786	\$125,913	1.912	1,641	\$146.73	'IH1	
22-23-09-454-003	28424 PEPPERMILL	2/10/2025	\$347,500	WD	03-ARM'S LENGTH	\$347,500	\$160,330	46.14	\$320,665	\$48,782	\$298,718	\$140,145	2.131	1,474	\$202.66	'IH1	
22-23-09-476-001	28397 THORNY BRAE RD	3/12/2025	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$160,690	51.01	\$321,377	\$48,297	\$266,703	\$140,762	1.895	1,586	\$168.16	'IH1	
22-23-09-476-011	28232 BAYBERRY	11/14/2023	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$161,750	52.18	\$323,509	\$47,705	\$262,295	\$142,167	1.845	1,663	\$157.72	'IH1	
22-23-09-477-005	28120 THORNY BRAE RD	7/5/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$134,450	58.46	\$268,909	\$47,778	\$182,222	\$113,985	1.599	1,388	\$131.28	'IH1	
22-23-09-477-008	28072 THORNY BRAE CT	9/11/2023	\$368,500	WD	03-ARM'S LENGTH	\$368,500	\$170,680	46.32	\$341,355	\$47,356	\$321,144	\$151,545	2.119	1,680	\$191.16	'IH1	
22-23-09-477-014	27870 PEPPERMILL	12/20/2024	\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$166,870	45.97	\$333,740	\$48,874	\$314,126	\$146,838	2.139	1,885	\$166.65	'IH1	
22-23-09-479-008	33970 PLAYVIEW	5/24/2023	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$147,550	47.60	\$295,101	\$47,617	\$262,383	\$127,569	2.057	1,340	\$195.81	'IH1	
22-23-09-479-010	33930 PLAYVIEW	12/16/2024	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$194,930	54.00	\$389,854	\$48,982	\$312,018	\$175,707	1.776	2,028	\$153.86	'IH1	
22-23-09-479-012	28043 PEPPERMILL	5/26/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$172,900	38.42	\$345,796	\$47,356	\$402,644	\$153,835	2.617	1,664	\$241.97	'IH1	
22-23-09-479-024	27891 PEPPERMILL	1/31/2025	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$192,740	55.87	\$385,487	\$50,736	\$294,264	\$172,552	1.705	1,839	\$160.01	'IH1	
Totals:			\$5,975,000			\$5,975,000	\$2,980,190		\$5,960,431		\$5,098,946	\$2,620,805			\$182.34		
								Sale. Ratio ==>	49.88					E.C.F. ==>	1.946	Std. Deviation==>	0.323597581
								Std. Dev. ==>	7.05					Ave. E.C.F. ==>	1.975	Ave. Variance==>	26.5586
													2026 ECF	1.94			

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
22-23-10-151-021	28815 LEAMINGTON	1/26/2024	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$189,120	51.11	\$378,246	\$51,936	\$318,064	\$173,569	1.832	2,392	\$132.97	'JA1
22-23-10-151-031	28517 KIRKSIDE	5/22/2024	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$211,740	54.85	\$423,474	\$55,323	\$330,677	\$195,825	1.689	2,568	\$128.77	'JA1
22-23-10-152-018	28745 KIRKSIDE	5/30/2023	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$186,180	63.76	\$372,357	\$53,371	\$238,629	\$169,673	1.406	2,400	\$99.43	'JA1
22-23-10-153-021	28789 KENDALLWOOD	5/19/2023	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$195,520	50.78	\$391,033	\$55,821	\$329,179	\$178,304	1.846	2,332	\$141.16	'JA1
22-23-10-153-026	28629 KENDALLWOOD	2/21/2024	\$362,500	WD	03-ARM'S LENGTH	\$362,500	\$194,340	53.61	\$388,689	\$54,515	\$307,985	\$177,752	1.733	2,226	\$138.36	'JA1
22-23-10-153-027	28605 KENDALLWOOD	5/16/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$177,050	45.99	\$354,106	\$52,358	\$332,642	\$160,504	2.072	2,292	\$145.13	'JA1
22-23-10-154-007	28619 WESTERLEIGH	10/4/2024	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$202,510	48.10	\$405,010	\$57,417	\$363,583	\$184,889	1.966	2,590	\$140.38	'JA1
22-23-10-302-011	28467 KENDALLWOOD	1/8/2024	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$149,300	47.85	\$298,603	\$51,896	\$260,104	\$131,227	1.982	1,340	\$194.11	'JA1
22-23-10-303-005	28400 KENDALLWOOD	10/18/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$167,220	64.32	\$334,446	\$56,251	\$203,749	\$147,976	1.377	1,576	\$129.28	'JA1
22-23-10-303-019	28056 KENDALLWOOD	7/11/2024	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$190,360	52.01	\$380,720	\$58,840	\$307,160	\$171,212	1.794	1,754	\$175.12	'JA1
22-23-10-303-022	28473 WESTERLEIGH	8/14/2024	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$168,690	45.72	\$337,377	\$54,460	\$314,540	\$150,487	2.090	1,650	\$190.63	'JA1
22-23-10-303-038	28071 RIDGEBROOK	7/27/2023	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$141,760	47.27	\$283,513	\$55,342	\$244,558	\$121,367	2.015	1,220	\$200.46	'JA1
22-23-10-304-008	28374 WESTERLEIGH	7/26/2024	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$154,020	35.00	\$308,030	\$54,335	\$385,665	\$134,944	2.858	1,361	\$283.37	'JA1
22-23-10-327-002	32560 HEARTHSTONE	9/4/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$147,420	46.07	\$294,839	\$52,278	\$267,722	\$129,021	2.075	1,356	\$197.44	'JA1
22-23-10-328-010	32743 HEARTHSTONE	9/1/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$166,940	50.59	\$333,885	\$52,650	\$277,350	\$149,593	1.854	1,523	\$182.11	'JA1
22-23-10-329-005	28356 RIDGEBROOK	3/31/2025	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$151,930	49.01	\$303,854	\$54,055	\$255,945	\$132,871	1.926	1,291	\$198.25	'JA1
22-23-10-329-011	28090 RIDGEBROOK	4/5/2023	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$164,550	60.50	\$329,096	\$55,362	\$216,638	\$145,603	1.488	1,438	\$150.65	'JA1
22-23-10-330-001	32447 BONNET HILL	12/11/2023	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$163,240	48.73	\$326,481	\$52,499	\$282,501	\$145,735	1.938	1,955	\$144.50	'JA1
22-23-10-330-003	32375 BONNET HILL	4/28/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$159,850	50.75	\$319,691	\$53,218	\$261,782	\$141,740	1.847	1,944	\$134.66	'JA1
22-23-10-351-023	33143 TULIPWOOD	3/20/2025	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$220,090	53.03	\$440,187	\$53,418	\$361,582	\$205,728	1.758	1,691	\$213.83	'JA1
22-23-10-351-024	33115 TULIPWOOD	6/23/2023	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$212,730	58.77	\$425,465	\$60,277	\$301,723	\$194,248	1.553	1,744	\$173.01	'JA1
22-23-10-376-011	27911 KENDALLWOOD	12/13/2024	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$152,480	44.85	\$304,958	\$52,278	\$287,722	\$134,404	2.141	1,487	\$193.49	'JA1
22-23-10-376-014	27847 KENDALLWOOD	12/28/2023	\$350,107	WD	03-ARM'S LENGTH	\$350,107	\$147,500	42.13	\$294,994	\$56,621	\$293,486	\$126,794	2.315	1,879	\$156.19	'JA1
22-23-10-402-011	32115 BONNET HILL	9/16/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$166,210	43.17	\$332,413	\$53,464	\$331,536	\$148,377	2.234	1,512	\$219.27	'JA1
22-23-10-403-001	32379 HEARTHSTONE	3/1/2024	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$178,780	50.36	\$357,561	\$52,456	\$302,544	\$162,289	1.864	2,183	\$138.59	'JA1
22-23-10-404-002	32287 CRAFTSBURY	11/18/2024	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$166,720	42.97	\$333,448	\$52,905	\$335,095	\$149,225	2.246	2,242	\$149.46	'JA1
22-23-10-405-005	31950 FARMERSVILLE	7/31/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$189,650	66.54	\$379,307	\$50,670	\$234,330	\$174,806	1.341	2,483	\$94.37	'JA1
22-23-10-451-001	32357 OLD FORGE	12/5/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$167,320	53.12	\$334,641	\$54,515	\$260,485	\$149,003	1.748	1,794	\$145.20	'JA1
22-23-10-451-008	32223 OLD FORGE	12/6/2024	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$157,110	38.51	\$314,216	\$55,445	\$352,555	\$137,644	2.561	1,452	\$242.81	'JA1
22-23-10-452-016	32036 RED CLOVER RD	5/9/2023	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$186,050	61.00	\$372,093	\$62,730	\$242,270	\$164,554	1.472	1,854	\$130.67	'JA1
22-23-10-452-017	32054 RED CLOVER RD	5/15/2024	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$152,310	45.74	\$304,625	\$54,395	\$278,605	\$133,101	2.093	1,300	\$214.31	'JA1
22-23-10-452-027	32270 RED CLOVER RD	12/11/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$165,490	44.13	\$330,986	\$55,068	\$319,932	\$146,764	2.180	1,934	\$165.43	'JA1
Totals:			\$11,146,507			\$11,146,507	\$5,544,180		\$11,088,344		\$9,400,338	\$4,969,229			\$166.98	
								Sale. Ratio =>	49.74			E.C.F. =>	1.892	Std. Deviation=>		0.335603027
								Std. Dev. =>	7.40			Ave. E.C.F. =>	1.915	Ave. Variance=>		25.2862

2026 ECF 1.88

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-10-126-010	32501 THIRTEEN MILE	3/27/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$146,360	50.47	\$292,721	\$54,339	\$235,661	\$119,789	1.967	1,657	\$142.22	'JB1
22-23-10-128-004	32461 WAYBURN WEST	11/21/2024	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$155,190	48.05	\$310,378	\$55,324	\$267,676	\$128,167	2.088	1,334	\$200.66	'JB1
22-23-10-128-016	32350 SPRUCEWOOD	5/14/2024	\$422,000	WD	03-ARM'S LENGTH	\$422,000	\$176,630	41.86	\$353,251	\$52,358	\$369,642	\$151,202	2.445	1,968	\$187.83	'JB1
22-23-10-176-005	29031 GLENARDEN	11/25/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$175,330	45.54	\$350,665	\$55,515	\$329,485	\$148,316	2.222	1,968	\$167.42	'JB1
22-23-10-176-014	28705 BANNOCKBURN	2/28/2025	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$192,850	54.32	\$385,693	\$54,104	\$300,896	\$166,627	1.806	2,274	\$132.32	'JB1
22-23-10-176-016	28663 BANNOCKBURN	10/19/2023	\$372,000	WD	03-ARM'S LENGTH	\$372,000	\$208,550	56.06	\$417,105	\$53,789	\$318,211	\$182,570	1.743	2,334	\$136.34	'JB1
22-23-10-177-003	32565 CHESTERBROOK	8/21/2024	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$181,320	43.17	\$362,644	\$54,335	\$365,665	\$154,929	2.360	1,675	\$218.31	'JB1
22-23-10-177-007	29010 BANNOCKBURN	6/21/2024	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$175,840	47.78	\$351,670	\$54,958	\$313,042	\$149,101	2.100	1,968	\$159.07	'JB1
22-23-10-178-010	28909 GLENARDEN	5/9/2023	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$184,000	47.79	\$367,997	\$53,466	\$331,534	\$158,055	2.098	2,141	\$154.85	'JB1
22-23-10-178-011	28893 GLENARDEN	3/3/2025	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$195,720	54.38	\$391,441	\$52,713	\$307,187	\$170,215	1.805	2,334	\$131.61	'JB1
22-23-10-178-020	32372 NESTLEWOOD	5/17/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$177,800	53.88	\$355,590	\$53,625	\$276,375	\$151,741	1.821	1,852	\$149.23	'JB1
22-23-10-178-024	28805 RAVENWOOD	1/26/2024	\$324,500	WD	03-ARM'S LENGTH	\$324,500	\$164,010	50.54	\$328,013	\$52,358	\$272,142	\$138,520	1.965	1,601	\$169.98	'JB1
22-23-10-178-025	28781 RAVENWOOD	7/3/2024	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$170,500	47.36	\$341,007	\$56,243	\$303,757	\$143,097	2.123	1,750	\$173.58	'JB1
22-23-10-179-004	32467 NESTLEWOOD	5/16/2023	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$178,460	48.23	\$356,917	\$53,549	\$316,451	\$152,446	2.076	2,166	\$146.10	'JB1
22-23-10-179-015	32520 NOTTINGWOOD	6/5/2024	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$198,540	55.15	\$397,088	\$53,342	\$306,658	\$172,736	1.775	2,216	\$138.38	'JB1
22-23-10-180-010	32319 NOTTINGWOOD	7/24/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$208,440	54.14	\$416,885	\$55,551	\$329,449	\$181,574	1.814	2,301	\$143.18	'JB1
22-23-10-204-001	32255 CHESTERBROOK	8/29/2023	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$163,850	48.91	\$327,693	\$53,499	\$281,501	\$137,785	2.043	1,918	\$146.77	'JB1
22-23-10-205-011	31741 THIRTEEN MILE	6/27/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$151,010	47.94	\$302,011	\$52,509	\$262,491	\$125,377	2.094	1,382	\$189.94	'JB1
22-23-10-205-012	31721 THIRTEEN MILE	6/24/2024	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$154,700	51.58	\$309,408	\$52,509	\$247,391	\$129,094	1.916	1,466	\$168.75	'JB1
22-23-10-205-013	31701 THIRTEEN MILE	11/17/2023	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$161,310	52.04	\$322,620	\$52,780	\$257,220	\$135,597	1.897	2,016	\$127.59	'JB1
22-23-10-206-009	31821 WAYBURN	4/24/2024	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$150,360	51.32	\$300,723	\$62,519	\$230,481	\$119,700	1.925	1,228	\$187.69	'JB1
22-23-10-206-015	29202 ARANEL	5/22/2023	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$179,290	55.00	\$358,571	\$52,509	\$273,491	\$153,800	1.778	1,704	\$160.50	'JB1
22-23-10-206-030	31712 BELLA VISTA	7/12/2023	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$148,580	42.33	\$297,167	\$54,498	\$296,502	\$121,944	2.431	1,228	\$241.45	'JB1
22-23-10-226-009	31643 BELLA VISTA	3/25/2025	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$158,110	38.10	\$316,222	\$54,686	\$360,314	\$131,425	2.742	1,382	\$260.72	'JB1
22-23-10-226-022	29060 E MARKLAWN	2/13/2025	\$351,627	WD	03-ARM'S LENGTH	\$351,627	\$155,470	44.21	\$310,946	\$54,122	\$297,505	\$129,057	2.305	1,382	\$215.27	'JB1
22-23-10-251-008	28838 RAVENWOOD	11/27/2024	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$170,950	46.33	\$341,908	\$51,837	\$317,163	\$145,764	2.176	2,058	\$154.11	'JB1
22-23-10-251-026	29135 ARANEL	8/2/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$203,920	58.26	\$407,843	\$55,064	\$294,936	\$177,275	1.664	1,770	\$166.63	'JB1
22-23-10-251-042	28655 ARANEL	11/15/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$158,800	45.37	\$317,607	\$52,509	\$297,491	\$133,215	2.233	1,382	\$215.26	'JB1
22-23-10-251-046	32050 NOTTINGWOOD	6/16/2023	\$339,500	WD	03-ARM'S LENGTH	\$339,500	\$181,420	53.44	\$362,831	\$60,942	\$278,558	\$151,703	1.836	1,638	\$170.06	'JB1
22-23-10-251-051	29041 ARANEL	10/13/2023	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$175,920	56.38	\$351,840	\$57,509	\$254,491	\$147,905	1.721	1,626	\$156.51	'JB1
22-23-10-252-001	28880 ARANEL	4/20/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$166,950	53.00	\$333,907	\$54,459	\$260,541	\$140,426	1.855	1,382	\$188.52	'JB1
22-23-10-254-001	32345 DUNFORD	11/4/2024	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$189,290	55.67	\$378,588	\$52,385	\$287,615	\$163,921	1.755	1,988	\$144.68	'JB1
22-23-10-254-004	32099 NOTTINGWOOD	10/10/2024	\$385,000	OTH	03-ARM'S LENGTH	\$385,000	\$199,280	51.76	\$398,554	\$52,305	\$332,695	\$173,994	1.912	1,828	\$182.00	'JB1
22-23-10-254-006	32079 NOTTINGWOOD	10/27/2023	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$159,810	41.40	\$319,610	\$52,305	\$333,695	\$134,324	2.484	1,382	\$241.46	'JB1
22-23-10-276-017	28801 LORIKAY	5/24/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$185,910	49.58	\$371,823	\$53,895	\$321,105	\$159,762	2.010	1,654	\$194.14	'JB1
22-23-10-277-006	28750 LORIKAY	9/5/2023	\$345,022	WD	03-ARM'S LENGTH	\$345,022	\$190,240	55.14	\$380,471	\$53,735	\$291,287	\$164,188	1.774	1,620	\$179.81	'JB1
22-23-10-277-009	28810 LORIKAY	10/16/2024	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$191,520	57.69	\$383,044	\$52,509	\$279,491	\$166,097	1.683	1,560	\$179.16	'JB1
Totals:			\$13,004,449			\$13,004,449	\$6,486,230		\$12,972,452		\$10,999,795	\$5,511,438			\$173.57	
								Sale. Ratio ==>	49.88							
								Std. Dev. ==>	5.06							
													E.C.F. ==>	1.996	Std. Deviation==>	0.256641711
													Ave. E.C.F. ==>	2.012	Ave. Variance==>	20.6910
													2026 ECF	1.99		

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
22-23-10-278-013	28669 BRISTOL CT	10/23/2023	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$264,890	49.98	\$529,774	\$83,007	\$446,993	\$372,305	1.201	2,656	\$168.30	'JD1
Totals:			\$530,000			\$530,000	\$264,890		\$529,774		\$446,993	\$372,305			\$168.30	
								Sale. Ratio =>	49.98				E.C.F. =>	1.201	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.201	Ave. Variance=>	0.0000
													2026 ECF	1.20		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-11-101-022	29235 GREENING	4/6/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$92,350	61.57	\$184,702	\$57,960	\$92,040	\$57,610	1.598	700	\$131.49	'KA1	
22-23-11-102-003	29410 GREENING	1/27/2025	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$199,070	61.25	\$398,146	\$70,016	\$254,984	\$149,150	1.710	2,264	\$112.63	'KA1	
22-23-11-102-010	29126 GREENING	9/20/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$123,280	49.31	\$246,565	\$56,052	\$193,948	\$86,596	2.240	1,494	\$129.82	'KA1	
22-23-11-301-018	30740 BARLOW	12/23/2024	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$120,430	46.77	\$240,862	\$66,078	\$191,422	\$79,447	2.409	1,080	\$177.24	'KA1	
22-23-11-351-025	28029 GREENING	5/31/2024	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$140,310	41.27	\$280,629	\$60,438	\$279,562	\$100,086	2.793	1,188	\$235.32	'KA1	
22-23-11-352-011	27950 GREENING	8/7/2024	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$150,200	43.54	\$300,396	\$57,960	\$287,040	\$110,198	2.605	1,544	\$185.91	'KA1	
22-23-11-352-026	28214 GREENING	3/4/2025	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$172,640	51.08	\$345,282	\$109,312	\$228,688	\$107,259	2.132	1,415	\$161.62	'KA1	
Totals:			\$2,005,500			\$2,005,500	\$998,280		\$1,996,582		\$1,527,684	\$690,346			\$162.00		
								Sale. Ratio ==>	49.78					E.C.F. ==>	2.213	Std. Deviation==>	0.441223691
								Std. Dev. ==>	8.03					Ave. E.C.F. ==>	2.212	Ave. Variance==>	34.2203

2026 ECF 2.20

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-11-351-029	27907 GREENING	10/27/2023	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$184,930	45.10	\$369,852	\$58,656	\$351,344	\$194,497	1.806	1,408	\$249.53	'KA2
Totals:			\$410,000			\$410,000	\$184,930		\$369,852		\$351,344	\$194,497			\$249.53	
								Sale. Ratio =>	45.10				E.C.F. =>	1.806	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.806	Ave. Variance=>	0.0000

2026 ECF
Limited Sales
Used KB1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-11-376-016	27975 ALYCEKAY	1/24/2025	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$194,630	55.61	\$389,259	\$97,706	\$252,294	\$164,719	1.532	2,693	\$93.69	'KB1
22-23-11-377-001	28474 ALYCEKAY	8/1/2023	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$169,100	44.50	\$338,190	\$111,626	\$268,374	\$128,002	2.097	1,870	\$143.52	'KB1
22-23-11-451-001	28615 ROLLCREST	4/10/2024	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$141,150	49.70	\$282,305	\$111,507	\$172,493	\$96,496	1.788	1,430	\$120.62	'KB1
Totals:			\$1,014,000			\$1,014,000	\$504,880		\$1,009,754		\$693,161	\$389,217			\$119.28	
								Sale. Ratio =>	49.79			E.C.F. =>	1.781		Std. Deviation=>	0.282904722
								Std. Dev. =>	5.56			Ave. E.C.F. =>	1.805		Ave. Variance=>	19.4233

2026 ECF 1.77

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-14-178-010	30443 ROCKSHIRE	2/20/2025	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$148,890	34.63	\$297,782	\$106,885	\$323,115	\$175,134	1.845	2,473	\$130.66	'KC1	
22-23-17-276-025	27155 DRAKE	8/26/2024	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$347,860	63.25	\$695,723	\$167,829	\$382,171	\$484,306	0.789	3,142	\$121.63	'KC1	
Totals:			\$980,000			\$980,000	\$496,750		\$993,505		\$705,286	\$659,440			\$126.15		
								Sale. Ratio ==>	50.69					E.C.F. ==>	1.070	Std. Deviation==>	0.746597361
								Std. Dev. ==>	20.24					Ave. E.C.F. ==>	1.317	Ave. Variance==>	52.7924

2026 ECF 1.09
More weight on 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
22-23-11-201-009	30146 WOODBROOK CT	9/16/2024	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$250,640	62.82	\$501,270	\$52,439	\$346,561	\$199,480	1.737	2,484	\$139.52	'KE1
22-23-11-202-002	30024 WOODBROOK ST	9/19/2023	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$244,140	60.28	\$488,281	\$54,035	\$350,965	\$192,998	1.818	2,581	\$135.98	'KE1
22-23-11-203-004	29015 SUMMERWOOD DR	1/30/2025	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$221,330	57.04	\$442,661	\$54,047	\$333,953	\$172,717	1.934	2,292	\$145.70	'KE1
22-23-11-204-004	29252 SUMMERWOOD DR	3/17/2025	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$307,880	41.89	\$615,757	\$53,048	\$681,952	\$250,092	2.727	2,891	\$235.89	'KE1
22-23-11-226-010	29590 HIGHMEADOW	10/31/2024	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$252,990	47.29	\$505,974	\$51,935	\$483,065	\$201,795	2.394	2,612	\$184.94	'KE1
22-23-11-227-004	29845 HIGHMEADOW	8/1/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$192,970	45.40	\$385,941	\$68,990	\$356,010	\$140,867	2.527	1,574	\$226.18	'KE1
22-23-11-276-010	29498 SUGARSPRING	8/8/2023	\$501,000	WD	03-ARM'S LENGTH	\$501,000	\$192,640	38.45	\$385,284	\$51,658	\$449,342	\$148,278	3.030	1,994	\$225.35	'KE1
22-23-11-278-009	29505 SUGARSPRING	9/26/2023	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$217,910	55.87	\$435,823	\$57,926	\$332,074	\$167,954	1.977	2,204	\$150.67	'KE1
Totals:			\$3,778,000			\$3,778,000	\$1,880,500		\$3,760,991		\$3,333,922	\$1,474,181			\$180.53	
							Sale. Ratio =>	49.78				E.C.F. =>	2.262		Std. Deviation=>	0.471312809
							Std. Dev. =>	9.04				Ave. E.C.F. =>	2.268		Ave. Variance=>	40.1477
													2026 ECF	2.25		

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
22-23-11-252-011	30090 MINGLEWOOD LN	7/27/2024	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$159,400	33.56	\$318,791	\$57,724	\$417,276	\$149,181	2.797	1,793	\$232.73	'KF1
		Totals:	\$475,000			\$475,000	\$159,400		\$318,791		\$417,276	\$149,181			\$232.73	
						Sale. Ratio =>		33.56			E.C.F. =>		2.797	Std. Deviation=>		#DIV/0!
						Std. Dev. =>		#DIV/0!			Ave. E.C.F. =>		2.797	Ave. Variance=>		0.0000
												2026 ECF	1.75			
												Limited Sales				
												Used KE1				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-12-302-014	29200 UTLEY	11/13/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$169,970	53.96	\$339,949	\$64,854	\$250,146	\$151,986	1.646	1,849	\$135.29	'LA1	
22-23-12-302-019	29042 UTLEY	5/28/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$184,650	52.76	\$369,298	\$72,710	\$277,290	\$163,860	1.692	1,606	\$172.66	'LA1	
22-23-12-351-004	28155 WESTBROOK CT	4/14/2023	\$557,000	WD	03-ARM'S LENGTH	\$557,000	\$253,900	45.58	\$507,799	\$89,687	\$467,313	\$231,001	2.023	1,968	\$237.46	'LA1	
Totals:			\$1,222,000			\$1,222,000	\$608,520		\$1,217,046		\$994,749	\$546,847			\$181.80		
								Sale. Ratio =>	49.80					E.C.F. =>	1.819	Std. Deviation=>	0.205664113
								Std. Dev. =>	4.53					Ave. E.C.F. =>	1.787	Ave. Variance=>	15.7310
													2026 ECF	1.81			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-12-227-002	27727 WELLINGTON	2/16/2024	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$324,200	51.87	\$648,405	\$122,257	\$502,743	\$407,866	1.233	3,827	\$131.37	'LB1	
22-23-12-227-026	27500 OLD COLONY	11/8/2024	\$351,500	WD	03-ARM'S LENGTH	\$351,500	\$135,410	38.52	\$270,811	\$66,027	\$285,473	\$158,747	1.798	1,587	\$179.88	'LB1	
22-23-12-276-009	27505 OLD COLONY	12/27/2023	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$229,180	64.56	\$458,358	\$66,914	\$288,086	\$303,444	0.949	2,495	\$115.47	'LB1	
22-23-12-329-002	28455 WELLINGTON	10/13/2023	\$454,000	WD	03-ARM'S LENGTH	\$454,000	\$203,380	44.80	\$406,762	\$105,836	\$348,164	\$233,275	1.493	2,456	\$141.76	'LB1	
Totals:			\$1,785,500			\$1,785,500	\$892,170		\$1,784,336		\$1,424,466	\$1,103,332			\$142.12		
								Sale. Ratio ==>	49.97					E.C.F. ==>	1.291	Std. Deviation==>	0.36249803
								Std. Dev. ==>	11.17					Ave. E.C.F. ==>	1.368	Ave. Variance==>	27.7197

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
22-23-12-152-011	28899 MILLBROOK	6/2/2023	\$960,000	WD	03-ARM'S LENGTH	\$960,000	\$517,760	53.93	\$1,035,527	\$180,931	\$779,069	\$562,234	1.386	4,341	\$179.47	'LB2
22-23-12-152-012	28887 MILLBROOK	7/23/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$153,550	40.95	\$307,091	\$79,545	\$295,455	\$149,701	1.974	1,768	\$167.11	'LB2
22-23-12-152-017	28801 MILLBROOK	6/18/2024	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$175,610	42.83	\$351,220	\$81,353	\$328,647	\$177,544	1.851	1,620	\$202.87	'LB2
22-23-12-328-008	28509 EASTBROOK	7/11/2023	\$441,200	WD	03-ARM'S LENGTH	\$441,200	\$242,040	54.86	\$484,085	\$106,771	\$334,429	\$248,232	1.347	2,210	\$151.33	'LB2
Totals:			\$2,186,200			\$2,186,200	\$1,088,960		\$2,177,923		\$1,737,600	\$1,137,711			\$175.19	
								Sale. Ratio =>	49.81				E.C.F. =>	1.527	Std. Deviation=>	0.319506887
								Std. Dev. =>	7.27				Ave. E.C.F. =>	1.639	Ave. Variance=>	27.2949
													2026 ECF	1.52		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-12-330-006	28512 S HARWICH DR	5/19/2023	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$278,120	56.88	\$556,245	\$82,166	\$406,834	\$359,150	1.133	3,506	\$116.04	'LD1	
22-23-12-376-031	28575 DANVERS CT	11/29/2023	\$1,115,000	WD	03-ARM'S LENGTH	\$1,115,000	\$478,060	42.88	\$956,126	\$158,332	\$956,668	\$604,389	1.583	4,552	\$210.16	'LD1	
22-23-12-377-002	28451 S HARWICH DR	6/9/2023	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$156,650	32.64	\$313,309	\$68,508	\$411,492	\$185,455	2.219	2,471	\$166.53	'LD1	
22-23-12-377-010	28400 DANVERS CT	6/25/2024	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$265,610	47.86	\$531,223	\$70,270	\$484,730	\$349,206	1.388	3,033	\$159.82	'LD1	
22-23-12-378-004	28664 TWELVE MILE	3/7/2025	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$228,400	48.60	\$456,795	\$74,169	\$395,831	\$289,868	1.366	2,978	\$132.92	'LD1	
22-23-12-403-013	28136 NEW BEDFORD	10/11/2024	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$320,100	57.16	\$640,195	\$69,453	\$490,547	\$432,380	1.135	3,720	\$131.87	'LD1	
22-23-12-451-002	28404 S HARWICH DR	7/12/2023	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$266,120	46.69	\$532,242	\$84,981	\$485,019	\$338,834	1.431	3,228	\$150.25	'LD1	
22-23-12-452-002	28233 DANVERS DR	6/3/2024	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$269,350	57.31	\$538,705	\$68,305	\$401,695	\$356,363	1.127	3,107	\$129.29	'LD1	
22-23-12-453-023	28090 DANVERS DR	6/30/2023	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$247,510	67.81	\$495,013	\$78,393	\$286,607	\$315,621	0.908	3,119	\$91.89	'LD1	
22-23-12-453-028	28054 HARWICH DR	8/26/2024	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$238,100	51.76	\$476,201	\$85,889	\$374,111	\$295,690	1.265	2,535	\$147.58	'LD1	
Totals:			\$5,534,000			\$5,534,000	\$2,748,020		\$5,496,054		\$4,693,534	\$3,526,956			\$143.63		
								Sale. Ratio =>	49.66					E.C.F. =>	1.331	Std. Deviation=>	0.359452016
								Std. Dev. =>	9.62					Ave. E.C.F. =>	1.355	Ave. Variance=>	24.1898
													2026 ECF	1.32			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-13-454-008	27220 ARDEN PARK CR	11/6/2024	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$192,460	44.24	\$384,915	\$58,090	\$376,910	\$191,125	1.972	1,792	\$210.33	'MA1
22-23-13-476-009	27634 WESTCOTT CRESCENT	7/31/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$193,480	61.42	\$386,964	\$65,641	\$249,359	\$187,908	1.327	2,234	\$111.62	'MA1
22-23-13-477-001	27631 WESTCOTT CRESCENT	11/30/2023	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$183,650	52.32	\$367,301	\$57,367	\$293,633	\$181,247	1.620	1,948	\$150.74	'MA1
22-23-13-479-005	27208 HYSTONE	2/5/2025	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$154,360	46.92	\$308,729	\$60,500	\$268,500	\$145,163	1.850	1,564	\$171.68	'MA1
22-23-13-480-020	27796 WESTCOTT CRESCENT	10/25/2024	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$171,200	46.90	\$342,397	\$58,390	\$306,610	\$166,085	1.846	1,948	\$157.40	'MA1
Totals:			\$1,795,000			\$1,795,000	\$895,150		\$1,790,306		\$1,495,012	\$871,528			\$160.35	
							Sale. Ratio =>	49.87				E.C.F. =>	1.715		Std. Deviation=>	0.255251434
							Std. Dev. =>	6.85				Ave. E.C.F. =>	1.723		Ave. Variance=>	19.9546
													2026 ECF	1.71		

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
22-23-13-452-017	27301 E SKYE	10/25/2024	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$192,800	49.69	\$385,603	\$54,936	\$333,064	\$236,190	1.410	2,645	\$125.92	'MB1
Totals:			\$388,000			\$388,000	\$192,800		\$385,603		\$333,064	\$236,190			\$125.92	
								Sale. Ratio =>	49.69				E.C.F. =>	1.410	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.410	Ave. Variance=>	0.0000
													2026 ECF	1.40		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-13-227-003	28854 HERNDONWOOD	5/1/2023	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$235,190	49.51	\$470,380	\$72,215	\$402,785	\$334,592	1.204	2,314	\$174.06	'MC1	
22-23-13-227-018	28705 INKSTER	3/7/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$139,020	44.13	\$278,043	\$72,893	\$242,107	\$172,394	1.404	2,044	\$118.45	'MC1	
22-23-13-227-034	27423 TWELVE MILE	4/12/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$118,850	33.96	\$237,696	\$58,695	\$291,305	\$150,421	1.937	2,733	\$106.59	'MC1	
22-23-13-251-007	28303 FORESTBROOK DR	2/23/2024	\$452,000	WD	03-ARM'S LENGTH	\$452,000	\$245,120	54.23	\$490,231	\$80,806	\$371,194	\$344,054	1.079	2,417	\$153.58	'MC1	
22-23-13-251-009	28277 FORESTBROOK DR	9/22/2023	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$175,110	50.76	\$350,213	\$72,053	\$272,947	\$233,747	1.168	2,460	\$110.95	'MC1	
22-23-13-253-005	28221 FORESTBROOK CT	3/22/2024	\$533,000	WD	03-ARM'S LENGTH	\$533,000	\$310,130	58.19	\$620,264	\$88,905	\$444,095	\$446,520	0.995	3,169	\$140.14	'MC1	
22-23-13-253-012	28207 GRAND DUKE	2/23/2024	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$242,370	53.86	\$484,734	\$60,409	\$389,591	\$356,575	1.093	2,775	\$140.39	'MC1	
22-23-13-277-016	27667 FORESTBROOK DR	10/3/2024	\$424,999	WD	03-ARM'S LENGTH	\$424,999	\$203,710	47.93	\$407,412	\$60,260	\$364,739	\$291,724	1.250	2,538	\$143.71	'MC1	
Totals:			\$3,344,999			\$3,344,999	\$1,669,500		\$3,338,973		\$2,778,763	\$2,330,027			\$135.98		
								Sale. Ratio ==>	49.91					E.C.F. ==>	1.193	Std. Deviation==>	0.297941938
								Std. Dev. ==>	7.46					Ave. E.C.F. ==>	1.266	Ave. Variance==>	20.2193
													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	
22-23-13-127-005	28776 GREENCASTLE	8/11/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$137,830	43.76	\$275,665	\$53,426	\$261,574	\$124,853	2.095	1,560	\$167.68	'MF1	
22-23-13-177-007	28072 W GREENMEADOW	3/12/2025	\$429,900	WD	03-ARM'S LENGTH	\$429,900	\$245,330	57.07	\$490,653	\$71,629	\$358,271	\$235,406	1.522	1,657	\$216.22	'MF1	
22-23-13-178-004	28212 GREENCASTLE	10/1/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$132,030	34.74	\$264,064	\$50,670	\$329,330	\$119,884	2.747	1,456	\$226.19	'MF1	
22-23-13-180-002	28071 W GREENMEADOW	5/31/2024	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$62,440	48.03	\$124,870	\$80,557	\$49,443	\$24,894	1.986	0	#DIV/0!	'MF1	
22-23-13-180-003	28045 W GREENMEADOW	9/22/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$131,410	46.11	\$262,826	\$60,670	\$224,330	\$113,570	1.975	1,250	\$179.46	'MF1	
22-23-13-180-006	28032 E GREENMEADOW	6/28/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$186,330	58.23	\$372,661	\$72,189	\$247,811	\$168,804	1.468	2,141	\$115.75	'MF1	
22-23-13-202-015	28853 LINCOLNVIEW	6/19/2023	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$205,440	41.17	\$410,873	\$57,477	\$441,523	\$198,537	2.224	2,422	\$182.30	'MF1	
22-23-13-203-019	28235 BROOKHILL	9/20/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$155,200	60.86	\$310,402	\$55,050	\$199,950	\$143,456	1.394	1,478	\$135.28	'MF1	
22-23-13-204-003	28203 BELLCREST	4/10/2024	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$184,280	55.84	\$368,552	\$52,680	\$277,320	\$177,456	1.563	1,795	\$154.50	'MF1	
22-23-13-204-006	28105 BELLCREST	4/6/2023	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$166,080	42.91	\$332,168	\$56,827	\$330,173	\$154,685	2.134	2,146	\$153.86	'MF1	
22-23-13-206-010	28500 LINCOLNVIEW	3/11/2024	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$226,510	63.81	\$453,028	\$63,139	\$291,861	\$219,038	1.332	2,438	\$119.71	'MF1	
Totals:			\$3,685,900			\$3,685,900	\$1,832,880		\$3,665,762		\$3,011,586	\$1,680,583			#DIV/0!		
								Sale. Ratio ==>	49.73					E.C.F. ==>	1.792	Std. Deviation==>	0.439428205
								Std. Dev. ==>	9.37					Ave. E.C.F. ==>	1.858	Ave. Variance==>	36.5876

2026 ECF 1.78

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-14-301-006	30750 SPRINGLAND	5/30/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$184,200	43.34	\$368,399	\$70,431	\$354,569	\$151,252	2.344	1,434	\$247.26	'NB1
22-23-14-302-009	30775 SPRINGLAND	5/3/2023	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$202,590	52.62	\$405,179	\$63,664	\$321,336	\$173,357	1.854	1,450	\$221.61	'NB1
22-23-14-302-012	31000 RIDGEWAY	3/7/2025	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$157,070	51.50	\$314,130	\$63,838	\$241,162	\$127,051	1.898	1,372	\$175.77	'NB1
22-23-14-327-010	26332 SPRINGFIELD	9/20/2024	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$203,380	49.60	\$406,751	\$70,125	\$339,875	\$170,876	1.989	2,469	\$137.66	'NB1
22-23-14-351-010	30811 RIDGEWAY	10/5/2023	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$154,300	50.76	\$308,591	\$74,261	\$229,739	\$118,949	1.931	1,291	\$177.95	'NB1
22-23-14-353-003	26178 SPRINGFIELD	10/15/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$137,280	36.61	\$274,555	\$57,802	\$317,198	\$110,026	2.883	1,178	\$269.27	'NB1
22-23-14-353-005	26198 SPRINGFIELD	8/13/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$146,240	45.70	\$292,482	\$59,423	\$260,577	\$118,304	2.203	1,225	\$212.72	'NB1
22-23-14-376-005	30651 RIDGEWAY	5/31/2024	\$345,500	WD	03-ARM'S LENGTH	\$345,500	\$152,650	44.18	\$305,300	\$62,003	\$283,497	\$123,501	2.296	1,608	\$176.30	'NB1
22-23-14-376-006	26181 SPRINGLAND	7/14/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$171,300	68.52	\$342,596	\$57,251	\$192,749	\$144,845	1.331	1,534	\$125.65	'NB1
22-23-14-377-026	26105 LA MUERA	7/23/2024	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$217,030	63.83	\$434,053	\$58,027	\$281,973	\$190,876	1.477	2,068	\$136.35	'NB1
22-23-14-378-006	26740 LA MUERA	6/22/2023	\$391,000	WD	03-ARM'S LENGTH	\$391,000	\$158,680	40.58	\$317,358	\$58,069	\$332,931	\$131,618	2.530	1,404	\$237.13	'NB1
22-23-14-378-013	26298 LA MUERA	8/12/2024	\$447,500	WD	03-ARM'S LENGTH	\$447,500	\$255,860	57.18	\$511,727	\$68,672	\$378,828	\$224,901	1.684	2,032	\$186.43	'NB1
Totals:			\$4,298,000			\$4,298,000	\$2,140,580		\$4,281,121		\$3,534,434	\$1,785,556			\$192.01	
								Sale. Ratio =>	49.80			E.C.F. =>	1.979	Std. Deviation=>		0.44205996
								Std. Dev. =>	9.34			Ave. E.C.F. =>	2.035	Ave. Variance=>		34.6676
													2026 ECF	1.97		

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
22-23-14-401-001	26831 WESTMEATH	11/18/2024	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$184,640	53.52	\$369,274	\$58,832	\$286,168	\$183,693	1.558	2,180	\$131.27	'ND1
22-23-14-401-004	26735 WESTMEATH	2/29/2024	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$175,330	48.43	\$350,652	\$59,372	\$302,628	\$172,355	1.756	2,129	\$142.15	'ND1
22-23-14-401-007	26653 WESTMEATH	8/16/2024	\$371,000	WD	03-ARM'S LENGTH	\$371,000	\$172,830	46.58	\$345,655	\$57,385	\$313,615	\$170,573	1.839	2,260	\$138.77	'ND1
22-23-14-403-004	26739 GREYTHORNE	6/7/2023	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$174,490	50.58	\$348,983	\$57,385	\$287,615	\$172,543	1.667	2,214	\$129.91	'ND1
22-23-14-403-009	26659 GREYTHORNE	8/8/2023	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$163,360	46.54	\$326,717	\$58,980	\$292,020	\$158,424	1.843	1,989	\$146.82	'ND1
22-23-14-403-027	30184 FIDDLERS GREEN	6/27/2024	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$182,550	54.17	\$365,094	\$60,418	\$276,582	\$180,281	1.534	2,257	\$122.54	'ND1
22-23-14-404-013	30190 PIPERS LN	9/19/2023	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$173,050	48.07	\$346,103	\$57,385	\$302,615	\$170,839	1.771	2,136	\$141.67	'ND1
22-23-14-404-022	30089 FIDDLERS GREEN	1/22/2024	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$208,070	64.02	\$416,147	\$61,010	\$263,990	\$210,140	1.256	2,692	\$98.06	'ND1
22-23-14-426-008	26386 KILTARTAN	9/12/2023	\$236,195	WD	03-ARM'S LENGTH	\$236,195	\$176,000	74.51	\$351,998	\$58,364	\$177,831	\$173,747	1.024	2,204	\$80.69	'ND1
22-23-14-426-012	26338 KILTARTAN	5/25/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$201,470	47.40	\$402,933	\$58,266	\$366,734	\$203,944	1.798	2,692	\$136.23	'ND1
22-23-14-426-036	26305 MIDDLEBELT	7/3/2024	\$318,100	WD	03-ARM'S LENGTH	\$318,100	\$138,740	43.62	\$277,480	\$57,385	\$260,715	\$130,233	2.002	1,932	\$134.95	'ND1
22-23-14-451-016	29953 PIPERS LN	12/21/2023	\$384,900	WD	03-ARM'S LENGTH	\$384,900	\$227,850	59.20	\$455,700	\$61,898	\$323,002	\$233,018	1.386	3,696	\$87.39	'ND1
22-23-14-451-026	30382 WICKLOW RD	5/1/2023	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$185,550	55.39	\$371,100	\$58,857	\$276,143	\$184,759	1.495	2,396	\$115.25	'ND1
22-23-14-451-036	30054 WICKLOW RD	12/1/2023	\$391,500	WD	03-ARM'S LENGTH	\$391,500	\$181,760	46.43	\$363,517	\$62,610	\$328,890	\$178,051	1.847	2,138	\$153.83	'ND1
22-23-14-452-008	26126 WESTMEATH	5/28/2024	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$185,910	48.16	\$371,826	\$68,885	\$317,115	\$179,255	1.769	2,307	\$137.46	'ND1
22-23-14-452-012	30323 WICKLOW RD	5/7/2024	\$422,000	WD	03-ARM'S LENGTH	\$422,000	\$170,880	40.49	\$341,760	\$57,385	\$364,615	\$168,269	2.167	1,989	\$183.32	'ND1
22-23-14-452-018	30239 WICKLOW CT	9/13/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$188,070	56.99	\$376,141	\$63,692	\$266,308	\$184,881	1.440	2,307	\$115.43	'ND1
22-23-14-453-002	30249 BARWELL	3/28/2025	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$190,520	44.31	\$381,036	\$72,652	\$357,348	\$182,475	1.958	2,386	\$149.77	'ND1
22-23-14-453-015	26030 WESTMEATH	11/17/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$194,810	45.84	\$389,621	\$58,516	\$366,484	\$195,920	1.871	2,551	\$143.66	'ND1
22-23-14-453-022	30152 ELEVEN MILE	2/20/2024	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$167,740	40.91	\$335,474	\$61,368	\$348,632	\$162,192	2.150	2,450	\$142.30	'ND1
22-23-14-476-017	26277 KILTARTAN	7/19/2023	\$391,000	WD	03-ARM'S LENGTH	\$391,000	\$184,150	47.10	\$368,309	\$63,359	\$327,641	\$180,443	1.816	2,204	\$148.66	'ND1
Totals:			\$7,680,695			\$7,680,695	\$3,827,770		\$7,655,520		\$6,406,691	\$3,776,035			\$132.39	
								Sale. Ratio =>	49.84			E.C.F. =>	1.697	Std. Deviation=>		0.283983085
								Std. Dev. =>	8.09			Ave. E.C.F. =>	1.712	Ave. Variance=>		22.2280

2026 ECF 1.69

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-15-479-001	26328 ROSE HILL	4/19/2024	\$280,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$280,000	\$138,710	49.54	\$277,410	\$39,713	\$240,287	\$138,196	1.739	1,458	\$164.81	'OA1
Totals:			\$280,000			\$280,000	\$138,710		\$277,410		\$240,287	\$138,196			\$164.81	
								Sale. Ratio =>	49.54				E.C.F. =>	1.739	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.739	Ave. Variance=>	0.0000
													2026 ECF	1.72		

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	
22-23-15-351-006	26170 FARMINGTON	6/9/2023	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$201,520	46.87	\$403,032	\$61,566	\$368,434	\$190,763	1.931	2,455	\$150.07	'OC1	
22-23-15-376-008	26393 POWER	9/27/2023	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$140,850	60.71	\$281,699	\$50,436	\$181,564	\$129,197	1.405	2,023	\$89.75	'OC1	
22-23-15-376-014	26289 POWER	4/5/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$198,670	52.98	\$397,332	\$105,120	\$269,880	\$163,246	1.653	1,940	\$139.11	'OC1	
22-23-15-376-019	26199 POWER	9/12/2024	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$148,080	40.57	\$296,163	\$54,686	\$310,314	\$134,903	2.300	1,708	\$181.68	'OC1	
22-23-15-376-020	26185 POWER	5/8/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$167,470	52.33	\$334,936	\$58,843	\$261,157	\$154,241	1.693	1,911	\$136.66	'OC1	
Totals:			\$1,722,000			\$1,722,000	\$856,590		\$1,713,162		\$1,391,349	\$772,350			\$139.46		
								Sale. Ratio =>	49.74					E.C.F. =>	1.801	Std. Deviation=>	0.337714222
								Std. Dev. =>	7.51					Ave. E.C.F. =>	1.797	Ave. Variance=>	25.5321

2026 ECF 1.79

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-15-376-040	32564 WOODVALE	11/10/2023	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$372,410	50.33	\$744,824	\$137,755	\$602,245	\$778,293	0.774	3,773	\$159.62	'OF1
Totals:			\$740,000			\$740,000	\$372,410		\$744,824		\$602,245	\$778,293			\$159.62	
								Sale. Ratio =>	50.33				E.C.F. =>	0.774	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.774	Ave. Variance=>	0.0000
													2026 ECF	0.78		
													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	
22-23-16-376-001	34083 QUAKER VALLEY RD	5/24/2024	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$210,400	51.70	\$420,803	\$129,951	\$277,049	\$223,732	1.238	2,201	\$125.87	'PA1	
22-23-16-402-009	33770 QUAKER VALLEY RD	11/26/2024	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$219,340	32.98	\$438,671	\$155,930	\$509,070	\$217,493	2.341	2,161	\$235.57	'PA1	
22-23-16-402-010	33733 BRAEBURY RIDGE	11/21/2023	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$237,880	49.56	\$475,758	\$138,490	\$341,510	\$259,436	1.316	2,978	\$114.68	'PA1	
22-23-16-427-009	33475 LEISURE	9/27/2024	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$605,330	60.53	\$1,210,656	\$111,845	\$888,155	\$845,239	1.051	3,944	\$225.19	'PA1	
Totals:			\$2,552,000			\$2,552,000	\$1,272,950		\$2,545,888		\$2,015,784	\$1,545,900			\$175.33		
								Sale. Ratio ==>	49.88					E.C.F. ==>	1.304	Std. Deviation=>	0.580212331
								Std. Dev. ==>	11.50					Ave. E.C.F. ==>	1.487	Ave. Variance=>	42.7056
													2026 ECF	1.30			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-16-351-007	26090 PLEASANT VALLEY DR	5/15/2023	\$371,000	WD	03-ARM'S LENGTH	\$371,000	\$201,820	54.40	\$403,632	\$108,105	\$262,895	\$169,843	1.548	1,690	\$155.56	'PE1
22-23-17-478-022	26271 PLEASANT VALLEY DR	11/26/2024	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$162,040	45.65	\$324,085	\$63,045	\$291,955	\$150,022	1.946	1,697	\$172.04	'PE1
Totals:			\$726,000			\$726,000	\$363,860		\$727,717		\$554,850	\$319,865			\$163.80	
								Sale. Ratio =>	50.12			E.C.F. =>	1.735	Std. Deviation=>		0.281577388
								Std. Dev. =>	6.19			Ave. E.C.F. =>	1.747	Ave. Variance=>		19.9105

2026 ECF 1.74

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
22-23-17-326-002	26541 OLD HOMESTEAD CT	11/22/2023	\$414,500	WD	03-ARM'S LENGTH	\$414,500	\$185,480	44.75	\$370,962	\$75,293	\$339,207	\$158,961	2.134	2,104	\$161.22	'QA1
22-23-17-326-004	26557 OLD HOMESTEAD DR	2/9/2024	\$441,500	WD	03-ARM'S LENGTH	\$441,500	\$214,700	48.63	\$429,405	\$70,044	\$371,456	\$193,204	1.923	2,160	\$171.97	'QA1
22-23-17-401-019	35942 QUAKERTOWN	10/31/2024	\$383,877	WD	03-ARM'S LENGTH	\$383,877	\$170,360	44.38	\$340,724	\$65,344	\$318,533	\$148,053	2.151	1,690	\$188.48	'QA1
22-23-17-401-020	35928 QUAKERTOWN	10/18/2024	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$182,320	54.42	\$364,644	\$71,883	\$263,117	\$157,398	1.672	1,530	\$171.97	'QA1
22-23-17-403-017	36344 QUAKERTOWN	11/17/2023	\$523,500	WD	03-ARM'S LENGTH	\$523,500	\$210,890	40.28	\$421,781	\$68,995	\$454,505	\$189,669	2.396	2,604	\$174.54	'QA1
22-23-17-427-008	35464 E LYMAN	1/15/2025	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$250,040	50.72	\$500,084	\$72,530	\$420,470	\$229,867	1.829	2,239	\$187.79	'QA1
22-23-17-451-008	36247 QUAKERTOWN	5/31/2023	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$249,400	56.04	\$498,794	\$67,038	\$377,962	\$232,126	1.628	2,692	\$140.40	'QA1
22-23-17-451-017	35944 W LYMAN	10/6/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$186,760	49.80	\$373,511	\$67,876	\$307,124	\$164,319	1.869	1,853	\$165.74	'QA1
22-23-17-451-022	36144 W LYMAN	2/28/2025	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$212,950	46.80	\$425,904	\$73,345	\$381,655	\$189,547	2.014	2,280	\$167.39	'QA1
22-23-17-453-016	35954 HARDENBURG	12/2/2024	\$384,000	WD	03-ARM'S LENGTH	\$384,000	\$195,100	50.81	\$390,192	\$64,991	\$319,009	\$174,839	1.825	2,007	\$158.95	'QA1
22-23-17-454-004	36039 HARDENBURG	7/27/2023	\$302,500	WD	03-ARM'S LENGTH	\$302,500	\$162,720	53.79	\$325,443	\$69,723	\$232,777	\$137,483	1.693	1,477	\$157.60	'QA1
22-23-17-454-009	26115 STEELE	11/4/2024	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$174,600	57.25	\$349,194	\$69,444	\$235,556	\$150,403	1.566	1,671	\$140.97	'QA1
22-23-17-455-002	36241 HARDENBURG	9/14/2023	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$211,250	52.83	\$422,500	\$71,163	\$328,737	\$188,890	1.740	2,246	\$146.37	'QA1
22-23-17-476-022	26275 DRAKE	4/26/2024	\$597,500	WD	03-ARM'S LENGTH	\$597,500	\$301,900	50.53	\$603,798	\$100,290	\$497,210	\$270,703	1.837	4,346	\$114.41	'QA1
22-23-17-478-004	26452 MEADOWVIEW	5/12/2023	\$461,000	WD	03-ARM'S LENGTH	\$461,000	\$234,500	50.87	\$469,000	\$72,377	\$388,623	\$213,238	1.822	2,688	\$144.58	'QA1
Totals:			\$6,316,277			\$6,316,277	\$3,142,970		\$6,285,936		\$5,235,941	\$2,798,700			\$159.49	
								Sale. Ratio ==>	49.76			E.C.F. ==>	1.871	Std. Deviation==>		0.222701309
								Std. Dev. ==>	4.62			Ave. E.C.F. ==>	1.873	Ave. Variance==>		16.6843

2026 ECF 1.86

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-17-379-001	36669 W LYMAN	9/25/2023	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$236,270	54.95	\$472,539	\$67,154	\$362,846	\$261,538	1.387	2,620	\$138.49	'QA2	
22-23-17-379-016	36800 ELEVEN MILE	5/24/2023	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$243,840	62.52	\$487,680	\$79,773	\$310,227	\$263,165	1.179	2,472	\$125.50	'QA2	
22-23-17-403-019	36134 QUAKERTOWN	10/25/2023	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$230,790	50.72	\$461,579	\$71,264	\$383,736	\$251,816	1.524	2,463	\$155.80	'QA2	
22-23-17-455-004	26032 STEELE	2/8/2024	\$562,000	WD	03-ARM'S LENGTH	\$562,000	\$254,160	45.22	\$508,328	\$76,772	\$485,228	\$278,423	1.743	2,726	\$178.00	'QA2	
22-23-17-455-008	26096 STEELE	8/25/2023	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$189,340	39.45	\$378,679	\$67,918	\$412,082	\$200,490	2.055	1,676	\$245.87	'QA2	
Totals:			\$2,317,000			\$2,317,000	\$1,154,400		\$2,308,805		\$1,954,119	\$1,255,432			\$168.73		
								Sale. Ratio =>	49.82					E.C.F. =>	1.557	Std. Deviation=>	0.336766564
								Std. Dev. ==>	8.87					Ave. E.C.F. ==>	1.578	Ave. Variance=>	25.7146

2026 ECF 1.55

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
22-23-18-426-013	37710 WENDY LEE	5/17/2024	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$112,800	41.79	\$225,594	\$53,146	\$216,754	\$82,118	2.640	1,235	\$175.51	'RA1
Totals:			\$269,900			\$269,900	\$112,800		\$225,594		\$216,754	\$82,118			\$175.51	
								Sale. Ratio =>	41.79				E.C.F. =>	2.640	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	2.640	Ave. Variance=>	0.0000

2026 ECF 2.10
Limited Sales
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	
22-23-20-102-012	25759 HUNT CLUB	11/10/2023	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$218,110	50.14	\$436,221	\$76,043	\$358,957	\$233,881	1.535	1,906	\$188.33	'SA1	
22-23-20-103-004	25872 HUNT CLUB	11/26/2024	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$218,310	46.45	\$436,614	\$76,043	\$393,957	\$234,137	1.683	2,296	\$171.58	'SA1	
22-23-20-103-005	25844 HUNT CLUB	6/16/2023	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$248,300	62.86	\$496,597	\$76,043	\$318,957	\$273,087	1.168	2,337	\$136.48	'SA1	
22-23-20-103-019	25710 CHESAPEAKE CT	11/17/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$239,140	59.79	\$478,271	\$76,868	\$323,132	\$260,651	1.240	2,652	\$121.84	'SA1	
22-23-20-151-019	25345 BRIDLEPATH	7/7/2023	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$234,420	40.07	\$468,840	\$86,043	\$498,957	\$248,569	2.007	2,428	\$205.50	'SA1	
22-23-20-151-021	25309 BRIDLEPATH	12/17/2024	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$224,940	49.99	\$449,888	\$88,481	\$361,519	\$234,679	1.540	2,198	\$164.48	'SA1	
22-23-20-152-006	25518 HUNT CLUB	8/15/2024	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$243,820	44.74	\$487,637	\$79,417	\$465,583	\$265,077	1.756	2,738	\$170.04	'SA1	
22-23-20-153-015	36875 CHESAPEAKE RD	5/30/2024	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$216,260	51.37	\$432,515	\$76,043	\$344,957	\$231,475	1.490	2,179	\$158.31	'SA1	
22-23-20-153-017	25561 RANCHWOOD DR	6/7/2024	\$492,100	WD	03-ARM'S LENGTH	\$492,100	\$226,580	46.04	\$453,165	\$78,857	\$413,243	\$243,057	1.700	2,328	\$177.51	'SA1	
22-23-20-155-006	25292 BRIDLEPATH	10/11/2024	\$481,000	WD	03-ARM'S LENGTH	\$481,000	\$230,420	47.90	\$460,835	\$75,950	\$405,050	\$249,925	1.621	2,326	\$174.14	'SA1	
22-23-20-176-027	25328 SURREY LN	11/1/2024	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$240,160	45.74	\$480,329	\$78,857	\$446,143	\$260,696	1.711	2,640	\$168.99	'SA1	
22-23-20-179-010	25206 BRIDLEPATH	3/25/2025	\$410,000	OTH	03-ARM'S LENGTH	\$410,000	\$244,750	59.70	\$489,508	\$77,104	\$332,896	\$267,794	1.243	2,769	\$120.22	'SA1	
Totals:			\$5,609,100			\$5,609,100	\$2,785,210		\$5,570,420		\$4,663,351	\$3,003,028			\$163.12		
								Sale. Ratio =>	49.66			E.C.F. =>	1.553	Std. Deviation=>		0.245406128	
								Std. Dev. =>	6.96			Ave. E.C.F. =>	1.558	Ave. Variance=>		18.8520	
													2026 ECF	1.54			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-20-126-005	25853 LIVINGSTON CR	8/21/2023	\$477,500	WD	03-ARM'S LENGTH	\$477,500	\$217,500	45.55	\$434,992	\$76,723	\$400,777	\$217,132	1.846	2,260	\$177.33	'SB1
22-23-20-126-015	25665 LIVINGSTON CR	7/21/2023	\$417,000	WD	03-ARM'S LENGTH	\$417,000	\$224,580	53.86	\$449,162	\$75,633	\$341,367	\$226,381	1.508	2,714	\$125.78	'SB1
22-23-20-203-018	36101 CONGRESS	12/8/2023	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$232,620	43.48	\$465,233	\$87,005	\$447,995	\$229,229	1.954	2,724	\$164.46	'SB1
22-23-20-203-027	36226 TRENTON	11/6/2024	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$205,320	52.65	\$410,636	\$87,241	\$302,759	\$195,996	1.545	2,310	\$131.06	'SB1
22-23-20-203-056	25360 CROWN POINT	4/20/2023	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$237,590	50.02	\$475,187	\$89,107	\$385,893	\$233,987	1.649	2,995	\$128.85	'SB1
22-23-20-203-067	36029 CONGRESS	10/28/2024	\$558,000	WD	03-ARM'S LENGTH	\$558,000	\$276,930	49.63	\$553,863	\$86,814	\$471,186	\$283,060	1.665	3,447	\$136.69	'SB1
22-23-20-203-086	25403 LIBERTY LANE	6/29/2023	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$211,290	49.14	\$422,588	\$94,862	\$335,138	\$198,621	1.687	2,272	\$147.51	'SB1
22-23-20-252-013	36038 CROMPTON	10/24/2024	\$531,500	WD	03-ARM'S LENGTH	\$531,500	\$287,240	54.04	\$574,480	\$84,823	\$446,677	\$296,761	1.505	3,576	\$124.91	'SB1
22-23-20-254-008	35970 JOHNSTOWN	8/22/2024	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$220,170	48.39	\$440,330	\$77,127	\$377,873	\$220,123	1.717	2,954	\$127.92	'SB1
22-23-20-254-009	35946 JOHNSTOWN	5/3/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$238,000	56.00	\$475,995	\$81,199	\$343,801	\$239,270	1.437	2,972	\$115.68	'SB1
22-23-20-255-001	36073 CROMPTON	5/22/2024	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$215,080	51.70	\$430,169	\$80,542	\$335,458	\$211,895	1.583	2,282	\$147.00	'SB1
22-23-20-276-004	25410 LIBERTY LANE	7/31/2024	\$537,000	WD	03-ARM'S LENGTH	\$537,000	\$236,070	43.96	\$472,148	\$85,556	\$451,444	\$234,298	1.927	2,636	\$171.26	'SB1
22-23-20-276-005	25388 LIBERTY LANE	7/20/2023	\$424,900	WD	03-ARM'S LENGTH	\$424,900	\$236,310	55.62	\$472,617	\$85,862	\$339,038	\$234,396	1.446	2,731	\$124.14	'SB1
22-23-20-276-016	35660 CAMDEN	2/28/2025	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$206,720	44.94	\$413,446	\$87,053	\$372,947	\$197,813	1.885	2,162	\$172.50	'SB1
22-23-20-276-028	35647 CONGRESS	9/8/2023	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$196,160	53.74	\$392,316	\$85,556	\$279,444	\$185,915	1.503	2,213	\$126.27	'SB1
22-23-20-278-010	35627 OLD HOMESTEAD DR	10/20/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$213,130	47.36	\$426,258	\$85,837	\$364,163	\$206,315	1.765	2,216	\$164.33	'SB1
Totals:			\$7,346,900			\$7,346,900	\$3,654,710		\$7,309,420		\$5,995,960	\$3,611,192			\$142.86	
								Sale. Ratio =>	49.74				E.C.F. =>	1.660	Std. Deviation=>	0.172109871
								Std. Dev. =>	4.14				Ave. E.C.F. =>	1.664	Ave. Variance=>	14.1837

2026 ECF 1.65

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-21-101-011	25649 RUTLEDGE CROSSING	7/2/2024	\$566,500	WD	03-ARM'S LENGTH	\$566,500	\$255,630	45.12	\$511,269	\$77,022	\$489,478	\$268,053	1.826	3,206	\$152.68	'TA1	
22-23-21-153-005	25284 CAROLLTON	10/20/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$234,860	52.19	\$469,723	\$75,856	\$374,144	\$243,127	1.539	2,648	\$141.29	'TA1	
22-23-21-154-003	25330 WITHERSPOON	10/18/2024	\$424,900	WD	03-ARM'S LENGTH	\$424,900	\$227,550	53.55	\$455,096	\$87,198	\$337,702	\$227,097	1.487	2,044	\$165.22	'TA1	
Totals:			\$1,441,400			\$1,441,400	\$718,040		\$1,436,088		\$1,201,324	\$738,277			\$153.06		
								Sale. Ratio =>	49.82					E.C.F. =>	1.627	Std. Deviation=>	0.182610991
								Std. Dev. =>	4.52					Ave. E.C.F. =>	1.617	Ave. Variance=>	13.9150
													2026 ECF	1.62			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-21-127-012	34443 CHANTILLY	12/13/2024	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$180,860	50.95	\$361,721	\$78,234	\$276,766	\$194,169	1.425	1,698	\$163.00	'TB1
22-23-21-128-010	34660 BRITTANY	3/24/2025	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$258,390	46.98	\$516,778	\$75,614	\$474,386	\$302,167	1.570	3,051	\$155.49	'TB1
22-23-21-201-001	34316 THORNBROOK	3/4/2025	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$228,180	52.46	\$456,356	\$71,170	\$363,830	\$263,826	1.379	3,217	\$113.10	'TB1
22-23-21-203-017	33924 COTSWOLD	7/18/2023	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$204,770	46.33	\$409,548	\$71,170	\$370,830	\$231,765	1.600	2,388	\$155.29	'TB1
22-23-21-203-018	33870 COTSWOLD	6/2/2023	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$173,150	50.93	\$346,298	\$75,469	\$264,531	\$185,499	1.426	2,173	\$121.74	'TB1
22-23-21-203-019	33834 COTSWOLD	12/27/2024	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$243,060	45.43	\$486,120	\$76,251	\$458,749	\$280,732	1.634	3,239	\$141.63	'TB1
22-23-21-226-001	33641 BRITTANY	4/25/2024	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$263,100	56.58	\$526,199	\$85,898	\$379,102	\$301,576	1.257	2,453	\$154.55	'TB1
Totals:			\$3,122,000			\$3,122,000	\$1,551,510		\$3,103,020		\$2,588,194	\$1,759,734			\$143.54	
								Sale. Ratio =>	49.70			E.C.F. =>	1.471	Std. Deviation=>		0.136236743
								Std. Dev. =>	3.97			Ave. E.C.F. =>	1.470	Ave. Variance=>		11.2395

2026 ECF 1.46

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-22-101-003	25826 FARMINGTON	6/3/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$164,800	41.20	\$329,600	\$58,614	\$341,386	\$171,510	1.990	1,909	\$178.83	'UA1
22-23-22-101-008	25770 FARMINGTON	1/12/2024	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$165,870	44.24	\$331,740	\$76,707	\$298,193	\$161,413	1.847	1,685	\$176.97	'UA1
22-23-22-101-035	25393 RIDGEWOOD	4/30/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$173,540	43.39	\$347,072	\$54,876	\$345,124	\$184,934	1.866	1,974	\$174.83	'UA1
22-23-22-126-064	32781 ELEVEN MILE	11/25/2024	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$571,500	63.50	\$1,142,998	\$178,735	\$721,265	\$610,293	1.182	6,747	\$106.90	'UA1
Totals:			\$2,074,900			\$2,074,900	\$1,075,710		\$2,151,410		\$1,705,968	\$1,128,150			\$159.38	
								Sale. Ratio =>	51.84				E.C.F. =>	1.512	Std. Deviation=>	0.365318508
								Std. Dev. =>	10.36				Ave. E.C.F. =>	1.721	Ave. Variance=>	26.9820

2026 ECF
1 Outlier

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-22-126-067	25931 POWER	3/22/2024	\$478,500	WD	03-ARM'S LENGTH	\$478,500	\$267,110	55.82	\$534,210	\$92,206	\$386,294	\$214,565	1.800	2,949	\$130.99	'UB1	
22-23-22-202-013	32189 HULL	5/8/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$182,890	43.03	\$365,786	\$90,461	\$334,539	\$133,652	2.503	2,180	\$153.46	'UB1	
22-23-22-202-056	32004 ALAMEDA	9/15/2023	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$224,080	60.56	\$448,160	\$57,938	\$312,062	\$189,428	1.647	2,080	\$150.03	'UB1	
22-23-22-227-012	31824 TRESTAIN	4/1/2024	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$168,470	51.84	\$336,943	\$50,436	\$274,564	\$139,081	1.974	1,430	\$192.00	'UB1	
22-23-22-251-043	32239 ALAMEDA	8/8/2023	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$116,850	46.37	\$233,702	\$52,628	\$199,372	\$87,900	2.268	1,379	\$144.58	'UB1	
22-23-22-276-035	31718 ALAMEDA	10/1/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$138,890	39.68	\$277,777	\$55,828	\$294,172	\$107,742	2.730	1,464	\$200.94	'UB1	
Totals:			\$2,200,500			\$2,200,500	\$1,098,290		\$2,196,578		\$1,801,003	\$872,368			\$162.00		
								Sale. Ratio =>	49.91					E.C.F. =>	2.064	Std. Deviation=>	0.419788003
								Std. Dev. =>	7.95					Ave. E.C.F. =>	2.154	Ave. Variance=>	34.6614

2026 ECF 2.06

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	
22-23-22-302-001	24985 GLEN ORCHARD	6/16/2023	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$169,090	54.90	\$338,178	\$55,950	\$252,050	\$156,793	1.608	2,460	\$102.46	'UD1	
22-23-22-302-004	24931 GLEN ORCHARD	2/10/2025	\$467,000	WD	03-ARM'S LENGTH	\$467,000	\$215,540	46.15	\$431,072	\$75,196	\$391,804	\$197,708	1.982	2,357	\$166.23	'UD1	
22-23-22-302-006	24871 GLEN ORCHARD	9/10/2024	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$231,790	58.68	\$463,581	\$80,606	\$314,394	\$212,763	1.478	2,623	\$119.86	'UD1	
22-23-22-302-019	33166 RAPHAEL	1/19/2024	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$148,750	48.77	\$297,493	\$50,670	\$254,330	\$137,123	1.855	1,684	\$151.03	'UD1	
22-23-22-326-014	24424 GLEN ORCHARD	10/10/2023	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$266,810	52.83	\$533,617	\$85,619	\$419,381	\$248,887	1.685	3,658	\$114.65	'UD1	
22-23-22-351-009	33117 HOPECREST	8/3/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$197,980	44.00	\$395,958	\$51,856	\$398,144	\$191,167	2.083	1,890	\$210.66	'UD1	
22-23-22-351-019	33170 GLEN VALLEY	5/9/2024	\$636,000	WD	03-ARM'S LENGTH	\$636,000	\$254,440	40.01	\$508,886	\$52,896	\$583,104	\$253,327	2.302	2,825	\$206.41	'UD1	
22-23-22-353-011	32733 RAPHAEL	7/2/2024	\$502,531	WD	03-ARM'S LENGTH	\$502,531	\$191,610	38.13	\$383,219	\$53,554	\$448,977	\$183,147	2.451	2,376	\$188.96	'UD1	
22-23-22-402-014	31810 BELMONT	2/29/2024	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$170,760	49.50	\$341,515	\$54,275	\$290,725	\$159,577	1.822	1,748	\$166.32	'UD1	
22-23-22-476-001	31521 STAMAN CR	5/2/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$269,640	63.44	\$539,280	\$54,850	\$370,150	\$269,127	1.375	3,419	\$108.26	'UD1	
22-23-22-476-013	31705 STAMAN CR	7/8/2024	\$441,600	WD	03-ARM'S LENGTH	\$441,600	\$258,840	58.61	\$517,681	\$64,443	\$377,157	\$251,798	1.498	2,201	\$171.36	'UD1	
Totals:			\$4,780,131			\$4,780,131	\$2,375,250		\$4,750,480		\$4,100,216	\$2,261,417			\$155.11		
								Sale. Ratio ==>	49.69					E.C.F. ==>	1.813	Std. Deviation==>	0.347561939
								Std. Dev. ==>	8.08					Ave. E.C.F. ==>	1.831	Ave. Variance==>	27.6166
													2026 ECF	1.80			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-22-326-043	32512 DOHANY	5/14/2024	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$208,630	46.36	\$417,268	\$114,291	\$335,709	\$198,024	1.695	2,271	\$147.82	'UH1	
22-23-22-451-013	24365 BROADVIEW	7/6/2023	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$205,120	55.44	\$410,238	\$74,268	\$295,732	\$219,588	1.347	2,124	\$139.23	'UH1	
22-23-22-451-020	32060 TEN MILE	6/13/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$151,900	52.38	\$303,793	\$73,464	\$216,536	\$150,541	1.438	1,916	\$113.01	'UH1	
22-23-22-476-019	31890 DOHANY	9/6/2023	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$172,600	56.04	\$345,190	\$87,677	\$220,323	\$168,309	1.309	1,908	\$115.47	'UH1	
22-23-22-477-014	31771 DOHANY	12/11/2024	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$150,460	41.22	\$300,919	\$68,027	\$296,973	\$152,216	1.951	1,245	\$238.53	'UH1	
Totals:			\$1,783,000			\$1,783,000	\$888,710		\$1,777,408		\$1,365,273	\$888,678			\$150.82		
								Sale. Ratio =>	49.84					E.C.F. =>	1.536	Std. Deviation=>	0.270978961
								Std. Dev. =>	6.36					Ave. E.C.F. =>	1.548	Ave. Variance=>	22.0041
													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	
22-23-23-127-006	25571 CRYSTAL SPRING	6/6/2024	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$161,710	42.78	\$323,411	\$66,583	\$311,417	\$160,517	1.940	1,816	\$171.49	'VB1	
22-23-23-151-017	25280 PIMLICO CT	5/13/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$121,090	37.84	\$242,184	\$51,376	\$268,624	\$119,255	2.253	1,829	\$146.87	'VB1	
22-23-23-176-006	25235 HARCOURT	3/13/2025	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$188,720	46.03	\$377,438	\$72,067	\$337,933	\$190,856	1.771	2,358	\$143.31	'VB1	
22-23-23-201-023	25931 SPRINGBROOK	6/14/2024	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$249,070	55.23	\$498,135	\$72,735	\$378,265	\$265,875	1.423	3,701	\$102.21	'VB1	
22-23-23-202-001	25960 SPRINGBROOK	10/9/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$153,520	40.40	\$307,045	\$60,082	\$319,918	\$154,351	2.073	1,751	\$182.71	'VB1	
22-23-23-251-017	25155 SPRINGBROOK	6/4/2024	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$457,720	61.03	\$915,445	\$78,179	\$671,821	\$523,291	1.284	6,573	\$102.21	'VB1	
22-23-23-252-003	25130 SPRINGBROOK	10/18/2023	\$362,500	WD	03-ARM'S LENGTH	\$362,500	\$209,150	57.70	\$418,306	\$73,970	\$288,530	\$215,210	1.341	2,560	\$112.71	'VB1	
22-23-23-377-026	24399 SPRINGBROOK	4/20/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$136,650	53.59	\$273,305	\$63,153	\$191,847	\$131,345	1.461	1,606	\$119.46	'VB1	
22-23-23-378-003	24780 SPRINGBROOK	5/12/2023	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$163,790	45.50	\$327,570	\$57,359	\$302,641	\$168,881	1.792	2,097	\$144.32	'VB1	
22-23-23-378-007	24644 SPRINGBROOK	10/18/2024	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$187,980	44.76	\$375,964	\$61,453	\$358,547	\$196,569	1.824	2,772	\$129.35	'VB1	
22-23-23-401-032	24793 LAKELAND	12/6/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$161,050	42.38	\$322,105	\$63,614	\$316,386	\$161,556	1.958	2,100	\$150.66	'VB1	
22-23-23-403-012	24548 LAKELAND	7/13/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$160,980	58.54	\$321,954	\$59,936	\$215,064	\$163,761	1.313	1,411	\$152.42	'VB1	
22-23-23-403-014	24480 LAKELAND	8/30/2024	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$190,170	48.76	\$380,344	\$68,893	\$321,107	\$194,656	1.650	1,998	\$160.71	'VB1	
22-23-23-403-030	24479 CREEKSIDE	3/29/2024	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$208,460	63.36	\$416,927	\$61,810	\$329,190	\$221,948	1.204	2,074	\$128.83	'VB1	
22-23-23-405-006	24586 CREEKSIDE	8/12/2024	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$161,630	41.76	\$323,264	\$62,501	\$324,499	\$162,976	1.991	1,600	\$202.81	'VB1	
Totals:			\$5,847,500			\$5,847,500	\$2,911,690		\$5,823,397		\$4,873,789	\$3,031,047			\$143.34		
								Sale. Ratio =>	49.79					E.C.F. =>	1.608	Std. Deviation=>	0.328798471
								Std. Dev. =>	8.23					Ave. E.C.F. =>	1.685	Ave. Variance=>	28.2781

2026 ECF 1.60

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-23-451-007	24527 EL MARCO	11/4/2024	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$161,810	48.74	\$323,620	\$60,543	\$271,457	\$180,189	1.507	1,328	\$204.41	'VD1	
22-23-23-451-020	24319 EL MARCO	8/7/2023	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$185,920	45.91	\$371,849	\$65,722	\$339,278	\$209,676	1.618	1,940	\$174.89	'VD1	
22-23-23-453-012	24392 COTE D'NEL	11/12/2024	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$244,340	51.44	\$488,687	\$67,588	\$407,412	\$288,423	1.413	2,615	\$155.80	'VD1	
22-23-23-453-013	24374 COTE D'NEL	1/16/2024	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$219,790	52.21	\$439,573	\$62,699	\$358,301	\$258,132	1.388	2,832	\$126.52	'VD1	
Totals:			\$1,633,000			\$1,633,000	\$811,860		\$1,623,729		\$1,376,448	\$936,420			\$165.40		
								Sale. Ratio =>	49.72					E.C.F. =>	1.470	Std. Deviation=>	0.104519556
								Std. Dev. =>	2.86					Ave. E.C.F. =>	1.481	Ave. Variance=>	8.1004
													2026 ECF	1.46			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-23-427-016	29754 HEMLOCK DR	10/23/2024	\$136,500	WD	03-ARM'S LENGTH	\$136,500	\$74,990	54.94	\$149,989	\$55,442	\$81,058	\$53,416	1.517	760	\$106.66	'VE1
22-23-23-428-005	29723 HEMLOCK DR	10/13/2023	\$313,500	WD	03-ARM'S LENGTH	\$313,500	\$162,470	51.82	\$324,937	\$54,086	\$259,414	\$153,023	1.695	2,080	\$124.72	'VE1
22-23-23-428-006	29619 HEMLOCK DR	9/27/2024	\$358,500	WD	03-ARM'S LENGTH	\$358,500	\$158,230	44.14	\$316,466	\$67,599	\$290,901	\$140,602	2.069	2,030	\$143.30	'VE1
22-23-23-477-002	29617 GERALDINE	8/2/2023	\$355,500	WD	03-ARM'S LENGTH	\$355,500	\$191,810	53.95	\$383,612	\$59,408	\$296,092	\$183,166	1.617	1,526	\$194.03	'VE1
22-23-23-477-022	29504 OMENWOOD	12/19/2023	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$188,790	52.30	\$377,571	\$53,698	\$307,302	\$182,979	1.679	1,602	\$191.82	'VE1
22-23-23-478-017	29528 TEN MILE	12/31/2024	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$130,240	44.60	\$260,487	\$50,436	\$241,564	\$118,672	2.036	1,854	\$130.29	'VE1
Totals:			\$1,817,000			\$1,817,000	\$906,530		\$1,813,062		\$1,476,331	\$831,858			\$148.47	
								Sale. Ratio =>	49.89				E.C.F. =>	1.775	Std. Deviation=>	0.228474245
								Std. Dev. =>	4.72				Ave. E.C.F. =>	1.769	Ave. Variance=>	18.8928

2026 ECF 1.77

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-23-352-012	24606 RIDGEVIEW	5/18/2023	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$247,020	54.29	\$494,036	\$77,123	\$377,877	\$344,556	1.097	2,136	\$176.91	'VF1	
22-23-23-353-006	24635 RIDGEVIEW	2/12/2025	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$269,070	49.83	\$538,142	\$78,220	\$461,780	\$380,100	1.215	2,452	\$188.33	'VF1	
22-23-23-354-009	24447 ELMHURST AVENUE	10/2/2024	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$241,060	45.92	\$482,110	\$79,643	\$445,357	\$332,617	1.339	2,606	\$170.90	'VF1	
Totals:			\$1,520,000			\$1,520,000	\$757,150		\$1,514,288		\$1,285,014	\$1,057,273			\$178.71		
								Sale. Ratio =>	49.81					E.C.F. =>	1.215	Std. Deviation=>	0.121132535
								Std. Dev. =>	4.19					Ave. E.C.F. =>	1.217	Ave. Variance=>	8.1400
													2026 ECF	1.21			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-24-102-021	25746 CASTLEREIGH	7/26/2024	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$184,440	47.91	\$368,886	\$61,019	\$323,981	\$191,221	1.694	2,229	\$145.35	'WB1	
22-23-24-103-001	25883 CASTLEREIGH	12/27/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$187,030	49.87	\$374,062	\$59,876	\$315,124	\$195,146	1.615	2,404	\$131.08	'WB1	
22-23-24-127-003	25946 KILREIGH DR	9/23/2024	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$176,560	44.47	\$353,120	\$70,965	\$326,035	\$175,251	1.860	2,007	\$162.45	'WB1	
22-23-24-151-001	29361 RALEIGH	12/18/2023	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$147,650	49.88	\$295,292	\$57,546	\$238,454	\$147,668	1.615	1,871	\$127.45	'WB1	
22-23-24-153-009	25394 LYNFORD	8/30/2023	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$199,140	59.44	\$398,270	\$59,755	\$275,245	\$210,257	1.309	2,602	\$105.78	'WB1	
22-23-24-154-013	29235 GLENCASTLE	9/10/2024	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$184,080	55.78	\$368,163	\$64,066	\$265,934	\$188,880	1.408	2,436	\$109.17	'WB1	
22-23-24-177-018	25302 LYNCASTLE	1/2/2025	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$166,470	49.40	\$332,948	\$57,466	\$279,534	\$171,106	1.634	2,127	\$131.42	'WB1	
22-23-24-178-015	25369 WYKESHIRE	8/23/2024	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$189,630	45.15	\$379,268	\$59,936	\$360,064	\$198,342	1.815	2,435	\$147.87	'WB1	
22-23-24-179-011	25330 WYKESHIRE	9/9/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$185,610	46.40	\$371,217	\$61,967	\$338,033	\$192,080	1.760	2,164	\$156.21	'WB1	
22-23-24-179-024	25260 WYKESHIRE	8/9/2023	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$182,790	44.05	\$365,583	\$60,770	\$354,230	\$189,324	1.871	2,279	\$155.43	'WB1	
22-23-24-201-010	25673 KILREIGH DR	2/4/2025	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$188,700	41.93	\$377,406	\$60,991	\$389,009	\$196,531	1.979	2,445	\$159.10	'WB1	
22-23-24-203-019	25598 BRIARWYKE	2/26/2025	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$202,760	51.07	\$405,524	\$63,391	\$333,609	\$212,504	1.570	2,339	\$142.63	'WB1	
22-23-24-251-013	25172 CHAPELWEIGH	1/24/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$206,010	54.21	\$412,020	\$60,779	\$319,221	\$218,162	1.463	2,672	\$119.47	'WB1	
22-23-24-253-028	25337 BRIARWYKE	1/16/2025	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$200,140	56.38	\$400,287	\$84,782	\$270,218	\$195,965	1.379	2,048	\$131.94	'WB1	
22-23-24-253-032	25291 BRIARWYKE	7/26/2024	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$222,980	46.94	\$445,958	\$70,356	\$404,644	\$233,293	1.734	2,574	\$157.20	'WB1	
22-23-24-254-007	25276 BRIARWYKE	5/12/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$211,380	60.39	\$422,752	\$72,027	\$277,973	\$217,841	1.276	2,633	\$105.57	'WB1	
Totals:			\$6,097,000			\$6,097,000	\$3,035,370		\$6,070,756		\$5,071,308	\$3,133,571			\$136.76		
								Sale. Ratio =>	49.78					E.C.F. =>	1.618	Std. Deviation=>	0.211573644
								Std. Dev. =>	5.60					Ave. E.C.F. =>	1.624	Ave. Variance=>	16.9609

2026 ECF 1.61

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-24-226-012	25537 ARDEN PARK DR	2/21/2025	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$193,750	48.45	\$387,500	\$69,936	\$329,964	\$200,989	1.642	2,280	\$144.72	'WC1
22-23-24-228-008	25886 BRANCHASTER	9/27/2024	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$170,550	50.46	\$341,106	\$60,056	\$277,944	\$177,879	1.563	2,464	\$112.80	'WC1
22-23-24-228-033	27465 ELSWORTH	6/14/2023	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$170,330	47.31	\$340,667	\$63,571	\$296,429	\$175,377	1.690	1,974	\$150.17	'WC1
22-23-24-276-012	25221 APPLETON	3/15/2024	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$223,480	50.79	\$446,955	\$63,528	\$376,472	\$242,675	1.551	2,870	\$131.17	'WC1
22-23-24-277-003	25157 APPLETON	1/31/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$220,760	55.19	\$441,522	\$72,159	\$327,841	\$233,774	1.402	2,942	\$111.43	'WC1
22-23-24-277-006	25115 APPLETON	7/17/2023	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$203,630	55.04	\$407,253	\$75,056	\$294,944	\$210,251	1.403	2,562	\$115.12	'WC1
22-23-24-277-022	25001 ARDEN PARK DR	8/25/2023	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$163,380	39.37	\$326,750	\$72,178	\$342,822	\$161,121	2.128	1,846	\$185.71	'WC1
22-23-24-281-007	25300 ELIZABETH WAY	8/30/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$160,140	69.63	\$320,289	\$66,185	\$163,815	\$160,825	1.019	1,592	\$102.90	'WC1
22-23-24-426-013	24854 ARDEN PARK DR	7/12/2024	\$457,000	WD	03-ARM'S LENGTH	\$457,000	\$191,770	41.96	\$383,541	\$63,057	\$393,943	\$202,837	1.942	1,922	\$204.97	'WC1
Totals:			\$3,409,900			\$3,409,900	\$1,697,790		\$3,395,583		\$2,804,174	\$1,765,728			\$139.89	
								Sale. Ratio =>	49.79				E.C.F. =>	1.588	Std. Deviation=>	0.321090018
								Std. Dev. =>	8.79				Ave. E.C.F. =>	1.593	Ave. Variance=>	22.8604

2026 ECF 1.58

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area				
22-23-24-302-006	29198 HEMLOCK DR	5/30/2024	\$428,250	WD	03-ARM'S LENGTH	\$428,250	\$200,630	46.85	\$401,253	\$59,294	\$368,956	\$174,468	2.115	2,178	\$169.40	'WD1				
Totals:			\$428,250			\$428,250	\$200,630		\$401,253		\$368,956	\$174,468			\$169.40					
								Sale. Ratio =>	46.85				E.C.F. =>	2.115	Std. Deviation=>	#DIV/0!				
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	2.115	Ave. Variance=>	0.0000				
													2026 ECF	1.96						
													Limited Sales							
													2022 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
22-23-24-326-002	28470 SHADYLANE	9/25/2024	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$137,060	33.84	\$274,112	\$63,209	\$341,791	\$126,289	2.706	1,424	\$240.02	'WE1
22-23-24-326-003	28380 WILDWOOD	12/13/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$185,090	49.36	\$370,179	\$71,806	\$303,194	\$178,666	1.697	1,989	\$152.44	'WE1
22-23-24-376-002	28475 SHADYLANE	8/2/2024	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$152,850	44.30	\$305,700	\$51,990	\$293,010	\$151,922	1.929	1,630	\$179.76	'WE1
22-23-24-376-008	28434 WILDWOOD	10/19/2023	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$207,110	57.53	\$414,217	\$73,153	\$286,847	\$204,229	1.405	2,201	\$130.33	'WE1
22-23-24-377-010	28553 WILDWOOD	8/16/2024	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$190,610	51.52	\$381,211	\$77,675	\$292,325	\$181,758	1.608	1,984	\$147.34	'WE1
22-23-24-401-001	28251 WILDWOOD	7/1/2024	\$464,500	WD	03-ARM'S LENGTH	\$464,500	\$292,590	62.99	\$585,180	\$79,340	\$385,160	\$302,898	1.272	3,981	\$96.75	'WE1
22-23-24-401-003	28211 WILDWOOD	7/25/2023	\$447,000	WD	03-ARM'S LENGTH	\$447,000	\$194,390	43.49	\$388,776	\$62,800	\$384,200	\$195,195	1.968	2,201	\$174.56	'WE1
22-23-24-402-014	28110 WILDWOOD	1/5/2024	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$132,690	52.24	\$265,382	\$61,675	\$192,325	\$121,980	1.577	1,129	\$170.35	'WE1
22-23-24-452-002	24528 PENROSE	3/21/2025	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$132,410	43.41	\$264,818	\$58,135	\$246,865	\$123,762	1.995	1,632	\$151.27	'WE1
22-23-24-452-013	28138 BRIAR HILL	9/28/2023	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$169,560	46.45	\$339,122	\$62,296	\$302,704	\$165,764	1.826	1,812	\$167.06	'WE1
22-23-24-453-012	28214 TEN MILE	4/1/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$220,700	63.06	\$441,394	\$67,397	\$282,603	\$223,950	1.262	1,550	\$182.32	'WE1
Totals:			\$4,040,500			\$4,040,500	\$2,015,060		\$4,030,091		\$3,311,024	\$1,976,413			\$162.93	
								Sale. Ratio =>	49.87			E.C.F. =>	1.675	Std. Deviation=>		0.412232885
								Std. Dev. =>	8.92			Ave. E.C.F. =>	1.749	Ave. Variance=>		30.4876

2026 ECF 1.67

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-151-029	23545 CANFIELD	9/23/2024	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$147,300	39.28	\$294,592	\$49,050	\$325,950	\$154,428	2.111	1,980	\$164.62	'XA1
22-23-25-176-022	23329 ELM GROVE	8/30/2024	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$180,260	52.25	\$360,521	\$41,294	\$303,706	\$200,771	1.513	1,565	\$194.06	'XA1
22-23-25-176-030	23301 ELM GROVE	2/28/2025	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$243,050	57.87	\$486,095	\$42,981	\$377,019	\$278,688	1.353	2,269	\$166.16	'XA1
Totals:			\$1,140,000			\$1,140,000	\$570,610		\$1,141,208		\$1,006,675	\$633,887			\$174.95	
							Sale. Ratio =>	50.05				E.C.F. =>	1.588		Std. Deviation=>	0.399478816
							Std. Dev. =>	9.53				Ave. E.C.F. =>	1.659		Ave. Variance=>	30.1300
													2026 ECF	1.59		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-126-005	24105 LORI	5/15/2023	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$235,870	50.19	\$471,738	\$67,352	\$402,648	\$259,221	1.553	2,859	\$140.84	'XC1
22-23-25-177-021	23509 SCOTT	11/16/2023	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$210,200	51.02	\$420,407	\$62,570	\$349,430	\$229,382	1.523	1,940	\$180.12	'XC1
22-23-25-205-004	24085 SCOTT	3/24/2025	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$192,450	48.11	\$384,894	\$64,785	\$335,215	\$205,198	1.634	2,088	\$160.54	'XC1
Totals:			\$1,282,000			\$1,282,000	\$638,520		\$1,277,039		\$1,087,293	\$693,801			\$160.50	
							Sale. Ratio =>	49.81				E.C.F. =>	1.567		Std. Deviation=>	0.057016954
							Std. Dev. =>	1.50				Ave. E.C.F. =>	1.570		Ave. Variance=>	4.2351
													2026 ECF	1.56		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-201-013	23577 W NEWELL	5/6/2024	\$404,000	WD	03-ARM'S LENGTH	\$404,000	\$207,880	51.46	\$415,757	\$57,406	\$346,594	\$186,641	1.857	2,114	\$163.95	'XD1
22-23-25-202-006	23580 W NEWELL	2/16/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$155,390	54.52	\$310,777	\$53,850	\$231,150	\$133,816	1.727	1,390	\$166.29	'XD1
22-23-25-202-008	23875 GLENCREEK DR	10/23/2023	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$148,860	50.98	\$297,711	\$55,380	\$236,620	\$126,214	1.875	1,577	\$150.04	'XD1
22-23-25-202-011	23685 GLENCREEK DR	8/2/2023	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$154,180	46.02	\$308,352	\$62,676	\$272,324	\$127,956	2.128	1,582	\$172.14	'XD1
22-23-25-203-012	23695 E NEWELL	7/28/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$145,440	49.30	\$290,888	\$54,507	\$240,493	\$123,115	1.953	1,477	\$162.83	'XD1
22-23-25-203-015	23601 E NEWELL	6/26/2024	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$215,600	59.07	\$431,192	\$52,600	\$312,400	\$197,183	1.584	2,487	\$125.61	'XD1
22-23-25-204-006	23815 E NEWELL	12/13/2024	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$179,810	45.52	\$359,623	\$54,658	\$340,342	\$158,835	2.143	2,083	\$163.39	'XD1
22-23-25-204-013	23582 E NEWELL	1/3/2025	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$197,000	44.77	\$394,006	\$55,573	\$384,427	\$176,267	2.181	1,861	\$206.57	'XD1
Totals:			\$2,811,000			\$2,811,000	\$1,404,160		\$2,808,306		\$2,364,350	\$1,230,027			\$163.85	
							Sale. Ratio =>	49.95				E.C.F. =>	1.922		Std. Deviation=>	0.212807454
							Std. Dev. =>	4.92				Ave. E.C.F. =>	1.931		Ave. Variance=>	17.0236
													2026 ECF	1.92		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-276-011	27454 BRIDLE HILLS	4/10/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$173,860	49.67	\$347,715	\$79,919	\$270,081	\$171,664	1.573	1,819	\$148.48	'XF1
Totals:			\$350,000			\$350,000	\$173,860		\$347,715		\$270,081	\$171,664			\$148.48	
								Sale. Ratio =>	49.67				E.C.F. =>	1.573	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.573	Ave. Variance=>	0.0000
													2026 ECF	1.56		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-101-060	24583 MILLCREEK DR	2/23/2024	\$436,000	WD	03-ARM'S LENGTH	\$436,000	\$205,120	47.05	\$410,234	\$77,567	\$358,433	\$279,552	1.282	2,203	\$162.70	'XJ1
22-23-25-226-028	27414 CRANBROOK	10/27/2023	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$273,970	54.79	\$547,940	\$80,689	\$419,311	\$392,647	1.068	2,582	\$162.40	'XJ1
22-23-25-227-011	23795 STONY CREEK	8/30/2024	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$278,050	47.13	\$556,099	\$86,575	\$503,425	\$394,557	1.276	2,583	\$194.90	'XJ1
Totals:			\$1,526,000			\$1,526,000	\$757,140			\$1,514,273	\$1,281,169	\$1,066,756			\$173.33	
								Sale. Ratio =>	49.62				E.C.F. =>	1.201	Std. Deviation=>	0.121940944
								Std. Dev. =>	4.45				Ave. E.C.F. =>	1.209	Ave. Variance=>	9.3839
													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
22-23-26-102-042	31237 LEELANE	11/9/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$222,330	63.52	\$444,665	\$40,385	\$309,615	\$182,932	1.693	1,896	\$163.30	'YA1
22-23-26-102-044	31205 LEELANE	7/12/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$150,550	50.18	\$301,102	\$40,432	\$259,568	\$117,950	2.201	1,448	\$179.26	'YA1
22-23-26-102-052	30824 WESTHILL	3/28/2024	\$432,500	WD	03-ARM'S LENGTH	\$432,500	\$237,910	55.01	\$475,820	\$49,167	\$383,333	\$193,055	1.986	1,486	\$257.96	'YA1
22-23-26-132-008	30598 LAMAR	9/6/2024	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$132,680	39.84	\$265,355	\$51,445	\$281,555	\$96,791	2.909	1,665	\$169.10	'YA1
22-23-26-152-023	31213 LAMAR	6/16/2023	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$181,060	51.44	\$362,114	\$42,981	\$309,019	\$144,404	2.140	1,344	\$229.92	'YA1
22-23-26-201-031	30354 LAMAR	11/15/2024	\$327,500	WD	03-ARM'S LENGTH	\$327,500	\$140,200	42.81	\$280,404	\$41,905	\$285,595	\$107,918	2.646	1,326	\$215.38	'YA1
22-23-26-202-009	24112 DUNCAN	3/8/2024	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$142,340	52.33	\$284,674	\$41,620	\$230,380	\$109,979	2.095	1,422	\$162.01	'YA1
22-23-26-204-019	23814 BARFIELD	9/10/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$163,500	51.09	\$326,991	\$40,683	\$279,317	\$129,551	2.156	1,838	\$151.97	'YA1
22-23-26-227-018	23863 MIDDLEBELT	10/31/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$130,850	54.52	\$261,703	\$44,418	\$195,582	\$98,319	1.989	1,765	\$110.81	'YA1
22-23-26-252-003	30215 STOCKTON	6/20/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$143,840	45.66	\$287,674	\$40,342	\$274,658	\$111,914	2.454	1,494	\$183.84	'YA1
22-23-26-252-009	23472 N STOCKTON	9/6/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$168,580	51.87	\$337,154	\$40,342	\$284,658	\$134,304	2.120	1,866	\$152.55	'YA1
22-23-26-254-002	23724 BARFIELD	5/31/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$128,490	42.83	\$256,985	\$41,808	\$258,192	\$97,365	2.652	1,050	\$245.90	'YA1
22-23-26-254-004	23682 BARFIELD	11/6/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$145,680	53.96	\$291,361	\$40,309	\$229,691	\$113,598	2.022	1,652	\$139.04	'YA1
22-23-26-254-008	23612 BARFIELD	12/10/2024	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$154,620	51.56	\$309,246	\$40,342	\$259,558	\$121,676	2.133	1,630	\$159.24	'YA1
22-23-26-254-009	23488 BARFIELD	3/19/2024	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$131,540	51.38	\$263,072	\$40,403	\$215,597	\$100,755	2.140	1,215	\$177.45	'YA1
22-23-26-327-044	23045 HAYNES	4/26/2024	\$336,000	WD	03-ARM'S LENGTH	\$336,000	\$131,830	39.24	\$263,669	\$39,372	\$296,628	\$101,491	2.923	1,149	\$258.16	'YA1
22-23-26-327-048	30624 SHIAWASSEE	7/24/2023	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$124,190	48.51	\$248,371	\$48,518	\$207,482	\$90,431	2.294	1,016	\$204.21	'YA1
22-23-26-327-070	30618 SHIAWASSEE	2/20/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$125,960	42.70	\$251,916	\$41,610	\$253,390	\$95,161	2.663	1,272	\$199.21	'YA1
22-23-26-328-020	23054 HAYNES	5/5/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$136,620	47.11	\$273,239	\$42,814	\$247,186	\$104,264	2.371	1,153	\$214.39	'YA1
22-23-26-328-075	23217 SPRINGBROOK	7/7/2023	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$163,130	49.45	\$326,263	\$41,248	\$288,652	\$128,966	2.238	1,409	\$204.86	'YA1
22-23-26-329-011	23162 SPRINGBROOK	2/3/2025	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$80,080	51.66	\$160,154	\$37,983	\$117,017	\$55,280	2.117	856	\$136.70	'YA1
22-23-26-329-046	22969 TUCK	11/27/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$173,650	57.88	\$347,296	\$44,601	\$255,399	\$136,966	1.865	1,979	\$129.05	'YA1
22-23-26-401-013	23158 TUCK	9/6/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$98,370	42.77	\$196,744	\$39,445	\$190,555	\$71,176	2.677	918	\$207.58	'YA1
22-23-26-402-031	22965 ASHLEY	9/13/2023	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$165,890	52.50	\$331,770	\$44,214	\$271,786	\$130,115	2.089	1,789	\$151.92	'YA1
22-23-26-402-034	22929 ASHLEY	12/18/2023	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$126,200	45.91	\$252,404	\$40,275	\$234,625	\$95,985	2.444	1,050	\$223.45	'YA1
22-23-26-404-015	22802 MONTCLAIR	3/19/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$128,870	46.03	\$257,738	\$41,808	\$238,192	\$97,705	2.438	1,050	\$226.85	'YA1
22-23-26-404-024	22943 GLENMOOR HEIGHTS	6/28/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$116,310	47.47	\$232,618	\$39,466	\$205,534	\$87,399	2.352	1,215	\$169.16	'YA1
22-23-26-404-025	22931 GLENMOOR HEIGHTS	2/29/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$132,720	44.99	\$265,448	\$40,242	\$254,758	\$101,903	2.500	1,310	\$194.47	'YA1
22-23-26-405-004	30027 FINK	3/15/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$114,960	63.87	\$229,923	\$42,787	\$137,213	\$84,676	1.620	1,034	\$132.70	'YA1
22-23-26-405-009	23152 GLENMOOR HEIGHTS	8/15/2024	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$126,990	41.64	\$253,983	\$40,665	\$264,335	\$96,523	2.739	1,322	\$199.95	'YA1
22-23-26-405-022	22926 GLENMOOR HEIGHTS	10/24/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$131,240	46.87	\$262,486	\$41,546	\$238,454	\$99,972	2.385	1,352	\$176.37	'YA1
22-23-26-426-014	23045 PURDUE	9/13/2023	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$116,380	45.46	\$232,761	\$39,508	\$216,492	\$87,444	2.476	1,034	\$209.37	'YA1
22-23-26-426-016	23021 PURDUE	1/10/2025	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$90,100	46.21	\$180,202	\$40,428	\$154,572	\$63,246	2.444	912	\$169.49	'YA1
22-23-26-427-009	23116 PURDUE	9/26/2023	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$138,460	73.26	\$276,910	\$42,007	\$146,993	\$106,290	1.383	1,326	\$110.85	'YA1
22-23-26-427-014	23044 PURDUE	11/20/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$139,470	43.58	\$278,932	\$43,532	\$276,468	\$106,515	2.596	1,326	\$208.50	'YA1
22-23-26-428-035	23081 ALBION	9/20/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$93,520	43.50	\$187,038	\$39,151	\$175,849	\$66,917	2.628	1,032	\$170.40	'YA1
22-23-26-429-034	23141 TULANE	11/2/2023	\$205,500	WD	03-ARM'S LENGTH	\$205,500	\$109,750	53.41	\$219,507	\$42,031	\$163,469	\$80,305	2.036	864	\$189.20	'YA1
22-23-26-429-061	23187 TULANE	6/28/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$153,600	53.89	\$307,208	\$41,610	\$243,390	\$120,180	2.025	1,442	\$168.79	'YA1
22-23-26-429-073	23021 TULANE	3/29/2024	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$123,070	51.30	\$246,133	\$39,151	\$200,749	\$93,657	2.143	1,225	\$163.88	'YA1
22-23-26-430-008	23130 TULANE	4/11/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$93,840	43.65	\$187,675	\$37,983	\$177,017	\$67,733	2.613	1,080	\$163.90	'YA1
22-23-26-430-012	23070 TULANE	12/29/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$120,380	53.50	\$240,760	\$44,667	\$180,333	\$88,729	2.032	1,194	\$151.03	'YA1
22-23-26-430-041	23020 TULANE	9/27/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$119,980	47.99	\$239,962	\$41,528	\$208,472	\$89,789	2.322	1,170	\$178.18	'YA1
22-23-26-430-046	23150 TULANE	11/15/2024	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$127,400	51.58	\$254,803	\$40,678	\$206,322	\$96,889	2.129	1,014	\$203.47	'YA1
22-23-26-451-009	29919 S STOCKTON	8/23/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$127,800	39.94	\$255,609	\$41,752	\$278,248	\$96,767	2.875	1,050	\$265.00	'YA1
22-23-26-451-011	22641 GLENMOOR HEIGHTS	7/18/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$138,490	46.95	\$276,981	\$44,449	\$250,551	\$105,218	2.381	1,515	\$165.38	'YA1
22-23-26-451-017	30226 ASTOR	10/5/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$121,900	50.79	\$243,802	\$42,305	\$197,695	\$91,175	2.168	1,215	\$162.71	'YA1
22-23-26-452-007	22736 GLENMOOR HEIGHTS	5/30/2024	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$122,000	48.82	\$244,001	\$46,339	\$203,561	\$89,439	2.276	1,215	\$167.54	'YA1
22-23-26-452-011	22662 GLENMOOR HEIGHTS	12/20/2024	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$149,550	53.03	\$299,107	\$41,752	\$240,248	\$116,450	2.063	1,515	\$158.58	'YA1
22-23-26-453-007	22535 ASHLEY	10/20/2023	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$121,830	46.15	\$243,656	\$39,445	\$224,555	\$92,403	2.430	1,215	\$184.82	'YA1
22-23-26-454-001	22548 ASHLEY	5/29/2024	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$126,490	52.92	\$252,973	\$40,829	\$198,171	\$95,992	2.064	1,050	\$188.73	'YA1
22-23-26-454-026	30054 SHIAWASSEE	8/5/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$113,410	49.31	\$226,812	\$40,317	\$189,683	\$84,386	2.248	1,215	\$156.12	'YA1
22-23-26-456-015	30237 SHIAWASSEE	1/31/2024	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$121,980	39.60	\$243,965	\$44,269	\$263,731	\$90,360	2.919	1,050	\$251.17	'YA1
22-23-26-456-016	30225 SHIAWASSEE	8/9/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$129,510	61.67	\$259,028	\$41,582	\$168,418	\$98,391	1.712	1,326	\$127.01	'YA1
22-23-26-476-007	22771 PURDUE	7/31/2023	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$73,140	42.52	\$146,279	\$37,983	\$134,017	\$49,002	2.735	720	\$186.13	'YA1
22-23-26-476-018	22601 PURDUE	7/16/2024	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$89,410	60.01	\$178,814	\$41,243	\$107,757	\$62,249	1.731	914	\$117.90	'YA1
22-23-26-477-023	22801 COLGATE	11/18/2024	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$68,210	48.72	\$136,410	\$37,983	\$102,017	\$44,537	2.291	720	\$141.69	'YA1
22-23-26-478-006	22798 COLGATE	6/26/2024	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$119,720	92.09	\$239,432	\$38,061	\$91,939	\$91,118	1.009	1,460	\$62.97	'YA1
22-23-26-478-046	22741 ALBION	1/10/2025	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$54,560	55.96	\$109,119	\$38,949	\$58,551	\$31,751	1.844	486	\$120.48	'YA1
22-23-26-478-049	22615 ALBION	4/23/2024	\$235,000	MLC	03-ARM'S LENGTH	\$235,000	\$109,140	46.44	\$218,277	\$38,924	\$196,076	\$81,155	2.416	1,092	\$179.56	'YA1
22-23-26-479-024	22811 TULANE	9/24/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$86,080	36.63	\$172,163	\$40,516	\$194,484	\$59,568	3.265	993	\$195.85	'YA1
22-23-26-480-042	22824 TULANE	4/24/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$102,000	46.36	\$203,994	\$41,588	\$178,412	\$73,486	2.428	1,056	\$168.95	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area		
22-23-26-128-003	24016 HAYNES	6/20/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$125,600	47.40	\$251,191	\$38,193	\$226,807	\$123,120	1.842	1,810	\$125.31	'YB1		
22-23-26-128-012	23959 SPRINGBROOK	2/29/2024	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$114,610	38.08	\$229,221	\$44,287	\$256,713	\$106,898	2.401	1,049	\$244.72	'YB1		
22-23-26-130-014	23707 CORA	10/24/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$181,930	55.98	\$363,865	\$43,758	\$281,242	\$185,032	1.520	1,470	\$191.32	'YB1		
22-23-26-132-017	23609 SPRINGBROOK	4/21/2023	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$141,100	42.77	\$282,190	\$42,781	\$287,119	\$138,386	2.075	1,573	\$182.53	'YB1		
22-23-26-276-022	29724 LINDEN	3/5/2025	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$165,470	56.09	\$330,944	\$42,044	\$252,956	\$166,994	1.515	1,404	\$180.17	'YB1		
22-23-26-277-012	23245 TULANE	7/28/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$199,590	57.03	\$399,178	\$42,981	\$307,019	\$205,894	1.491	2,202	\$139.43	'YB1		
Totals:			\$1,865,900			\$1,865,900	\$928,300		\$1,856,589		\$1,611,856	\$926,324			\$177.25			
								Sale. Ratio =>	49.75					E.C.F. =>	1.740	Std. Deviation=>		0.372529645
								Std. Dev. =>	8.03					Ave. E.C.F. =>	1.807	Ave. Variance=>		29.8755

2026 ECF 1.73

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
22-23-06-200-017	38207 FOURTEEN MILE	9/7/2023	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$139,100	44.87	\$278,193	\$90,579	\$219,421	\$93,807	2.339	1,248	\$175.82	'0A1
22-23-08-351-028	36856 TWELVE MILE	9/6/2023	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$149,590	43.36	\$299,178	\$50,436	\$294,564	\$124,371	2.368	1,718	\$171.46	'0A1
22-23-22-353-012	24306 FARMINGTON	1/2/2024	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$141,680	81.90	\$283,356	\$61,656	\$111,344	\$110,850	1.004	1,579	\$70.52	'0A1
22-23-22-353-013	24290 FARMINGTON	2/6/2024	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$195,190	43.38	\$390,380	\$81,078	\$368,922	\$154,651	2.386	1,584	\$232.91	'0A1
22-23-23-351-007	24560 ORCHARD LAKE	2/14/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$125,820	41.94	\$251,631	\$71,073	\$228,927	\$90,279	2.536	1,378	\$166.13	'0A1
22-23-25-126-036	29087 TEN MILE	2/16/2024	\$258,600	WD	03-ARM'S LENGTH	\$258,600	\$128,260	49.60	\$256,513	\$65,039	\$193,561	\$95,737	2.022	1,260	\$153.62	'0A1
22-23-33-376-083	20823 GILL	1/13/2025	\$554,639	WD	03-ARM'S LENGTH	\$554,639	\$333,480	60.13	\$666,960	\$58,824	\$495,815	\$304,068	1.631	2,468	\$200.90	'0A1
22-23-34-177-020	21655 POWER	11/29/2023	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$51,830	45.07	\$103,656	(\$21,468)	\$136,468	\$62,562	2.181	938	\$145.49	'0A1
22-23-34-177-025	32420 COLFAX	10/27/2023	\$394,410	WD	03-ARM'S LENGTH	\$394,410	\$181,870	46.11	\$363,739	\$38,061	\$356,349	\$162,839	2.188	2,500	\$142.54	'0A1
Totals:			\$2,900,649			\$2,900,649	\$1,446,820		\$2,893,606		\$2,405,371	\$1,199,164			\$162.15	
							Sale. Ratio =>	49.88				E.C.F. =>	2.006		Std. Deviation=>	0.47893808
							Std. Dev. =>	12.91				Ave. E.C.F. =>	2.073		Ave. Variance=>	34.7018

2026 ECF 2.00

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
22-23-17-301-015	36933 HOWARD	7/6/2023	\$1,770,000	WD	03-ARM'S LENGTH	\$1,770,000	\$897,050	50.68	\$1,794,102	\$160,590	\$1,609,410	\$1,498,634	1.074	6,497	\$247.72	'0Q1
22-23-17-401-037	35903 HOWARD	3/21/2025	\$587,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$587,500	\$282,070	48.01	\$564,136	\$219,023	\$368,477	\$302,731	1.217	1,972	\$186.85	'0Q1
Totals:			\$2,357,500			\$2,357,500	\$1,179,120		\$2,358,238		\$1,977,887	\$1,801,365			\$217.29	
								Sale. Ratio =>	50.02				E.C.F. =>	1.098	Std. Deviation=>	0.101298932
								Std. Dev. =>	1.89				Ave. E.C.F. =>	1.146	Ave. Variance=>	7.1629

2026 ECF 1.09

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-28-326-027	34456 BEECHWOOD	10/25/2024	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$180,440	42.96	\$360,879	\$76,794	\$343,206	\$207,361	1.655	1,865	\$184.02	'1A1	
22-23-29-253-020	23300 HILLVIEW	3/7/2024	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$307,440	68.32	\$614,874	\$84,776	\$365,224	\$386,932	0.944	2,475	\$147.57	'1A1	
22-23-29-427-010	35646 VALLEY CREEK	4/12/2023	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$230,540	47.05	\$461,089	\$73,223	\$416,777	\$283,113	1.472	2,298	\$181.37	'1A1	
22-23-29-451-010	22417 WALSINGHAM	5/5/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$243,570	60.89	\$487,149	\$77,646	\$322,354	\$298,907	1.078	2,650	\$121.64	'1A1	
22-23-29-452-003	22414 WALSINGHAM	3/6/2025	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$224,730	52.88	\$449,465	\$74,601	\$350,399	\$273,623	1.281	2,858	\$122.60	'1A1	
22-23-29-453-007	22416 HEATHERSETT CRESCENT	5/15/2023	\$488,500	WD	03-ARM'S LENGTH	\$488,500	\$208,340	42.65	\$416,673	\$87,170	\$401,330	\$240,513	1.669	2,660	\$150.88	'1A1	
22-23-29-453-011	36115 CASTLEMEADOW	12/9/2024	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$232,020	38.99	\$464,046	\$74,351	\$520,649	\$284,448	1.830	2,732	\$190.57	'1A1	
Totals:			\$3,268,500			\$3,268,500	\$1,627,080		\$3,254,175		\$2,719,939	\$1,974,897			\$156.95		
								Sale. Ratio ==>	49.78				E.C.F. ==>	1.377	Std. Deviation==>	0.329389954	
								Std. Dev. ==>	10.75				Ave. E.C.F. ==>	1.418	Ave. Variance==>	27.2125	
													2026 ECF	1.37			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-29-326-022	36540 ECHO	8/28/2024	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$217,690	53.10	\$435,385	\$89,396	\$320,604	\$235,366	1.362	1,983	\$161.68	'1C1
22-23-29-351-003	37300 TINA	8/3/2023	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$231,680	49.29	\$463,366	\$77,760	\$392,240	\$262,317	1.495	2,762	\$142.01	'1C1
22-23-29-352-014	37065 TINA	6/27/2023	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$213,330	50.79	\$426,662	\$91,453	\$328,547	\$228,033	1.441	2,528	\$129.96	'1C1
22-23-29-353-011	36830 ELIA	11/22/2024	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$236,320	50.82	\$472,642	\$83,252	\$381,748	\$264,891	1.441	3,028	\$126.07	'1C1
22-23-29-376-008	22487 VACRI	4/14/2023	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$173,870	39.52	\$347,738	\$78,668	\$361,332	\$183,040	1.974	1,595	\$226.54	'1C1
22-23-29-377-007	36740 DINA	5/5/2023	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$223,530	56.59	\$447,069	\$81,831	\$313,169	\$248,461	1.260	2,690	\$116.42	'1C1
22-23-29-377-011	36711 DINA	11/3/2023	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$260,990	55.53	\$521,987	\$97,169	\$372,831	\$288,991	1.290	3,220	\$115.79	'1C1
22-23-29-377-017	22494 VACRI	10/28/2024	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$196,830	48.60	\$393,652	\$85,856	\$319,144	\$209,385	1.524	1,848	\$172.70	'1C1
22-23-29-377-021	36672 ALMOND	3/20/2025	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$180,220	49.11	\$360,438	\$87,731	\$279,269	\$185,514	1.505	1,576	\$177.20	'1C1
22-23-29-377-034	22765 CLEAR LAKE	11/15/2024	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$198,540	46.17	\$397,084	\$93,091	\$336,909	\$206,797	1.629	2,144	\$157.14	'1C1
Totals:			\$4,272,000			\$4,272,000	\$2,133,000		\$4,266,023		\$3,405,793	\$2,312,795			\$152.55	
								Sale. Ratio =>	49.93			E.C.F. =>	1.473	Std. Deviation=>		0.202450363
								Std. Dev. =>	4.86			Ave. E.C.F. =>	1.492	Ave. Variance=>		13.3347

2026 ECF 1.47

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-30-453-021	38372 LANA CT	7/7/2023	\$505,500	WD	03-ARM'S LENGTH	\$505,500	\$216,650	42.86	\$433,298	\$95,262	\$410,238	\$258,042	1.590	2,486	\$165.02	'2A1
22-23-31-128-006	38662 WAKEFIELD	8/2/2023	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$208,460	47.38	\$416,912	\$78,762	\$361,238	\$258,129	1.399	2,931	\$123.25	'2A1
22-23-31-129-005	38663 WAKEFIELD	10/2/2024	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$295,220	50.90	\$590,449	\$93,165	\$486,835	\$379,606	1.282	2,646	\$183.99	'2A1
22-23-31-132-003	22162 HEATHERIDGE LN	12/6/2024	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$259,200	48.91	\$518,392	\$76,325	\$453,675	\$337,455	1.344	3,097	\$146.49	'2A1
22-23-31-132-006	22056 HEATHERIDGE LN	7/21/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$241,650	56.86	\$483,306	\$83,544	\$341,456	\$305,161	1.119	2,655	\$128.61	'2A1
22-23-31-176-002	38815 CHESHIRE	7/25/2023	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$277,530	60.33	\$555,067	\$84,873	\$375,127	\$358,926	1.045	2,723	\$137.76	'2A1
22-23-31-177-025	21762 HEATHERIDGE LN	1/14/2025	\$682,000	WD	03-ARM'S LENGTH	\$682,000	\$255,780	37.50	\$511,556	\$86,890	\$595,110	\$324,172	1.836	3,047	\$195.31	'2A1
22-23-31-177-032	38605 DEERWOOD	7/17/2024	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$239,990	50.52	\$479,986	\$81,325	\$393,675	\$304,321	1.294	2,748	\$143.26	'2A1
22-23-31-178-003	21605 PARKWOOD LN	5/25/2023	\$502,000	WD	03-ARM'S LENGTH	\$502,000	\$291,280	58.02	\$582,563	\$80,524	\$421,476	\$383,235	1.100	3,029	\$139.15	'2A1
Totals:			\$4,599,500			\$4,599,500	\$2,285,760		\$4,571,529		\$3,838,830	\$2,909,047			\$151.43	
								Sale. Ratio =>	49.70			E.C.F. =>	1.320	Std. Deviation=>		0.252599838
								Std. Dev. =>	7.36			Ave. E.C.F. =>	1.334	Ave. Variance=>		18.4875

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
22-23-30-401-002	38060 ERIC	3/10/2025	\$477,000	WD	03-ARM'S LENGTH	\$477,000	\$252,390	52.91	\$504,771	\$82,409	\$394,591	\$277,869	1.420	2,699	\$146.20	'2B1
22-23-30-401-008	38031 ERIC	11/8/2024	\$549,500	WD	03-ARM'S LENGTH	\$549,500	\$257,630	46.88	\$515,269	\$81,137	\$468,363	\$285,613	1.640	2,208	\$212.12	'2B1
22-23-30-401-014	23033 FOX CREEK	6/3/2024	\$482,500	WD	03-ARM'S LENGTH	\$482,500	\$229,890	47.65	\$459,775	\$75,575	\$406,925	\$252,763	1.610	2,034	\$200.06	'2B1
22-23-30-402-010	23028 FOX CREEK	6/10/2024	\$546,500	WD	03-ARM'S LENGTH	\$546,500	\$261,130	47.78	\$522,251	\$81,129	\$465,371	\$290,211	1.604	2,915	\$159.65	'2B1
22-23-30-402-018	37858 WINDWOOD	12/22/2023	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$262,380	49.51	\$524,761	\$75,856	\$454,144	\$295,332	1.538	2,907	\$156.22	'2B1
22-23-30-404-005	37985 BRADLEY	2/8/2024	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$249,990	48.54	\$499,987	\$75,950	\$439,050	\$278,971	1.574	2,425	\$181.05	'2B1
22-23-30-426-004	23277 FOX CREEK	7/1/2024	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$209,380	47.59	\$418,753	\$75,856	\$364,144	\$225,590	1.614	1,972	\$184.66	'2B1
22-23-30-428-017	23028 WILLOWBROOK	8/25/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$231,970	51.55	\$463,942	\$76,043	\$373,957	\$255,196	1.465	2,254	\$165.91	'2B1
22-23-30-428-021	22956 WILLOWBROOK	6/14/2023	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$248,350	47.30	\$496,706	\$75,856	\$449,144	\$276,875	1.622	2,898	\$154.98	'2B1
22-23-30-429-007	23181 BAYPOINT	5/24/2024	\$513,000	WD	03-ARM'S LENGTH	\$513,000	\$231,660	45.16	\$463,325	\$75,950	\$437,050	\$254,851	1.715	2,526	\$173.02	'2B1
22-23-30-430-002	37935 BRADLEY	6/4/2024	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$256,210	51.24	\$512,411	\$77,385	\$422,615	\$286,201	1.477	2,350	\$179.84	'2B1
22-23-30-454-004	22763 SHADOWGLEN	9/15/2023	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$260,120	54.19	\$520,249	\$74,919	\$405,081	\$292,980	1.383	2,945	\$137.55	'2B1
22-23-30-454-008	37872 BAYWOOD	10/12/2023	\$403,000	WD	03-ARM'S LENGTH	\$403,000	\$241,360	59.89	\$482,718	\$79,980	\$323,020	\$264,959	1.219	2,445	\$132.11	'2B1
22-23-30-455-001	38035 BAYWOOD	8/18/2023	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$260,630	49.64	\$521,258	\$84,919	\$440,081	\$287,065	1.533	2,895	\$152.01	'2B1
22-23-30-476-008	37605 RIVER BEND	4/26/2024	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$258,190	53.79	\$516,371	\$87,646	\$392,354	\$282,055	1.391	2,691	\$145.80	'2B1
22-23-30-477-002	22716 SHADOWGLEN	11/15/2023	\$426,500	WD	03-ARM'S LENGTH	\$426,500	\$268,390	62.93	\$536,773	\$88,580	\$337,920	\$294,863	1.146	2,297	\$147.11	'2B1
22-23-30-478-005	22677 SHADOWGLEN	12/15/2023	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$209,250	45.99	\$418,490	\$79,019	\$375,981	\$223,336	1.683	2,522	\$149.08	'2B1
22-23-30-478-012	22495 SHADOWGLEN	7/7/2023	\$439,000	WD	03-ARM'S LENGTH	\$439,000	\$243,240	55.41	\$486,489	\$80,309	\$358,691	\$267,223	1.342	2,788	\$128.66	'2B1
22-23-30-478-013	37816 BAYWOOD	6/16/2023	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$212,020	43.27	\$424,048	\$80,843	\$409,157	\$225,792	1.812	2,107	\$194.19	'2B1
22-23-30-479-011	22432 HEATHERWOOD	5/23/2024	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$238,340	47.20	\$476,675	\$79,154	\$425,846	\$261,526	1.628	2,512	\$169.52	'2B1
22-23-30-479-016	37477 BAYWOOD	3/12/2024	\$543,000	WD	03-ARM'S LENGTH	\$543,000	\$245,990	45.30	\$491,972	\$75,856	\$467,144	\$273,760	1.706	2,721	\$171.68	'2B1
Totals:			\$10,275,000			\$10,275,000	\$5,128,510		\$10,256,994		\$8,610,629	\$5,653,031			\$163.88	
							Sale. Ratio ==>	49.91				E.C.F. ==>	1.523		Std. Deviation==>	0.16718216
							Std. Dev. ==>	4.94				Ave. E.C.F. ==>	1.530		Ave. Variance==>	13.2764

2026 ECF 1.52

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-31-132-016	22085 LUJON DR	9/27/2023	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$409,410	61.11	\$818,816	\$136,298	\$533,702	\$656,267	0.813	3,413	\$156.37	'3B1	
22-23-31-251-007	21679 BEAUFORD LN	3/4/2025	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$239,140	45.55	\$478,277	\$102,932	\$422,068	\$360,908	1.169	2,347	\$179.83	'3B1	
22-23-31-251-011	38261 KLARR	12/4/2023	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$210,240	35.63	\$420,487	\$97,134	\$492,866	\$310,916	1.585	3,010	\$163.74	'3B1	
22-23-31-251-017	21480 LUJON CT	10/30/2024	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$476,410	52.93	\$952,819	\$102,506	\$797,494	\$817,608	0.975	4,057	\$196.57	'3B1	
Totals:			\$2,685,000			\$2,685,000	\$1,335,200		\$2,670,399		\$2,246,130	\$2,145,699			\$174.13		
								Sale. Ratio =>	49.73					E.C.F. =>	1.047	Std. Deviation=>	0.333103146
								Std. Dev. =>	10.84					Ave. E.C.F. =>	1.136	Ave. Variance=>	24.1507

2026 ECF 1.04

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-31-202-003	22390 INNSBROOK	5/31/2023	\$425,313	WD	03-ARM'S LENGTH	\$425,313	\$209,800	49.33	\$419,594	\$78,199	\$347,114	\$209,444	1.657	2,604	\$133.30	'3C1
22-23-31-202-015	37909 W MEADOWHILL	6/2/2023	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$211,400	55.63	\$422,798	\$75,856	\$304,144	\$212,847	1.429	2,440	\$124.65	'3C1
22-23-31-203-003	38040 W MEADOWHILL	9/25/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$220,240	51.82	\$440,476	\$79,605	\$345,395	\$221,393	1.560	2,604	\$132.64	'3C1
22-23-31-203-014	37832 W GREENWOOD	10/31/2023	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$223,660	50.26	\$447,325	\$81,532	\$363,468	\$224,412	1.620	2,708	\$134.22	'3C1
22-23-31-226-018	37458 E MEADOWHILL	10/28/2024	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$243,390	46.36	\$486,772	\$91,845	\$433,155	\$242,286	1.788	1,882	\$230.16	'3C1
22-23-31-226-023	22320 INNSBROOK	4/5/2023	\$579,000	WD	03-ARM'S LENGTH	\$579,000	\$230,420	39.80	\$460,844	\$85,387	\$493,613	\$230,341	2.143	2,662	\$185.43	'3C1
22-23-31-227-006	22330 INNSBROOK	6/4/2024	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$217,360	49.40	\$434,716	\$79,371	\$360,629	\$218,003	1.654	2,440	\$147.80	'3C1
22-23-31-228-006	22315 INNSBROOK	3/28/2025	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$218,910	52.12	\$437,819	\$78,199	\$341,801	\$220,625	1.549	2,440	\$140.08	'3C1
22-23-31-228-013	37724 E GREENWOOD	11/1/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$215,120	50.62	\$430,240	\$79,933	\$345,067	\$214,912	1.606	2,440	\$141.42	'3C1
22-23-31-276-040	37700 W MEADOWHILL	8/31/2023	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$277,520	52.36	\$555,041	\$101,594	\$428,406	\$278,188	1.540	2,638	\$162.40	'3C1
22-23-31-277-009	21615 GLENWILD	10/26/2023	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$240,910	57.36	\$481,828	\$76,794	\$343,206	\$248,487	1.381	2,494	\$137.61	'3C1
22-23-31-278-012	37715 W MEADOWHILL	6/6/2024	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$233,100	46.16	\$466,195	\$79,623	\$425,377	\$237,160	1.794	1,883	\$225.90	'3C1
22-23-31-278-017	37677 W MEADOWHILL	8/16/2024	\$542,000	WD	03-ARM'S LENGTH	\$542,000	\$252,690	46.62	\$505,370	\$78,059	\$463,941	\$262,153	1.770	2,516	\$184.40	'3C1
22-23-31-278-024	37609 W MEADOWHILL	7/19/2023	\$513,000	WD	03-ARM'S LENGTH	\$513,000	\$258,930	50.47	\$517,863	\$88,387	\$424,613	\$263,482	1.612	2,593	\$163.75	'3C1
22-23-31-278-035	21890 GLENWILD	6/17/2024	\$447,000	WD	03-ARM'S LENGTH	\$447,000	\$233,770	52.30	\$467,536	\$76,137	\$370,863	\$240,122	1.544	2,330	\$159.17	'3C1
Totals:			\$7,021,313			\$7,021,313	\$3,487,220		\$6,974,417		\$5,790,792	\$3,523,855			\$160.20	
								Sale. Ratio ==>	49.67			E.C.F. ==>	1.643	Std. Deviation==>		0.181913873
								Std. Dev. ==>	4.22			Ave. E.C.F. ==>	1.643	Ave. Variance==>		12.6281
													2026 ECF	1.63		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-31-251-004	21603 BEAUFORD LN	9/16/2024	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$343,160	52.79	\$686,313	\$89,051	\$560,949	\$368,680	1.522	3,639	\$154.15	'3D1
22-23-31-326-001	38695 NORTHFARM	5/18/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$269,710	67.43	\$539,410	\$77,929	\$322,071	\$284,864	1.131	3,224	\$99.90	'3D1
22-23-31-326-015	21276 WOODHILL	11/22/2024	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$250,170	53.23	\$500,336	\$84,868	\$385,132	\$256,461	1.502	2,696	\$142.85	'3D1
22-23-31-326-021	38531 NORTHFARM	4/5/2023	\$516,000	WD	03-ARM'S LENGTH	\$516,000	\$313,390	60.73	\$626,786	\$83,765	\$432,235	\$335,198	1.289	3,475	\$124.38	'3D1
22-23-31-327-008	21293 WOODHILL	8/16/2024	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$237,830	49.55	\$475,662	\$85,616	\$394,384	\$240,769	1.638	2,405	\$163.99	'3D1
22-23-31-327-012	21261 WOODHILL	4/21/2023	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$207,240	44.57	\$414,488	\$91,962	\$373,038	\$199,090	1.874	2,288	\$163.04	'3D1
22-23-31-327-013	21253 WOODHILL	12/6/2024	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$222,730	43.67	\$445,467	\$75,082	\$434,918	\$228,632	1.902	2,663	\$163.32	'3D1
22-23-31-401-021	21356 LUJON DR	10/11/2023	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$229,420	39.90	\$458,835	\$76,794	\$498,206	\$235,827	2.113	1,893	\$263.18	'3D1
22-23-31-401-024	21238 LUJON DR	11/13/2023	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$201,290	40.26	\$402,582	\$75,507	\$424,493	\$201,898	2.103	1,775	\$239.15	'3D1
Totals:			\$4,566,000			\$4,566,000	\$2,274,940		\$4,549,879		\$3,825,426	\$2,351,419			\$168.22	
								Sale. Ratio =>	49.82			E.C.F. =>	1.627	Std. Deviation=>		0.347367984
								Std. Dev. =>	9.38			Ave. E.C.F. =>	1.675	Ave. Variance=>		28.7161

2026 ECF 1.62

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-31-376-014	38515 RHONSWOOD	10/26/2023	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$290,590	54.83	\$581,184	\$87,174	\$442,826	\$272,933	1.622	2,060	\$214.96	'3E1
22-23-31-377-002	38565 SILKEN GLEN	10/4/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$190,610	47.65	\$381,218	\$74,780	\$325,220	\$169,302	1.921	1,815	\$179.18	'3E1
22-23-31-378-011	38649 SOUTHFARM LN	11/4/2024	\$373,000	WD	03-ARM'S LENGTH	\$373,000	\$193,990	52.01	\$387,984	\$81,714	\$291,286	\$169,209	1.721	1,680	\$173.38	'3E1
22-23-31-378-012	38627 SOUTHFARM LN	2/5/2025	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$274,240	49.86	\$548,473	\$79,688	\$470,312	\$258,997	1.816	2,833	\$166.01	'3E1
22-23-31-378-014	38575 SOUTHFARM LN	11/8/2024	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$241,400	50.82	\$482,800	\$79,605	\$395,395	\$222,759	1.775	1,968	\$200.91	'3E1
22-23-31-378-016	20757 LUJON DR	2/26/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$200,280	50.07	\$400,556	\$84,278	\$315,722	\$174,739	1.807	1,935	\$163.16	'3E1
22-23-31-401-033	38108 TRALEE TR	2/28/2025	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$197,680	41.18	\$395,357	\$73,164	\$406,836	\$178,007	2.286	2,209	\$184.17	'3E1
22-23-31-401-041	37972 TRALEE TR	3/4/2024	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$262,370	58.96	\$524,743	\$76,772	\$368,228	\$247,497	1.488	2,108	\$174.68	'3E1
22-23-31-402-004	38259 TRALEE TR	5/22/2023	\$431,000	WD	03-ARM'S LENGTH	\$431,000	\$195,710	45.41	\$391,417	\$73,641	\$357,359	\$175,566	2.035	2,253	\$158.61	'3E1
22-23-31-403-010	37977 TRALEE TR	1/31/2025	\$409,000	WD	03-ARM'S LENGTH	\$409,000	\$175,880	43.00	\$351,760	\$74,237	\$334,763	\$153,327	2.183	1,782	\$187.86	'3E1
22-23-31-403-015	37956 RHONSWOOD	1/11/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$229,400	57.35	\$458,798	\$76,285	\$323,715	\$211,333	1.532	2,450	\$132.13	'3E1
22-23-31-427-005	21270 WOODFARM	10/10/2023	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$259,100	45.06	\$518,201	\$80,270	\$494,730	\$241,950	2.045	3,010	\$164.36	'3E1
22-23-31-427-011	21144 WOODFARM	3/8/2024	\$460,500	WD	03-ARM'S LENGTH	\$460,500	\$273,490	59.39	\$546,970	\$75,436	\$385,064	\$260,516	1.478	3,470	\$110.97	'3E1
22-23-31-427-014	21271 EASTFARM	11/15/2024	\$487,500	WD	03-ARM'S LENGTH	\$487,500	\$247,450	50.76	\$494,907	\$85,648	\$401,852	\$226,109	1.777	2,461	\$163.29	'3E1
22-23-31-427-017	21201 EASTFARM	6/17/2024	\$464,500	WD	03-ARM'S LENGTH	\$464,500	\$230,070	49.53	\$460,135	\$82,822	\$381,678	\$208,460	1.831	2,447	\$155.98	'3E1
22-23-31-427-027	37778 RHONSWOOD	9/10/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$191,340	47.84	\$382,685	\$73,164	\$326,836	\$171,006	1.911	1,878	\$174.03	'3E1
22-23-31-428-010	20994 EASTFARM	8/16/2024	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$281,610	51.20	\$563,218	\$77,048	\$472,952	\$268,602	1.761	2,932	\$161.31	'3E1
22-23-31-428-011	20972 EASTFARM	12/11/2024	\$487,000	WD	03-ARM'S LENGTH	\$487,000	\$206,080	42.32	\$412,166	\$74,577	\$412,423	\$186,513	2.211	2,188	\$188.49	'3E1
22-23-31-451-005	20990 LUJON DR	10/20/2023	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$281,380	56.84	\$562,757	\$75,867	\$419,133	\$269,000	1.558	3,203	\$130.86	'3E1
22-23-31-451-008	20914 LUJON DR	5/3/2024	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$227,680	51.16	\$455,357	\$75,436	\$369,564	\$209,901	1.761	2,106	\$175.48	'3E1
22-23-31-451-028	38072 CONNAUGHT	9/30/2024	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$221,610	45.69	\$443,215	\$73,421	\$411,579	\$204,306	2.015	2,169	\$189.76	'3E1
22-23-31-452-003	38235 CONNAUGHT	8/15/2024	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$221,380	44.72	\$442,762	\$78,417	\$416,583	\$201,295	2.070	2,492	\$167.17	'3E1
Totals:			\$10,237,500			\$10,237,500	\$5,093,340		\$10,186,663		\$8,524,056	\$4,681,327			\$168.94	
								Sale. Ratio =>	49.75			E.C.F. =>	1.821	Std. Deviation=>		0.233168426
								Std. Dev. =>	5.29			Ave. E.C.F. =>	1.846	Ave. Variance=>		18.7816
													2026 ECF	1.81		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-32-326-038	21232 HETKE	5/4/2023	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$379,570	49.62	\$759,140	\$79,871	\$685,129	\$595,850	1.150	3,553	\$192.83	'4A2
22-23-32-326-045	36848 TEAL	9/5/2024	\$711,000	WD	03-ARM'S LENGTH	\$711,000	\$342,960	48.24	\$685,929	\$96,347	\$614,653	\$517,177	1.188	3,432	\$179.09	'4A2
22-23-32-326-049	36813 TEAL	6/23/2023	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$263,490	51.66	\$526,988	\$87,759	\$422,241	\$385,288	1.096	2,625	\$160.85	'4A2
Totals:			\$1,986,000			\$1,986,000	\$986,020		\$1,972,057		\$1,722,023	\$1,498,315			\$177.59	
								Sale. Ratio =>	49.65			E.C.F. =>	1.149		Std. Deviation=>	0.046493268
								Std. Dev. =>	1.72			Ave. E.C.F. =>	1.145		Ave. Variance=>	3.2554

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
22-23-32-102-002	22161 SHEFFIELD DR	6/2/2023	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$247,800	48.59	\$495,594	\$99,289	\$410,711	\$384,762	1.067	2,698	\$152.23	'481
22-23-32-102-003	22115 SHEFFIELD DR	12/15/2023	\$502,500	WD	03-ARM'S LENGTH	\$502,500	\$257,080	51.16	\$514,164	\$99,289	\$403,211	\$402,791	1.001	2,927	\$137.76	'481
22-23-32-102-021	21793 ASPEN CT	5/23/2023	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$209,700	47.44	\$419,393	\$97,890	\$344,110	\$312,138	1.102	1,928	\$178.48	'481
22-23-32-126-017	22242 BUCKINGHAM	6/4/2024	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$247,720	44.24	\$495,446	\$100,976	\$459,024	\$382,980	1.199	2,766	\$165.95	'481
22-23-32-151-006	21759 SHEFFIELD DR	4/11/2024	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$267,490	45.34	\$534,984	\$111,407	\$478,593	\$411,239	1.164	2,996	\$159.74	'481
22-23-32-151-035	37031 ALDGATE	12/15/2023	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$271,030	46.73	\$542,066	\$102,059	\$477,941	\$427,191	1.119	3,082	\$155.07	'481
22-23-32-151-046	21587 MANCHESTER CT	7/17/2023	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$278,330	54.04	\$556,667	\$113,285	\$401,715	\$430,467	0.933	2,721	\$147.64	'481
22-23-32-151-058	37150 ASPEN DR	5/10/2024	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$252,680	49.55	\$505,358	\$96,803	\$413,197	\$396,655	1.042	2,704	\$152.81	'481
22-23-32-151-062	37026 ASPEN DR	2/14/2024	\$528,000	WD	03-ARM'S LENGTH	\$528,000	\$275,910	52.26	\$551,817	\$105,752	\$422,248	\$433,072	0.975	3,055	\$138.22	'481
22-23-32-152-010	37199 ASPEN DR	8/8/2023	\$557,000	WD	03-ARM'S LENGTH	\$557,000	\$270,640	48.59	\$541,288	\$108,878	\$448,122	\$419,815	1.067	2,874	\$155.92	'481
22-23-32-152-013	37103 ASPEN DR	5/24/2024	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$280,460	43.15	\$560,918	\$112,608	\$537,392	\$435,252	1.235	3,020	\$177.94	'481
22-23-32-153-008	36914 KENMORE	9/29/2023	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$271,360	49.34	\$542,725	\$101,299	\$448,701	\$428,568	1.047	2,855	\$157.16	'481
22-23-32-179-023	36703 KENMORE	12/18/2023	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$556,990	58.63	\$1,113,975	\$120,221	\$829,779	\$964,809	0.860	5,388	\$154.01	'481
Totals:			\$7,444,500			\$7,444,500	\$3,687,190		\$7,374,395		\$6,074,744	\$5,829,739			\$156.38	
								Sale. Ratio =>	49.53				E.C.F. =>	1.042	Std. Deviation=>	0.1052913
								Std. Dev. =>	4.20				Ave. E.C.F. =>	1.062	Ave. Variance=>	7.9441
													2026 ECF	1.03		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-32-127-010	21934 CRESCENT	11/26/2024	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$194,960	53.86	\$389,923	\$86,716	\$275,284	\$190,696	1.444	1,900	\$144.89	'4C1	
22-23-32-176-004	21880 PARKLANE RD	5/17/2023	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$211,980	48.18	\$423,959	\$93,188	\$346,812	\$208,032	1.667	2,146	\$161.61	'4C1	
22-23-32-176-009	21826 PARKLANE CT	5/25/2023	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$226,080	48.10	\$452,160	\$93,668	\$376,332	\$225,466	1.669	2,456	\$153.23	'4C1	
22-23-32-179-007	21515 PARKLANE RD	1/10/2025	\$401,500	WD	03-ARM'S LENGTH	\$401,500	\$231,800	57.73	\$463,594	\$87,390	\$314,110	\$236,606	1.328	2,150	\$146.10	'4C1	
22-23-32-202-003	22208 WINGATE	10/13/2023	\$417,300	WD	03-ARM'S LENGTH	\$417,300	\$217,550	52.13	\$435,100	\$79,956	\$337,344	\$223,361	1.510	2,037	\$165.61	'4C1	
22-23-32-251-012	21408 PARKLANE RD	3/6/2024	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$213,920	43.22	\$427,833	\$90,419	\$404,581	\$212,210	1.907	2,120	\$190.84	'4C1	
22-23-32-252-011	21355 PARKLANE RD	12/4/2023	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$185,040	52.12	\$370,076	\$85,856	\$269,144	\$178,754	1.506	1,572	\$171.21	'4C1	
22-23-32-252-020	36254 PARKLANE CR	4/3/2024	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$226,280	56.43	\$452,563	\$89,952	\$311,048	\$228,057	1.364	2,500	\$124.42	'4C1	
22-23-32-277-007	21264 PARKLANE RD	7/25/2023	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$214,020	47.04	\$428,030	\$76,794	\$378,206	\$220,903	1.712	2,028	\$186.49	'4C1	
22-23-32-278-003	21281 PARKLANE RD	8/1/2024	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$246,610	43.26	\$493,212	\$92,945	\$477,055	\$251,740	1.895	1,867	\$255.52	'4C1	
Totals:			\$4,366,800			\$4,366,800	\$2,168,240		\$4,336,450		\$3,489,916	\$2,175,825			\$169.99		
								Sale. Ratio =>	49.65					E.C.F. =>	1.604	Std. Deviation=>	0.203909902
								Std. Dev. =>	5.07					Ave. E.C.F. =>	1.600	Ave. Variance=>	16.9885

2026 ECF 1.59

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-33-176-017	34660 BRIDGEMAN	1/18/2024	\$226,400	WD	03-ARM'S LENGTH	\$226,400	\$119,780	52.91	\$239,559	\$38,061	\$188,339	\$102,283	1.841	1,032	\$182.50	'5A1
22-23-33-201-008	22108 GILL	4/16/2023	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$111,270	51.04	\$222,549	\$48,127	\$169,873	\$88,539	1.919	1,036	\$163.97	'5A1
22-23-33-201-012	34167 NINE MILE	3/24/2025	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$144,340	37.98	\$288,675	\$40,940	\$339,060	\$125,753	2.696	1,868	\$181.51	'5A1
22-23-33-201-024	21944 GILL	11/21/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$75,670	36.03	\$151,343	\$51,718	\$158,282	\$50,571	3.130	730	\$216.82	'5A1
22-23-33-201-027	21830 GILL	6/15/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$72,740	34.64	\$145,489	\$46,398	\$163,602	\$50,300	3.253	840	\$194.76	'5A1
22-23-33-201-035	22025 CASS	9/18/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$144,960	43.93	\$289,921	\$40,631	\$289,369	\$126,543	2.287	1,438	\$201.23	'5A1
22-23-33-201-036	22005 CASS	5/26/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$155,280	51.76	\$310,560	\$43,081	\$256,919	\$135,776	1.892	1,226	\$209.56	'5A1
22-23-33-201-048	21420 GILL	10/27/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$228,260	71.33	\$456,510	\$68,997	\$251,003	\$196,707	1.276	2,663	\$94.26	'5A1
22-23-33-226-012	33604 BOSTWICK	6/5/2023	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$217,460	59.58	\$434,911	\$46,354	\$318,646	\$197,237	1.616	1,860	\$171.32	'5A1
22-23-33-231-089	33754 CADILLAC	11/19/2024	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$184,810	46.79	\$369,624	\$51,575	\$343,425	\$161,446	2.127	1,649	\$208.26	'5A1
22-23-33-231-091	33671 LONGWOOD	6/12/2024	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$164,610	45.73	\$329,217	\$46,077	\$313,923	\$143,725	2.184	1,456	\$215.61	'5A1
22-23-33-231-095	33613 LONGWOOD	2/14/2025	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$123,420	45.04	\$246,844	\$43,443	\$230,557	\$103,249	2.233	954	\$241.67	'5A1
22-23-33-277-040	33695 CADILLAC	9/18/2023	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$153,360	44.45	\$306,718	\$43,546	\$301,454	\$133,589	2.257	1,580	\$190.79	'5A1
22-23-33-277-057	33500 STOCKER	8/26/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$154,860	57.36	\$309,711	\$42,023	\$227,977	\$135,882	1.678	1,396	\$163.31	'5A1
22-23-33-279-065	33700 COLFAX	7/21/2023	\$195,950	WD	03-ARM'S LENGTH	\$195,950	\$99,200	50.63	\$198,409	\$38,061	\$157,889	\$81,394	1.940	1,056	\$149.52	'5A1
22-23-33-279-076	21466 FLANDERS	3/28/2025	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$126,340	45.61	\$252,687	\$43,443	\$233,557	\$106,215	2.199	954	\$244.82	'5A1
22-23-33-279-090	33610 COLFAX	5/22/2023	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$206,000	56.44	\$412,002	\$43,919	\$321,081	\$186,844	1.718	1,740	\$184.53	'5A1
22-23-33-279-091	33503 STOCKER	11/10/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$135,950	54.38	\$271,896	\$38,061	\$211,939	\$118,697	1.786	1,442	\$146.98	'5A1
22-23-33-301-030	21093 GILL	11/5/2024	\$476,000	WD	03-ARM'S LENGTH	\$476,000	\$251,530	52.84	\$503,054	\$41,656	\$434,344	\$234,212	1.854	2,225	\$195.21	'5A1
22-23-33-430-045	33720 KIRBY	10/30/2024	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$138,310	47.37	\$276,611	\$41,748	\$250,252	\$119,219	2.099	1,242	\$201.49	'5A1
22-23-33-476-010	33947 KIRBY	8/25/2023	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$118,090	42.19	\$236,189	\$48,174	\$231,726	\$95,439	2.428	1,291	\$179.49	'5A1
22-23-33-476-013	33631 KIRBY	7/10/2024	\$301,500	WD	03-ARM'S LENGTH	\$301,500	\$141,360	46.89	\$282,720	\$40,254	\$261,246	\$123,079	2.123	1,368	\$190.97	'5A1
22-23-33-476-015	33605 KIRBY	9/22/2023	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$124,280	50.93	\$248,568	\$45,242	\$198,758	\$103,211	1.926	1,609	\$123.53	'5A1
22-23-33-476-024	34010 EDMONTON	7/30/2024	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$174,050	50.16	\$348,105	\$39,428	\$307,572	\$156,688	1.963	2,016	\$152.57	'5A1
22-23-33-476-028	33718 EDMONTON	5/9/2024	\$152,000	CD	03-ARM'S LENGTH	\$152,000	\$111,570	73.40	\$223,140	\$46,002	\$105,998	\$89,917	1.179	1,360	\$77.94	'5A1
22-23-33-476-032	33520 EDMONTON	9/13/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$82,250	41.13	\$164,495	\$39,270	\$160,730	\$63,565	2.529	917	\$175.28	'5A1
22-23-33-477-038	20720 CASS	10/5/2023	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$133,650	54.77	\$267,309	\$45,798	\$198,202	\$112,442	1.763	1,379	\$143.73	'5A1
Totals:			\$7,827,750			\$7,827,750	\$3,893,400		\$7,786,816		\$6,625,723	\$3,342,522			\$177.84	
								Sale. Ratio =>	49.74			E.C.F. =>	1.982	Std. Deviation=>		0.467547596
								Std. Dev. =>	9.04			Ave. E.C.F. =>	2.070	Ave. Variance=>		34.3096

2026 ECF 1.97

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-33-376-063	34501 FENDT	10/31/2023	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$212,600	53.55	\$425,202	\$45,441	\$351,559	\$157,577	2.231	1,748	\$201.12	'5C1
22-23-33-402-012	21345 CASS	8/13/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,720	38.48	\$115,437	\$37,983	\$112,017	\$32,138	3.486	480	\$233.37	'5C1
22-23-33-404-012	34102 HARLOWSHIRE	4/9/2024	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$145,600	44.12	\$291,209	\$45,948	\$284,052	\$101,768	2.791	1,468	\$193.50	'5C1
22-23-33-405-006	34101 HARLOWSHIRE	7/11/2023	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$116,850	61.50	\$233,709	\$37,983	\$152,017	\$81,214	1.872	1,008	\$150.81	'5C1
22-23-33-405-020	33824 RHONSWOOD	10/11/2023	\$254,400	WD	03-ARM'S LENGTH	\$254,400	\$105,260	41.38	\$210,516	\$38,061	\$216,339	\$71,558	3.023	1,008	\$214.62	'5C1
22-23-33-405-021	33776 RHONSWOOD	5/17/2023	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$111,040	39.94	\$222,081	\$39,885	\$238,115	\$75,600	3.150	1,044	\$228.08	'5C1
22-23-33-426-006	21278 FLANDERS	6/4/2024	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$102,880	57.96	\$205,755	\$39,219	\$138,281	\$69,102	2.001	960	\$144.04	'5C1
22-23-33-426-012	21214 FLANDERS	3/4/2025	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$98,050	46.03	\$196,090	\$38,816	\$174,184	\$65,258	2.669	1,056	\$164.95	'5C1
22-23-33-430-001	34129 RHONSWOOD	6/28/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$131,890	73.27	\$263,783	\$51,260	\$128,740	\$88,183	1.460	1,119	\$115.05	'5C1
Totals:			\$2,169,900			\$2,169,900	\$1,081,890		\$2,163,782		\$1,795,304	\$742,398			\$182.84	
								Sale. Ratio =>	49.86				E.C.F. =>	2.418	Std. Deviation=>	0.66843157
								Std. Dev. =>	11.75				Ave. E.C.F. =>	2.520	Ave. Variance=>	55.9401

2026 ECF 2.41

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-33-202-025	33900 COLFAX	6/30/2023	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$133,230	49.90	\$266,455	\$43,187	\$223,813	\$136,139	1.644	1,356	\$165.05	'5H1
Totals:			\$267,000			\$267,000	\$133,230		\$266,455		\$223,813	\$136,139			\$165.05	
								Sale. Ratio ==>	49.90				E.C.F. ==>	1.644	Std. Deviation==>	#DIV/0!
								Std. Dev. ==>	#DIV/0!				Ave. E.C.F. ==>	1.644	Ave. Variance==>	0.0000
													2026 ECF	1.64		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-26-379-005	22412 HAYNES	12/22/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$146,270	59.70	\$292,539	\$40,678	\$204,322	\$149,030	1.371	1,188	\$171.99	'6A1
22-23-34-176-014	21495 MAYFIELD	6/24/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$121,800	38.06	\$243,599	\$62,928	\$257,072	\$106,905	2.405	1,503	\$171.04	'6A1
22-23-34-276-023	21407 LUNDY	10/20/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$170,300	65.50	\$340,608	\$39,682	\$220,318	\$178,062	1.237	1,884	\$116.94	'6A1
22-23-34-326-041	21073 WHITLOCK	8/16/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$112,650	38.19	\$225,291	\$56,161	\$238,839	\$100,076	2.387	1,364	\$175.10	'6A1
22-23-34-377-008	20854 WHITLOCK	11/5/2024	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$91,350	39.38	\$182,697	\$39,873	\$192,127	\$84,511	2.273	1,260	\$152.48	'6A1
22-23-34-426-003	21290 OSMUS	10/18/2023	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$73,120	41.08	\$146,244	\$50,259	\$127,741	\$56,795	2.249	640	\$199.60	'6A1
22-23-34-426-034	21105 SUNNYDALE	6/2/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$114,070	45.63	\$228,132	\$48,477	\$201,523	\$106,304	1.896	1,492	\$135.07	'6A1
22-23-34-476-001	21341 RUTH	6/27/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$117,350	52.16	\$234,708	\$38,061	\$186,939	\$116,359	1.607	1,272	\$146.96	'6A1
22-23-34-476-076	21337 ORCHARD LAKE	11/8/2024	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$109,890	34.34	\$219,778	\$51,489	\$268,511	\$99,579	2.696	1,339	\$200.53	'6A1
22-23-35-128-020	22025 SPRINGBROOK	3/17/2025	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$76,170	43.53	\$152,336	\$38,844	\$136,156	\$67,155	2.027	916	\$148.64	'6A1
22-23-35-129-008	22010 SPRINGBROOK	12/3/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$93,700	64.62	\$187,400	\$41,698	\$103,302	\$86,214	1.198	1,344	\$76.86	'6A1
22-23-35-151-013	21524 ORCHARD LAKE	2/25/2025	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$91,240	41.47	\$182,484	\$48,668	\$171,332	\$79,181	2.164	1,094	\$156.61	'6A1
22-23-35-153-009	21418 RANDALL	3/29/2024	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$318,810	53.14	\$637,629	\$82,564	\$517,436	\$328,440	1.575	2,503	\$206.73	'6A1
22-23-35-153-015	30649 RIVER GLEN	1/14/2025	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$187,440	48.69	\$374,876	\$57,974	\$327,026	\$187,515	1.744	2,614	\$125.11	'6A1
22-23-35-326-019	21131 DUNKIRK	8/17/2023	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$202,000	49.88	\$403,990	\$49,847	\$355,153	\$209,552	1.695	1,542	\$230.32	'6A1
22-23-35-326-020	21119 DUNKIRK	4/4/2023	\$177,600	WD	03-ARM'S LENGTH	\$177,600	\$88,320	49.73	\$176,649	\$37,983	\$139,617	\$82,050	1.702	1,222	\$114.25	'6A1
22-23-35-326-022	30492 SALISBURY	11/15/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$151,280	57.09	\$302,565	\$42,138	\$222,862	\$154,098	1.446	1,479	\$150.68	'6A1
22-23-35-326-023	30476 SALISBURY	2/27/2025	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$178,100	57.64	\$356,202	\$43,824	\$265,176	\$184,839	1.435	2,128	\$124.61	'6A1
22-23-35-327-015	30497 SALISBURY	1/6/2025	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$158,080	55.47	\$316,157	\$41,449	\$243,551	\$162,549	1.498	1,953	\$124.71	'6A1
22-23-35-327-022	30437 SALISBURY	8/11/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$182,940	58.08	\$365,882	\$43,645	\$271,355	\$190,672	1.423	2,182	\$124.36	'6A1
Totals:			\$5,606,600			\$5,606,600	\$2,784,880		\$5,569,766		\$4,650,358	\$2,729,886			\$152.63	
							Sale. Ratio =>	49.67				E.C.F. =>	1.703		Std. Deviation=>	0.435202406
							Std. Dev. =>	9.23				Ave. E.C.F. =>	1.801		Ave. Variance=>	36.8585

2026 ECF 1.69

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-34-251-010	21706 POWER	6/28/2024	\$203,500	WD	03-ARM'S LENGTH	\$203,500	\$95,470	46.91	\$190,933	\$45,725	\$157,775	\$66,305	2.380	943	\$167.31	'6B1	
22-23-34-401-009	21233 HUGO	9/23/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$167,810	57.87	\$335,616	\$38,061	\$251,939	\$135,869	1.854	1,368	\$184.17	'6B1	
22-23-34-402-011	21207 PARKER	7/30/2024	\$537,500	WD	03-ARM'S LENGTH	\$537,500	\$231,280	43.03	\$462,568	\$49,917	\$487,583	\$188,425	2.588	2,606	\$187.10	'6B1	
22-23-34-404-023	21324 ROBINSON	4/16/2024	\$459,000	WD	03-ARM'S LENGTH	\$459,000	\$278,430	60.66	\$556,861	\$42,310	\$416,690	\$234,954	1.773	1,803	\$231.11	'6B1	
22-23-34-404-024	31770 JUNCTION	10/6/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$97,410	38.96	\$194,815	\$38,061	\$211,939	\$71,577	2.961	960	\$220.77	'6B1	
22-23-34-408-007	21105 OSMUS	5/24/2024	\$216,500	WD	03-ARM'S LENGTH	\$216,500	\$111,440	51.47	\$222,879	\$38,061	\$178,439	\$84,391	2.114	1,240	\$143.90	'6B1	
22-23-34-408-011	21116 ROBINSON	8/23/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$96,040	41.76	\$192,083	\$45,846	\$184,154	\$66,774	2.758	836	\$220.28	'6B1	
22-23-34-408-012	21116 ROBINSON	8/23/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$110,950	48.24	\$221,891	\$75,654	\$154,346	\$66,774	2.311	836	\$184.62	'6B1	
Totals:			\$2,416,500			\$2,416,500	\$1,188,830		\$2,377,646		\$2,042,865	\$915,069			\$192.41		
								Sale. Ratio =>	49.20					E.C.F. =>	2.232	Std. Deviation=>	0.419464368
								Std. Dev. =>	7.68					Ave. E.C.F. =>	2.342	Ave. Variance=>	32.9050

2026 ECF
Std Dev

2.19

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
22-23-34-476-067	20812 SUNNYDALE	8/23/2023	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$122,860	46.98	\$245,729	\$46,213	\$215,287	\$125,481	1.716	1,098	\$196.07	'6H3
Totals:		\$261,500				\$261,500	\$122,860		\$245,729		\$215,287	\$125,481			\$196.07	
							Sale. Ratio =>	46.98				E.C.F. =>	1.716		Std. Deviation=>	#DIV/0!
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.716		Ave. Variance=>	0.0000

2026 ECF
Limited Sales
Used 6E1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-26-379-008	30590 NINE MILE	7/13/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$131,350	65.68	\$262,704	\$38,295	\$161,705	\$100,631	1.607	1,032	\$156.69	'7B1
22-23-26-379-013	22459 SPRINGBROOK	2/28/2025	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$101,060	48.12	\$202,120	\$42,057	\$167,943	\$71,777	2.340	1,044	\$160.86	'7B1
22-23-26-380-002	22496 SPRINGBROOK	2/14/2025	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$134,640	58.29	\$269,280	\$40,968	\$190,032	\$102,382	1.856	1,206	\$157.57	'7B1
22-23-26-380-011	22435 TUCK	6/13/2023	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$135,230	41.93	\$270,460	\$38,061	\$284,439	\$104,214	2.729	1,528	\$186.15	'7B1
22-23-34-251-031	32180 COLFAX	6/7/2024	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$109,580	45.47	\$219,169	\$40,452	\$200,548	\$80,142	2.502	1,104	\$181.66	'7B1
22-23-34-252-002	21814 PARKER	4/23/2024	\$331,800	WD	03-ARM'S LENGTH	\$331,800	\$139,600	42.07	\$279,202	\$43,295	\$288,505	\$105,787	2.727	1,480	\$194.94	'7B1
22-23-34-252-009	21630 PARKER	11/12/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$132,670	51.03	\$265,347	\$38,061	\$221,939	\$101,921	2.178	1,202	\$184.64	'7B1
22-23-34-252-016	21420 PARKER	8/2/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$71,980	53.32	\$143,964	\$38,973	\$96,027	\$47,081	2.040	720	\$133.37	'7B1
22-23-35-128-019	22027 SPRINGBROOK	7/31/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$83,560	52.23	\$167,112	\$40,529	\$119,471	\$56,763	2.105	816	\$146.41	'7B1
Totals:			\$2,091,300			\$2,091,300	\$1,039,670		\$2,079,358		\$1,730,609	\$770,698			\$166.92	
								Sale. Ratio =>	49.71				E.C.F. =>	2.246	Std. Deviation=>	0.381702088
								Std. Dev. =>	7.71				Ave. E.C.F. =>	2.232	Ave. Variance=>	30.5044

2026 ECF 2.23

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
22-23-35-228-005	22145 PURDUE	6/18/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$112,230	53.44	\$224,454	\$39,382	\$170,618	\$87,298	1.954	864	\$197.47	'7E1
22-23-35-229-016	21814 PURDUE	1/26/2024	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$97,040	51.34	\$194,072	\$41,424	\$147,576	\$72,003	2.050	1,006	\$146.70	'7E1
22-23-35-229-020	22121 COLGATE	12/1/2023	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$124,810	48.75	\$249,618	\$40,514	\$215,486	\$98,633	2.185	1,654	\$130.28	'7E1
22-23-35-229-026	21875 COLGATE	9/29/2023	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$70,220	45.01	\$140,438	\$41,332	\$114,668	\$46,748	2.453	720	\$159.26	'7E1
22-23-35-229-029	21835 COLGATE	3/4/2025	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$89,810	64.15	\$179,615	\$41,987	\$98,013	\$64,918	1.510	972	\$100.84	'7E1
22-23-35-229-030	21821 COLGATE	9/28/2023	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$141,890	56.19	\$283,771	\$40,611	\$211,889	\$114,698	1.847	1,952	\$108.55	'7E1
22-23-35-230-014	21812 COLGATE	1/5/2024	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$95,300	57.07	\$190,609	\$39,521	\$127,479	\$71,267	1.789	1,218	\$104.66	'7E1
22-23-35-230-029	21815 ALBION	10/24/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$94,190	36.94	\$188,378	\$38,852	\$216,148	\$70,531	3.065	902	\$239.63	'7E1
22-23-35-231-026	21995 TULANE	8/9/2023	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$94,930	48.43	\$189,857	\$38,061	\$157,939	\$71,601	2.206	1,043	\$151.43	'7E1
22-23-35-232-011	21934 TULANE	5/5/2023	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$99,340	50.94	\$198,680	\$39,515	\$155,485	\$75,077	2.071	1,083	\$143.57	'7E1
22-23-35-232-013	21876 TULANE	5/16/2024	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$95,330	61.50	\$190,668	\$40,326	\$114,674	\$70,916	1.617	1,069	\$107.27	'7E1
22-23-35-232-020	21949 MIDDLEBELT	5/17/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$111,510	44.60	\$223,027	\$38,061	\$211,939	\$87,248	2.429	1,432	\$148.00	'7E1
22-23-35-232-024	21869 MIDDLEBELT	4/22/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$85,560	50.33	\$171,129	\$38,061	\$131,939	\$62,767	2.102	1,080	\$122.17	'7E1
22-23-35-276-001	21780 PURDUE	6/16/2023	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$87,910	45.79	\$175,817	\$39,130	\$152,870	\$64,475	2.371	843	\$181.34	'7E1
22-23-35-277-003	21728 COLGATE	7/25/2024	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$143,920	41.72	\$287,832	\$41,056	\$303,944	\$116,403	2.611	1,952	\$155.71	'7E1
22-23-35-277-007	21630 COLGATE	10/6/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$126,760	55.11	\$253,511	\$52,281	\$177,719	\$94,919	1.872	999	\$177.90	'7E1
22-23-35-278-015	21719 TULANE	3/15/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$122,210	42.88	\$244,422	\$40,906	\$244,094	\$95,998	2.543	1,533	\$159.23	'7E1
22-23-35-278-020	21631 TULANE	12/29/2023	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$85,170	37.36	\$170,349	\$39,151	\$188,849	\$61,885	3.052	825	\$228.91	'7E1
22-23-35-279-001	21738 TULANE	9/15/2023	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$82,390	43.36	\$164,779	\$38,917	\$151,083	\$59,368	2.545	843	\$179.22	'7E1
22-23-35-279-019	21653 MIDDLEBELT	1/2/2025	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$83,220	43.80	\$166,438	\$38,610	\$151,390	\$60,296	2.511	848	\$178.53	'7E1
22-23-35-279-022	21619 MIDDLEBELT	12/15/2023	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$92,480	50.02	\$184,964	\$38,061	\$146,839	\$69,293	2.119	1,300	\$112.95	'7E1
22-23-35-281-003	21412 PURDUE	7/26/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$81,440	47.91	\$162,872	\$38,061	\$131,939	\$58,873	2.241	772	\$170.91	'7E1
22-23-35-351-017	21117 RANDALL	6/28/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$213,420	64.67	\$426,839	\$52,479	\$277,521	\$176,584	1.572	2,446	\$113.46	'7E1
22-23-35-351-021	20811 RANDALL	10/3/2024	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$203,140	60.64	\$406,273	\$42,742	\$292,258	\$171,476	1.704	1,989	\$146.94	'7E1
22-23-35-351-022	20815 RANDALL	5/6/2024	\$162,300	WD	03-ARM'S LENGTH	\$162,300	\$89,530	55.16	\$179,064	\$38,061	\$124,239	\$66,510	1.868	875	\$141.99	'7E1
22-23-35-351-050	20925 RANDALL	12/12/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$115,670	57.84	\$231,341	\$46,299	\$153,701	\$87,283	1.761	1,260	\$121.98	'7E1
22-23-35-427-008	21321 COLGATE	6/5/2024	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$110,250	45.00	\$220,506	\$38,061	\$206,939	\$86,058	2.405	1,335	\$155.01	'7E1
22-23-35-427-011	21301 COLGATE	6/18/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$82,660	38.45	\$165,318	\$38,061	\$176,939	\$60,026	2.948	812	\$217.91	'7E1
Totals:			\$6,093,700			\$6,093,700	\$3,032,330		\$6,064,641		\$4,954,177	\$2,323,152			\$153.64	
								Sale. Ratio =>	49.76			E.C.F. =>	2.133		Std. Deviation=>	0.430254324
								Std. Dev. =>	7.82			Ave. E.C.F. =>	2.193		Ave. Variance=>	34.7948

2026 ECF 2.12

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
22-23-36-127-015	22169 AVERHILL	3/5/2024	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$150,230	44.32	\$300,466	\$40,704	\$298,296	\$128,595	2.320	2,028	\$147.09	'8A1
Totals:			\$339,000			\$339,000	\$150,230		\$300,466		\$298,296	\$128,595			\$147.09	
							Sale. Ratio =>	44.32				E.C.F. =>	2.320		Std. Deviation=>	#DIV/0!
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	2.320		Ave. Variance=>	0.0000

2026 ECF
Limited Sales
Used 8A2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-326-010	28820 GRAYFIELD	9/27/2024	\$197,500	WD	03-ARM'S LENGTH	\$197,500	\$77,730	39.36	\$155,455	\$42,612	\$154,888	\$56,705	2.731	720	\$215.12	'8A2
22-23-25-376-003	22991 ELM GROVE	6/25/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$86,660	43.33	\$173,313	\$39,463	\$160,537	\$67,261	2.387	880	\$182.43	'8A2
22-23-25-376-017	28706 NINE MILE	2/13/2025	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$298,030	49.67	\$596,069	\$85,146	\$514,854	\$256,745	2.005	2,893	\$177.97	'8A2
22-23-25-377-012	22740 ELM GROVE	3/31/2025	\$325,000	MLC	03-ARM'S LENGTH	\$325,000	\$196,880	60.58	\$393,762	\$40,708	\$284,292	\$177,414	1.602	1,737	\$163.67	'8A2
Totals:			\$1,322,500			\$1,322,500	\$659,300		\$1,318,599		\$1,114,571	\$558,125			\$184.80	
								Sale. Ratio =>	49.85			E.C.F. =>	1.997	Std. Deviation=>		0.486819411
								Std. Dev. =>	9.26			Ave. E.C.F. =>	2.181	Ave. Variance=>		37.7628
													2026 ECF	1.99		

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
22-23-36-154-007	21761 JACKSONVILLE	8/23/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$93,360	53.35	\$186,717	\$54,075	\$120,925	\$67,330	1.796	800	\$151.16	'8B1
22-23-36-154-015	21722 JEFFERSON	6/11/2024	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$107,620	87.50	\$215,235	\$45,285	\$77,715	\$86,269	0.901	1,104	\$70.39	'8B1
22-23-36-154-018	21708 JEFFERSON	6/14/2024	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$102,380	46.12	\$204,756	\$38,638	\$183,362	\$84,323	2.175	1,187	\$154.48	'8B1
22-23-36-155-002	21740 JACKSONVILLE	11/27/2024	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$64,570	37.32	\$129,138	(\$4,422)	\$177,422	\$67,796	2.617	1,056	\$168.01	'8B1
22-23-36-156-017	21503 WHEELER	7/10/2024	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$83,760	42.52	\$167,518	\$37,983	\$159,017	\$65,753	2.418	940	\$169.17	'8B1
22-23-36-157-008	21514 WHEELER	11/29/2023	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$95,940	48.21	\$191,885	\$38,859	\$160,141	\$77,678	2.062	1,160	\$138.05	'8B1
22-23-36-157-020	21521 ROOSEVELT	7/22/2024	\$180,600	WD	03-ARM'S LENGTH	\$180,600	\$90,050	49.86	\$180,092	\$38,061	\$142,539	\$72,096	1.977	1,020	\$139.74	'8B1
22-23-36-157-024	21608 WHEELER	10/15/2024	\$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$107,860	51.36	\$215,725	\$75,108	\$134,892	\$68,930	1.957	1,216	\$110.93	'8B1
22-23-36-177-013	21717 HAMILTON AV	5/4/2023	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$95,180	47.61	\$190,358	\$38,520	\$161,380	\$77,075	2.094	960	\$168.10	'8B1
22-23-36-178-014	21822 HAMILTON AV	3/28/2025	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$119,570	55.61	\$239,144	\$40,791	\$174,209	\$100,686	1.730	1,280	\$136.10	'8B1
22-23-36-179-008	21797 WALDRON	9/1/2023	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$72,450	53.67	\$144,904	\$38,930	\$96,070	\$53,793	1.786	800	\$120.09	'8B1
22-23-36-180-004	28425 SHIAWASSEE	6/6/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$62,910	43.39	\$125,817	\$37,983	\$107,017	\$44,585	2.400	792	\$135.12	'8B1
22-23-36-181-011	21615 ROCKWELL	2/29/2024	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$93,900	50.08	\$187,801	\$40,555	\$146,945	\$74,744	1.966	888	\$165.48	'8B1
22-23-36-184-003	21632 HANCOCK	2/2/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$101,120	43.03	\$202,242	\$41,295	\$193,705	\$81,698	2.371	1,279	\$151.45	'8B1
22-23-36-184-005	21526 HANCOCK	4/28/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$74,840	37.42	\$149,688	\$37,983	\$162,017	\$56,703	2.857	1,014	\$159.78	'8B1
22-23-36-185-001	21674 WALDRON	6/14/2024	\$184,000	OTH	03-ARM'S LENGTH	\$184,000	\$94,690	51.46	\$189,389	\$40,211	\$143,789	\$75,724	1.899	1,050	\$136.94	'8B1
22-23-36-303-004	21416 ROOSEVELT	9/15/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$105,610	44.94	\$211,210	\$42,017	\$192,983	\$85,884	2.247	1,272	\$151.72	'8B1
22-23-36-303-009	21431 JEFFERSON	3/18/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$78,490	71.35	\$156,986	\$38,061	\$71,939	\$60,368	1.192	765	\$94.04	'8B1
22-23-36-305-006	21400 JACKSONVILLE	5/15/2023	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$82,190	59.56	\$164,372	\$39,848	\$98,152	\$63,210	1.553	858	\$114.40	'8B1
Totals:			\$3,464,000			\$3,464,000	\$1,726,490		\$3,452,977		\$2,704,219	\$1,364,645			\$138.69	
								Sale. Ratio =>	49.84			E.C.F. =>	1.982	Std. Deviation=>		0.467151354
								Std. Dev. =>	11.78			Ave. E.C.F. =>	2.000	Ave. Variance=>		34.1287
													2026 ECF	1.97		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-36-151-015	21737 WHEELER	7/28/2023	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$158,190	51.03	\$316,385	\$41,626	\$268,374	\$189,488	1.416	1,545	\$173.70	'8B2
22-23-36-155-007	21731 WHITTINGTON	3/21/2025	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$147,200	53.55	\$294,394	\$42,700	\$232,200	\$173,582	1.338	1,252	\$185.46	'8B2
22-23-36-156-024	21513 WHEELER	4/5/2023	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$141,070	56.20	\$282,149	\$41,669	\$209,331	\$165,848	1.262	1,431	\$146.28	'8B2
22-23-36-159-018	21529 JACKSONVILLE	2/28/2025	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$89,510	42.42	\$179,016	\$42,423	\$168,577	\$94,202	1.790	1,026	\$164.31	'8B2
22-23-36-159-024	29120 INDEPENDENCE	10/7/2024	\$371,000	WD	03-ARM'S LENGTH	\$371,000	\$196,010	52.83	\$392,018	\$41,669	\$329,331	\$241,620	1.363	1,879	\$175.27	'8B2
22-23-36-160-015	21535 WHITTINGTON	3/8/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$118,790	46.58	\$237,570	\$42,138	\$212,862	\$134,780	1.579	1,259	\$169.07	'8B2
22-23-36-176-007	21730 WHITTINGTON	2/6/2024	\$247,500	WD	03-ARM'S LENGTH	\$247,500	\$120,360	48.63	\$240,729	\$42,502	\$204,998	\$136,708	1.500	1,301	\$157.57	'8B2
22-23-36-176-014	21725 ROCKWELL	6/20/2024	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$136,020	45.49	\$272,033	\$42,681	\$256,319	\$158,173	1.620	1,712	\$149.72	'8B2
22-23-36-179-003	21744 HANCOCK	7/12/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$140,520	52.04	\$281,031	\$47,258	\$222,742	\$161,222	1.382	1,158	\$192.35	'8B2
22-23-36-181-021	21661 ROCKWELL	9/26/2024	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$127,950	40.62	\$255,897	\$42,044	\$272,956	\$147,484	1.851	1,134	\$240.70	'8B2
22-23-36-304-003	21426 JEFFERSON	8/18/2023	\$222,050	WD	03-ARM'S LENGTH	\$222,050	\$98,630	44.42	\$197,251	\$43,244	\$178,806	\$106,211	1.683	1,073	\$166.64	'8B2
22-23-36-327-012	21315 HAMILTON AV	8/9/2023	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$72,440	52.49	\$144,880	\$38,061	\$99,939	\$73,668	1.357	1,008	\$99.15	'8B2
22-23-36-327-018	21415 HAMILTON AV	9/1/2023	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$93,920	72.25	\$187,834	\$38,061	\$91,939	\$103,291	0.890	1,196	\$76.87	'8B2
Totals:			\$3,294,450			\$3,294,450	\$1,640,610		\$3,281,187		\$2,748,374	\$1,886,277			\$161.32	
								Sale. Ratio =>	49.80			E.C.F. =>	1.457	Std. Deviation=>		0.251598285
								Std. Dev. =>	8.01			Ave. E.C.F. =>	1.464	Ave. Variance=>		19.0733
													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	
22-23-36-202-001	28053 NINE MILE	4/28/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$116,120	48.38	\$232,234	\$41,209	\$198,791	\$89,683	2.217	1,457	\$136.44	'8D1	
22-23-36-202-008	27827 NINE MILE	5/5/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$117,010	48.75	\$234,010	\$41,760	\$198,240	\$90,258	2.196	1,412	\$140.40	'8D1	
22-23-36-202-010	27803 NINE MILE	8/14/2024	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$128,900	46.04	\$257,794	\$39,382	\$240,618	\$102,540	2.347	1,218	\$197.55	'8D1	
22-23-36-202-014	22327 TREDWELL	8/21/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$128,940	47.76	\$257,873	\$41,961	\$228,039	\$101,367	2.250	1,215	\$187.69	'8D1	
22-23-36-202-024	22191 N BRANDON	7/9/2024	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$148,030	43.54	\$296,057	\$42,457	\$297,543	\$119,061	2.499	1,647	\$180.66	'8D1	
22-23-36-203-002	22216 N BRANDON	1/9/2025	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$121,330	48.53	\$242,655	\$42,024	\$207,976	\$94,192	2.208	1,080	\$192.57	'8D1	
22-23-36-203-005	22164 W BRANDON	4/4/2024	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$188,950	56.40	\$377,897	\$41,619	\$293,381	\$157,876	1.858	1,192	\$246.13	'8D1	
22-23-36-203-030	22067 MALDEN	2/7/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$139,520	55.81	\$279,046	\$42,024	\$207,976	\$111,277	1.869	1,169	\$177.91	'8D1	
22-23-36-204-024	22085 TREDWELL	1/24/2025	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$138,890	46.30	\$277,778	\$42,097	\$257,903	\$110,648	2.331	1,215	\$212.27	'8D1	
22-23-36-226-021	22222 ONTAGA ST	8/1/2023	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$121,920	46.36	\$243,845	\$41,610	\$221,390	\$94,946	2.332	1,518	\$145.84	'8D1	
22-23-36-226-030	22066 ONTAGA ST	4/17/2024	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$126,480	42.87	\$252,950	\$39,752	\$255,248	\$100,092	2.550	1,218	\$209.56	'8D1	
22-23-36-226-045	22123 INKSTER	3/29/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$109,650	52.21	\$219,309	\$39,479	\$170,521	\$84,427	2.020	1,518	\$112.33	'8D1	
22-23-36-227-009	22209 ONTAGA ST	11/15/2024	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$116,400	41.95	\$232,805	\$43,156	\$234,344	\$89,037	2.632	1,200	\$195.29	'8D1	
22-23-36-227-022	27526 DOREEN	5/19/2023	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$122,020	40.95	\$244,040	\$39,752	\$258,248	\$95,909	2.693	1,518	\$170.12	'8D1	
22-23-36-228-002	27677 DOREEN	6/21/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$163,360	69.51	\$326,723	\$44,666	\$190,334	\$132,421	1.437	1,775	\$107.23	'8D1	
22-23-36-228-007	22040 TREDWELL	2/29/2024	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$134,030	46.06	\$268,051	\$42,024	\$248,976	\$106,115	2.346	1,204	\$206.79	'8D1	
22-23-36-228-026	21893 LEYTE	8/28/2024	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$144,880	45.63	\$289,753	\$41,812	\$275,688	\$116,404	2.368	1,439	\$191.58	'8D1	
22-23-36-229-005	21936 LEYTE	11/6/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$125,090	43.13	\$250,173	\$40,754	\$249,246	\$98,318	2.535	1,149	\$216.92	'8D1	
22-23-36-229-017	21935 ONTAGA ST	7/26/2023	\$210,000	MLC	03-ARM'S LENGTH	\$210,000	\$125,750	59.88	\$251,507	\$42,024	\$167,976	\$98,348	1.708	1,255	\$133.85	'8D1	
22-23-36-229-025	21839 ONTAGA ST	10/11/2024	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$124,870	43.51	\$249,744	\$43,605	\$243,395	\$96,778	2.515	1,080	\$225.37	'8D1	
22-23-36-230-015	21826 ONTAGA ST	8/29/2024	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$127,890	45.69	\$255,782	\$44,030	\$235,870	\$99,414	2.373	1,149	\$205.28	'8D1	
22-23-36-230-025	21809 INKSTER	9/13/2024	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$106,920	52.93	\$213,832	\$40,591	\$161,409	\$81,333	1.985	1,217	\$132.63	'8D1	
22-23-36-230-027	21788 S BRANDON	2/21/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$166,930	66.77	\$333,861	\$39,382	\$210,618	\$138,253	1.523	1,823	\$115.53	'8D1	
22-23-36-276-003	21722 MALDEN	4/11/2024	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$127,160	47.63	\$254,316	\$42,487	\$224,513	\$99,450	2.258	1,080	\$207.88	'8D1	
22-23-36-276-022	27672 SHIAWASSEE	7/13/2023	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$138,950	51.08	\$277,900	\$42,465	\$229,535	\$110,532	2.077	1,240	\$185.11	'8D1	
22-23-36-276-026	27624 SHIAWASSEE	3/18/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$154,060	57.06	\$308,124	\$42,402	\$227,598	\$124,752	1.824	1,240	\$183.55	'8D1	
22-23-36-276-030	21625 ONTAGA ST	8/9/2024	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$140,480	62.44	\$280,953	\$42,591	\$182,409	\$111,907	1.630	1,092	\$167.04	'8D1	
Totals:			\$7,244,900			\$7,244,900	\$3,604,530		\$7,209,012		\$6,117,785	\$2,855,338			\$177.17		
								Sale. Ratio ==>	49.75					E.C.F. ==>	2.143	Std. Deviation==>	0.341798519
								Std. Dev. ==>	7.58					Ave. E.C.F. ==>	2.170	Ave. Variance==>	27.8880

2026 ECF 2.13

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
22-23-36-251-001	28311 SHIAWASSEE	7/10/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$91,230	52.13	\$182,455	\$39,184	\$135,816	\$85,791	1.583	1,201	\$113.09	'8E1
22-23-36-251-008	21617 COLLINGHAM	1/16/2025	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$85,200	47.33	\$170,403	\$40,011	\$139,989	\$78,079	1.793	956	\$146.43	'8E1
Totals:			\$355,000			\$355,000	\$176,430		\$352,858		\$275,805	\$163,870			\$129.76	
								Sale. Ratio =>	49.70			E.C.F. =>	1.683	Std. Deviation=>		0.148359308
								Std. Dev. =>	3.39			Ave. E.C.F. =>	1.688	Ave. Variance=>		10.4906

2026 ECF 1.67

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-36-278-009	21554 COLWELL	3/21/2025	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$99,880	58.75	\$199,754	\$39,020	\$130,980	\$84,153	1.556	1,232	\$106.31	'8G1
22-23-36-278-017	21517 ST FRANCIS	4/23/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$111,380	53.04	\$222,761	\$48,966	\$161,034	\$90,992	1.770	1,280	\$125.81	'8G1
22-23-36-278-018	21513 ST FRANCIS	1/9/2025	\$183,700	WD	03-ARM'S LENGTH	\$183,700	\$70,070	38.14	\$140,138	\$40,130	\$143,570	\$52,360	2.742	696	\$206.28	'8G1
22-23-36-278-023	27729 SHIAWASSEE	3/6/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$97,930	45.55	\$195,866	\$42,143	\$172,857	\$80,483	2.148	1,000	\$172.86	'8G1
22-23-36-280-008	21524 ONTAGA ST	5/5/2023	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$55,690	56.25	\$111,385	\$37,983	\$61,017	\$38,430	1.588	616	\$99.05	'8G1
22-23-36-307-003	21214 MIDDLEBELT	3/18/2024	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$101,430	52.69	\$202,850	\$38,061	\$154,439	\$86,276	1.790	1,136	\$135.95	'8G1
22-23-36-351-002	21116 MIDDLEBELT	2/14/2025	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$191,370	65.54	\$382,735	\$44,426	\$247,574	\$177,125	1.398	1,482	\$167.05	'8G1
22-23-36-351-012	29334 SCOTTEN	6/26/2024	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$84,850	39.65	\$169,708	\$42,758	\$171,242	\$66,465	2.576	800	\$214.05	'8G1
22-23-36-351-014	29218 SCOTTEN	7/11/2023	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$113,390	49.95	\$226,789	\$40,125	\$186,875	\$97,729	1.912	1,360	\$137.41	'8G1
22-23-36-352-001	21124 WILLOW LN	1/3/2025	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$151,840	51.47	\$303,682	\$42,027	\$252,973	\$136,992	1.847	2,082	\$121.50	'8G1
22-23-36-354-008	28930 LIST	8/8/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$82,260	29.91	\$164,521	\$38,885	\$236,115	\$65,778	3.590	917	\$257.49	'8G1
22-23-36-356-001	29093 LIST	8/21/2023	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$71,050	31.30	\$142,094	\$38,061	\$188,939	\$54,467	3.469	732	\$258.11	'8G1
22-23-36-376-012	28610 GRAYLING	8/29/2023	\$154,105	WD	03-ARM'S LENGTH	\$154,105	\$116,280	75.46	\$232,567	\$48,647	\$105,458	\$96,293	1.095	1,414	\$74.58	'8G1
22-23-36-377-012	28511 GRAYLING	9/22/2023	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$142,880	66.46	\$285,755	\$45,469	\$169,531	\$125,804	1.348	1,983	\$85.49	'8G1
22-23-36-401-009	21319 COLLINGHAM	8/15/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$80,190	44.55	\$160,374	\$38,061	\$141,939	\$64,038	2.216	720	\$197.14	'8G1
22-23-36-402-020	21437 OXFORD	11/15/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$94,870	59.29	\$189,741	\$40,071	\$119,929	\$78,361	1.530	968	\$123.89	'8G1
22-23-36-429-004	21324 RENSSELAER	6/28/2023	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$74,550	67.77	\$149,101	\$38,061	\$71,939	\$58,136	1.237	840	\$85.64	'8G1
22-23-36-429-016	21337 INKSTER	3/24/2025	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$63,410	58.17	\$126,811	\$37,983	\$71,017	\$46,506	1.527	811	\$87.57	'8G1
22-23-36-431-003	21234 ST FRANCIS	2/23/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$92,480	44.04	\$184,958	\$39,540	\$170,460	\$76,135	2.239	936	\$182.12	'8G1
22-23-36-431-006	21222 ST FRANCIS	11/17/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$162,030	57.87	\$324,064	\$38,769	\$241,231	\$149,369	1.615	2,636	\$91.51	'8G1
22-23-36-431-011	21227 ONTAGA ST	4/23/2024	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$92,790	40.34	\$185,579	\$45,368	\$184,632	\$73,408	2.515	1,215	\$151.96	'8G1
22-23-36-431-013	21217 ONTAGA ST	1/10/2024	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$66,830	37.34	\$133,656	\$40,733	\$138,267	\$48,650	2.842	672	\$205.75	'8G1
22-23-36-432-006	21224 ONTAGA ST	4/22/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$148,010	58.04	\$296,014	\$58,828	\$196,172	\$124,181	1.580	1,140	\$172.08	'8G1
22-23-36-432-018	21227 RENSSELAER	7/13/2023	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$71,610	63.65	\$143,216	\$38,829	\$73,671	\$54,652	1.348	860	\$85.66	'8G1
22-23-36-432-019	21223 RENSSELAER	4/19/2024	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$71,540	48.01	\$143,073	\$37,983	\$111,017	\$55,020	2.018	712	\$155.92	'8G1
22-23-36-432-020	21213 RENSSELAER	5/9/2023	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$84,280	42.35	\$168,556	\$37,983	\$161,017	\$68,362	2.355	847	\$190.10	'8G1
22-23-36-432-021	21199 RENSSELAER	8/14/2023	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$79,770	45.32	\$159,547	\$37,983	\$138,017	\$63,646	2.169	891	\$154.90	'8G1
22-23-36-432-023	21175 RENSSELAER	5/13/2024	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$89,790	45.81	\$179,571	\$39,505	\$156,495	\$73,332	2.134	1,012	\$154.64	'8G1
22-23-36-433-005	21212 RENSSELAER	5/31/2023	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$72,160	58.19	\$144,313	\$42,108	\$81,892	\$53,510	1.530	736	\$111.27	'8G1
22-23-36-433-007	21188 RENSSELAER	11/7/2024	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$73,630	39.80	\$147,259	\$39,890	\$145,110	\$56,214	2.581	864	\$167.95	'8G1
22-23-36-433-012	21128 RENSSELAER	6/14/2023	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$60,240	57.37	\$120,485	\$38,708	\$66,292	\$42,815	1.548	656	\$101.05	'8G1
22-23-36-433-013	21118 RENSSELAER	11/17/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$79,780	55.02	\$159,555	\$40,856	\$104,144	\$62,146	1.676	856	\$121.66	'8G1
22-23-36-476-008	21010 COLWELL	9/25/2023	\$126,500	WD	03-ARM'S LENGTH	\$126,500	\$110,330	87.22	\$220,652	\$44,411	\$82,089	\$92,272	0.890	1,376	\$59.66	'8G1
22-23-36-477-026	20925 ONTAGA ST	8/4/2023	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$91,170	45.61	\$182,344	\$42,532	\$157,368	\$73,200	2.150	972	\$161.90	'8G1
22-23-36-477-027	20917 ONTAGA ST	3/21/2025	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$118,090	40.86	\$236,183	\$39,571	\$249,429	\$102,938	2.423	1,440	\$173.21	'8G1
22-23-36-477-031	21042 ST FRANCIS	11/10/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$106,240	53.12	\$212,473	\$41,878	\$158,122	\$89,316	1.770	1,292	\$122.39	'8G1
22-23-36-478-005	21024 ONTAGA ST	11/7/2024	\$280,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$280,000	\$119,350	42.63	\$238,703	\$42,540	\$237,460	\$99,072	2.397	1,484	\$160.01	'8G1
22-23-36-479-003	21034 RENSSELAER	5/6/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$79,030	54.50	\$158,063	\$42,107	\$102,893	\$60,709	1.695	720	\$142.91	'8G1
22-23-36-479-009	20954 RENSSELAER	10/9/2024	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$63,800	44.31	\$127,603	\$37,983	\$106,017	\$46,921	2.259	724	\$146.43	'8G1
22-23-36-481-013	20813 ONTAGA ST	6/25/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$90,910	42.28	\$181,828	\$39,634	\$175,366	\$74,447	2.356	1,000	\$175.37	'8G1
22-23-36-481-016	20731 ONTAGA ST	6/16/2023	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$58,820	78.43	\$117,632	\$45,142	\$29,858	\$37,952	0.787	640	\$46.65	'8G1
22-23-36-482-004	20812 ONTAGA ST	7/17/2023	\$255,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$255,000	\$103,130	40.44	\$206,255	\$39,480	\$215,520	\$84,230	2.559	1,152	\$187.08	'8G1
22-23-36-482-009	20722 ONTAGA ST	4/13/2023	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$56,720	63.02	\$113,444	\$37,983	\$52,017	\$39,508	1.317	648	\$80.27	'8G1
22-23-36-482-033	20812 ONTAGA ST	7/17/2023	\$255,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$255,000	\$112,410	44.08	\$224,817	\$58,042	\$196,958	\$84,230	2.338	1,152	\$170.97	'8G1
Totals:			\$8,348,205			\$8,348,205	\$4,158,260		\$8,316,475		\$6,518,942	\$3,386,623			\$143.86	
								Sale. Ratio =>	49.81							
								Std. Dev. =>	12.21							
													E.C.F. =>	1.925	Std. Deviation=>	0.606682964
													Ave. E.C.F. =>	1.964	Ave. Variance=>	49.2070

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-36-201-066	22131 ARBOR LANE	10/21/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$198,340	49.59	\$396,687	\$74,544	\$325,456	\$247,802	1.313	2,185	\$148.95	'8Q1
Totals:			\$400,000			\$400,000	\$198,340		\$396,687		\$325,456	\$247,802			\$148.95	
								Sale. Ratio =>	49.59				E.C.F. =>	1.313	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.313	Ave. Variance=>	0.0000
													2026 ECF	1.30		