

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	
22-23-01-101-021	29009 RAMBLEWOOD	11/30/18	\$235,000	WD	WARRANTY DEED	\$235,000	\$141,600	60.26	\$283,199	\$55,909	\$179,091	\$163,518	1.095	2,559	\$69.98	AA1	
22-23-01-101-023	28977 RAMBLEWOOD	09/21/18	\$269,900	WD	WARRANTY DEED	\$269,900	\$133,860	49.60	\$267,729	\$60,560	\$209,340	\$149,042	1.405	2,257	\$92.75	AA1	
22-23-01-101-048	28806 STILL VALLEY	07/06/18	\$325,000	WD	WARRANTY DEED	\$325,000	\$179,690	55.29	\$359,376	\$71,874	\$253,126	\$206,836	1.224	3,017	\$83.90	AA1	
22-23-01-101-056	28809 STILL VALLEY	07/31/18	\$340,000	WD	WARRANTY DEED	\$340,000	\$166,150	48.87	\$332,290	\$57,709	\$282,291	\$197,540	1.429	2,808	\$100.53	AA1	
22-23-01-101-059	32249 TALL TIMBER	12/20/19	\$348,000	WD	WARRANTY DEED	\$348,000	\$159,170	45.74	\$318,342	\$64,685	\$283,315	\$182,487	1.553	2,943	\$96.27	AA1	
22-23-01-101-070	31985 OLDE FRANKLIN	04/10/19	\$285,000	WD	WARRANTY DEED	\$285,000	\$134,410	47.16	\$268,825	\$56,217	\$228,783	\$152,955	1.496	2,457	\$93.11	AA1	
22-23-01-126-001	32764 OLDE FRANKLIN	08/09/18	\$316,000	WD	WARRANTY DEED	\$316,000	\$149,730	47.38	\$299,466	\$55,757	\$260,243	\$175,330	1.484	2,715	\$95.85	AA1	
22-23-01-128-005	32771 OLDE FRANKLIN	09/18/18	\$315,000	WD	WARRANTY DEED	\$315,000	\$141,800	45.02	\$283,606	\$56,947	\$258,053	\$163,064	1.583	2,346	\$110.00	AA1	
22-23-01-128-011	32623 OLDE FRANKLIN	05/28/19	\$265,000	WD	WARRANTY DEED	\$265,000	\$147,570	55.69	\$295,140	\$56,626	\$208,374	\$171,593	1.214	2,530	\$82.36	AA1	
22-23-01-128-027	28798 ROCKLEDGE	06/28/19	\$285,000	WD	WARRANTY DEED	\$285,000	\$155,010	54.39	\$310,027	\$65,591	\$219,409	\$175,853	1.248	2,461	\$89.15	AA1	
22-23-01-128-031	28738 ROCKLEDGE	08/09/19	\$325,000	WD	WARRANTY DEED	\$325,000	\$148,020	45.54	\$296,036	\$54,615	\$270,385	\$173,684	1.557	2,366	\$114.28	AA1	
22-23-01-129-002	28883 ROCKLEDGE	12/10/18	\$290,000	WD	WARRANTY DEED	\$290,000	\$155,740	53.70	\$311,470	\$54,278	\$235,722	\$185,030	1.274	2,828	\$83.35	AA1	
22-23-01-129-020	28732 RAMBLEWOOD	11/27/19	\$309,900	WD	WARRANTY DEED	\$309,900	\$154,350	49.81	\$308,693	\$59,706	\$250,194	\$179,127	1.397	2,564	\$97.58	AA1	
22-23-01-176-013	32033 OLDE FRANKLIN	07/17/18	\$350,000	WD	WARRANTY DEED	\$350,000	\$166,240	47.50	\$332,485	\$66,953	\$283,047	\$191,030	1.482	3,019	\$93.76	AA1	
22-23-01-177-006	32482 OLDE FRANKLIN	05/24/19	\$380,000	WD	WARRANTY DEED	\$380,000	\$152,200	40.05	\$304,400	\$59,265	\$320,735	\$176,356	1.819	2,570	\$124.80	AA1	
22-23-01-177-008	32450 OLDE FRANKLIN	03/22/19	\$294,000	WD	WARRANTY DEED	\$294,000	\$167,710	57.04	\$335,411	\$65,815	\$228,185	\$193,954	1.176	2,952	\$77.30	AA1	
Totals:			\$4,932,800			\$4,932,800	\$2,453,250		\$4,906,495		\$3,970,293	\$2,837,401			\$94.06		
								Sale. Ratio =>	49.73					E.C.F. =>	1.399	Std. Deviation=>	0.18755038
								Std. Dev. =>	5.37					Ave. E.C.F. =>	1.402	Ave. Variance=>	14.8331

2021 ECF 1.390

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
22-23-01-276-024	27740 LAKEHILLS	02/10/20	\$825,000	WD	WARRANTY DEED	\$825,000	\$353,620	42.86	\$707,234	\$101,421	\$723,579	\$526,794	1.374	4,834	\$149.69	AF1
22-23-01-278-015	27815 LAKEHILLS	03/06/19	\$546,969	WD	WARRANTY DEED	\$546,969	\$227,560	41.60	\$455,111	\$22,134	\$524,835	\$376,502	1.394	3,366	\$155.92	AF1
Totals:			\$1,371,969			\$1,371,969	\$581,180		\$1,162,345		\$1,248,414	\$903,296			\$152.80	
							Sale. Ratio =>	42.36				E.C.F. =>	1.382		Std. Deviation=>	0.01444289
							Std. Dev. =>	0.89				Ave. E.C.F. =>	1.384		Ave. Variance=>	1.0213

2021 ECF 1.150

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
22-23-01-376-001	31565 STONEWOOD	11/08/19	\$560,000	WD	WARRANTY DEED	\$560,000	\$248,400	44.36	\$496,800	\$80,930	\$479,070	\$519,838	0.922	3,726	\$128.57	A11
22-23-01-376-004	31491 STONEWOOD	05/03/18	\$335,000	WD	WARRANTY DEED	\$335,000	\$199,230	59.47	\$398,465	\$87,439	\$247,561	\$388,783	0.637	3,791	\$65.30	A11
Totals:			\$895,000			\$895,000	\$447,630		\$895,265		\$726,631	\$908,620			\$96.94	
							Sale. Ratio =>	50.01				E.C.F. =>	0.800		Std. Deviation=>	0.20139591
							Std. Dev. =>	10.69				Ave. E.C.F. =>	0.779		Ave. Variance=>	14.2408

2021 ECF 0.800

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	
22-23-01-377-001	31536 STONEWOOD	02/11/20	\$490,000	WD	WARRANTY DEED	\$490,000	\$235,180	48.00	\$470,355	\$76,334	\$413,666	\$419,171	0.987	3,440	\$120.25	AI2	
22-23-01-377-002	31506 STONEWOOD	06/27/18	\$490,000	WD	WARRANTY DEED	\$490,000	\$205,790	42.00	\$411,572	\$91,976	\$398,024	\$339,996	1.171	3,163	\$125.84	AI2	
22-23-01-377-011	31475 STONEWOOD	07/12/18	\$470,000	WD	WARRANTY DEED	\$470,000	\$223,650	47.59	\$447,291	\$86,124	\$383,876	\$384,220	0.999	2,952	\$130.04	AI2	
22-23-01-377-014	31385 STONEWOOD	07/02/18	\$358,000	WD	WARRANTY DEED	\$358,000	\$197,440	55.15	\$394,871	\$86,188	\$271,812	\$328,386	0.828	2,966	\$91.64	AI2	
22-23-01-378-003	31566 STONEWOOD	01/04/19	\$530,000	WD	WARRANTY DEED	\$530,000	\$237,610	44.83	\$475,219	\$82,402	\$447,598	\$417,890	1.071	3,812	\$117.42	AI2	
22-23-01-378-008	31430 STONEWOOD	05/01/18	\$345,000	MSC	MISCELLANEOUS RECORD	\$345,000	\$232,960	67.52	\$465,915	\$78,134	\$266,866	\$412,533	0.647	3,218	\$82.93	AI2	
Totals:			\$2,683,000			\$2,683,000	\$1,332,630		\$2,665,223		\$2,181,842	\$2,302,197			\$111.35		
								Sale. Ratio =>	49.67					E.C.F. =>	0.948	Std. Deviation=>	0.1865224
								Std. Dev. =>	9.27					Ave. E.C.F. =>	0.950	Ave. Variance=>	14.2056

2021 ECF 0.940

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	
22-23-01-378-020	31765 FRANKLIN FAIRWAY	09/18/19	\$505,000	WD	WARRANTY DEED	\$505,000	\$251,480	49.80	\$502,951	\$116,582	\$388,418	\$290,503	1.337	2,912	\$133.39	AJ1	
Totals:			\$505,000			\$505,000	\$251,480		\$502,951		\$388,418	\$290,503			\$133.39		
							Sale. Ratio =>		49.80		E.C.F. =>		1.337		Std. Deviation=>		#DIV/0!
							Std. Dev. =>		#DIV/0!		Ave. E.C.F. =>		1.337		Ave. Variance=>		0.0000
													2021 ECF		1.330		

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
22-23-02-201-004	32955 BRIARCREST KNOLL	06/27/19	\$270,000	WD	WARRANTY DEED	\$270,000	\$168,410	62.37	\$336,818	\$46,876	\$223,124	\$152,601	1.462	2,203	\$101.28	BC1
22-23-02-226-004	32770 BRIARCREST KNOLL	09/16/19	\$240,000	WD	WARRANTY DEED	\$240,000	\$127,570	53.15	\$255,146	\$54,420	\$185,580	\$105,645	1.757	1,525	\$121.69	BC1
22-23-02-226-005	32740 BRIARCREST KNOLL	11/26/19	\$245,000	WD	WARRANTY DEED	\$245,000	\$120,880	49.34	\$241,764	\$41,434	\$203,566	\$105,437	1.931	1,525	\$133.49	BC1
22-23-02-252-003	32260 FRIAR	12/31/19	\$240,000	WD	WARRANTY DEED	\$240,000	\$119,410	49.75	\$238,819	\$41,434	\$198,566	\$103,887	1.911	1,525	\$130.21	BC1
22-23-02-252-028	32290 BRIARCREST	06/07/19	\$265,000	WD	WARRANTY DEED	\$265,000	\$112,890	42.60	\$225,772	\$43,291	\$221,709	\$96,043	2.308	1,525	\$145.38	BC1
22-23-02-276-015	29570 GILCHREST	09/13/19	\$250,000	WD	WARRANTY DEED	\$250,000	\$136,770	54.71	\$273,549	\$43,727	\$206,273	\$120,959	1.705	1,825	\$113.03	BC1
22-23-02-276-024	32259 QUEENSBORO	09/10/18	\$260,000	WD	WARRANTY DEED	\$260,000	\$122,740	47.21	\$245,472	\$42,653	\$217,347	\$106,747	2.036	1,525	\$142.52	BC1
22-23-02-276-028	32035 TAREYTON	07/23/19	\$324,000	WD	WARRANTY DEED	\$324,000	\$144,650	44.65	\$289,291	\$41,434	\$282,566	\$130,451	2.166	1,825	\$154.83	BC1
22-23-02-278-011	32040 TAREYTON	04/20/18	\$241,000	WD	WARRANTY DEED	\$241,000	\$121,860	50.56	\$243,724	\$42,556	\$198,444	\$105,878	1.874	1,525	\$130.13	BC1
22-23-02-278-014	29429 LOCHMOOR	11/14/18	\$255,000	WD	WARRANTY DEED	\$255,000	\$111,320	43.65	\$222,645	\$44,965	\$210,035	\$93,516	2.246	1,525	\$137.73	BC1
22-23-02-278-018	32315 MIDDLEBELT	08/09/19	\$187,000	WD	WARRANTY DEED	\$187,000	\$109,930	58.79	\$219,863	\$43,081	\$143,919	\$93,043	1.547	1,525	\$94.37	BC1
22-23-02-279-009	29495 GILCHREST	09/20/19	\$255,000	WD	WARRANTY DEED	\$255,000	\$117,290	46.00	\$234,571	\$51,614	\$203,386	\$96,293	2.112	1,525	\$133.37	BC1
Totals:			\$3,032,000			\$3,032,000	\$1,513,720		\$3,027,434		\$2,494,515	\$1,310,499			\$128.17	
							Sale. Ratio =>	49.92				E.C.F. =>	1.903		Std. Deviation=>	0.2683382
							Std. Dev. =>	6.11				Ave. E.C.F. =>	1.921		Ave. Variance=>	21.1910

2021 ECF 1.900

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22-23-02-401-006	30179 RICHMONDHILL	01/30/20	\$300,000	WD	WARRANTY DEED	\$300,000	\$154,990	51.66	\$309,971	\$49,814	\$250,186	\$160,591	1.558	2,481	\$100.84	BE1
22-23-02-402-007	29950 RICHMONDHILL	07/18/18	\$323,500	WD	WARRANTY DEED	\$323,500	\$172,860	53.43	\$345,718	\$51,295	\$272,205	\$181,743	1.498	1,870	\$145.56	BE1
22-23-02-403-007	29990 WESTGATE	03/17/20	\$295,000	WD	WARRANTY DEED	\$295,000	\$133,490	45.25	\$266,989	\$48,791	\$246,209	\$134,690	1.828	1,790	\$137.55	BE1
22-23-02-453-004	30100 THIRTEEN MILE	04/11/19	\$202,000	WD	WARRANTY DEED	\$202,000	\$98,120	48.57	\$196,238	\$44,564	\$157,436	\$93,626	1.682	1,248	\$126.15	BE1
Totals:			\$1,120,500			\$1,120,500	\$559,460		\$1,118,916		\$926,036	\$570,649			\$127.53	
								Sale. Ratio =>	49.93			E.C.F. =>	1.623	Std. Deviation=>		0.1460869
								Std. Dev. =>	3.60			Ave. E.C.F. =>	1.641	Ave. Variance=>		11.3462

2021 ECF 1.620

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22-23-03-101-019	30395 GLENMUER	02/24/20	\$324,000	WD	WARRANTY DEED	\$324,000	\$147,370	45.48	\$294,733	\$86,625	\$237,375	\$145,530	1.631	2,025	\$117.22	CA1
22-23-03-102-001	33135 FOURTEEN MILE	12/31/19	\$250,000	WD	WARRANTY DEED	\$250,000	\$141,810	56.72	\$283,623	\$133,840	\$116,160	\$104,743	1.109	2,528	\$45.95	CA1
22-23-03-102-004	31030 PEAR RIDGE	04/17/19	\$305,000	WD	WARRANTY DEED	\$305,000	\$180,580	59.21	\$361,154	\$98,469	\$206,531	\$183,696	1.124	3,372	\$61.25	CA1
22-23-03-126-005	32219 FOURTEEN MILE	07/24/18	\$246,042	WD	WARRANTY DEED	\$246,042	\$90,870	36.93	\$181,736	\$56,445	\$189,597	\$87,616	2.164	1,492	\$127.08	CA1
Totals:			\$1,125,042			\$1,125,042	\$560,630		\$1,121,246		\$749,663	\$521,585			\$87.87	
								Sale. Ratio =>	49.83			E.C.F. =>	1.437	Std. Deviation=>	0.5006152	
								Std. Dev. =>	10.33			Ave. E.C.F. =>	1.507	Ave. Variance=>	39.0438	
													2021 ECF	1.430		

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
22-23-03-126-029	30645 WOODSTREAM DR	11/08/19	\$319,900	WD	WARRANTY DEED	\$319,900	\$161,580	50.51	\$323,162	\$58,734	\$261,166	\$193,013	1.353	2,520	\$103.64	CC1
22-23-03-202-008	30943 CLUBHOUSE LN	12/28/18	\$387,500	WD	WARRANTY DEED	\$387,500	\$173,500	44.77	\$347,004	\$58,607	\$328,893	\$210,509	1.562	2,896	\$113.57	CC1
22-23-03-202-012	30863 N WENDYBROOK	02/15/19	\$325,000	WD	WARRANTY DEED	\$325,000	\$167,780	51.62	\$335,567	\$65,963	\$259,037	\$196,791	1.316	2,699	\$95.98	CC1
22-23-03-202-013	30851 N WENDYBROOK	07/31/19	\$301,000	WD	WARRANTY DEED	\$301,000	\$171,040	56.82	\$342,074	\$62,787	\$238,213	\$203,859	1.169	2,724	\$87.45	CC1
22-23-03-203-009	30878 CLUBHOUSE LN	07/18/19	\$300,000	WD	WARRANTY DEED	\$300,000	\$138,590	46.20	\$277,170	\$58,626	\$241,374	\$159,521	1.513	1,809	\$133.43	CC1
Totals:			\$1,633,400			\$1,633,400	\$812,490		\$1,624,977		\$1,328,683	\$963,693			\$106.81	
								Sale. Ratio =>	49.74			E.C.F. =>	1.379	Std. Deviation=>		0.15846847
								Std. Dev. =>	4.78			Ave. E.C.F. =>	1.383	Ave. Variance=>		12.4050

2021 ECF 1.370

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	
22-23-03-302-011	33142 OAK HOLLOW	05/29/18	\$320,000	WD	WARRANTY DEED	\$320,000	\$183,070	57.21	\$366,139	\$69,216	\$250,784	\$219,943	1.140	2,701	\$92.85	CD1	
22-23-03-303-010	33208 WALNUT LN	03/11/20	\$330,000	WD	WARRANTY DEED	\$330,000	\$156,600	47.45	\$313,196	\$63,245	\$266,755	\$185,149	1.441	2,404	\$110.96	CD1	
22-23-03-304-006	33275 WALNUT LN	08/01/18	\$294,000	WD	WARRANTY DEED	\$294,000	\$136,090	46.29	\$272,172	\$61,367	\$232,633	\$156,152	1.490	1,998	\$116.43	CD1	
22-23-03-305-005	33099 WALNUT LN	08/28/18	\$320,000	WD	WARRANTY DEED	\$320,000	\$152,460	47.64	\$304,910	\$60,804	\$259,196	\$180,819	1.433	2,348	\$110.39	CD1	
22-23-03-305-006	33121 WALNUT LN	01/13/20	\$275,000	WD	WARRANTY DEED	\$275,000	\$141,360	51.40	\$282,727	\$59,216	\$215,784	\$165,564	1.303	2,030	\$106.30	CD1	
Totals:			\$1,539,000			\$1,539,000	\$769,580		\$1,539,144		\$1,225,152	\$907,627			\$107.39		
								Sale. Ratio =>	50.01				E.C.F. =>	1.350	Std. Deviation=>		0.1416548
								Std. Dev. =>	4.47				Ave. E.C.F. =>	1.362	Ave. Variance=>		11.1787

2021 ECF 1.350

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22-23-03-326-004	30067 FOX GROVE RD	08/22/18	\$355,000	WD	WARRANTY DEED	\$355,000	\$170,680	48.08	\$341,355	\$58,785	\$296,215	\$193,541	1.531	2,922	\$101.37	CE1	
22-23-03-326-007	30109 FOX GROVE RD	10/12/18	\$378,000	WD	WARRANTY DEED	\$378,000	\$169,990	44.97	\$339,982	\$58,785	\$319,215	\$192,601	1.657	2,984	\$106.98	CE1	
22-23-03-328-012	29972 VALLEY SIDE	03/18/19	\$250,000	WD	WARRANTY DEED	\$250,000	\$154,370	61.75	\$308,746	\$58,785	\$191,215	\$171,206	1.117	2,392	\$79.94	CE1	
22-23-03-328-018	30037 FERNHILL	05/01/18	\$304,500	WD	WARRANTY DEED	\$304,500	\$148,080	48.63	\$296,167	\$59,953	\$244,547	\$161,790	1.512	2,404	\$101.73	CE1	
22-23-03-376-022	29759 FOX GROVE RD	10/03/18	\$295,000	WD	WARRANTY DEED	\$295,000	\$138,580	46.98	\$277,169	\$58,737	\$236,263	\$149,611	1.579	2,243	\$105.33	CE1	
22-23-03-376-036	29511 FOX GROVE RD	08/03/18	\$276,000	WD	WARRANTY DEED	\$276,000	\$134,330	48.67	\$268,663	\$58,737	\$217,263	\$143,785	1.511	2,414	\$90.00	CE1	
22-23-03-378-007	29928 FOX GROVE RD	04/16/19	\$319,000	WD	WARRANTY DEED	\$319,000	\$153,510	48.12	\$307,014	\$60,909	\$258,091	\$168,565	1.531	2,331	\$110.72	CE1	
22-23-03-378-010	29870 FOX GROVE RD	05/13/19	\$330,000	WD	WARRANTY DEED	\$330,000	\$170,420	51.64	\$340,833	\$63,237	\$266,763	\$190,134	1.403	2,954	\$90.31	CE1	
22-23-03-378-012	29840 FOX GROVE RD	07/31/18	\$307,000	WD	WARRANTY DEED	\$307,000	\$157,480	51.30	\$314,955	\$63,285	\$243,715	\$172,377	1.414	2,152	\$113.25	CE1	
22-23-03-378-044	29997 VALLEY SIDE	01/09/19	\$322,000	WD	WARRANTY DEED	\$322,000	\$176,720	54.88	\$353,446	\$64,813	\$257,187	\$197,694	1.301	3,099	\$82.99	CE1	
22-23-03-378-051	29765 FERNHILL	08/24/18	\$365,000	WD	WARRANTY DEED	\$365,000	\$156,050	42.75	\$312,104	\$64,768	\$300,232	\$169,408	1.772	2,339	\$128.36	CE1	
22-23-03-378-053	29719 FERNHILL	05/31/18	\$320,000	WD	WARRANTY DEED	\$320,000	\$179,110	55.97	\$358,229	\$64,052	\$255,948	\$201,491	1.270	2,817	\$90.86	CE1	
Totals:			\$3,821,500			\$3,821,500	\$1,909,320		\$3,818,663		\$3,086,654	\$2,112,203			\$100.15		
								Sale. Ratio =>	49.96			E.C.F. =>	1.461	Std. Deviation=>	0.17833901		
								Std. Dev. =>	5.21			Ave. E.C.F. =>	1.466	Ave. Variance=>	13.7918		

2021 ECF 1.460

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	
22-23-03-401-032	30180 FERNHILL	12/23/19	\$275,000	WD	WARRANTY DEED	\$275,000	\$166,520	60.55	\$333,043	\$56,840	\$218,160	\$193,149	1.129	2,706	\$80.62	CF1	
22-23-03-401-033	30158 FERNHILL	07/13/18	\$365,000	WD	WARRANTY DEED	\$365,000	\$170,180	46.62	\$340,367	\$58,554	\$306,446	\$197,072	1.555	3,036	\$100.94	CF1	
22-23-03-401-036	30092 FERNHILL	11/15/18	\$285,000	WD	WARRANTY DEED	\$285,000	\$145,480	51.05	\$290,951	\$56,106	\$228,894	\$164,227	1.394	2,392	\$95.69	CF1	
22-23-03-401-040	30161 CLUBHOUSE LN	08/07/18	\$315,000	WD	WARRANTY DEED	\$315,000	\$144,790	45.97	\$289,570	\$56,467	\$258,533	\$163,009	1.586	2,404	\$107.54	CF1	
22-23-03-402-034	30138 CLUBHOUSE LN	07/31/18	\$325,500	WD	WARRANTY DEED	\$325,500	\$144,300	44.33	\$288,609	\$56,513	\$268,987	\$162,305	1.657	2,292	\$117.36	CF1	
22-23-03-402-035	30116 CLUBHOUSE LN	06/04/18	\$323,000	WD	WARRANTY DEED	\$323,000	\$143,540	44.44	\$287,083	\$55,628	\$267,372	\$161,857	1.652	2,404	\$111.22	CF1	
22-23-03-404-027	30121 GREENBORO	02/19/19	\$210,000	WD	WARRANTY DEED	\$210,000	\$160,610	76.48	\$321,219	\$101,960	\$108,040	\$153,328	0.705	2,065	\$52.32	CF1	
22-23-03-405-023	30261 ARDMORE	05/24/19	\$318,000	WD	WARRANTY DEED	\$318,000	\$141,470	44.49	\$282,946	\$65,966	\$252,034	\$151,734	1.661	2,234	\$112.82	CF1	
22-23-03-406-022	29917 CLUBHOUSE LN	05/15/19	\$297,500	WD	WARRANTY DEED	\$297,500	\$142,300	47.83	\$284,603	\$55,185	\$242,315	\$160,432	1.510	2,146	\$112.91	CF1	
22-23-03-406-041	29859 CLUBHOUSE LN	08/30/19	\$310,000	WD	WARRANTY DEED	\$310,000	\$143,820	46.39	\$287,643	\$57,619	\$252,381	\$160,856	1.569	2,364	\$106.76	CF1	
22-23-03-407-034	29962 CLUBHOUSE LN	06/27/19	\$315,000	WD	WARRANTY DEED	\$315,000	\$145,810	46.29	\$291,613	\$59,721	\$255,279	\$162,162	1.574	2,364	\$107.99	CF1	
22-23-03-407-037	29882 CLUBHOUSE LN	09/05/18	\$420,000	WD	WARRANTY DEED	\$420,000	\$163,900	39.02	\$327,800	\$57,840	\$362,160	\$188,783	1.918	3,003	\$120.60	CF1	
22-23-03-407-044	29915 MUIRLAND	07/31/18	\$325,000	WD	WARRANTY DEED	\$325,000	\$167,800	51.63	\$335,592	\$55,233	\$269,767	\$196,055	1.376	2,947	\$91.54	CF1	
22-23-03-408-031	29982 MUIRLAND	07/26/18	\$320,000	WD	WARRANTY DEED	\$320,000	\$172,620	53.94	\$345,246	\$58,951	\$261,049	\$200,206	1.304	3,010	\$86.73	CF1	
22-23-03-410-025	29983 ARDMORE	09/10/19	\$255,000	WD	WARRANTY DEED	\$255,000	\$139,540	54.72	\$279,080	\$60,587	\$194,413	\$152,792	1.272	2,101	\$92.53	CF1	
22-23-03-427-016	30193 GREEN ACRES	05/30/18	\$355,000	WD	WARRANTY DEED	\$355,000	\$172,920	48.71	\$345,831	\$69,697	\$285,303	\$193,101	1.477	3,335	\$85.55	CF1	
22-23-03-428-011	30150 GREEN ACRES	12/20/19	\$262,500	WD	WARRANTY DEED	\$262,500	\$132,950	50.65	\$265,900	\$66,269	\$196,231	\$139,602	1.406	2,073	\$94.66	CF1	
22-23-03-430-030	29914 ARDMORE	08/23/19	\$288,000	WD	WARRANTY DEED	\$288,000	\$160,710	55.80	\$336,681	\$60,837	\$227,163	\$192,898	1.178	2,399	\$94.69	CF1	
22-23-03-432-037	29960 GREEN ACRES	10/01/18	\$276,500	WD	WARRANTY DEED	\$276,500	\$171,260	61.94	\$342,512	\$64,909	\$211,591	\$194,128	1.090	2,328	\$90.89	CF1	
22-23-03-451-016	29736 FERNHILL	05/15/18	\$330,000	WD	WARRANTY DEED	\$330,000	\$147,060	44.56	\$294,124	\$55,185	\$274,815	\$167,090	1.645	2,386	\$115.18	CF1	
22-23-03-454-018	29633 MULLANE	03/24/20	\$290,000	WD	WARRANTY DEED	\$290,000	\$154,320	53.21	\$308,631	\$56,354	\$233,646	\$176,417	1.324	2,621	\$89.14	CF1	
22-23-03-454-044	29511 MULLANE	06/03/19	\$322,000	WD	WARRANTY DEED	\$322,000	\$132,980	41.30	\$265,960	\$55,233	\$266,767	\$147,362	1.810	2,390	\$111.62	CF1	
22-23-03-454-045	29533 MULLANE	04/09/18	\$335,000	WD	WARRANTY DEED	\$335,000	\$157,950	47.15	\$315,896	\$63,778	\$271,222	\$176,306	1.538	2,681	\$101.16	CF1	
22-23-03-455-035	29634 MULLANE	02/14/19	\$319,200	WD	WARRANTY DEED	\$319,200	\$159,280	49.90	\$318,551	\$70,985	\$248,215	\$173,123	1.434	2,621	\$94.70	CF1	
22-23-03-455-039	29534 MULLANE	05/28/19	\$332,500	WD	WARRANTY DEED	\$332,500	\$158,170	47.57	\$316,331	\$61,050	\$271,450	\$178,518	1.521	2,621	\$103.57	CF1	
22-23-03-455-046	29515 GREENBORO	12/19/18	\$287,000	WD	WARRANTY DEED	\$287,000	\$153,970	53.65	\$307,940	\$77,976	\$209,024	\$160,814	1.300	2,349	\$88.98	CF1	
22-23-03-456-043	29532 GREENBORO	10/19/18	\$244,500	WD	WARRANTY DEED	\$244,500	\$130,470	53.36	\$260,948	\$61,339	\$183,161	\$139,587	1.312	2,254	\$81.26	CF1	
Totals:			\$8,301,200			\$8,301,200	\$4,124,720		\$8,264,670		\$6,624,418	\$4,606,915			\$98.11		
								Sale. Ratio =>	49.69					E.C.F. =>	1.438	Std. Deviation=>	0.24593149
								Std. Dev. =>	7.48					Ave. E.C.F. =>	1.441	Ave. Variance=>	18.5573

2021 ECF 1.430

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
22-23-04-101-010	31102 SQUIRE LN	10/31/19	\$355,000	WD	WARRANTY DEED	\$355,000	\$210,730	59.36	\$421,464	\$68,844	\$286,156	\$269,176	1.063	2,894	\$98.88	DA1
22-23-04-101-016	31101 CLAYMORE	10/12/18	\$386,000	WD	WARRANTY DEED	\$386,000	\$212,120	54.95	\$424,249	\$61,916	\$324,084	\$276,590	1.172	3,314	\$97.79	DA1
22-23-04-105-007	31102 WESTWOOD RD	06/11/18	\$350,000	WD	WARRANTY DEED	\$350,000	\$170,910	48.83	\$341,816	\$60,565	\$289,435	\$214,695	1.348	2,458	\$117.75	DA1
22-23-04-105-010	31226 WESTWOOD RD	07/30/18	\$439,900	WD	WARRANTY DEED	\$439,900	\$211,020	47.97	\$422,046	\$83,310	\$356,590	\$258,577	1.379	2,409	\$148.02	DA1
22-23-04-106-006	31128 CLAYMORE	05/28/19	\$382,000	WD	WARRANTY DEED	\$382,000	\$179,290	46.93	\$358,579	\$59,534	\$322,466	\$228,279	1.413	3,081	\$104.66	DA1
22-23-04-106-009	31101 WESTWOOD RD	01/10/20	\$391,000	WD	WARRANTY DEED	\$391,000	\$187,320	47.91	\$374,642	\$61,235	\$329,765	\$239,242	1.378	3,253	\$101.37	DA1
22-23-04-126-013	34354 COMMONS CT	10/16/18	\$265,000	WD	WARRANTY DEED	\$265,000	\$151,230	57.07	\$302,463	\$60,979	\$204,021	\$184,339	1.107	2,770	\$73.65	DA1
22-23-04-128-002	31129 VERONA	05/14/19	\$279,700	WD	WARRANTY DEED	\$279,700	\$156,010	55.78	\$312,010	\$61,772	\$217,928	\$191,021	1.141	2,240	\$97.29	DA1
22-23-04-128-013	31272 STONEGATE	11/02/18	\$220,000	WD	WARRANTY DEED	\$220,000	\$137,060	62.30	\$274,114	\$59,690	\$160,310	\$163,682	0.979	2,598	\$61.71	DA1
22-23-04-128-014	31290 STONEGATE	06/07/19	\$327,000	WD	WARRANTY DEED	\$327,000	\$147,900	45.23	\$295,805	\$66,313	\$260,687	\$175,185	1.488	2,692	\$96.84	DA1
22-23-04-128-015	31291 STONEGATE	06/28/19	\$325,000	WD	WARRANTY DEED	\$325,000	\$147,330	45.33	\$294,650	\$62,287	\$262,713	\$177,376	1.481	2,482	\$105.85	DA1
22-23-04-128-026	31168 NORTH PARK	07/06/18	\$317,000	WD	WARRANTY DEED	\$317,000	\$171,680	54.16	\$343,353	\$65,152	\$251,848	\$212,367	1.186	2,717	\$92.69	DA1
22-23-04-129-004	31042 VERONA	07/18/18	\$295,000	WD	WARRANTY DEED	\$295,000	\$165,480	56.09	\$330,965	\$75,655	\$219,345	\$194,893	1.125	2,680	\$81.85	DA1
22-23-04-151-014	35280 SPRING HILL	11/14/19	\$430,000	WD	WARRANTY DEED	\$430,000	\$200,620	46.66	\$401,234	\$85,955	\$344,045	\$240,671	1.430	3,050	\$112.80	DA1
22-23-04-152-009	35145 OLD TIMBER	12/27/18	\$400,000	WD	WARRANTY DEED	\$400,000	\$161,770	40.44	\$323,543	\$64,919	\$335,081	\$197,423	1.697	2,736	\$122.47	DA1
22-23-04-155-010	35108 QUAKER WAY	03/02/20	\$400,000	WD	WARRANTY DEED	\$400,000	\$176,860	44.22	\$353,720	\$59,711	\$340,289	\$224,434	1.516	3,049	\$111.61	DA1
22-23-04-157-002	35109 QUAKER WAY	05/04/18	\$312,000	WD	WARRANTY DEED	\$312,000	\$184,380	59.10	\$368,766	\$63,653	\$248,347	\$232,911	1.066	3,155	\$78.72	DA1
22-23-04-177-003	30832 OAK VALLEY DR	06/28/19	\$295,000	WD	WARRANTY DEED	\$295,000	\$134,270	45.52	\$268,533	\$63,057	\$231,943	\$156,852	1.479	2,160	\$107.38	DA1
22-23-04-180-001	35033 OLD TIMBER	10/31/19	\$339,000	WD	WARRANTY DEED	\$339,000	\$148,450	43.79	\$296,891	\$61,868	\$277,132	\$179,407	1.545	2,484	\$111.57	DA1
22-23-04-181-007	30630 HIGH VALLEY RD	12/21/18	\$405,000	WD	WARRANTY DEED	\$405,000	\$190,130	46.95	\$380,250	\$61,916	\$343,084	\$243,003	1.412	3,580	\$95.83	DA1
22-23-04-201-004	31039 OAK VALLEY DR	09/07/18	\$305,000	WD	WARRANTY DEED	\$305,000	\$151,910	49.81	\$303,823	\$62,947	\$242,053	\$183,875	1.316	2,791	\$86.73	DA1
22-23-04-202-015	31035 CARRIAGE HILL	05/11/18	\$340,000	WD	WARRANTY DEED	\$340,000	\$158,770	46.70	\$317,535	\$61,485	\$278,515	\$195,458	1.425	2,615	\$106.51	DA1
22-23-04-203-011	31054 CARRIAGE HILL	08/12/19	\$327,000	WD	WARRANTY DEED	\$327,000	\$151,400	46.30	\$302,795	\$66,370	\$260,630	\$180,477	1.444	2,588	\$100.71	DA1
22-23-04-203-014	31175 PERRYS CROSSING	08/27/19	\$408,000	WD	WARRANTY DEED	\$408,000	\$171,900	42.13	\$343,790	\$82,161	\$325,839	\$199,717	1.632	3,492	\$93.31	DA1
22-23-04-205-012	33722 HERITAGE HILLS	11/27/18	\$270,000	WD	WARRANTY DEED	\$270,000	\$136,390	50.51	\$272,775	\$66,377	\$203,623	\$157,556	1.292	2,204	\$92.39	DA1
22-23-04-226-017	30943 SUTTERS HILL CT	09/11/19	\$395,000	WD	WARRANTY DEED	\$395,000	\$184,170	46.63	\$368,339	\$74,235	\$320,765	\$224,507	1.429	3,164	\$101.38	DA1
22-23-04-226-030	30992 HITCHING POST	10/26/18	\$260,000	WD	WARRANTY DEED	\$260,000	\$141,270	54.33	\$282,537	\$67,614	\$192,386	\$164,063	1.173	2,302	\$83.57	DA1
22-23-04-227-006	33571 HERITAGE HILLS	10/10/19	\$285,000	WD	WARRANTY DEED	\$285,000	\$193,040	67.73	\$386,081	\$72,632	\$212,368	\$239,274	0.888	2,826	\$75.15	DA1
22-23-04-227-011	33459 HERITAGE HILLS	05/11/18	\$331,500	WD	WARRANTY DEED	\$331,500	\$153,200	46.21	\$306,399	\$68,855	\$262,645	\$181,331	1.448	2,429	\$108.13	DA1
Totals:			\$9,835,100			\$9,835,100	\$4,886,610		\$9,773,167		\$7,904,093	\$5,986,382			\$98.85	
							Sale. Ratio =>	49.69				E.C.F. =>	1.320		Std. Deviation=>	0.19905551
							Std. Dev. =>	6.53				Ave. E.C.F. =>	1.326		Ave. Variance=>	16.5700

2021 ECF 1.310

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
22-23-04-251-007	34191 GLOUSTER CR	06/28/19	\$285,000	WD	WARRANTY DEED	\$285,000	\$138,420	48.57	\$276,833	\$65,520	\$219,480	\$169,050	1.298	1,843	\$119.09	DC1
22-23-04-252-005	30253 RAVENSCROFT	04/23/19	\$400,000	WD	WARRANTY DEED	\$400,000	\$181,620	45.41	\$363,238	\$59,780	\$340,220	\$242,766	1.401	3,345	\$101.71	DC1
22-23-04-253-001	34198 GLOUSTER CR	09/27/19	\$350,000	WD	WARRANTY DEED	\$350,000	\$174,840	49.95	\$349,679	\$64,024	\$285,976	\$228,524	1.251	3,264	\$87.62	DC1
22-23-04-253-033	33926 OLD TIMBER	04/18/18	\$338,000	WD	WARRANTY DEED	\$338,000	\$175,170	51.83	\$350,344	\$67,511	\$270,489	\$226,266	1.195	3,151	\$85.84	DC1
22-23-04-276-021	30646 CHARLESTON	02/08/19	\$279,000	WD	WARRANTY DEED	\$279,000	\$147,280	52.79	\$294,554	\$71,110	\$207,890	\$178,755	1.163	2,211	\$94.03	DC1
22-23-04-276-023	30602 CHARLESTON	06/13/19	\$262,500	WD	WARRANTY DEED	\$262,500	\$148,570	56.60	\$297,136	\$64,120	\$198,380	\$186,413	1.064	2,446	\$81.10	DC1
22-23-04-277-004	33737 OLD TIMBER	11/28/18	\$225,000	WD	WARRANTY DEED	\$225,000	\$127,300	56.58	\$254,598	\$59,024	\$165,976	\$156,459	1.061	1,684	\$98.56	DC1
22-23-04-277-014	33617 OLD TIMBER	05/31/18	\$372,000	WD	WARRANTY DEED	\$372,000	\$155,390	41.77	\$310,770	\$69,355	\$302,645	\$193,132	1.567	2,740	\$110.45	DC1
Totals:			\$2,511,500			\$2,511,500	\$1,248,590		\$2,497,152		\$1,991,056	\$1,581,366			\$97.30	
								Sale. Ratio =>	49.71			E.C.F. =>	1.259	Std. Deviation=>		0.17181215
								Std. Dev. =>	5.17			Ave. E.C.F. =>	1.250	Ave. Variance=>		12.9341

2021 ECF 1.250

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
22-23-04-303-002	35166 MUER PLACE	07/30/19	\$250,000	LC	LAND CONTRACT	\$250,000	\$144,790	57.92	\$289,571	\$54,936	\$195,064	\$173,804	1.122	2,090	\$93.33	DD1
22-23-04-303-003	35150 MUER PLACE	08/17/18	\$296,000	WD	WARRANTY DEED	\$296,000	\$163,920	55.38	\$327,830	\$54,484	\$241,516	\$202,479	1.193	2,665	\$90.63	DD1
22-23-04-351-008	29985 DE ORR	11/14/18	\$267,500	WD	WARRANTY DEED	\$267,500	\$130,050	48.62	\$260,105	\$60,751	\$206,749	\$147,670	1.400	1,970	\$104.95	DD1
22-23-04-352-003	29768 DRAKE	04/12/19	\$211,000	WD	WARRANTY DEED	\$211,000	\$101,930	48.31	\$203,858	\$54,198	\$156,802	\$110,859	1.414	1,247	\$125.74	DD1
22-23-04-352-004	29734 DRAKE	12/13/18	\$289,900	WD	WARRANTY DEED	\$289,900	\$145,960	50.35	\$291,919	\$70,288	\$219,612	\$164,171	1.338	2,418	\$90.82	DD1
22-23-04-352-017	29529 MIRLON	11/05/18	\$312,000	WD	WARRANTY DEED	\$312,000	\$125,860	40.34	\$251,721	\$62,622	\$249,378	\$140,073	1.780	2,194	\$113.66	DD1
22-23-04-352-019	35335 MUER COVE	08/30/19	\$215,000	WD	WARRANTY DEED	\$215,000	\$106,940	49.74	\$213,870	\$50,745	\$164,255	\$120,833	1.359	1,625	\$101.08	DD1
Totals:			\$1,841,400			\$1,841,400	\$919,450		\$1,838,874		\$1,433,376	\$1,059,889			\$102.89	
								Sale. Ratio =>	49.93			E.C.F. =>	1.352	Std. Deviation=>		0.21020447
								Std. Dev. =>	5.62			Ave. E.C.F. =>	1.372	Ave. Variance=>		13.6442

2021 ECF 1.350

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
22-23-04-327-002	29910 HIGH VALLEY RD	12/28/18	\$299,900	WD	WARRANTY DEED	\$299,900	\$142,070	47.37	\$284,138	\$59,700	\$240,200	\$167,491	1.434	1,870	\$128.45	DE1
22-23-04-328-013	29991 MAYFAIR DR	03/07/19	\$332,500	WD	WARRANTY DEED	\$332,500	\$166,690	50.13	\$333,381	\$62,011	\$270,489	\$202,515	1.336	2,821	\$95.88	DE1
22-23-04-330-011	29946 MAYFAIR DR	05/28/19	\$335,000	WD	WARRANTY DEED	\$335,000	\$162,910	48.63	\$325,810	\$59,216	\$275,784	\$198,951	1.386	2,633	\$104.74	DE1
22-23-04-331-008	30015 HIGH VALLEY RD	10/08/19	\$350,000	LC	LAND CONTRACT	\$350,000	\$151,890	43.40	\$303,786	\$59,989	\$290,011	\$181,938	1.594	1,984	\$146.17	DE1
22-23-04-331-011	30249 HIGH VALLEY RD	05/31/18	\$323,000	WD	WARRANTY DEED	\$323,000	\$179,770	55.66	\$359,536	\$62,214	\$260,786	\$221,882	1.175	2,479	\$105.20	DE1
22-23-04-376-001	29977 HIGH VALLEY RD	06/28/19	\$322,500	WD	WARRANTY DEED	\$322,500	\$169,740	52.63	\$339,472	\$77,586	\$244,914	\$195,437	1.253	2,668	\$91.80	DE1
22-23-04-376-019	29509 MAYFAIR DR	01/31/20	\$350,000	WD	WARRANTY DEED	\$350,000	\$176,050	50.30	\$352,095	\$66,598	\$283,402	\$213,057	1.330	3,316	\$85.47	DE1
22-23-04-376-023	29510 KINGS POINTE	03/13/20	\$295,000	WD	WARRANTY DEED	\$295,000	\$153,980	52.20	\$307,951	\$75,779	\$219,221	\$173,263	1.265	2,514	\$87.20	DE1
22-23-04-376-026	29552 KINGS POINTE	05/07/18	\$300,000	WD	WARRANTY DEED	\$300,000	\$164,650	54.88	\$329,305	\$65,046	\$234,954	\$197,208	1.191	2,580	\$91.07	DE1
22-23-04-376-032	29579 KINGS POINTE	07/12/19	\$334,000	WD	WARRANTY DEED	\$334,000	\$148,390	44.43	\$296,781	\$56,969	\$277,031	\$178,964	1.548	2,708	\$102.30	DE1
22-23-04-377-004	29678 HIGH VALLEY RD	12/28/18	\$285,000	WD	WARRANTY DEED	\$285,000	\$146,100	51.26	\$292,209	\$62,453	\$222,547	\$171,460	1.298	1,969	\$113.03	DE1
22-23-04-377-009	29661 MAYFAIR DR	06/29/18	\$287,000	WD	WARRANTY DEED	\$287,000	\$143,490	50.00	\$286,989	\$65,455	\$221,545	\$165,324	1.340	1,924	\$115.15	DE1
Totals:			\$3,813,900			\$3,813,900	\$1,905,730		\$3,811,453		\$3,040,884	\$2,267,490			\$105.54	
								Sale. Ratio =>	49.97				E.C.F. =>	1.341	Std. Deviation=>	0.12882211
								Std. Dev. =>	3.73				Ave. E.C.F. =>	1.346	Ave. Variance=>	9.6420

2021 ECF 1.340

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
22-23-04-403-008	29967 RAVENSCROFT	03/12/20	\$271,000	WD	WARRANTY DEED	\$271,000	\$142,430	52.56	\$284,852	\$51,206	\$219,794	\$140,751	1.562	2,344	\$93.77	DF1
22-23-04-404-004	29988 RAVENSCROFT	08/27/19	\$290,000	WD	WARRANTY DEED	\$290,000	\$122,030	42.08	\$244,054	\$50,137	\$239,863	\$116,817	2.053	1,798	\$133.41	DF1
22-23-04-404-011	29746 RAVENSCROFT	09/18/18	\$320,000	WD	WARRANTY DEED	\$320,000	\$140,330	43.85	\$280,651	\$50,339	\$269,661	\$138,742	1.944	2,283	\$118.12	DF1
22-23-04-405-008	30040 BEACONTREE	06/20/19	\$231,000	WD	WARRANTY DEED	\$231,000	\$154,090	66.71	\$308,179	\$52,087	\$178,913	\$154,272	1.160	2,447	\$73.12	DF1
22-23-04-405-017	29876 BEACONTREE	03/07/19	\$225,000	WD	WARRANTY DEED	\$225,000	\$135,120	60.05	\$270,241	\$48,889	\$176,111	\$133,345	1.321	2,183	\$80.67	DF1
22-23-04-405-022	30083 OLD BEDFORD	08/09/19	\$297,000	WD	WARRANTY DEED	\$297,000	\$130,720	44.01	\$261,446	\$52,561	\$244,439	\$125,834	1.943	1,904	\$128.38	DF1
22-23-04-405-030	29823 OLD BEDFORD	05/16/19	\$310,000	WD	WARRANTY DEED	\$310,000	\$143,410	46.26	\$286,812	\$50,182	\$259,818	\$142,548	1.823	2,287	\$113.61	DF1
22-23-04-406-002	30160 OLD BEDFORD	06/24/19	\$260,000	WD	WARRANTY DEED	\$260,000	\$127,570	49.07	\$255,147	\$48,889	\$211,111	\$124,252	1.699	1,420	\$148.67	DF1
22-23-04-406-010	30161 BRIARTON	12/12/19	\$315,000	WD	WARRANTY DEED	\$315,000	\$146,320	46.45	\$292,640	\$50,076	\$264,924	\$146,123	1.813	2,349	\$112.78	DF1
22-23-04-452-011	29747 BRIARTON	09/28/18	\$244,000	WD	WARRANTY DEED	\$244,000	\$132,700	54.39	\$265,407	\$49,373	\$194,627	\$130,141	1.496	1,896	\$102.65	DF1
22-23-04-452-012	29721 BEACONTREE	07/03/18	\$208,000	WD	WARRANTY DEED	\$208,000	\$121,140	58.24	\$242,284	\$60,714	\$147,286	\$109,380	1.347	1,540	\$95.64	DF1
22-23-04-453-002	29742 OLD BEDFORD	10/05/18	\$265,000	WD	WARRANTY DEED	\$265,000	\$130,340	49.18	\$260,688	\$50,690	\$214,310	\$126,505	1.694	2,024	\$105.88	DF1
22-23-04-453-015	34036 BANBURY	04/19/19	\$253,000	WD	WARRANTY DEED	\$253,000	\$109,740	43.38	\$219,484	\$48,873	\$204,127	\$102,778	1.986	1,616	\$126.32	DF1
22-23-04-454-005	34111 BANBURY	12/20/18	\$228,000	WD	WARRANTY DEED	\$228,000	\$107,490	47.14	\$214,975	\$48,873	\$179,127	\$100,061	1.790	1,283	\$139.62	DF1
22-23-04-454-008	29555 BRIARTON	07/27/18	\$190,000	WD	WARRANTY DEED	\$190,000	\$103,260	54.35	\$206,527	\$49,224	\$140,776	\$94,761	1.486	1,213	\$116.06	DF1
Totals:			\$3,907,000			\$3,907,000	\$1,946,690		\$3,893,387		\$3,144,887	\$1,886,310			\$112.58	
								Sale. Ratio =>	49.83			E.C.F. =>	1.667	Std. Deviation=>		0.2697285
								Std. Dev. =>	7.10			Ave. E.C.F. =>	1.674	Ave. Variance=>		22.3469

2021 ECF 1.660

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	
22-23-04-426-001	33804 YORK RIDGE	03/11/20	\$415,000	WD	WARRANTY DEED	\$415,000	\$182,340	43.94	\$364,681	\$64,680	\$350,320	\$240,001	1.460	3,128	\$111.99	DH1	
22-23-04-427-024	30165 N WILLOW CT	10/18/19	\$299,900	WD	WARRANTY DEED	\$299,900	\$159,030	53.03	\$318,059	\$60,983	\$238,917	\$205,661	1.162	2,296	\$104.06	DH1	
22-23-04-427-025	30181 N WILLOW CT	04/26/19	\$281,000	WD	WARRANTY DEED	\$281,000	\$146,990	52.31	\$293,972	\$57,709	\$223,291	\$189,010	1.181	1,870	\$119.41	DH1	
22-23-04-429-009	33505 WALNUT LN	05/24/18	\$315,000	WD	WARRANTY DEED	\$315,000	\$166,250	52.78	\$332,493	\$57,541	\$257,459	\$219,962	1.170	2,780	\$92.61	DH1	
Totals:			\$1,310,900			\$1,310,900	\$654,610		\$1,309,205		\$1,069,987	\$854,634			\$107.02		
								Sale. Ratio =>	49.94				E.C.F. =>	1.252	Std. Deviation=>		0.14446411
								Std. Dev. =>	4.39				Ave. E.C.F. =>	1.243	Ave. Variance=>		10.8180

2021 ECF 1.250

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	
22-23-04-301-010	35360 STRATTON HILL CT	05/29/19	\$425,000	WD	WARRANTY DEED	\$425,000	\$193,010	45.41	\$386,012	\$96,595	\$328,405	\$391,104	0.840	3,131	\$104.89	D11	
22-23-04-301-019	35349 STRATTON HILL CT	05/10/18	\$442,000	WD	WARRANTY DEED	\$442,000	\$238,970	54.07	\$477,936	\$91,688	\$350,312	\$521,957	0.671	3,381	\$103.61	D11	
Totals:			\$867,000			\$867,000	\$431,980		\$863,948		\$678,717	\$913,061			\$104.25		
								Sale. Ratio =>	49.82				E.C.F. =>	0.743	Std. Deviation=>		0.11917268
								Std. Dev. =>	6.12				Ave. E.C.F. =>	0.755	Ave. Variance=>		8.4268

2021 ECF 0.740

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	07/31/18	\$340,000	WD	WARRANTY DEED	\$340,000	\$190,490	56.03	\$380,985	\$71,128	\$268,872	\$336,801	0.798	2,270	\$118.45	EA1
22-23-05-101-014	36902 VALLEY RIDGE	04/16/18	\$345,175	WD	WARRANTY DEED	\$345,175	\$155,160	44.95	\$310,316	\$71,191	\$273,984	\$259,918	1.054	2,045	\$133.98	EA1
22-23-05-102-005	36915 VALLEY RIDGE	09/20/19	\$365,000	WD	WARRANTY DEED	\$365,000	\$189,050	51.79	\$378,101	\$70,563	\$294,437	\$334,280	0.881	2,307	\$127.63	EA1
22-23-05-126-026	31062 APPLEWOOD	08/23/19	\$400,000	WD	WARRANTY DEED	\$400,000	\$167,150	41.79	\$334,293	\$78,547	\$321,453	\$277,985	1.156	2,598	\$123.73	EB1
22-23-05-126-027	31070 APPLEWOOD	06/07/18	\$373,000	WD	WARRANTY DEED	\$373,000	\$179,510	48.13	\$359,017	\$82,609	\$290,391	\$300,443	0.967	3,093	\$93.89	EB1
22-23-05-127-001	31275 APPLEWOOD	10/22/19	\$334,200	WD	WARRANTY DEED	\$334,200	\$181,380	54.27	\$362,768	\$49,176	\$285,024	\$340,861	0.836	3,490	\$81.67	EB1
22-23-05-127-004	31251 APPLEWOOD	08/22/18	\$397,900	WD	WARRANTY DEED	\$397,900	\$182,770	45.93	\$365,532	\$78,547	\$319,353	\$311,940	1.024	2,796	\$114.22	EB1
22-23-05-127-019	31165 APPLEWOOD	10/22/18	\$290,000	WD	WARRANTY DEED	\$290,000	\$163,580	56.41	\$327,169	\$77,073	\$212,927	\$271,843	0.783	2,713	\$78.48	EB1
22-23-05-151-004	30725 TURTLE CREEK	03/12/20	\$390,000	WD	WARRANTY DEED	\$390,000	\$176,690	45.31	\$353,375	\$83,784	\$306,216	\$293,034	1.045	3,187	\$96.08	EB1
22-23-05-176-004	30690 TURTLE CREEK	02/06/20	\$365,000	WD	WARRANTY DEED	\$365,000	\$206,450	56.56	\$412,907	\$94,478	\$270,522	\$346,118	0.782	3,228	\$83.80	EB1
22-23-05-303-015	36964 FOX RUN	05/07/18	\$395,000	WD	WARRANTY DEED	\$395,000	\$187,000	47.34	\$373,997	\$87,387	\$307,613	\$311,533	0.987	3,230	\$95.24	EB1
22-23-05-326-007	36823 TURTLE CREEK CT	02/28/20	\$315,000	WD	WARRANTY DEED	\$315,000	\$181,490	57.62	\$362,985	\$83,884	\$231,116	\$303,371	0.762	2,858	\$80.87	EB1
22-23-05-326-009	36800 TURTLE CREEK CT	09/04/19	\$415,000	WD	WARRANTY DEED	\$415,000	\$177,260	42.71	\$354,517	\$86,215	\$328,785	\$291,633	1.127	2,954	\$111.30	EB1
22-23-05-327-012	36468 GREENSPRING	02/21/20	\$340,000	WD	WARRANTY DEED	\$340,000	\$172,160	50.64	\$344,318	\$82,075	\$257,925	\$285,047	0.905	2,585	\$99.78	EB1
22-23-05-327-015	36423 GREENSPRING	07/30/18	\$405,000	WD	WARRANTY DEED	\$405,000	\$199,640	49.29	\$399,276	\$84,822	\$320,178	\$341,798	0.937	3,490	\$91.74	EB1
22-23-05-376-008	30051 DEER RUN	06/14/18	\$369,900	WD	WARRANTY DEED	\$369,900	\$185,930	50.26	\$371,860	\$79,574	\$290,326	\$317,702	0.914	3,296	\$88.08	EB1
22-23-05-376-011	29851 DEER RUN	01/29/20	\$355,000	WD	WARRANTY DEED	\$355,000	\$184,210	51.89	\$368,412	\$83,295	\$271,705	\$309,910	0.877	3,132	\$86.75	EB1
22-23-05-378-004	29812 DEER RUN	01/28/20	\$450,000	WD	WARRANTY DEED	\$450,000	\$190,680	42.37	\$381,363	\$74,127	\$375,873	\$333,952	1.126	2,756	\$136.38	EB1
22-23-05-378-021	29807 BRIARWOOD	07/03/18	\$350,000	WD	WARRANTY DEED	\$350,000	\$190,950	54.56	\$381,901	\$75,613	\$274,387	\$332,922	0.824	2,822	\$97.23	EC1
22-23-05-379-001	30030 DEER RUN	05/30/18	\$340,000	WD	WARRANTY DEED	\$340,000	\$196,090	57.67	\$392,187	\$77,840	\$262,160	\$341,682	0.767	3,424	\$76.57	EB1
22-23-05-379-004	29970 DEER RUN	07/05/18	\$505,000	WD	WARRANTY DEED	\$505,000	\$235,640	46.66	\$471,288	\$99,635	\$405,365	\$403,971	1.003	3,944	\$102.78	EB1
Totals:			\$7,840,175			\$7,840,175	\$3,893,280		\$7,786,567		\$6,168,612	\$6,646,743			\$100.89	
							Sale. Ratio =>	49.66				E.C.F. =>	0.928		Std. Deviation=>	0.12603837
							Std. Dev. =>	5.24				Ave. E.C.F. =>	0.931		Ave. Variance=>	10.6127

2021 ECF 0.920

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
22-23-05-201-009	31239 SUDBURY RD	03/25/19	\$300,000	WD	WARRANTY DEED	\$300,000	\$133,820	44.61	\$267,646	\$76,895	\$223,105	\$200,791	1.111	2,067	\$107.94	ED1
22-23-05-202-017	31210 SUDBURY RD	07/06/18	\$358,000	WD	WARRANTY DEED	\$358,000	\$176,010	49.16	\$352,021	\$75,942	\$282,058	\$290,609	0.971	3,451	\$81.73	ED1
22-23-05-252-013	30600 SUDBURY CT	05/22/18	\$410,000	WD	WARRANTY DEED	\$410,000	\$233,070	56.85	\$466,138	\$82,488	\$327,512	\$403,842	0.811	3,812	\$85.92	ED1
22-23-05-252-017	30768 SUDBURY CT	07/09/19	\$442,000	WD	WARRANTY DEED	\$442,000	\$206,880	46.81	\$413,751	\$81,005	\$360,995	\$350,259	1.031	3,097	\$116.56	ED1
Totals:			\$1,510,000			\$1,510,000	\$749,780		\$1,499,556		\$1,193,670	\$1,245,501			\$98.04	
							Sale. Ratio =>	49.65				E.C.F. =>	0.958		Std. Deviation=>	0.12703258
							Std. Dev. =>	5.33				Ave. E.C.F. =>	0.981		Ave. Variance=>	9.0055

2021 ECF 0.950

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
22-23-05-203-026	35526 SPRINGVALE	12/05/18	\$315,000	WD	WARRANTY DEED	\$315,000	\$171,990	54.60	\$343,974	\$65,296	\$249,704	\$200,488	1.245	2,688	\$92.90	EF1
22-23-05-227-012	31120 BERRYHILL	05/29/19	\$318,000	WD	WARRANTY DEED	\$318,000	\$146,920	46.20	\$293,831	\$54,877	\$263,123	\$171,909	1.531	2,629	\$100.08	EF1
22-23-05-228-001	35575 FORESTVILLE	07/03/18	\$310,000	WD	WARRANTY DEED	\$310,000	\$144,190	46.51	\$288,387	\$53,966	\$256,034	\$168,648	1.518	2,371	\$107.99	EF1
22-23-05-228-002	31172 TIVERTON	10/25/19	\$275,000	WD	WARRANTY DEED	\$275,000	\$134,620	48.95	\$269,240	\$53,923	\$221,077	\$154,904	1.427	2,027	\$109.07	EF1
22-23-05-251-007	31129 STURBRIDGE	03/24/20	\$290,000	WD	WARRANTY DEED	\$290,000	\$153,980	53.10	\$307,953	\$54,877	\$235,123	\$182,069	1.291	2,931	\$80.22	EF1
Totals:			\$1,508,000			\$1,508,000	\$751,700		\$1,503,385		\$1,225,061	\$878,019			\$98.05	
								Sale. Ratio =>	49.85			E.C.F. =>	1.395	Std. Deviation=>		0.12979942
								Std. Dev. =>	3.82			Ave. E.C.F. =>	1.403	Ave. Variance=>		10.7298

2021 ECF 1.390

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
22-23-05-276-011	30827 W HUNTSMAN	01/23/20	\$340,000	WD	WARRANTY DEED	\$340,000	\$217,500	63.97	\$435,001	\$77,966	\$262,034	\$388,082	0.675	2,237	\$117.14	EG1
22-23-05-276-019	30491 W HUNTSMAN	09/14/18	\$509,100	WD	WARRANTY DEED	\$509,100	\$211,700	41.58	\$423,403	\$91,762	\$417,338	\$360,479	1.158	3,490	\$119.58	EG1
22-23-05-277-016	30904 W HUNTSMAN	09/26/18	\$390,000	WD	WARRANTY DEED	\$390,000	\$177,450	45.50	\$354,890	\$72,498	\$317,502	\$306,948	1.034	2,890	\$109.86	EG1
22-23-05-278-016	30516 E HUNTSMAN	06/04/18	\$346,000	WD	WARRANTY DEED	\$346,000	\$183,410	53.01	\$366,815	\$72,337	\$273,663	\$320,085	0.855	2,890	\$94.69	EG1
Totals:			\$1,585,100			\$1,585,100	\$790,060		\$1,580,109		\$1,270,537	\$1,375,593			\$110.32	
								Sale. Ratio =>	49.84			E.C.F. =>	0.924	Std. Deviation=>		0.2107975
								Std. Dev. =>	9.85			Ave. E.C.F. =>	0.931	Ave. Variance=>		16.5485
													2021 ECF	0.920		

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	
22-23-05-401-012	30420 FOX CLUB CT	10/17/18	\$446,000	WD	WARRANTY DEED	\$446,000	\$222,840	49.96	\$445,688	\$97,683	\$348,317	\$424,396	0.821	3,035	\$114.77	EH1	
22-23-05-401-017	30466 FOX CLUB CT	01/03/20	\$376,000	WD	WARRANTY DEED	\$376,000	\$170,470	45.34	\$340,945	\$87,312	\$288,688	\$309,309	0.933	2,223	\$129.86	EH1	
22-23-05-401-023	30506 FOX CLUB DR	06/26/19	\$390,000	WD	WARRANTY DEED	\$390,000	\$222,940	57.16	\$445,878	\$87,085	\$302,915	\$437,552	0.692	2,659	\$113.92	EH1	
22-23-05-402-011	30040 WHITE HALL	11/15/18	\$372,000	WD	WARRANTY DEED	\$372,000	\$169,720	45.62	\$339,446	\$86,123	\$285,877	\$308,931	0.925	2,760	\$103.58	EH1	
22-23-05-402-015	30369 FOX CLUB DR	06/12/18	\$410,000	WD	WARRANTY DEED	\$410,000	\$185,700	45.29	\$371,401	\$89,287	\$320,713	\$344,041	0.932	3,343	\$95.94	EH1	
22-23-05-402-024	30457 FOX CLUB DR	04/12/19	\$435,000	WD	WARRANTY DEED	\$435,000	\$218,540	50.24	\$437,085	\$93,662	\$341,338	\$418,809	0.815	3,471	\$98.34	EH1	
22-23-05-402-028	30143 WHITE HALL CT	03/04/20	\$450,000	WD	WARRANTY DEED	\$450,000	\$212,460	47.21	\$424,924	\$88,349	\$361,651	\$410,457	0.881	2,914	\$124.11	EH1	
22-23-05-427-003	30045 FOX CLUB DR	11/18/19	\$395,000	WD	WARRANTY DEED	\$395,000	\$230,430	58.34	\$460,852	\$87,236	\$307,764	\$455,629	0.675	3,438	\$89.52	EH1	
22-23-05-451-018	29725 WHITE HALL	10/16/19	\$400,000	WD	WARRANTY DEED	\$400,000	\$162,300	40.58	\$324,609	\$97,824	\$302,176	\$276,567	1.093	2,535	\$119.20	EH1	
22-23-05-451-028	30519 FOX CLUB DR	03/21/19	\$550,000	WD	WARRANTY DEED	\$550,000	\$269,650	49.03	\$539,308	\$102,131	\$447,869	\$533,143	0.840	4,023	\$111.33	EH1	
22-23-05-452-009	29729 HARROW	08/23/19	\$430,000	WD	WARRANTY DEED	\$430,000	\$183,330	42.63	\$366,656	\$87,498	\$342,502	\$340,437	1.006	3,113	\$110.02	EH1	
22-23-05-453-003	29828 HARROW	02/21/20	\$451,000	WD	WARRANTY DEED	\$451,000	\$247,620	54.90	\$495,249	\$92,522	\$358,478	\$491,131	0.730	3,475	\$103.16	EH1	
22-23-05-453-004	29796 HARROW	05/14/18	\$469,900	WD	WARRANTY DEED	\$469,900	\$240,000	51.07	\$479,990	\$99,599	\$370,301	\$463,891	0.798	3,541	\$104.58	EH1	
22-23-05-453-007	29696 HARROW	08/10/18	\$409,000	WD	WARRANTY DEED	\$409,000	\$196,850	48.13	\$393,690	\$93,384	\$315,616	\$366,227	0.862	3,150	\$100.20	EH1	
22-23-05-453-010	29873 KENLOCH DR	02/20/19	\$445,000	WD	WARRANTY DEED	\$445,000	\$249,610	56.09	\$499,217	\$94,294	\$350,706	\$493,809	0.710	3,456	\$101.48	EH1	
22-23-05-453-015	29709 KENLOCH DR	08/05/19	\$537,000	WD	WARRANTY DEED	\$537,000	\$258,190	48.08	\$516,370	\$89,665	\$447,335	\$520,372	0.860	4,004	\$111.72	EH1	
22-23-05-454-010	29580 KENLOCH DR	07/27/18	\$517,000	WD	WARRANTY DEED	\$517,000	\$275,300	53.25	\$550,592	\$102,665	\$414,335	\$546,252	0.759	3,956	\$104.74	EH1	
22-23-05-454-011	29614 KENLOCH DR	02/03/19	\$520,000	WD	WARRANTY DEED	\$520,000	\$299,360	57.57	\$598,725	\$106,351	\$413,649	\$600,456	0.689	4,286	\$96.51	EH1	
22-23-05-476-005	29892 WHITE HALL	10/16/19	\$335,000	WD	WARRANTY DEED	\$335,000	\$161,590	48.24	\$323,170	\$87,783	\$247,217	\$287,057	0.861	3,020	\$81.86	EH1	
22-23-05-479-003	29714 FOX CLUB DR	01/22/19	\$321,800	WD	WARRANTY DEED	\$321,800	\$165,080	51.30	\$330,150	\$86,570	\$235,230	\$297,049	0.792	2,832	\$83.06	EH1	
22-23-05-479-006	29632 FOX CLUB DR	09/06/18	\$390,000	WD	WARRANTY DEED	\$390,000	\$170,010	43.59	\$340,026	\$88,877	\$301,123	\$306,279	0.983	2,983	\$100.95	EH1	
Totals:			\$9,049,700			\$9,049,700	\$4,511,990		\$9,023,971		\$7,103,800	\$8,631,794			\$104.71		
								Sale. Ratio =>	49.86								
								Std. Dev. =>	5.08								
												E.C.F. =>	0.823	Std. Deviation=>	0.11219324		
												Ave. E.C.F. =>	0.841	Ave. Variance=>	8.8386		

2021 ECF 0.820

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	03/20/20	\$444,500	WD	WARRANTY DEED	\$444,500	\$206,280	46.41	\$412,566	\$95,737	\$348,763	\$434,012	0.804	3,220	\$108.31	EJ1
22-23-05-481-003	35736 LANCASHIRE	11/13/19	\$455,000	WD	WARRANTY DEED	\$455,000	\$231,490	50.88	\$462,982	\$93,915	\$361,085	\$505,571	0.714	3,469	\$104.09	EJ1
22-23-05-481-004	35682 LANCASHIRE	02/25/19	\$425,000	WD	WARRANTY DEED	\$425,000	\$216,830	51.02	\$433,657	\$92,699	\$332,301	\$467,066	0.711	3,156	\$105.29	EJ1
Totals:			\$1,324,500			\$1,324,500	\$654,600		\$1,309,205		\$1,042,149	\$1,406,649			\$105.90	
								Sale. Ratio =>	49.42			E.C.F. =>	0.741	Std. Deviation=>		0.05240676
								Std. Dev. =>	2.62			Ave. E.C.F. =>	0.743	Ave. Variance=>		4.0329

2021 ECF 0.730

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
22-23-06-103-001	31069 PINE CONE	11/30/18	\$373,500	WD	WARRANTY DEED	\$373,500	\$188,770	50.54	\$377,549	\$69,545	\$303,955	\$350,005	0.868	3,175	\$95.73	FA1
22-23-06-103-004	31045 PINE CONE	05/22/19	\$363,000	WD	WARRANTY DEED	\$363,000	\$189,500	52.20	\$378,998	\$71,562	\$291,438	\$349,359	0.834	3,172	\$91.88	FA1
22-23-06-104-003	31073 EVERGREEN	09/12/18	\$350,000	WD	WARRANTY DEED	\$350,000	\$175,140	50.04	\$350,282	\$69,545	\$280,455	\$319,019	0.879	2,858	\$98.13	FA1
22-23-06-104-011	31050 PINE CONE	02/25/19	\$370,000	WD	WARRANTY DEED	\$370,000	\$177,340	47.93	\$354,689	\$69,360	\$300,640	\$324,238	0.927	2,703	\$111.22	FA1
22-23-06-176-001	30833 MYSTIC FOREST	08/24/18	\$350,000	WD	WARRANTY DEED	\$350,000	\$197,840	56.53	\$395,688	\$69,360	\$280,640	\$370,827	0.757	3,202	\$87.65	FA1
22-23-06-176-007	30747 MYSTIC FOREST	12/20/18	\$379,900	WD	WARRANTY DEED	\$379,900	\$176,720	46.52	\$353,431	\$68,779	\$311,121	\$323,468	0.962	2,661	\$116.92	FA1
22-23-06-178-001	30658 MYSTIC FOREST	01/11/19	\$325,000	WD	WARRANTY DEED	\$325,000	\$185,240	57.00	\$370,484	\$68,837	\$256,163	\$342,781	0.747	2,865	\$99.41	FA1
22-23-06-178-021	38661 MYSTIC CT	07/12/19	\$369,000	WD	WARRANTY DEED	\$369,000	\$215,890	58.51	\$431,777	\$75,219	\$293,781	\$405,180	0.725	3,221	\$91.21	FA1
22-23-06-179-012	30674 KNIGHTON	06/18/18	\$455,000	WD	WARRANTY DEED	\$455,000	\$194,290	42.70	\$388,578	\$77,494	\$377,506	\$353,505	1.068	2,999	\$125.88	FA1
22-23-06-179-015	30722 KNIGHTON	06/10/19	\$440,000	WD	WARRANTY DEED	\$440,000	\$216,610	49.23	\$433,210	\$78,515	\$361,485	\$403,063	0.897	3,008	\$120.17	FA1
22-23-06-203-001	31214 COUNTRY RIDGE CR	02/22/19	\$340,000	WD	WARRANTY DEED	\$340,000	\$187,680	55.20	\$375,354	\$78,237	\$261,763	\$337,633	0.775	2,837	\$92.27	FA1
22-23-06-204-005	30989 COUNTRY RIDGE CR	08/23/19	\$340,000	WD	WARRANTY DEED	\$340,000	\$183,360	53.93	\$366,711	\$80,377	\$259,623	\$325,380	0.798	2,950	\$88.01	FA1
22-23-06-204-021	30840 SUNDERLAND DR	10/10/19	\$364,000	WD	WARRANTY DEED	\$364,000	\$187,820	51.60	\$375,642	\$79,798	\$284,202	\$336,186	0.845	2,809	\$101.18	FA1
22-23-06-204-022	30816 SUNDERLAND DR	03/08/19	\$390,000	WD	WARRANTY DEED	\$390,000	\$191,670	49.15	\$383,334	\$78,423	\$311,577	\$346,490	0.899	2,909	\$107.11	FA1
22-23-06-227-006	31231 COUNTRY RIDGE CR	10/18/19	\$430,300	WD	WARRANTY DEED	\$430,300	\$200,120	46.51	\$400,237	\$81,701	\$348,599	\$361,973	0.963	3,048	\$114.37	FA1
22-23-06-228-002	31226 COUNTRY RIDGE CR	08/06/19	\$430,000	WD	WARRANTY DEED	\$430,000	\$189,240	44.01	\$378,477	\$78,330	\$351,670	\$341,076	1.031	2,648	\$132.81	FA1
22-23-06-230-004	30728 COUNTRY RIDGE CR	07/31/18	\$345,000	WD	WARRANTY DEED	\$345,000	\$172,170	49.90	\$344,349	\$69,360	\$275,640	\$312,488	0.882	2,504	\$110.08	FA1
22-23-06-231-007	30755 COUNTRY RIDGE CR	12/17/18	\$440,000	WD	WARRANTY DEED	\$440,000	\$234,250	53.24	\$468,501	\$83,818	\$356,182	\$437,140	0.815	3,340	\$106.64	FA1
22-23-06-252-011	37885 GLENGROVE	05/01/18	\$412,000	WD	WARRANTY DEED	\$412,000	\$177,490	43.08	\$354,986	\$78,237	\$333,763	\$314,488	1.061	2,724	\$122.53	FA1
22-23-06-252-012	37869 GLENGROVE	03/14/19	\$410,000	WD	WARRANTY DEED	\$410,000	\$180,820	44.10	\$361,633	\$78,330	\$331,670	\$321,935	1.030	2,784	\$119.13	FA1
22-23-06-252-013	37853 GLENGROVE	09/25/19	\$350,000	WD	WARRANTY DEED	\$350,000	\$181,370	51.82	\$362,748	\$78,701	\$271,299	\$322,781	0.841	2,754	\$98.51	FA1
22-23-06-253-002	30753 SUNDERLAND DR	05/04/18	\$372,000	WD	WARRANTY DEED	\$372,000	\$180,660	48.56	\$361,318	\$77,662	\$294,338	\$322,336	0.913	2,745	\$107.23	FA1
22-23-06-253-006	30657 SUNDERLAND DR	04/02/18	\$429,900	WD	WARRANTY DEED	\$429,900	\$196,430	45.69	\$392,868	\$69,407	\$360,493	\$367,569	0.981	3,263	\$110.48	FA1
22-23-06-254-003	37908 SUNDERLAND CT	08/02/19	\$382,500	WD	WARRANTY DEED	\$382,500	\$175,980	46.01	\$351,959	\$77,865	\$304,635	\$311,470	0.978	2,604	\$116.99	FA1
22-23-06-254-010	30600 SUNDERLAND DR	03/28/19	\$415,000	WD	WARRANTY DEED	\$415,000	\$196,110	47.26	\$392,221	\$80,043	\$334,957	\$354,748	0.944	3,168	\$105.73	FA1
22-23-06-276-001	30769 COUNTRY RIDGE CR	07/23/19	\$343,000	WD	WARRANTY DEED	\$343,000	\$186,730	54.44	\$373,457	\$81,115	\$261,885	\$332,207	0.788	2,446	\$107.07	FA1
22-23-06-276-007	30895 COUNTRY RIDGE CR	09/11/18	\$372,500	WD	WARRANTY DEED	\$372,500	\$199,060	53.44	\$398,117	\$78,330	\$294,170	\$363,394	0.810	2,724	\$107.99	FA1
22-23-06-276-013	30841 COUNTRY RIDGE CR	05/28/19	\$385,000	WD	WARRANTY DEED	\$385,000	\$211,330	54.89	\$422,653	\$77,958	\$307,042	\$391,699	0.784	3,027	\$101.43	FA1
22-23-06-278-004	37569 EMERALD FOREST	10/18/19	\$315,000	WD	WARRANTY DEED	\$315,000	\$155,950	49.51	\$311,909	\$69,545	\$245,455	\$275,414	0.891	2,427	\$101.14	FA1
Totals:			\$11,041,600			\$11,041,600	\$5,505,580		\$11,011,160		\$8,846,147	\$10,017,849			\$106.17	
							Sale. Ratio =>	49.86				E.C.F. =>	0.883		Std. Deviation=>	0.09644703
							Std. Dev. =>	4.35				Ave. E.C.F. =>	0.886		Ave. Variance=>	7.8741

2021 ECF 0.880

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
22-23-06-301-031	39000 LANCASTER	07/18/19	\$325,000	WD	WARRANTY DEED	\$325,000	\$149,220	45.91	\$298,448	\$54,795	\$270,205	\$190,354	1.419	2,182	\$123.83	FB1
22-23-06-303-009	38853 LANCASTER	08/08/19	\$322,000	WD	WARRANTY DEED	\$322,000	\$145,540	45.20	\$291,071	\$54,716	\$267,284	\$184,652	1.447	2,132	\$125.37	FB1
22-23-06-327-004	38833 HOLSWORTH	06/20/18	\$275,000	WD	WARRANTY DEED	\$275,000	\$141,300	51.38	\$282,599	\$59,978	\$215,022	\$173,923	1.236	1,765	\$121.83	FB1
22-23-06-327-008	30413 KNIGHTON	07/02/18	\$365,000	WD	WARRANTY DEED	\$365,000	\$200,760	55.00	\$401,512	\$64,028	\$300,972	\$263,659	1.142	2,549	\$118.07	FB1
22-23-06-328-001	30498 KNIGHTON	12/09/19	\$310,000	WD	WARRANTY DEED	\$310,000	\$142,480	45.96	\$284,962	\$61,169	\$248,831	\$174,838	1.423	1,980	\$125.67	FB1
22-23-06-328-010	38680 LANCASTER	03/06/20	\$315,000	WD	WARRANTY DEED	\$315,000	\$141,780	45.01	\$283,568	\$60,374	\$254,626	\$174,370	1.460	1,765	\$144.26	FB1
22-23-06-328-014	38540 LANCASTER	05/20/19	\$344,500	WD	WARRANTY DEED	\$344,500	\$158,200	45.92	\$316,405	\$60,374	\$284,126	\$200,024	1.420	2,193	\$129.56	FB1
22-23-06-328-018	30438 ASTON	06/15/18	\$331,000	WD	WARRANTY DEED	\$331,000	\$198,200	59.88	\$396,403	\$70,987	\$260,013	\$254,231	1.023	2,212	\$117.55	FB1
22-23-06-329-003	38769 LANCASTER	07/18/18	\$319,000	WD	WARRANTY DEED	\$319,000	\$138,680	43.47	\$277,356	\$55,318	\$263,682	\$173,467	1.520	1,975	\$133.51	FB1
22-23-06-401-003	38326 LANCASTER	03/13/20	\$350,000	WD	WARRANTY DEED	\$350,000	\$174,650	49.90	\$349,297	\$58,867	\$291,133	\$226,898	1.283	2,584	\$112.67	FB1
22-23-06-401-010	30421 CONWAY	02/22/19	\$253,000	MSC	MISCELLANEOUS RECORD	\$253,000	\$138,200	54.62	\$276,398	\$54,795	\$198,205	\$173,127	1.145	1,822	\$108.78	FB1
22-23-06-401-016	38168 LANCASTER	10/08/19	\$285,000	WD	WARRANTY DEED	\$285,000	\$139,410	48.92	\$278,821	\$54,716	\$230,284	\$175,082	1.315	1,765	\$130.47	FB1
22-23-06-403-004	38293 LANCASTER	08/30/19	\$275,000	WD	WARRANTY DEED	\$275,000	\$155,180	56.43	\$310,358	\$58,983	\$216,017	\$196,387	1.100	2,041	\$105.84	FB1
22-23-06-403-008	30329 CASTLEFORD	12/12/19	\$345,000	WD	WARRANTY DEED	\$345,000	\$169,830	49.23	\$339,658	\$59,042	\$285,958	\$219,231	1.304	2,479	\$115.35	FB1
22-23-06-426-029	37429 CHESTERFIELD	03/15/19	\$315,000	WD	WARRANTY DEED	\$315,000	\$139,220	44.20	\$278,440	\$60,374	\$254,626	\$170,364	1.495	1,975	\$128.92	FB1
22-23-06-426-031	37457 CHESTERFIELD	04/11/18	\$340,000	WD	WARRANTY DEED	\$340,000	\$157,820	46.42	\$315,645	\$54,954	\$285,046	\$203,665	1.400	2,570	\$110.91	FB1
22-23-06-427-012	37753 HOLLYHEAD	07/18/19	\$275,000	WD	WARRANTY DEED	\$275,000	\$168,240	61.18	\$336,485	\$58,216	\$216,784	\$217,398	0.997	2,898	\$74.80	FB1
Totals:			\$5,344,500			\$5,344,500	\$2,658,710		\$5,317,426		\$4,342,814	\$3,371,672			\$119.26	
								Sale. Ratio =>	49.75			E.C.F. =>	1.288	Std. Deviation=>		0.16769415
								Std. Dev. =>	5.59			Ave. E.C.F. =>	1.302	Ave. Variance=>		13.9635

2021 ECF 1.280

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
22-23-06-376-002	38402 FLEETWOOD	05/21/18	\$380,000	WD	WARRANTY DEED	\$380,000	\$253,230	66.64	\$506,454	\$68,237	\$311,763	\$371,370	0.839	3,713	\$83.97	FC1
22-23-06-377-001	38275 FLEETWOOD	10/12/18	\$320,000	WD	WARRANTY DEED	\$320,000	\$178,720	55.85	\$357,449	\$64,254	\$255,746	\$248,470	1.029	2,655	\$96.33	FC1
22-23-06-403-036	38412 KINGSWAY CT	05/15/19	\$410,000	WD	WARRANTY DEED	\$410,000	\$209,920	51.20	\$419,838	\$76,649	\$333,351	\$290,838	1.146	2,639	\$126.32	FC1
22-23-06-403-037	38404 KINGSWAY CT	06/01/18	\$470,000	WD	WARRANTY DEED	\$470,000	\$205,930	43.81	\$411,867	\$86,194	\$383,806	\$275,994	1.391	2,879	\$133.31	FC1
22-23-06-403-042	30154 KINGSWAY DR	07/31/18	\$365,000	WD	WARRANTY DEED	\$365,000	\$180,730	49.52	\$361,450	\$70,199	\$294,801	\$246,823	1.194	2,638	\$111.75	FC1
22-23-06-403-045	30100 KINGSWAY DR	04/26/19	\$405,000	WD	WARRANTY DEED	\$405,000	\$181,090	44.71	\$362,177	\$70,894	\$334,106	\$246,850	1.353	2,555	\$130.77	FC1
22-23-06-429-012	30239 ESSEX DR	09/07/18	\$315,000	WD	WARRANTY DEED	\$315,000	\$163,360	51.86	\$326,713	\$64,492	\$250,508	\$222,221	1.127	2,403	\$104.25	FC1
22-23-06-451-008	29951 WERTHAM	12/04/19	\$379,000	WD	WARRANTY DEED	\$379,000	\$165,770	43.74	\$331,545	\$64,492	\$314,508	\$226,316	1.390	2,425	\$129.69	FC1
22-23-06-451-012	29775 WERTHAM	06/10/19	\$375,000	WD	WARRANTY DEED	\$375,000	\$199,320	53.15	\$398,630	\$75,283	\$299,717	\$274,023	1.094	2,734	\$109.63	FC1
22-23-06-452-018	37774 FLEETWOOD	09/17/19	\$330,000	WD	WARRANTY DEED	\$330,000	\$171,000	51.82	\$342,000	\$70,199	\$259,801	\$230,340	1.128	2,412	\$107.71	FC1
22-23-06-453-006	37725 BLOSSOM LN	08/09/19	\$300,000	WD	WARRANTY DEED	\$300,000	\$157,910	52.64	\$315,817	\$64,334	\$235,666	\$213,121	1.106	2,266	\$104.00	FC1
22-23-06-478-022	29676 DORCHESTER CT	05/16/19	\$505,000	WD	WARRANTY DEED	\$505,000	\$207,210	41.03	\$414,428	\$82,002	\$422,998	\$281,717	1.502	2,856	\$148.11	FC1
22-23-06-478-023	37636 DORCHESTER DR	04/29/19	\$349,900	WD	WARRANTY DEED	\$349,900	\$172,890	49.41	\$345,784	\$64,254	\$285,646	\$238,585	1.197	2,640	\$108.20	FC1
Totals:			\$4,903,900			\$4,903,900	\$2,447,080		\$4,894,152		\$3,982,417	\$3,366,669			\$114.93	
								Sale. Ratio =>	49.90			E.C.F. =>	1.183	Std. Deviation=>		0.17763468
								Std. Dev. =>	6.59			Ave. E.C.F. =>	1.192	Ave. Variance=>		13.4560

2021 ECF 1.180

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	
22-23-06-403-028	30329 SOUTHAMPTON	03/27/20	\$319,000	WD	WARRANTY DEED	\$319,000	\$159,480	49.99	\$318,960	\$60,374	\$258,626	\$202,020	1.280	2,222	\$116.39	FD1	
22-23-06-428-012	37585 DORCHESTER DR	12/21/18	\$340,000	WD	WARRANTY DEED	\$340,000	\$161,580	47.52	\$323,152	\$55,748	\$284,252	\$208,909	1.361	2,328	\$122.10	FD1	
22-23-06-428-022	30316 SOUTHAMPTON	04/09/18	\$300,000	WD	WARRANTY DEED	\$300,000	\$149,590	49.86	\$299,180	\$54,716	\$245,284	\$190,988	1.284	2,217	\$110.64	FD1	
22-23-06-428-024	30362 SOUTHAMPTON	04/16/18	\$270,000	WD	WARRANTY DEED	\$270,000	\$157,390	58.29	\$314,782	\$55,351	\$214,649	\$202,680	1.059	2,299	\$93.37	FD1	
22-23-06-431-004	30177 SOUTHAMPTON	12/16/19	\$325,000	WD	WARRANTY DEED	\$325,000	\$148,250	45.62	\$296,505	\$54,874	\$270,126	\$188,774	1.431	2,182	\$123.80	FD1	
Totals:			\$1,554,000			\$1,554,000	\$776,290		\$1,552,579		\$1,272,937	\$993,372			\$113.26		
								Sale. Ratio =>	49.95				E.C.F. =>	1.281	Std. Deviation=>		0.13971414
								Std. Dev. =>	4.84				Ave. E.C.F. =>	1.283	Ave. Variance=>		9.0722

2021 ECF 1.280

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
22-23-06-101-009	31177 ESTATE WOODS	05/10/19	\$700,000	LC	LAND CONTRACT	\$700,000	\$357,770	51.11	\$715,547	\$133,899	\$566,101	\$953,521	0.594	4,123	\$137.30	FE1
Totals:			\$700,000			\$700,000	\$357,770		\$715,547		\$566,101	\$953,521			\$137.30	
							Sale. Ratio =>	51.11				E.C.F. =>	0.594		Std. Deviation=>	#DIV/0!
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.594		Ave. Variance=>	0.0000

2021 ECF 0.610
Previous 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
22-23-07-101-010	39025 KENNEDY	06/14/19	\$439,900	WD	WARRANTY DEED	\$439,900	\$232,740	52.91	\$465,483	\$82,387	\$357,513	\$450,701	0.793	3,533	\$101.19	GA1
22-23-07-101-012	39093 KENNEDY	01/11/19	\$399,900	WD	WARRANTY DEED	\$399,900	\$189,500	47.39	\$379,002	\$77,226	\$322,674	\$355,031	0.909	2,873	\$112.31	GA1
22-23-07-103-001	29649 STRATHMORE	09/26/19	\$425,000	WD	WARRANTY DEED	\$425,000	\$176,080	41.43	\$352,158	\$92,795	\$332,205	\$305,133	1.089	2,737	\$121.38	GA1
22-23-07-103-008	39341 KENNEDY	07/20/18	\$385,000	WD	WARRANTY DEED	\$385,000	\$193,770	50.33	\$387,549	\$80,504	\$304,496	\$361,229	0.843	3,343	\$91.08	GA1
22-23-07-103-017	39341 FULTON	11/13/19	\$300,000	LC	LAND CONTRACT	\$300,000	\$176,510	58.84	\$353,024	\$82,590	\$217,410	\$318,158	0.683	2,988	\$72.76	GA1
22-23-07-103-027	39334 KENNEDY	06/21/19	\$331,000	WD	WARRANTY DEED	\$331,000	\$192,170	58.06	\$384,341	\$84,299	\$246,701	\$352,991	0.699	2,822	\$87.42	GA1
22-23-07-151-007	29161 WILTON DR	11/01/19	\$360,000	WD	WARRANTY DEED	\$360,000	\$161,170	44.77	\$322,340	\$77,622	\$282,378	\$287,904	0.981	2,377	\$118.80	GA1
22-23-07-152-016	39118 POINT	06/10/19	\$387,000	WD	WARRANTY DEED	\$387,000	\$186,620	48.22	\$373,230	\$87,993	\$299,007	\$335,573	0.891	2,768	\$108.02	GA1
22-23-07-152-020	39151 HORTON	07/02/19	\$390,000	WD	WARRANTY DEED	\$390,000	\$192,830	49.44	\$385,659	\$77,429	\$312,571	\$362,624	0.862	2,844	\$109.91	GA1
22-23-07-153-001	28872 PIEDMONT	09/27/18	\$387,000	WD	WARRANTY DEED	\$387,000	\$202,990	52.45	\$405,977	\$84,919	\$302,081	\$377,715	0.800	3,294	\$91.71	GA1
22-23-07-154-008	29157 GLENBROOK	07/30/19	\$330,000	WD	WARRANTY DEED	\$330,000	\$185,610	56.25	\$371,225	\$75,709	\$254,291	\$347,666	0.731	2,655	\$95.78	GA1
22-23-07-155-008	39003 WILTON CT	04/27/18	\$434,000	WD	WARRANTY DEED	\$434,000	\$210,670	48.54	\$421,340	\$83,681	\$350,319	\$397,246	0.882	3,221	\$108.76	GA1
22-23-07-155-012	39167 WILTON CT	09/30/19	\$295,500	WD	WARRANTY DEED	\$295,500	\$173,520	58.72	\$347,048	\$77,962	\$217,538	\$316,572	0.687	2,184	\$99.61	GA1
22-23-07-155-013	39205 WILTON CT	08/20/19	\$445,000	WD	WARRANTY DEED	\$445,000	\$243,180	54.65	\$486,350	\$81,617	\$363,383	\$476,156	0.763	4,019	\$90.42	GA1
22-23-07-155-018	39198 HORTON	06/03/19	\$405,000	WD	WARRANTY DEED	\$405,000	\$184,370	45.52	\$368,739	\$77,214	\$327,786	\$342,971	0.956	2,857	\$114.73	GA1
22-23-07-155-023	38988 HORTON	02/19/19	\$400,000	WD	WARRANTY DEED	\$400,000	\$187,700	46.93	\$375,390	\$77,303	\$322,697	\$350,691	0.920	2,669	\$120.91	GA1
22-23-07-155-024	38946 HORTON	07/30/18	\$370,000	WD	WARRANTY DEED	\$370,000	\$174,370	47.13	\$348,739	\$74,191	\$295,809	\$322,998	0.916	2,682	\$110.29	GA1
22-23-07-155-028	38744 HORTON	08/13/18	\$420,000	WD	WARRANTY DEED	\$420,000	\$184,730	43.98	\$369,460	\$74,393	\$345,607	\$347,138	0.996	2,794	\$123.70	GA1
22-23-07-176-002	28918 GLENBROOK	05/17/19	\$389,900	WD	WARRANTY DEED	\$389,900	\$183,700	47.11	\$367,404	\$93,163	\$296,737	\$322,636	0.920	2,690	\$110.31	GA1
22-23-07-177-001	28853 GLENBROOK	06/21/19	\$357,000	WD	WARRANTY DEED	\$357,000	\$184,130	51.58	\$368,264	\$75,709	\$281,291	\$344,182	0.817	2,919	\$96.37	GA1
22-23-07-177-002	28811 GLENBROOK	08/27/18	\$385,000	WD	WARRANTY DEED	\$385,000	\$184,130	47.83	\$368,251	\$81,726	\$303,274	\$337,088	0.900	2,868	\$105.74	GA1
Totals:			\$8,036,200			\$8,036,200	\$4,000,490		\$8,000,973		\$6,335,768	\$7,412,401			\$104.34	
							Sale. Ratio =>	49.78				E.C.F. =>	0.855		Std. Deviation=>	0.10800319
							Std. Dev. =>	4.98				Ave. E.C.F. =>	0.859		Ave. Variance=>	8.6955

2021 ECF 0.850

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
22-23-07-301-016	39170 PLUMBROOK DR	12/17/18	\$330,000	WD	WARRANTY DEED	\$330,000	\$167,370	50.72	\$334,735	\$72,992	\$257,008	\$223,712	1.149	2,668	\$96.33	GB1
22-23-07-301-018	39204 PLUMBROOK DR	08/31/18	\$343,000	WD	WARRANTY DEED	\$343,000	\$161,830	47.18	\$323,667	\$70,907	\$272,093	\$216,034	1.259	2,422	\$112.34	GB1
22-23-07-302-009	39123 PLUM BROOK CT	05/10/18	\$352,000	WD	WARRANTY DEED	\$352,000	\$182,690	51.90	\$365,386	\$71,067	\$280,933	\$251,555	1.117	2,829	\$99.30	GB1
22-23-07-302-013	39376 HEATHERBROOK DR	12/31/19	\$430,000	WD	WARRANTY DEED	\$430,000	\$229,220	53.31	\$458,436	\$70,098	\$359,902	\$331,913	1.084	2,814	\$127.90	GB1
22-23-07-302-017	28519 HEATHERBROOK CT	11/26/18	\$375,000	WD	WARRANTY DEED	\$375,000	\$171,910	45.84	\$343,823	\$70,988	\$304,012	\$233,192	1.304	2,576	\$118.02	GB1
22-23-07-302-026	39284 HEATHERBROOK DR	08/02/19	\$375,000	WD	WARRANTY DEED	\$375,000	\$175,960	46.92	\$351,924	\$76,488	\$298,512	\$235,415	1.268	2,554	\$116.88	GB1
22-23-07-305-007	39316 PLUMBROOK DR	02/24/20	\$320,000	WD	WARRANTY DEED	\$320,000	\$159,290	49.78	\$318,576	\$70,848	\$249,152	\$211,733	1.177	2,271	\$109.71	GB1
22-23-07-305-012	39386 PLUMBROOK DR	01/13/20	\$340,000	WD	WARRANTY DEED	\$340,000	\$167,440	49.25	\$334,870	\$71,801	\$268,199	\$224,845	1.193	2,298	\$116.71	GB1
22-23-07-326-004	38870 PLUMBROOK DR	09/30/19	\$425,304	WD	WARRANTY DEED	\$425,304	\$181,470	42.67	\$362,949	\$70,689	\$354,615	\$249,795	1.420	2,876	\$123.30	GB1
22-23-07-327-004	28600 GLENBROOK	09/21/18	\$335,000	WD	WARRANTY DEED	\$335,000	\$213,450	63.72	\$426,909	\$70,841	\$264,159	\$304,332	0.868	2,669	\$98.97	GB1
22-23-07-328-002	38883 PLUMBROOK DR	06/18/18	\$365,000	WD	WARRANTY DEED	\$365,000	\$175,490	48.08	\$350,979	\$77,321	\$287,679	\$233,896	1.230	2,580	\$111.50	GB1
22-23-07-328-006	38827 PLUMBROOK DR	04/02/19	\$325,000	WD	WARRANTY DEED	\$325,000	\$161,540	49.70	\$323,087	\$56,576	\$268,424	\$227,787	1.178	2,412	\$111.29	GB1
Totals:			\$4,315,304			\$4,315,304	\$2,147,660		\$4,295,341		\$3,464,688	\$2,944,209			\$111.85	
								Sale. Ratio =>	49.77			E.C.F. =>	1.177	Std. Deviation=>		0.13494107
								Std. Dev. =>	5.19			Ave. E.C.F. =>	1.187	Ave. Variance=>		9.1711

2021 ECF 1.170

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
22-23-07-351-001	28011 COPPER CREEK	08/24/18	\$410,000	WD	WARRANTY DEED	\$410,000	\$210,600	51.37	\$421,192	\$96,731	\$313,269	\$421,378	0.743	3,114	\$100.60	GC1
22-23-07-351-002	28003 COPPER CREEK	11/15/19	\$429,500	WD	WARRANTY DEED	\$429,500	\$205,880	47.93	\$411,761	\$94,795	\$334,705	\$411,644	0.813	2,855	\$117.23	GC1
22-23-07-351-006	27939 COPPER CREEK	08/09/19	\$415,000	WD	WARRANTY DEED	\$415,000	\$190,840	45.99	\$381,684	\$93,176	\$321,824	\$374,686	0.859	2,779	\$115.81	GC1
22-23-07-376-013	27989 TRAILWOOD	06/25/18	\$475,000	WD	WARRANTY DEED	\$475,000	\$242,970	51.15	\$485,938	\$112,031	\$362,969	\$485,594	0.747	3,364	\$107.90	GC1
22-23-07-376-015	28030 COPPER CREEK	09/13/19	\$475,000	WD	WARRANTY DEED	\$475,000	\$246,320	51.86	\$492,643	\$126,010	\$348,990	\$476,147	0.733	3,343	\$104.39	GC1
Totals:			\$2,204,500			\$2,204,500	\$1,096,610		\$2,193,218		\$1,681,757	\$2,169,448			\$109.19	
								Sale. Ratio =>	49.74			E.C.F. =>	0.775	Std. Deviation=>		0.05460828
								Std. Dev. =>	2.57			Ave. E.C.F. =>	0.779	Ave. Variance=>		4.5465

2021 ECF 0.770

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	
22-23-07-226-005	37573 TURNBERRY	05/02/19	\$565,000	WD	WARRANTY DEED	\$565,000	\$251,010	44.43	\$502,027	\$110,474	\$454,526	\$489,441	0.929	3,493	\$130.12	GD1	
22-23-07-227-010	29260 AUGUSTA	04/12/19	\$565,000	WD	WARRANTY DEED	\$565,000	\$246,990	43.72	\$493,979	\$100,676	\$464,324	\$491,629	0.944	3,458	\$134.28	GD1	
22-23-07-251-007	28875 SPYGLASS	12/20/19	\$475,000	WD	WARRANTY DEED	\$475,000	\$220,530	46.43	\$441,054	\$100,272	\$374,728	\$425,978	0.880	3,132	\$119.64	GD1	
22-23-07-276-007	37492 CHERRY HILL	05/03/18	\$495,500	WD	WARRANTY DEED	\$495,500	\$239,760	48.39	\$479,529	\$114,598	\$380,902	\$456,164	0.835	3,111	\$122.44	GD1	
22-23-07-278-003	37651 EAGLE TRACE	12/13/19	\$440,000	WD	WARRANTY DEED	\$440,000	\$309,880	70.43	\$619,753	\$112,321	\$327,679	\$634,290	0.517	4,129	\$79.36	GD1	
Totals:			\$2,540,500			\$2,540,500	\$1,268,170		\$2,536,342		\$2,002,159	\$2,497,501			\$117.17		
								Sale. Ratio =>	49.92				E.C.F. =>	0.802	Std. Deviation=>		0.17544897
								Std. Dev. =>	11.19				Ave. E.C.F. =>	0.821	Ave. Variance=>		12.1712

2021 ECF 0.800

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
22-23-08-126-004	29469 ARLINGTON WAY	08/06/19	\$315,000	WD	WARRANTY DEED	\$315,000	\$162,880	51.71	\$325,769	\$74,769	\$240,231	\$194,574	1.235	2,200	\$109.20	HB1
22-23-08-126-015	29237 SHENANDOAH	10/05/18	\$327,000	WD	WARRANTY DEED	\$327,000	\$169,210	51.75	\$338,425	\$65,061	\$261,939	\$211,910	1.236	2,460	\$106.48	HB1
22-23-08-126-019	29153 SHENANDOAH	02/12/20	\$424,000	WD	WARRANTY DEED	\$424,000	\$196,310	46.30	\$392,610	\$70,667	\$353,333	\$249,568	1.416	2,978	\$118.65	HB1
22-23-08-128-001	29464 SHENANDOAH	11/27/18	\$338,000	WD	WARRANTY DEED	\$338,000	\$172,270	50.97	\$344,531	\$67,519	\$270,481	\$214,738	1.260	2,291	\$118.06	HB1
22-23-08-128-007	29269 VALLEY BEND CT	04/04/18	\$385,000	WD	WARRANTY DEED	\$385,000	\$205,380	53.35	\$410,757	\$72,307	\$312,693	\$262,364	1.192	3,230	\$96.81	HB1
22-23-08-176-009	29147 LEESBURG	01/10/20	\$337,500	WD	WARRANTY DEED	\$337,500	\$153,210	45.40	\$306,428	\$69,810	\$267,690	\$183,425	1.459	2,234	\$119.83	HB1
22-23-08-176-014	29059 FOREST HILL DR	02/07/20	\$341,000	WD	WARRANTY DEED	\$341,000	\$160,860	47.17	\$321,712	\$69,174	\$271,826	\$195,766	1.389	2,480	\$109.61	HB1
22-23-08-178-006	29114 FOREST HILL CT	02/06/20	\$331,000	WD	WARRANTY DEED	\$331,000	\$174,530	52.73	\$349,055	\$67,447	\$263,553	\$218,301	1.207	2,340	\$112.63	HB1
22-23-08-179-001	28956 FOREST HILL DR	07/19/18	\$335,000	WD	WARRANTY DEED	\$335,000	\$175,750	52.46	\$351,507	\$61,947	\$273,053	\$224,465	1.216	2,282	\$119.66	HB1
22-23-08-179-006	28992 FOREST HILL DR	05/16/18	\$330,000	WD	WARRANTY DEED	\$330,000	\$169,910	51.49	\$339,822	\$62,151	\$267,849	\$215,249	1.244	2,405	\$111.37	HB1
22-23-08-179-012	29034 FOREST HILL DR	03/27/20	\$279,500	WD	WARRANTY DEED	\$279,500	\$164,630	58.90	\$329,254	\$66,533	\$212,967	\$203,660	1.046	2,634	\$80.85	HB1
22-23-08-204-002	29481 VALLEY BEND	12/10/18	\$420,000	WD	WARRANTY DEED	\$420,000	\$171,440	40.82	\$342,883	\$66,922	\$353,078	\$213,923	1.650	2,312	\$152.72	HB1
22-23-08-251-033	29104 FOREST HILL DR	08/02/18	\$359,000	WD	WARRANTY DEED	\$359,000	\$163,950	45.67	\$327,899	\$71,341	\$287,659	\$198,882	1.446	2,468	\$116.56	HB1
22-23-08-253-002	28793 PETERSBURG	05/10/18	\$305,000	WD	WARRANTY DEED	\$305,000	\$163,700	53.67	\$327,396	\$65,501	\$239,499	\$203,019	1.180	2,468	\$97.04	HB1
Totals:			\$4,827,000			\$4,827,000	\$2,404,030		\$4,808,048		\$3,875,851	\$2,989,844			\$112.10	
								Sale. Ratio =>	49.80			E.C.F. =>	1.296	Std. Deviation=>		0.15451669
								Std. Dev. =>	4.57			Ave. E.C.F. =>	1.298	Ave. Variance=>		12.4151

2021 ECF 1.290

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
22-23-08-276-012	35850 SEMINARY RIDGE	07/12/19	\$335,000	WD	WARRANTY DEED	\$335,000	\$158,460	47.30	\$316,911	\$60,364	\$274,636	\$183,248	1.499	2,620	\$104.82	HC1
22-23-08-277-016	35472 FREDERICKSBURG	01/10/20	\$265,000	WD	WARRANTY DEED	\$265,000	\$132,180	49.88	\$264,359	\$57,124	\$207,876	\$148,025	1.404	1,680	\$123.74	HC1
22-23-08-277-018	35420 FREDERICKSBURG	06/26/18	\$310,150	WD	WARRANTY DEED	\$310,150	\$144,360	46.55	\$288,727	\$62,276	\$247,874	\$161,751	1.532	2,456	\$100.93	HC1
22-23-08-279-004	35799 FREDERICKSBURG	08/27/19	\$290,000	WD	WARRANTY DEED	\$290,000	\$145,300	50.10	\$290,602	\$64,634	\$225,366	\$161,406	1.396	2,440	\$92.36	HC1
22-23-08-401-005	36104 FREDERICKSBURG	03/29/19	\$340,000	WD	WARRANTY DEED	\$340,000	\$152,350	44.81	\$304,697	\$66,130	\$273,870	\$170,405	1.607	2,440	\$112.24	HC1
22-23-08-403-016	28516 PERRYVILLE	12/27/19	\$339,900	WD	WARRANTY DEED	\$339,900	\$181,220	53.32	\$362,434	\$61,773	\$278,127	\$214,758	1.295	2,899	\$95.94	HC1
22-23-08-403-019	28564 PERRYVILLE	09/20/19	\$275,000	WD	WARRANTY DEED	\$275,000	\$165,490	60.18	\$330,987	\$70,177	\$204,823	\$186,293	1.099	2,686	\$76.26	HC1
22-23-08-403-024	35929 FREDERICKSBURG	03/19/20	\$324,900	PTA	PROPERTY TRANSFER	\$324,900	\$155,960	48.00	\$311,913	\$67,512	\$257,388	\$174,572	1.474	2,440	\$105.49	HC1
22-23-08-403-029	36125 FREDERICKSBURG	07/16/18	\$329,900	WD	WARRANTY DEED	\$329,900	\$154,480	46.83	\$308,960	\$60,541	\$269,359	\$177,442	1.518	2,440	\$110.39	HC1
22-23-08-427-001	35549 FREDERICKSBURG	07/10/19	\$359,900	WD	WARRANTY DEED	\$359,900	\$164,840	45.80	\$329,678	\$70,856	\$289,044	\$184,873	1.563	2,708	\$106.74	HC1
22-23-08-430-002	28111 GETTYSBURG	06/29/18	\$315,000	WD	WARRANTY DEED	\$315,000	\$152,350	48.37	\$304,693	\$67,127	\$247,873	\$169,690	1.461	2,064	\$120.09	HC1
22-23-08-430-031	28217 GETTYSBURG	05/25/18	\$309,900	WD	WARRANTY DEED	\$309,900	\$138,990	44.85	\$277,983	\$65,733	\$244,167	\$151,607	1.611	2,002	\$121.96	HC1
22-23-08-430-036	28295 GETTYSBURG	12/14/18	\$260,000	WD	WARRANTY DEED	\$260,000	\$116,640	44.86	\$233,274	\$65,098	\$194,902	\$120,126	1.622	1,528	\$127.55	HC1
22-23-08-431-002	28104 GETTYSBURG	03/05/20	\$272,500	WD	WARRANTY DEED	\$272,500	\$137,950	50.62	\$275,905	\$60,294	\$212,206	\$154,008	1.378	2,050	\$103.52	HC1
22-23-08-431-010	28240 GETTYSBURG	03/05/20	\$280,000	WD	WARRANTY DEED	\$280,000	\$142,710	50.97	\$285,428	\$57,124	\$222,876	\$163,074	1.367	2,040	\$109.25	HC1
22-23-08-431-012	35756 VICKSBURG	06/24/19	\$307,000	WD	WARRANTY DEED	\$307,000	\$142,800	46.51	\$285,600	\$59,824	\$247,176	\$161,269	1.533	2,104	\$117.48	HC1
22-23-08-451-001	36186 FREDERICKSBURG	08/01/18	\$345,000	WD	WARRANTY DEED	\$345,000	\$164,700	47.74	\$329,392	\$69,201	\$275,799	\$185,851	1.484	2,440	\$113.03	HC1
22-23-08-451-016	36304 FREDERICKSBURG	11/09/18	\$318,000	WD	WARRANTY DEED	\$318,000	\$170,900	53.74	\$341,795	\$64,701	\$253,299	\$197,924	1.280	2,440	\$103.81	HC1
22-23-08-452-007	36197 FREDERICKSBURG	06/14/18	\$316,000	WD	WARRANTY DEED	\$316,000	\$148,520	47.00	\$297,049	\$56,966	\$259,034	\$171,488	1.511	2,440	\$106.16	HC1
22-23-08-452-009	36213 FREDERICKSBURG	03/15/19	\$309,000	WD	WARRANTY DEED	\$309,000	\$160,930	52.08	\$321,859	\$64,463	\$244,537	\$183,854	1.330	2,480	\$98.60	HC1
22-23-08-452-010	36225 FREDERICKSBURG	06/14/18	\$340,000	WD	WARRANTY DEED	\$340,000	\$180,720	53.15	\$361,449	\$75,521	\$264,479	\$204,234	1.295	2,604	\$101.57	HC1
22-23-08-452-013	36249 FREDERICKSBURG	11/22/19	\$315,000	WD	WARRANTY DEED	\$315,000	\$168,530	53.50	\$337,065	\$65,654	\$249,346	\$193,865	1.286	2,604	\$95.75	HC1
22-23-08-452-030	35977 FAIR OAKS	01/18/19	\$245,000	WD	WARRANTY DEED	\$245,000	\$139,410	56.90	\$278,823	\$65,185	\$179,815	\$152,599	1.178	1,897	\$94.79	HC1
22-23-08-452-032	35935 FAIR OAKS	07/29/19	\$290,000	WD	WARRANTY DEED	\$290,000	\$142,310	49.07	\$284,613	\$72,888	\$217,112	\$151,232	1.436	2,062	\$105.29	HC1
22-23-08-453-003	28032 GETTYSBURG	10/19/18	\$241,000	WD	WARRANTY DEED	\$241,000	\$123,450	51.22	\$246,897	\$59,427	\$181,573	\$133,907	1.356	1,664	\$109.12	HC1
22-23-08-455-002	27976 GETTYSBURG	06/26/19	\$247,000	WD	WARRANTY DEED	\$247,000	\$137,590	55.70	\$275,185	\$57,124	\$189,876	\$155,758	1.219	1,909	\$99.46	HC1
22-23-08-455-007	27906 GETTYSBURG	03/08/19	\$300,000	WD	WARRANTY DEED	\$300,000	\$146,510	48.84	\$293,010	\$58,951	\$241,049	\$167,185	1.442	2,048	\$117.70	HC1
22-23-08-476-005	35657 VICKSBURG	09/28/18	\$240,000	WD	WARRANTY DEED	\$240,000	\$122,020	50.84	\$244,038	\$59,983	\$180,017	\$131,468	1.369	1,523	\$118.20	HC1
22-23-08-476-006	35625 VICKSBURG	08/07/19	\$285,000	WD	WARRANTY DEED	\$285,000	\$137,650	48.30	\$275,308	\$62,348	\$222,652	\$152,114	1.464	2,092	\$106.43	HC1
Totals:			\$8,705,150			\$8,705,150	\$4,329,320		\$8,658,634		\$6,856,151	\$4,864,025			\$106.85	
							Sale. Ratio =>	49.73				E.C.F. =>	1.410		Std. Deviation=>	0.13135345
							Std. Dev. =>	3.80				Ave. E.C.F. =>	1.414		Ave. Variance=>	10.6509

2021 ECF 1.400

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
22-23-08-201-006	29307 BIRCHCREST WAY	04/29/19	\$350,000	WD	WARRANTY DEED	\$350,000	\$174,080	49.74	\$348,161	\$67,553	\$282,447	\$230,007	1.228	3,133	\$90.15	HD1
22-23-08-202-008	29202 APPLE BLOSSOM	10/18/19	\$300,000	WD	WARRANTY DEED	\$300,000	\$162,050	54.02	\$324,105	\$65,886	\$234,114	\$211,655	1.106	2,741	\$85.41	HD1
22-23-08-202-012	29072 APPLE BLOSSOM	12/21/18	\$370,000	WD	WARRANTY DEED	\$370,000	\$179,030	48.39	\$358,055	\$69,455	\$300,545	\$236,557	1.270	3,183	\$94.42	HD1
22-23-08-252-005	28856 APPLE BLOSSOM	02/28/20	\$332,000	WD	WARRANTY DEED	\$332,000	\$163,300	49.19	\$326,599	\$67,192	\$264,808	\$212,629	1.245	2,816	\$94.04	HD1
22-23-08-252-008	28780 APPLE BLOSSOM	05/18/18	\$340,000	WD	WARRANTY DEED	\$340,000	\$164,400	48.35	\$328,795	\$63,718	\$276,282	\$217,276	1.272	2,914	\$94.81	HD1
Totals:			\$1,692,000			\$1,692,000	\$842,860		\$1,685,715		\$1,358,196	\$1,108,124			\$91.77	
								Sale. Ratio =>	49.81			E.C.F. =>	1.226	Std. Deviation=>		0.06854896
								Std. Dev. =>	2.35			Ave. E.C.F. =>	1.224	Ave. Variance=>		4.7281

2021 ECF 1.220

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
22-23-08-227-009	28842 W KING WILLIAM	08/20/18	\$320,000	WD	WARRANTY DEED	\$320,000	\$167,000	52.19	\$334,007	\$63,074	\$256,926	\$227,675	1.128	2,334	\$110.08	HE1
22-23-08-227-023	28925 NOTTOWAY	08/23/18	\$275,000	WD	WARRANTY DEED	\$275,000	\$145,070	52.75	\$290,147	\$60,497	\$214,503	\$192,983	1.112	2,396	\$89.53	HE1
22-23-08-227-025	28901 NOTTOWAY	11/30/18	\$290,000	WD	WARRANTY DEED	\$290,000	\$146,040	50.36	\$292,080	\$62,780	\$227,220	\$192,689	1.179	2,091	\$108.67	HE1
22-23-08-227-026	28891 NOTTOWAY	07/12/18	\$287,000	WD	WARRANTY DEED	\$287,000	\$142,770	49.75	\$285,544	\$69,959	\$217,041	\$181,164	1.198	2,396	\$90.58	HE1
22-23-08-228-007	28840 NOTTOWAY	12/17/18	\$322,500	WD	WARRANTY DEED	\$322,500	\$160,430	49.75	\$320,866	\$54,421	\$268,079	\$223,903	1.197	2,842	\$94.33	HE1
22-23-08-277-004	28818 E KING WILLIAM	12/27/18	\$305,000	WD	WARRANTY DEED	\$305,000	\$138,350	45.36	\$276,709	\$57,828	\$247,172	\$183,934	1.344	2,396	\$103.16	HE1
Totals:			\$1,799,500			\$1,799,500	\$899,660		\$1,799,353		\$1,430,941	\$1,202,348			\$99.39	
								Sale. Ratio =>	49.99			E.C.F. =>	1.190	Std. Deviation=>		0.08219678
								Std. Dev. =>	2.61			Ave. E.C.F. =>	1.193	Ave. Variance=>		5.3325

2021 ECF 1.190

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
22-23-09-101-003	35315 THIRTEEN MILE	04/12/19	\$159,000	WD	WARRANTY DEED	\$159,000	\$96,060	60.42	\$192,113	\$29,758	\$129,242	\$118,507	1.091	2,098	\$61.60	IA1
22-23-09-101-012	35370 EDYTHE	05/16/19	\$245,000	WD	WARRANTY DEED	\$245,000	\$111,280	45.42	\$222,552	\$46,874	\$198,126	\$128,232	1.545	1,609	\$123.14	IA1
22-23-09-102-010	35277 EDYTHE	08/29/19	\$249,000	WD	WARRANTY DEED	\$249,000	\$110,130	44.23	\$220,263	\$46,352	\$202,648	\$126,942	1.596	1,725	\$117.48	IA1
22-23-09-102-011	35209 EDYTHE	02/20/20	\$170,000	WD	WARRANTY DEED	\$170,000	\$91,130	53.61	\$182,259	\$41,376	\$128,624	\$102,834	1.251	1,827	\$70.40	IA1
Totals:			\$823,000			\$823,000	\$408,600		\$817,187		\$658,640	\$476,516			\$93.15	
								Sale. Ratio =>	49.65			E.C.F. =>	1.382	Std. Deviation=>		0.24095346
								Std. Dev. =>	7.58			Ave. E.C.F. =>	1.371	Ave. Variance=>		20.0016
													2021 ECF	1.370		

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
22-23-09-103-001	35279 GARY	10/02/18	\$160,000	WD	WARRANTY DEED	\$160,000	\$77,970	48.73	\$155,936	\$42,161	\$117,839	\$65,388	1.802	1,075	\$109.62	IB1
22-23-09-103-014	35222 CARYN	03/27/19	\$259,000	WD	WARRANTY DEED	\$259,000	\$135,930	52.48	\$271,862	\$43,200	\$215,800	\$131,415	1.642	1,950	\$110.67	IB1
22-23-09-103-016	35192 CARYN	09/20/18	\$230,000	WD	WARRANTY DEED	\$230,000	\$110,510	48.05	\$221,027	\$44,558	\$185,442	\$101,419	1.828	1,425	\$130.13	IB1
Totals:			\$649,000			\$649,000	\$324,410		\$648,825		\$519,081	\$298,222			\$116.81	
								Sale. Ratio =>	49.99			E.C.F. =>	1.741	Std. Deviation=>		0.10085172
								Std. Dev. =>	2.39			Ave. E.C.F. =>	1.758	Ave. Variance=>		7.6972

2021 ECF 1.740

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
22-23-09-104-038	35396 NORTHMONT	09/28/18	\$321,000	WD	WARRANTY DEED	\$321,000	\$157,360	49.02	\$314,728	\$67,772	\$253,228	\$187,088	1.354	2,767	\$91.52	IC1
22-23-09-152-015	35379 NORTHMONT	09/14/18	\$344,900	WD	WARRANTY DEED	\$344,900	\$175,390	50.85	\$350,788	\$69,360	\$275,540	\$213,203	1.292	2,797	\$98.51	IC1
Totals:			\$665,900			\$665,900	\$332,750		\$665,516		\$528,768	\$400,291			\$95.01	
							Sale. Ratio =>	49.97				E.C.F. =>	1.321		Std. Deviation=>	0.0432334
							Std. Dev. =>	1.29				Ave. E.C.F. =>	1.323		Ave. Variance=>	3.0571

2021 ECF 1.320

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	
22-23-09-104-029	35220 NORTHMONT	07/06/18	\$306,000	WD	WARRANTY DEED	\$306,000	\$146,570	47.90	\$293,144	\$61,095	\$244,905	\$184,166	1.330	2,119	\$115.58	ID1	
22-23-09-104-031	35188 NORTHMONT	08/31/18	\$323,000	WD	WARRANTY DEED	\$323,000	\$153,200	47.43	\$306,392	\$61,319	\$261,681	\$194,502	1.345	2,634	\$99.35	ID1	
22-23-09-126-005	29405 LAKE PARK	01/30/19	\$270,000	WD	WARRANTY DEED	\$270,000	\$132,600	49.11	\$265,197	\$57,293	\$212,707	\$165,003	1.289	1,974	\$107.75	ID1	
22-23-09-126-008	29339 LAKE PARK	01/07/19	\$250,000	WD	WARRANTY DEED	\$250,000	\$125,890	50.36	\$251,777	\$55,959	\$194,041	\$155,411	1.249	2,064	\$94.01	ID1	
22-23-09-127-025	29200 LAKE PARK	09/11/18	\$305,000	WD	WARRANTY DEED	\$305,000	\$152,250	49.92	\$304,499	\$68,217	\$236,783	\$187,525	1.263	2,418	\$97.93	ID1	
22-23-09-128-003	29378 LAKE PARK	08/24/18	\$330,000	WD	WARRANTY DEED	\$330,000	\$140,730	42.65	\$281,462	\$56,044	\$273,956	\$178,903	1.531	2,413	\$113.53	ID1	
22-23-09-153-003	35239 NORTHMONT	08/24/18	\$295,000	WD	WARRANTY DEED	\$295,000	\$146,770	49.75	\$293,531	\$65,792	\$229,208	\$180,745	1.268	2,376	\$96.47	ID1	
22-23-09-153-022	35350 GLENGARY CIRCLE	11/20/18	\$278,000	WD	WARRANTY DEED	\$278,000	\$156,620	56.34	\$313,238	\$67,391	\$210,609	\$195,117	1.079	2,548	\$82.66	ID1	
22-23-09-153-030	35110 GLENGARY CIRCLE	02/14/20	\$370,000	WD	WARRANTY DEED	\$370,000	\$174,690	47.21	\$349,375	\$67,920	\$302,080	\$223,377	1.352	3,192	\$94.64	ID1	
22-23-09-154-003	35383 GLENGARY CIRCLE	05/23/18	\$288,000	WD	WARRANTY DEED	\$288,000	\$135,320	46.99	\$270,649	\$59,085	\$228,915	\$167,908	1.363	2,029	\$112.82	ID1	
22-23-09-154-007	35337 GLENGARY CIRCLE	08/29/19	\$285,000	WD	WARRANTY DEED	\$285,000	\$147,590	51.79	\$295,176	\$73,374	\$211,626	\$176,033	1.202	2,288	\$92.49	ID1	
22-23-09-176-009	28727 LAKE PARK	11/26/19	\$310,000	WD	WARRANTY DEED	\$310,000	\$148,730	47.98	\$297,467	\$56,001	\$253,999	\$191,640	1.325	2,784	\$91.24	ID1	
22-23-09-176-010	28707 LAKE PARK	11/06/19	\$298,500	WD	WARRANTY DEED	\$298,500	\$142,400	47.71	\$284,790	\$59,071	\$239,429	\$179,142	1.337	2,067	\$115.83	ID1	
22-23-09-177-002	34622 OAK FOREST	11/09/18	\$255,000	WD	WARRANTY DEED	\$255,000	\$148,620	58.28	\$297,236	\$56,001	\$198,999	\$191,456	1.039	2,470	\$80.57	ID1	
22-23-09-177-006	34390 OAK FOREST	10/22/18	\$261,000	WD	WARRANTY DEED	\$261,000	\$133,780	51.26	\$267,567	\$56,065	\$204,935	\$167,859	1.221	2,288	\$89.57	ID1	
22-23-09-178-007	34383 OAK FOREST	10/22/18	\$302,000	WD	WARRANTY DEED	\$302,000	\$157,140	52.03	\$314,289	\$66,942	\$235,058	\$196,307	1.197	2,886	\$81.45	ID1	
22-23-09-179-005	28932 LAKE PARK	11/19/19	\$290,000	WD	WARRANTY DEED	\$290,000	\$145,900	50.31	\$291,790	\$60,559	\$229,441	\$183,517	1.250	2,052	\$111.81	ID1	
22-23-09-179-006	28918 LAKE PARK	07/17/19	\$314,900	WD	WARRANTY DEED	\$314,900	\$156,330	49.64	\$312,667	\$63,784	\$251,116	\$197,526	1.271	2,576	\$97.48	ID1	
22-23-09-179-010	28834 LAKE PARK	07/06/18	\$289,000	WD	WARRANTY DEED	\$289,000	\$150,930	52.22	\$301,852	\$58,622	\$230,378	\$193,040	1.193	2,203	\$104.57	ID1	
Totals:			\$5,620,400			\$5,620,400	\$2,796,060		\$5,592,098		\$4,449,866	\$3,509,178			\$98.93		
								Sale. Ratio =>	49.75					E.C.F. =>	1.268	Std. Deviation=>	0.10786453
								Std. Dev. =>	3.46					Ave. E.C.F. =>	1.269	Ave. Variance=>	7.6368

2021 ECF 1.260

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
22-23-09-202-007	29391 NEW BRADFORD	08/30/18	\$289,900	WD	WARRANTY DEED	\$289,900	\$153,820	53.06	\$307,632	\$59,889	\$230,011	\$174,467	1.318	2,292	\$100.35	IE1
22-23-09-226-007	33610 OAK POINT CR	12/06/19	\$235,000	PTA	PROPERTY TRANSFER	\$235,000	\$123,750	52.66	\$247,492	\$54,320	\$180,680	\$136,037	1.328	2,012	\$89.80	IE1
22-23-09-227-003	33651 OAK POINT CR	09/07/18	\$305,000	WD	WARRANTY DEED	\$305,000	\$172,250	56.48	\$344,494	\$60,767	\$244,233	\$199,808	1.222	3,153	\$77.46	IE1
22-23-09-228-016	29204 OAK POINT DR	12/03/19	\$337,000	WD	WARRANTY DEED	\$337,000	\$148,590	44.09	\$297,174	\$61,786	\$275,214	\$165,766	1.660	2,164	\$127.18	IE1
22-23-09-228-019	29234 OAK POINT DR	06/28/19	\$294,000	WD	WARRANTY DEED	\$294,000	\$134,030	45.59	\$268,058	\$64,381	\$229,619	\$143,435	1.601	2,059	\$111.52	IE1
22-23-09-228-040	29174 OAK POINT DR	10/22/18	\$285,000	WD	WARRANTY DEED	\$285,000	\$148,800	52.21	\$297,591	\$63,649	\$221,351	\$164,748	1.344	2,096	\$105.61	IE1
22-23-09-276-001	33877 HUNTERS POINTE	11/20/19	\$318,000	WD	WARRANTY DEED	\$318,000	\$151,990	47.80	\$303,977	\$55,852	\$262,148	\$174,736	1.500	2,577	\$101.73	IE1
22-23-09-277-010	33761 COLONY PARK	07/20/18	\$310,000	WD	WARRANTY DEED	\$310,000	\$152,870	49.31	\$305,733	\$55,831	\$254,169	\$175,987	1.444	2,241	\$113.42	IE1
Totals:			\$2,373,900			\$2,373,900	\$1,186,100		\$2,372,151		\$1,897,425	\$1,334,983			\$103.38	
								Sale. Ratio =>	49.96			E.C.F. =>	1.421	Std. Deviation=>		0.15152223
								Std. Dev. =>	4.19			Ave. E.C.F. =>	1.427	Ave. Variance=>		12.4146

2021 ECF 1.420

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
22-23-09-205-018	29425 PARKSIDE	10/08/19	\$392,000	WD	WARRANTY DEED	\$392,000	\$153,920	39.27	\$307,842	\$68,675	\$323,325	\$189,815	1.703	2,211	\$146.23	IF1
Totals:			\$392,000			\$392,000	\$153,920		\$307,842		\$323,325	\$189,815			\$146.23	
								Sale. Ratio =>	39.27				E.C.F. =>	1.703	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.703	Ave. Variance=>	0.0000

2021 ECF 1.260
IJ1, IK1, 2017 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	
22-23-09-351-002	35150 CONCORD	08/20/18	\$310,000	WD	WARRANTY DEED	\$310,000	\$144,380	46.57	\$288,758	\$52,016	\$257,984	\$149,837	1.722	2,098	\$122.97	IG1	
22-23-09-352-006	34863 BUNKER HILL	11/30/18	\$273,500	WD	WARRANTY DEED	\$273,500	\$133,340	48.75	\$266,673	\$52,739	\$220,761	\$135,401	1.630	1,741	\$126.80	IG1	
22-23-09-352-009	35173 BUNKER HILL	08/30/18	\$240,000	WD	WARRANTY DEED	\$240,000	\$123,120	51.30	\$246,234	\$54,888	\$185,112	\$121,105	1.529	1,566	\$118.21	IG1	
22-23-09-352-010	35165 BUNKER HILL	07/24/19	\$255,500	WD	WARRANTY DEED	\$255,500	\$126,610	49.55	\$253,217	\$54,540	\$200,960	\$125,745	1.598	1,616	\$124.36	IG1	
22-23-09-352-011	35153 BUNKER HILL	07/27/18	\$295,000	WD	WARRANTY DEED	\$295,000	\$151,470	51.35	\$302,933	\$52,016	\$242,984	\$158,808	1.530	2,098	\$115.82	IG1	
22-23-09-352-027	34951 BUNKER HILL	09/26/19	\$295,000	WD	WARRANTY DEED	\$295,000	\$143,970	48.80	\$287,931	\$52,016	\$242,984	\$149,313	1.627	2,050	\$118.53	IG1	
22-23-09-353-006	34840 BUNKER HILL	09/14/18	\$282,500	WD	WARRANTY DEED	\$282,500	\$146,270	51.78	\$292,541	\$54,855	\$227,645	\$150,434	1.513	1,934	\$117.71	IG1	
22-23-09-353-016	34920 BUNKER HILL	04/10/19	\$282,500	WD	WARRANTY DEED	\$282,500	\$153,540	54.35	\$307,081	\$54,174	\$228,326	\$160,068	1.426	1,934	\$118.06	IG1	
22-23-09-354-002	35151 CONCORD	07/13/18	\$230,000	WD	WARRANTY DEED	\$230,000	\$129,770	56.42	\$259,543	\$52,016	\$177,984	\$131,346	1.355	1,616	\$110.14	IG1	
22-23-09-354-004	35101 CONCORD	10/24/18	\$257,000	WD	WARRANTY DEED	\$257,000	\$129,510	50.39	\$259,027	\$52,883	\$204,117	\$130,471	1.564	1,566	\$130.34	IG1	
22-23-09-354-007	35025 CONCORD	07/03/19	\$307,000	WD	WARRANTY DEED	\$307,000	\$148,360	48.33	\$296,720	\$52,016	\$254,984	\$154,876	1.646	2,040	\$124.99	IG1	
22-23-09-356-004	27880 WHITE PLAINS	01/08/20	\$312,500	WD	WARRANTY DEED	\$312,500	\$146,070	46.74	\$292,149	\$52,016	\$260,484	\$151,983	1.714	2,040	\$127.69	IG1	
22-23-09-376-009	34635 BUNKER HILL	04/30/18	\$250,500	WD	WARRANTY DEED	\$250,500	\$125,980	50.29	\$251,962	\$52,016	\$198,484	\$126,548	1.568	1,616	\$122.82	IG1	
22-23-09-376-014	28122 YORKTOWN	05/22/19	\$260,000	WD	WARRANTY DEED	\$260,000	\$126,830	48.78	\$253,652	\$52,016	\$207,984	\$127,618	1.630	1,616	\$128.70	IG1	
22-23-09-378-008	34601 PRINCETON	10/01/18	\$310,000	WD	WARRANTY DEED	\$310,000	\$148,710	47.97	\$297,414	\$52,016	\$257,984	\$155,315	1.661	2,064	\$124.99	IG1	
22-23-09-381-001	34675 BUNKER HILL	12/22/18	\$249,000	WD	WARRANTY DEED	\$249,000	\$126,520	50.81	\$253,031	\$52,550	\$196,450	\$126,887	1.548	1,616	\$121.57	IG1	
22-23-09-381-007	34680 PRINCETON	05/03/19	\$275,000	WD	WARRANTY DEED	\$275,000	\$145,790	53.01	\$291,580	\$52,016	\$222,984	\$151,623	1.471	2,098	\$106.28	IG1	
22-23-09-381-010	34651 BUNKER HILL	08/16/19	\$275,000	WD	WARRANTY DEED	\$275,000	\$147,320	53.57	\$294,638	\$52,016	\$222,984	\$153,558	1.452	2,050	\$108.77	IG1	
22-23-09-382-003	34745 BUNKER HILL	06/06/19	\$330,000	WD	WARRANTY DEED	\$330,000	\$147,860	44.81	\$295,712	\$52,016	\$277,984	\$154,238	1.802	2,064	\$134.68	IG1	
Totals:			\$5,290,000			\$5,290,000	\$2,645,420		\$5,290,796		\$4,289,179	\$2,715,174			\$121.23		
								Sale. Ratio =>	50.01			E.C.F. =>	1.580	Std. Deviation=>		0.11040974	
								Std. Dev. =>	2.88			Ave. E.C.F. =>	1.578	Ave. Variance=>		8.6955	

2021 ECF 1.580

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
22-23-09-301-006	35208 SAVANNAH LN	02/19/19	\$270,000	WD	WARRANTY DEED	\$270,000	\$163,280	60.47	\$326,565	\$55,916	\$214,084	\$182,871	1.171	2,611	\$81.99	IG3
22-23-09-303-017	28473 NEWPORT	04/08/19	\$325,000	WD	WARRANTY DEED	\$325,000	\$167,740	51.61	\$335,481	\$55,916	\$269,084	\$188,895	1.425	2,298	\$117.09	IG3
22-23-09-304-009	35024 VALLEY FORGE	11/07/18	\$308,000	WD	WARRANTY DEED	\$308,000	\$169,690	55.09	\$339,373	\$55,916	\$252,084	\$191,525	1.316	2,298	\$109.70	IG3
22-23-09-304-010	35034 VALLEY FORGE	10/11/19	\$353,000	WD	WARRANTY DEED	\$353,000	\$168,190	47.65	\$336,375	\$55,916	\$297,084	\$189,499	1.568	2,360	\$125.88	IG3
22-23-09-304-011	35046 VALLEY FORGE	09/20/19	\$312,000	WD	WARRANTY DEED	\$312,000	\$156,520	50.17	\$313,045	\$55,916	\$256,084	\$173,736	1.474	2,272	\$112.71	IG3
22-23-09-305-020	35073 VALLEY FORGE	03/06/20	\$305,000	WD	WARRANTY DEED	\$305,000	\$152,960	50.15	\$305,929	\$55,916	\$249,084	\$168,928	1.475	1,978	\$125.93	IG3
22-23-09-329-025	34811 VALLEY FORGE	09/04/19	\$330,000	WD	WARRANTY DEED	\$330,000	\$151,810	46.00	\$303,629	\$55,916	\$274,084	\$167,374	1.638	2,149	\$127.54	IG3
22-23-09-329-038	34618 BUNKER HILL	07/12/19	\$337,000	WD	WARRANTY DEED	\$337,000	\$140,130	41.58	\$280,259	\$56,975	\$280,025	\$150,868	1.856	1,787	\$156.70	IG3
22-23-09-376-008	34516 PRINCETON	03/09/20	\$345,000	WD	WARRANTY DEED	\$345,000	\$172,280	49.94	\$344,551	\$56,710	\$288,290	\$194,487	1.482	2,275	\$126.72	IG3
22-23-09-377-007	34580 BUNKER HILL	08/15/18	\$274,000	WD	WARRANTY DEED	\$274,000	\$133,490	48.72	\$266,980	\$55,121	\$218,879	\$143,148	1.529	2,104	\$104.03	IG3
Totals:			\$3,159,000			\$3,159,000	\$1,576,090		\$3,152,187		\$2,598,782	\$1,751,330			\$118.83	
							Sale. Ratio =>	49.89				E.C.F. =>	1.484		Std. Deviation=>	0.18265843
							Std. Dev. =>	5.08				Ave. E.C.F. =>	1.493		Ave. Variance=>	12.3476

2021 ECF 1.480

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
22-23-09-401-004	28501 QUAIL HOLLOW RD	06/20/19	\$240,000	WD	WARRANTY DEED	\$240,000	\$105,670	44.03	\$211,336	\$41,728	\$198,272	\$104,696	1.894	1,257	\$157.73	IH1
22-23-09-401-010	28353 QUAIL HOLLOW RD	06/08/18	\$227,500	CD	COVENANT DEED	\$227,500	\$110,520	48.58	\$221,041	\$42,553	\$184,947	\$110,178	1.679	1,316	\$140.54	IH1
22-23-09-401-014	28241 QUAIL HOLLOW RD	12/19/18	\$257,000	WD	WARRANTY DEED	\$257,000	\$123,020	47.87	\$246,032	\$41,382	\$215,618	\$126,327	1.707	1,316	\$163.84	IH1
22-23-09-402-003	28512 QUAIL HOLLOW RD	12/03/18	\$235,000	WD	WARRANTY DEED	\$235,000	\$107,700	45.83	\$215,399	\$41,366	\$193,634	\$107,428	1.802	1,302	\$148.72	IH1
22-23-09-402-011	28240 QUAIL HOLLOW RD	12/19/18	\$225,000	WD	WARRANTY DEED	\$225,000	\$125,430	55.75	\$250,851	\$41,992	\$183,008	\$128,925	1.419	1,592	\$114.95	IH1
22-23-09-426-011	28451 BAYBERRY	04/22/19	\$220,000	WD	WARRANTY DEED	\$220,000	\$106,690	48.50	\$213,382	\$42,938	\$177,062	\$105,212	1.683	1,275	\$138.87	IH1
22-23-09-426-015	28491 BAYBERRY	04/26/19	\$203,000	WD	WARRANTY DEED	\$203,000	\$90,090	44.38	\$180,178	\$40,544	\$162,456	\$86,194	1.885	1,160	\$140.05	IH1
22-23-09-427-014	28428 THORNY BRAE RD	07/09/18	\$221,000	WD	WARRANTY DEED	\$221,000	\$101,950	46.13	\$203,896	\$41,366	\$179,634	\$100,327	1.790	1,195	\$150.32	IH1
22-23-09-428-016	28301 BAYBERRY	02/19/19	\$189,000	WD	WARRANTY DEED	\$189,000	\$99,200	52.49	\$198,390	\$42,757	\$146,243	\$96,070	1.522	1,375	\$106.36	IH1
22-23-09-428-020	28229 BAYBERRY	10/17/19	\$219,000	WD	WARRANTY DEED	\$219,000	\$111,420	50.88	\$222,835	\$42,033	\$176,967	\$111,606	1.586	1,694	\$104.47	IH1
22-23-09-430-005	28352 GREENWILLOW	03/02/20	\$210,000	WD	WARRANTY DEED	\$210,000	\$103,420	49.25	\$206,843	\$41,366	\$168,634	\$102,146	1.651	1,257	\$134.16	IH1
22-23-09-430-011	28220 GREENWILLOW	10/19/18	\$231,000	WD	WARRANTY DEED	\$231,000	\$111,500	48.27	\$223,005	\$48,942	\$182,058	\$107,446	1.694	1,195	\$152.35	IH1
22-23-09-430-015	28341 FARMINGTON	08/03/18	\$229,500	WD	WARRANTY DEED	\$229,500	\$115,210	50.20	\$230,418	\$45,244	\$184,256	\$114,305	1.612	1,652	\$111.54	IH1
22-23-09-430-020	28231 FARMINGTON	11/01/18	\$209,500	WD	WARRANTY DEED	\$209,500	\$102,460	48.91	\$204,928	\$41,366	\$168,134	\$100,964	1.665	1,478	\$113.76	IH1
22-23-09-452-018	28095 HAWBERRY	09/20/18	\$223,500	WD	WARRANTY DEED	\$223,500	\$116,330	52.05	\$232,651	\$41,366	\$182,134	\$118,077	1.542	1,470	\$123.90	IH1
22-23-09-454-014	28471 THORNY BRAE RD	11/20/18	\$225,750	WD	WARRANTY DEED	\$225,750	\$111,640	49.45	\$223,271	\$41,382	\$184,368	\$112,277	1.642	1,663	\$110.86	IH1
22-23-09-454-018	28357 NEW CASTLE	08/21/19	\$192,000	WD	WARRANTY DEED	\$192,000	\$94,020	48.97	\$188,030	\$42,065	\$149,935	\$90,102	1.664	1,375	\$109.04	IH1
22-23-09-454-020	28317 NEW CASTLE	04/13/18	\$260,000	WD	WARRANTY DEED	\$260,000	\$122,510	47.12	\$245,019	\$42,568	\$217,432	\$124,970	1.740	1,663	\$130.75	IH1
22-23-09-454-021	28299 NEW CASTLE	06/15/18	\$210,000	WD	WARRANTY DEED	\$210,000	\$104,270	49.65	\$208,543	\$41,583	\$168,417	\$103,062	1.634	1,375	\$122.49	IH1
22-23-09-454-024	28237 NEW CASTLE	02/03/20	\$265,000	WD	WARRANTY DEED	\$265,000	\$115,830	43.71	\$231,654	\$41,451	\$223,549	\$117,409	1.904	1,714	\$130.43	IH1
22-23-09-476-003	28350 BAYBERRY	12/19/19	\$225,000	WD	WARRANTY DEED	\$225,000	\$151,860	67.49	\$303,729	\$44,676	\$180,324	\$159,909	1.128	1,685	\$107.02	IH1
22-23-09-476-023	28139 THORNY BRAE RD	06/01/18	\$222,500	MSC	MISCELLANEOUS RECORD	\$222,500	\$119,910	53.89	\$239,823	\$46,837	\$175,663	\$119,127	1.475	1,608	\$109.24	IH1
22-23-09-478-001	28036 GREENWILLOW	09/11/19	\$202,730	WD	WARRANTY DEED	\$202,730	\$115,020	56.74	\$230,031	\$43,407	\$159,323	\$115,200	1.383	1,494	\$106.64	IH1
22-23-09-478-014	28063 FARMINGTON	12/14/18	\$230,000	WD	WARRANTY DEED	\$230,000	\$104,320	45.36	\$208,645	\$43,944	\$186,056	\$101,667	1.830	1,353	\$137.51	IH1
22-23-09-479-006	27850 BAYBERRY	05/10/19	\$249,000	LC	LAND CONTRACT	\$249,000	\$122,240	49.09	\$244,479	\$43,494	\$205,506	\$124,065	1.656	1,738	\$118.24	IH1
22-23-09-479-012	28043 PEPPERMILL	11/18/19	\$235,000	WD	WARRANTY DEED	\$235,000	\$124,500	52.98	\$249,000	\$41,366	\$193,634	\$128,169	1.511	1,664	\$116.37	IH1
Totals:			\$5,856,980			\$5,856,980	\$2,916,730		\$5,833,409		\$4,747,264	\$2,915,860			\$126.93	
								Sale. Ratio =>	49.80			E.C.F. =>	1.628	Std. Deviation=>		0.17317675
								Std. Dev. =>	4.92			Ave. E.C.F. =>	1.642	Ave. Variance=>		12.3912

2021 ECF 1.620

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
22-23-09-126-033	34811 STONERIDGE	06/20/19	\$418,000	WD	WARRANTY DEED	\$418,000	\$209,320	50.08	\$418,647	\$65,966	\$352,034	\$335,887	1.048	2,859	\$123.13	IJ1
22-23-09-382-011	34648 BUTTON COURT	05/28/19	\$347,000	WD	WARRANTY DEED	\$347,000	\$171,970	49.56	\$343,935	\$66,819	\$280,181	\$263,920	1.062	2,543	\$110.18	IK1
Totals:			\$765,000			\$765,000	\$381,290		\$762,582		\$632,215	\$599,807			\$116.65	
								Sale. Ratio =>	49.84			E.C.F. =>	1.054	Std. Deviation=>		0.00957393
								Std. Dev. =>	0.37			Ave. E.C.F. =>	1.055	Ave. Variance=>		0.6770

2021 ECF 1.050

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
22-23-10-101-005	29046 KENDALLWOOD	01/28/19	\$246,000	WD	WARRANTY DEED	\$246,000	\$121,990	49.59	\$243,985	\$46,396	\$199,604	\$124,270	1.606	2,172	\$91.90	JA1
22-23-10-101-006	29024 KENDALLWOOD	08/12/19	\$284,000	WD	WARRANTY DEED	\$284,000	\$136,060	47.91	\$272,128	\$50,255	\$233,745	\$139,543	1.675	2,518	\$92.83	JA1
22-23-10-101-010	28932 KENDALLWOOD	06/11/18	\$305,000	WD	WARRANTY DEED	\$305,000	\$137,080	44.94	\$274,158	\$49,898	\$255,102	\$141,044	1.809	2,330	\$109.49	JA1
22-23-10-101-012	32846 ARDWICK	11/09/18	\$292,000	WD	WARRANTY DEED	\$292,000	\$131,380	44.99	\$262,764	\$48,614	\$243,386	\$134,686	1.807	2,232	\$109.04	JA1
22-23-10-152-015	28829 KIRKSIDE	06/28/19	\$335,000	WD	WARRANTY DEED	\$335,000	\$178,120	53.17	\$356,233	\$54,158	\$280,842	\$189,984	1.478	2,940	\$95.52	JA1
22-23-10-152-018	28745 KIRKSIDE	07/19/19	\$288,000	WD	WARRANTY DEED	\$288,000	\$137,920	47.89	\$275,843	\$45,679	\$242,321	\$144,757	1.674	2,400	\$100.97	JA1
22-23-10-153-003	28882 KIRKSIDE	10/19/18	\$275,000	WD	WARRANTY DEED	\$275,000	\$123,530	44.92	\$247,065	\$44,811	\$230,189	\$127,204	1.810	2,079	\$110.72	JA1
22-23-10-153-010	28710 KIRKSIDE	03/03/20	\$314,000	WD	WARRANTY DEED	\$314,000	\$142,790	45.47	\$285,571	\$45,856	\$268,144	\$150,764	1.779	2,411	\$111.22	JA1
22-23-10-153-012	28634 KIRKSIDE	10/05/18	\$329,000	WD	WARRANTY DEED	\$329,000	\$166,300	50.55	\$332,590	\$46,032	\$282,968	\$180,225	1.570	3,090	\$91.58	JA1
22-23-10-153-021	28789 KENDALLWOOD	04/29/19	\$280,000	WD	WARRANTY DEED	\$280,000	\$144,080	51.46	\$288,157	\$47,787	\$232,213	\$151,176	1.536	2,332	\$99.58	JA1
22-23-10-155-015	28620 WESTERLEIGH	10/03/18	\$272,000	WD	WARRANTY DEED	\$272,000	\$130,300	47.90	\$260,590	\$44,811	\$227,189	\$135,710	1.674	2,399	\$94.70	JA1
22-23-10-301-007	28306 FARMINGTON	12/05/19	\$208,000	WD	WARRANTY DEED	\$208,000	\$100,880	48.50	\$201,750	\$46,407	\$161,593	\$97,700	1.654	1,302	\$124.11	JA1
22-23-10-301-010	28240 FARMINGTON	11/13/18	\$200,000	CD	COVENANT DEED	\$200,000	\$109,240	54.62	\$218,484	\$51,685	\$148,315	\$104,905	1.414	1,271	\$116.69	JA1
22-23-10-301-011	33351 HEARTHSTONE	09/14/18	\$190,000	WD	WARRANTY DEED	\$190,000	\$115,540	60.81	\$231,073	\$44,768	\$145,232	\$117,173	1.239	1,519	\$95.61	JA1
22-23-10-301-015	28417 KIRKSIDE	03/01/19	\$220,000	WD	WARRANTY DEED	\$220,000	\$115,070	52.30	\$230,136	\$48,329	\$171,671	\$114,344	1.501	1,302	\$131.85	JA1
22-23-10-301-019	28333 KIRKSIDE	07/27/18	\$240,000	LC	LAND CONTRACT	\$240,000	\$190,920	79.55	\$381,840	\$49,047	\$190,953	\$209,304	0.912	2,285	\$83.57	JA1
22-23-10-302-006	28378 KIRKSIDE	09/12/18	\$255,000	WD	WARRANTY DEED	\$255,000	\$128,210	50.28	\$256,420	\$50,378	\$204,622	\$129,586	1.579	1,638	\$124.92	JA1
22-23-10-302-009	28312 KIRKSIDE	06/29/18	\$235,000	WD	WARRANTY DEED	\$235,000	\$114,680	48.80	\$229,357	\$47,841	\$187,159	\$114,161	1.639	1,428	\$131.06	JA1
22-23-10-302-011	28467 KENDALLWOOD	08/31/18	\$213,000	WD	WARRANTY DEED	\$213,000	\$110,340	51.80	\$220,678	\$44,417	\$168,583	\$110,856	1.521	1,340	\$125.81	JA1
22-23-10-303-022	28473 WESTERLEIGH	07/26/19	\$275,000	WD	WARRANTY DEED	\$275,000	\$124,530	45.28	\$249,069	\$46,595	\$228,405	\$127,342	1.794	1,650	\$138.43	JA1
22-23-10-303-036	28231 WESTERLEIGH	05/15/19	\$220,000	WD	WARRANTY DEED	\$220,000	\$118,620	53.92	\$237,235	\$44,747	\$175,253	\$121,062	1.448	1,609	\$108.92	JA1
22-23-10-303-038	28071 RIDGEBROOK	02/07/20	\$189,000	WD	WARRANTY DEED	\$189,000	\$105,060	55.59	\$210,121	\$47,370	\$141,630	\$102,359	1.384	1,220	\$116.09	JA1
22-23-10-304-018	28323 BAYTREE	06/14/18	\$270,000	WD	WARRANTY DEED	\$270,000	\$115,990	42.96	\$231,972	\$52,161	\$217,839	\$113,089	1.926	1,361	\$160.06	JA1
22-23-10-328-013	28429 RIDGEBROOK	01/11/19	\$262,000	WD	WARRANTY DEED	\$262,000	\$147,770	56.40	\$295,539	\$46,311	\$215,689	\$156,747	1.376	2,330	\$92.57	JA1
22-23-10-328-014	28411 RIDGEBROOK	04/20/18	\$191,000	WD	WARRANTY DEED	\$191,000	\$118,940	62.27	\$237,877	\$44,768	\$146,232	\$121,452	1.204	1,430	\$102.26	JA1
22-23-10-329-005	28356 RIDGEBROOK	01/27/20	\$231,900	LC	LAND CONTRACT	\$231,900	\$112,150	48.36	\$224,294	\$46,231	\$185,669	\$111,989	1.658	1,291	\$143.82	JA1
22-23-10-330-001	32447 BONNET HILL	08/20/19	\$235,000	WD	WARRANTY DEED	\$235,000	\$121,170	51.56	\$242,339	\$44,934	\$190,066	\$124,154	1.531	1,955	\$97.22	JA1
22-23-10-331-002	28420 BRANDYWINE	05/29/18	\$235,000	WD	WARRANTY DEED	\$235,000	\$140,340	59.72	\$280,671	\$48,381	\$186,619	\$146,094	1.277	1,732	\$107.75	JA1
22-23-10-331-004	28328 BRANDYWINE	10/16/18	\$220,000	WD	WARRANTY DEED	\$220,000	\$117,100	53.23	\$234,192	\$46,615	\$173,385	\$117,973	1.470	1,955	\$88.69	JA1
22-23-10-331-012	32314 CRAFTSBURY	06/28/19	\$295,000	WD	WARRANTY DEED	\$295,000	\$122,020	41.36	\$244,041	\$45,595	\$249,405	\$124,809	1.998	1,938	\$128.69	JA1
22-23-10-332-001	32374 FARMERSVILLE	02/28/19	\$244,000	WD	WARRANTY DEED	\$244,000	\$114,100	46.76	\$228,196	\$45,403	\$198,597	\$114,964	1.727	1,942	\$102.26	JA1
22-23-10-376-004	28125 KENDALLWOOD	03/12/19	\$224,900	WD	WARRANTY DEED	\$224,900	\$110,840	49.28	\$221,684	\$46,101	\$178,799	\$110,430	1.619	1,317	\$135.76	JA1
22-23-10-378-001	32451 RED CLOVER RD	05/17/19	\$230,000	WD	WARRANTY DEED	\$230,000	\$106,270	46.20	\$212,547	\$47,153	\$182,847	\$104,021	1.758	1,300	\$140.65	JA1
22-23-10-378-004	27880 KENDALLWOOD	07/12/18	\$240,000	WD	WARRANTY DEED	\$240,000	\$103,380	43.08	\$206,761	\$49,140	\$190,860	\$99,133	1.925	1,672	\$114.15	JA1
22-23-10-378-005	27864 KENDALLWOOD	11/09/18	\$194,000	WD	WARRANTY DEED	\$194,000	\$95,820	49.39	\$191,637	\$44,747	\$149,253	\$92,384	1.616	1,156	\$129.11	JA1
22-23-10-378-006	27848 KENDALLWOOD	10/31/19	\$215,000	WD	WARRANTY DEED	\$215,000	\$108,000	50.23	\$216,006	\$51,508	\$163,492	\$103,458	1.580	1,299	\$125.86	JA1
22-23-10-378-007	27832 KENDALLWOOD	11/02/18	\$216,300	WD	WARRANTY DEED	\$216,300	\$108,570	50.19	\$217,135	\$46,598	\$169,702	\$107,256	1.582	1,275	\$133.10	JA1
22-23-10-378-008	27816 KENDALLWOOD	08/27/18	\$242,000	WD	WARRANTY DEED	\$242,000	\$141,130	58.32	\$282,255	\$48,672	\$193,328	\$146,908	1.316	2,352	\$82.20	JA1
22-23-10-401-003	32318 BONNET HILL	11/27/19	\$240,000	WD	WARRANTY DEED	\$240,000	\$123,320	51.38	\$246,641	\$45,876	\$194,124	\$126,267	1.537	2,200	\$88.24	JA1
22-23-10-401-005	32262 BONNET HILL	12/07/18	\$310,000	WD	WARRANTY DEED	\$310,000	\$142,460	45.95	\$284,926	\$44,790	\$265,210	\$151,029	1.756	2,230	\$118.93	JA1
22-23-10-401-008	32208 BONNET HILL	06/05/19	\$250,000	WD	WARRANTY DEED	\$250,000	\$116,050	46.42	\$232,092	\$44,790	\$205,210	\$117,800	1.742	1,942	\$105.67	JA1
22-23-10-402-021	32272 HEARTHSTONE	12/11/18	\$280,000	WD	WARRANTY DEED	\$280,000	\$122,080	43.60	\$244,169	\$45,327	\$234,673	\$125,058	1.877	2,184	\$107.45	JA1
22-23-10-402-027	32144 HEARTHSTONE	01/23/19	\$285,000	WD	WARRANTY DEED	\$285,000	\$126,790	44.49	\$253,578	\$48,198	\$236,802	\$129,170	1.833	2,084	\$113.63	JA1
22-23-10-403-003	32343 HEARTHSTONE	09/27/19	\$285,000	WD	WARRANTY DEED	\$285,000	\$119,490	41.93	\$238,978	\$48,933	\$236,067	\$119,525	1.975	1,883	\$125.37	JA1
22-23-10-403-010	32143 HEARTHSTONE	02/10/20	\$249,900	WD	WARRANTY DEED	\$249,900	\$123,260	49.32	\$246,527	\$46,569	\$203,331	\$125,760	1.617	1,548	\$131.35	JA1
22-23-10-403-015	32276 CRAFTSBURY	06/25/18	\$280,000	WD	WARRANTY DEED	\$280,000	\$142,050	50.73	\$284,101	\$55,526	\$224,474	\$143,758	1.561	2,200	\$102.03	JA1
22-23-10-404-002	32287 CRAFTSBURY	05/16/19	\$220,000	WD	WARRANTY DEED	\$220,000	\$123,720	56.24	\$247,445	\$45,296	\$174,704	\$127,138	1.374	2,242	\$77.92	JA1
22-23-10-451-016	32250 BAINTREE	04/05/19	\$270,000	WD	WARRANTY DEED	\$270,000	\$137,920	51.08	\$275,839	\$44,612	\$225,388	\$145,426	1.550	2,328	\$96.82	JA1
22-23-10-451-021	32111 FARMERSVILLE	06/25/18	\$231,000	WD	WARRANTY DEED	\$231,000	\$118,630	51.35	\$237,261	\$46,569	\$184,431	\$119,932	1.538	1,644	\$112.18	JA1
22-23-10-452-009	32205 BAINTREE	10/30/18	\$233,500	WD	WARRANTY DEED	\$233,500	\$111,270	47.65	\$222,532	\$48,440	\$185,060	\$109,492	1.690	1,300	\$142.35	JA1
22-23-10-452-024	32326 RED CLOVER RD	07/03/18	\$280,000	WD	WARRANTY DEED	\$280,000	\$134,650	48.09	\$269,306	\$46,617	\$233,383	\$140,056	1.666	2,307	\$101.16	JA1
22-23-10-452-030	32210 RED CLOVER RD	11/02/18	\$277,500	WD	WARRANTY DEED	\$277,500	\$145,630	52.48	\$291,254	\$49,938	\$227,562	\$151,771	1.499	2,300	\$98.94	JA1
22-23-10-453-001	31949 FARMERSVILLE	08/09/19	\$277,500	WD	WARRANTY DEED	\$277,500	\$120,270	43.34	\$240,540	\$47,153	\$230,347	\$121,627	1.894	1,567	\$147.00	JA1
22-23-10-453-014	32307 RED CLOVER RD	04/30/19	\$250,000	WD	WARRANTY DEED	\$250,000	\$132,780	53.11	\$265,561	\$47,431	\$202,569	\$137,189	1.477	1,863	\$108.73	JA1
22-23-10-453-020	32177 RED CLOVER RD	08/31/18	\$259,900	WD	WARRANTY DEED	\$259,900	\$111,130	42.76	\$222,253	\$45,897	\$214,003	\$110,916	1.929	1,590	\$134.59	JA1
Totals:			\$13,890,400			\$13,890,400	\$6,917,730		\$13,835,396		\$11,288,239	\$7,064,928			\$112.75	
								Sale. Ratio =>	49.80			E.C.F. =>	1.598	Std. Deviation=>		0.21084347
								Std. Dev. =>	6.26			Ave. E.C.F. =>	1.611	Ave. Variance=>		16.0891

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	
22-23-10-127-002	29308 GLENARDEN	07/01/19	\$227,500	DC	DEED OF CONSERVATOR	\$227,500	\$136,150	59.85	\$272,302	\$45,579	\$181,921	\$141,702	1.284	1,819	\$100.01	JB1	
22-23-10-127-005	29160 GLENARDEN	02/14/20	\$210,000	WD	WARRANTY DEED	\$210,000	\$125,070	59.56	\$250,142	\$44,790	\$165,210	\$128,345	1.287	1,968	\$83.95	JB1	
22-23-10-128-004	32461 WAYBURN WEST	01/18/19	\$242,500	WD	WARRANTY DEED	\$242,500	\$109,780	45.27	\$219,562	\$47,374	\$195,126	\$107,618	1.813	1,334	\$146.27	JB1	
22-23-10-129-002	32521 SPRUCEWOOD	07/19/19	\$285,000	WD	WARRANTY DEED	\$285,000	\$137,460	48.23	\$274,925	\$44,811	\$240,189	\$143,821	1.670	1,865	\$128.79	JB1	
22-23-10-176-002	29131 GLENARDEN	02/22/19	\$309,000	WD	WARRANTY DEED	\$309,000	\$135,620	43.89	\$271,230	\$44,768	\$264,232	\$141,539	1.867	1,838	\$143.76	JB1	
22-23-10-177-003	32565 CHESTERBROOK	07/10/18	\$249,900	WD	WARRANTY DEED	\$249,900	\$128,050	51.24	\$256,107	\$46,521	\$203,379	\$130,991	1.553	1,675	\$121.42	JB1	
22-23-10-177-007	29010 BANNOCKBURN	03/08/19	\$230,000	WD	WARRANTY DEED	\$230,000	\$125,150	54.41	\$250,296	\$47,105	\$182,895	\$126,994	1.440	1,968	\$92.93	JB1	
22-23-10-177-008	28986 GLENARDEN	03/04/20	\$291,500	WD	WARRANTY DEED	\$291,500	\$134,710	46.21	\$269,414	\$46,409	\$245,091	\$139,378	1.758	2,272	\$107.87	JB1	
22-23-10-179-009	32373 NESTLEWOOD	09/24/19	\$270,000	WD	WARRANTY DEED	\$270,000	\$140,200	51.93	\$280,394	\$48,045	\$221,955	\$145,218	1.528	2,334	\$95.10	JB1	
22-23-10-179-020	32364 NOTTINGWOOD	06/17/19	\$265,000	WD	WARRANTY DEED	\$265,000	\$123,470	46.59	\$246,945	\$44,811	\$220,189	\$126,334	1.743	1,914	\$115.04	JB1	
22-23-10-180-001	32551 NOTTINGWOOD	03/09/20	\$271,500	WD	WARRANTY DEED	\$271,500	\$140,970	51.92	\$281,941	\$47,208	\$224,292	\$146,708	1.529	2,297	\$97.65	JB1	
22-23-10-180-014	32494 DUNFORD	11/28/18	\$235,000	WD	WARRANTY DEED	\$235,000	\$143,910	61.24	\$287,821	\$46,891	\$188,109	\$150,581	1.249	2,334	\$80.60	JB1	
22-23-10-181-002	32463 DUNFORD	12/06/19	\$254,000	WD	WARRANTY DEED	\$254,000	\$139,020	54.73	\$278,038	\$63,568	\$190,432	\$134,044	1.421	1,988	\$95.79	JB1	
22-23-10-181-003	32447 DUNFORD	07/17/19	\$242,000	WD	WARRANTY DEED	\$242,000	\$108,410	44.80	\$216,811	\$44,811	\$197,189	\$107,500	1.834	1,725	\$114.31	JB1	
22-23-10-181-006	32391 DUNFORD	07/17/19	\$262,000	WD	WARRANTY DEED	\$262,000	\$145,990	55.72	\$291,978	\$45,596	\$216,404	\$153,989	1.405	2,242	\$96.52	JB1	
22-23-10-203-003	32450 CHESTERBROOK	07/10/18	\$277,000	WD	WARRANTY DEED	\$277,000	\$124,520	44.95	\$249,049	\$44,811	\$232,189	\$127,649	1.819	2,141	\$108.45	JB1	
22-23-10-204-023	29257 ARANEL	08/10/18	\$230,000	WD	WARRANTY DEED	\$230,000	\$104,230	45.32	\$208,464	\$47,108	\$182,892	\$100,848	1.814	1,228	\$148.93	JB1	
22-23-10-205-001	32045 THIRTEEN MILE	10/25/19	\$230,000	WD	WARRANTY DEED	\$230,000	\$121,530	52.84	\$243,063	\$44,220	\$185,780	\$124,277	1.495	1,865	\$99.61	JB1	
22-23-10-205-013	31701 THIRTEEN MILE	01/03/20	\$225,000	WD	WARRANTY DEED	\$225,000	\$115,180	51.19	\$230,355	\$45,173	\$179,827	\$115,739	1.554	2,016	\$89.20	JB1	
22-23-10-205-018	31942 WAYBURN	12/04/18	\$170,000	WD	WARRANTY DEED	\$170,000	\$104,930	61.72	\$209,857	\$53,275	\$116,725	\$97,864	1.193	1,160	\$100.63	JB1	
22-23-10-205-018	31942 WAYBURN	04/22/19	\$245,000	WD	WARRANTY DEED	\$245,000	\$104,930	42.83	\$209,857	\$53,275	\$191,725	\$97,864	1.959	1,160	\$165.28	JB1	
22-23-10-205-023	31766 WAYBURN	11/02/18	\$226,000	WD	WARRANTY DEED	\$226,000	\$103,160	45.65	\$206,318	\$44,944	\$181,056	\$100,859	1.795	1,228	\$147.44	JB1	
22-23-10-205-026	31702 WAYBURN	01/28/20	\$230,000	WD	WARRANTY DEED	\$230,000	\$117,270	50.99	\$234,538	\$44,944	\$185,056	\$118,496	1.562	1,602	\$115.52	JB1	
22-23-10-206-029	31732 BELLA VISTA	10/02/19	\$256,900	WD	WARRANTY DEED	\$256,900	\$112,830	43.92	\$225,666	\$46,208	\$210,692	\$112,161	1.878	1,382	\$152.45	JB1	
22-23-10-207-012	31679 N MARKLAWN	12/28/18	\$262,500	WD	WARRANTY DEED	\$262,500	\$118,700	45.22	\$237,403	\$44,401	\$218,099	\$120,626	1.808	1,638	\$133.15	JB1	
22-23-10-207-013	32040 CORONET	01/04/19	\$269,900	WD	WARRANTY DEED	\$269,900	\$115,140	42.66	\$230,285	\$53,568	\$216,332	\$110,448	1.959	1,382	\$156.54	JB1	
22-23-10-207-014	32020 CORONET	01/15/19	\$184,500	MSC	MISCELLANEOUS RECORD	\$184,500	\$105,640	57.26	\$211,276	\$46,524	\$137,976	\$102,970	1.340	1,228	\$112.36	JB1	
22-23-10-207-020	31796 CORONET	04/13/18	\$235,000	WD	WARRANTY DEED	\$235,000	\$129,170	54.97	\$258,330	\$44,944	\$190,056	\$133,366	1.425	1,606	\$118.34	JB1	
22-23-10-226-014	31828 N MARKLAWN	03/15/19	\$245,000	WD	WARRANTY DEED	\$245,000	\$106,510	43.47	\$213,021	\$44,944	\$200,056	\$105,048	1.904	1,228	\$162.91	JB1	
22-23-10-251-005	32481 CHESTERBROOK	09/17/18	\$305,000	WD	WARRANTY DEED	\$305,000	\$171,310	56.17	\$342,615	\$53,968	\$251,032	\$180,404	1.391	2,707	\$92.73	JB1	
22-23-10-251-039	28721 ARANEL	02/26/20	\$267,500	WD	WARRANTY DEED	\$267,500	\$115,260	43.09	\$230,526	\$50,388	\$217,112	\$112,586	1.928	1,382	\$157.10	JB1	
22-23-10-251-045	32070 NOTTINGWOOD	06/15/18	\$283,500	WD	WARRANTY DEED	\$283,500	\$135,140	47.67	\$270,283	\$46,173	\$237,327	\$140,069	1.694	1,560	\$152.13	JB1	
22-23-10-251-047	32030 NOTTINGWOOD	03/08/19	\$260,000	WD	WARRANTY DEED	\$260,000	\$137,930	53.05	\$275,859	\$45,997	\$214,003	\$143,664	1.490	1,538	\$139.14	JB1	
22-23-10-251-048	32010 NOTTINGWOOD	07/31/19	\$265,000	WD	WARRANTY DEED	\$265,000	\$125,490	47.35	\$250,973	\$46,261	\$218,739	\$127,945	1.710	1,560	\$140.22	JB1	
22-23-10-251-053	29005 ARANEL	06/12/18	\$190,000	WD	WARRANTY DEED	\$190,000	\$127,460	67.08	\$254,911	\$56,990	\$133,010	\$123,701	1.075	1,560	\$85.26	JB1	
22-23-10-252-001	28880 ARANEL	04/25/18	\$233,500	WD	WARRANTY DEED	\$233,500	\$117,940	50.51	\$235,871	\$46,538	\$186,962	\$118,333	1.580	1,382	\$135.28	JB1	
22-23-10-252-002	28856 ARANEL	05/31/18	\$227,000	WD	WARRANTY DEED	\$227,000	\$125,440	55.26	\$250,886	\$50,057	\$176,943	\$125,518	1.410	1,975	\$89.59	JB1	
22-23-10-252-004	28820 ARANEL	05/29/18	\$258,000	CD	COVENANT DEED	\$258,000	\$109,260	42.35	\$218,510	\$44,944	\$213,056	\$108,479	1.964	1,382	\$154.16	JB1	
22-23-10-252-008	28716 ARANEL	08/09/18	\$205,000	WD	WARRANTY DEED	\$205,000	\$104,570	51.01	\$209,139	\$44,944	\$160,056	\$102,622	1.560	1,228	\$130.34	JB1	
22-23-10-253-002	28860 BELLA VISTA	07/13/18	\$215,000	WD	WARRANTY DEED	\$215,000	\$120,230	55.92	\$240,464	\$46,811	\$168,189	\$121,033	1.390	1,382	\$121.70	JB1	
22-23-10-253-025	31840 NOTTINGWOOD	09/27/19	\$233,000	WD	WARRANTY DEED	\$233,000	\$106,120	45.55	\$212,246	\$44,944	\$188,056	\$104,564	1.798	1,228	\$153.14	JB1	
22-23-10-253-026	31860 NOTTINGWOOD	01/24/20	\$155,000	WD	WARRANTY DEED	\$155,000	\$117,560	75.85	\$235,115	\$44,944	\$110,056	\$118,857	0.926	1,390	\$79.18	JB1	
22-23-10-254-006	32079 NOTTINGWOOD	07/29/19	\$270,000	WD	WARRANTY DEED	\$270,000	\$109,720	40.64	\$219,445	\$44,242	\$225,758	\$109,502	2.062	1,382	\$163.36	JB1	
22-23-10-276-001	31815 NOTTINGWOOD	08/08/19	\$262,000	WD	WARRANTY DEED	\$262,000	\$122,520	46.76	\$245,045	\$44,944	\$217,056	\$125,063	1.736	1,560	\$139.14	JB1	
22-23-10-276-007	28946 E MARKLAWN	09/03/19	\$239,000	WD	WARRANTY DEED	\$239,000	\$115,610	48.37	\$231,229	\$44,944	\$194,056	\$116,428	1.667	1,382	\$140.42	JB1	
22-23-10-276-015	28755 LORIKAY	07/19/19	\$280,000	WD	WARRANTY DEED	\$280,000	\$119,240	42.59	\$238,473	\$46,916	\$233,084	\$119,723	1.947	1,560	\$149.41	JB1	
22-23-10-277-016	28906 LORIKAY	06/28/19	\$225,000	WD	WARRANTY DEED	\$225,000	\$103,040	45.80	\$206,082	\$52,092	\$172,908	\$96,244	1.797	1,259	\$137.34	JB1	
Totals:			\$11,505,200			\$11,505,200	\$5,741,540		\$11,483,060	\$9,282,477	\$5,787,711				\$123.20		
									Sale. Ratio =>	49.90			E.C.F. =>	1.604	Std. Deviation=>		0.25883756
									Std. Dev. =>	7.20			Ave. E.C.F. =>	1.617	Ave. Variance=>		21.7480

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
22-23-10-426-015	28179 PARK HILL	07/31/18	\$325,000	WD	WARRANTY DEED	\$325,000	\$179,580	55.26	\$359,163	\$75,298	\$249,702	\$272,947	0.915	4,365	\$57.21	JC1
22-23-10-476-061	28144 PARK HILL	02/13/20	\$428,000	WD	WARRANTY DEED	\$428,000	\$244,090	57.03	\$488,173	\$69,486	\$358,514	\$343,186	1.045	3,226	\$111.13	JC1
22-23-10-476-065	28284 PARK HILL	10/19/18	\$527,000	WD	WARRANTY DEED	\$527,000	\$188,780	35.82	\$377,557	\$75,705	\$451,295	\$247,420	1.824	3,286	\$137.34	JC1
Totals:			\$1,280,000			\$1,280,000	\$612,450		\$1,224,893		\$1,059,511	\$863,553			\$101.89	
								Sale. Ratio =>	47.85			E.C.F. =>	1.227	Std. Deviation=>		0.49173489
								Std. Dev. =>	11.77			Ave. E.C.F. =>	1.261	Ave. Variance=>		37.5225

2021 ECF 1.220

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
22-23-10-278-004	31843 BRISTOL LN	08/26/19	\$313,000	WD	WARRANTY DEED	\$313,000	\$164,270	52.48	\$328,539	\$63,755	\$249,245	\$290,971	0.857	2,493	\$99.98	JD1
22-23-10-278-005	31721 BRISTOL LN	08/02/19	\$365,000	WD	WARRANTY DEED	\$365,000	\$182,650	50.04	\$365,297	\$66,970	\$298,030	\$327,832	0.909	2,770	\$107.59	JD1
22-23-10-278-010	28552 BRISTOL CT	07/06/18	\$414,500	WD	WARRANTY DEED	\$414,500	\$200,060	48.27	\$400,128	\$62,233	\$352,267	\$371,313	0.949	2,882	\$122.23	JD1
Totals:			\$1,092,500			\$1,092,500	\$546,980		\$1,093,964		\$899,542	\$990,117			\$109.93	
								Sale. Ratio =>	50.07			E.C.F. =>	0.909	Std. Deviation=>		0.04620487
								Std. Dev. =>	2.12			Ave. E.C.F. =>	0.905	Ave. Variance=>		3.2135

2021 ECF 0.910

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
22-23-11-101-024	29215 GREENING	09/24/19	\$260,000	WD	WARRANTY DEED	\$260,000	\$105,460	40.56	\$210,914	\$48,661	\$211,339	\$87,233	2.423	1,659	\$127.39	KA1
22-23-11-152-013	28763 GREENING	04/20/18	\$244,000	WD	WARRANTY DEED	\$244,000	\$130,460	53.47	\$260,917	\$46,245	\$197,755	\$115,415	1.713	2,193	\$90.18	KA1
22-23-11-153-006	28762 GREENING	04/23/18	\$200,000	WD	WARRANTY DEED	\$200,000	\$93,260	46.63	\$186,523	\$47,856	\$152,144	\$74,552	2.041	960	\$158.48	KA1
22-23-11-352-026	28214 GREENING	01/24/19	\$185,000	WD	WARRANTY DEED	\$185,000	\$113,440	61.32	\$226,870	\$72,280	\$112,720	\$83,113	1.356	1,415	\$79.66	KA1
Totals:			\$889,000			\$889,000	\$442,620		\$885,224		\$673,958	\$360,313			\$113.93	
								Sale. Ratio =>	49.79			E.C.F. =>	1.870	Std. Deviation=>		0.45549039
								Std. Dev. =>	8.94			Ave. E.C.F. =>	1.883	Ave. Variance=>		34.8455

2021 ECF 1.860

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
22-23-11-153-011	28759 BARTLETT	04/26/19	\$236,000	WD	WARRANTY DEED	\$236,000	\$111,360	47.19	\$222,723	\$45,337	\$190,663	\$135,409	1.408	1,720	\$110.85	KA2
22-23-11-301-007	28555 GREENING	07/11/19	\$185,000	WD	WARRANTY DEED	\$185,000	\$98,940	53.48	\$197,880	\$46,245	\$138,755	\$115,752	1.199	1,232	\$112.63	KA2
Totals:			\$421,000			\$421,000	\$210,300		\$420,603		\$329,418	\$251,161			\$111.74	
								Sale. Ratio =>	49.95			E.C.F. =>	1.312	Std. Deviation=>		0.14801404
								Std. Dev. =>	4.45			Ave. E.C.F. =>	1.303	Ave. Variance=>		10.4662

2021 ECF 1.310

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
22-23-11-376-025	28185 ALYCEKAY	11/04/19	\$184,900	WD	WARRANTY DEED	\$184,900	\$97,360	52.66	\$194,728	\$42,763	\$142,137	\$96,793	1.468	1,995	\$71.25	KB1
22-23-11-376-031	28055 ALYCEKAY	12/06/19	\$300,000	WD	WARRANTY DEED	\$300,000	\$144,170	48.06	\$288,345	\$121,700	\$178,300	\$106,143	1.680	1,952	\$91.34	KB1
Totals:			\$484,900			\$484,900	\$241,530		\$483,073		\$320,437	\$202,936			\$81.29	
								Sale. Ratio =>	49.81			E.C.F. =>	1.579	Std. Deviation=>		0.14944039
								Std. Dev. =>	3.25			Ave. E.C.F. =>	1.574	Ave. Variance=>		10.5670

2021 ECF 1.570

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
22-23-11-176-021	28681 ALYCEKAY	08/13/19	\$429,000	WD	WARRANTY DEED	\$429,000	\$189,310	44.13	\$378,616	\$66,416	\$362,584	\$253,821	1.429	2,388	\$151.84	KB3
Totals:			\$429,000			\$429,000	\$189,310		\$378,616		\$362,584	\$253,821			\$151.84	
								Sale. Ratio =>	44.13			E.C.F. =>	1.429	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.429	Ave. Variance=>		0.0000

2021 ECF 1.230
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
22-23-11-202-001	30010 WOODBROOK ST	06/13/18	\$235,000	WD	WARRANTY DEED	\$235,000	\$156,410	66.56	\$312,821	\$47,384	\$187,616	\$171,250	1.096	2,412	\$77.78	KE1
22-23-11-202-002	30024 WOODBROOK ST	09/26/19	\$312,500	WD	WARRANTY DEED	\$312,500	\$150,670	48.21	\$301,345	\$48,659	\$263,841	\$163,023	1.618	2,581	\$102.22	KE1
22-23-11-203-013	29165 SUMMERWOOD CT	01/03/20	\$399,250	WD	WARRANTY DEED	\$399,250	\$181,420	45.44	\$362,849	\$47,277	\$351,973	\$203,595	1.729	3,137	\$112.20	KE1
22-23-11-203-015	29139 SUMMERWOOD CT	08/27/19	\$290,000	WD	WARRANTY DEED	\$290,000	\$151,670	52.30	\$303,346	\$57,606	\$232,394	\$158,542	1.466	2,583	\$89.97	KE1
22-23-11-203-018	29075 SUMMERWOOD DR	08/27/18	\$348,000	WD	WARRANTY DEED	\$348,000	\$168,620	48.45	\$337,232	\$59,545	\$288,455	\$179,153	1.610	2,872	\$100.44	KE1
22-23-11-204-008	29064 SUMMERWOOD DR	01/16/19	\$300,000	WD	WARRANTY DEED	\$300,000	\$148,580	49.53	\$297,153	\$50,894	\$249,106	\$158,877	1.568	2,460	\$101.26	KE1
22-23-11-204-013	29726 HIGHMEADOW	06/10/19	\$264,000	WD	WARRANTY DEED	\$264,000	\$124,660	47.22	\$249,310	\$46,834	\$217,166	\$130,630	1.662	2,106	\$103.12	KE1
22-23-11-226-007	29644 HIGHMEADOW	06/18/19	\$279,000	WD	WARRANTY DEED	\$279,000	\$111,030	39.80	\$222,069	\$46,834	\$232,166	\$113,055	2.054	1,599	\$145.19	KE1
22-23-11-251-001	28841 SUMMERWOOD DR	08/28/19	\$355,250	WD	WARRANTY DEED	\$355,250	\$174,780	49.20	\$349,568	\$59,233	\$296,017	\$187,313	1.580	2,595	\$114.07	KE1
22-23-11-276-001	29559 POND RIDGE	03/29/19	\$245,000	WD	WARRANTY DEED	\$245,000	\$142,890	58.32	\$285,772	\$45,745	\$199,255	\$154,856	1.287	2,200	\$90.57	KE1
22-23-11-276-009	29520 SUGARSPRING	05/17/19	\$210,000	WD	WARRANTY DEED	\$210,000	\$128,500	61.19	\$256,997	\$57,529	\$152,471	\$128,689	1.185	1,951	\$78.15	KE1
22-23-11-276-010	29498 SUGARSPRING	08/30/19	\$260,000	WD	WARRANTY DEED	\$260,000	\$120,770	46.45	\$241,547	\$46,596	\$213,404	\$125,775	1.697	1,994	\$107.02	KE1
22-23-11-278-004	29649 SUGARSPRING	07/12/19	\$304,900	WD	WARRANTY DEED	\$304,900	\$140,810	46.18	\$281,626	\$47,421	\$257,479	\$151,100	1.704	2,699	\$95.40	KE1
22-23-11-278-005	29625 SUGARSPRING	06/25/18	\$260,000	WD	WARRANTY DEED	\$260,000	\$122,470	47.10	\$244,934	\$45,745	\$214,255	\$128,509	1.667	1,991	\$107.61	KE1
Totals:			\$4,062,900			\$4,062,900	\$2,023,280		\$4,046,569		\$3,355,598	\$2,154,366			\$101.79	
								Sale. Ratio =>	49.80			E.C.F. =>	1.558	Std. Deviation=>		0.24486642
								Std. Dev. =>	7.05			Ave. E.C.F. =>	1.566	Ave. Variance=>		17.5809

2021 ECF 1.550

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		
22-23-11-251-008	30075 MINGLEWOOD LN	08/20/19	\$195,000	WD	WARRANTY DEED	\$195,000	\$112,980	57.94	\$225,951	\$46,014	\$148,986	\$108,396	1.374	1,599	\$93.17	KF1		
22-23-11-252-011	30090 MINGLEWOOD LN	11/27/19	\$325,000	WD	WARRANTY DEED	\$325,000	\$127,890	39.35	\$255,775	\$46,014	\$278,986	\$126,362	2.208	1,793	\$155.60	KF1		
22-23-11-252-013	30030 MINGLEWOOD LN	08/13/18	\$252,000	WD	WARRANTY DEED	\$252,000	\$124,840	49.54	\$249,689	\$46,014	\$205,986	\$122,696	1.679	1,599	\$128.82	KF1		
22-23-11-252-020	29784 MINGLEWOOD LN	05/16/18	\$235,000	WD	WARRANTY DEED	\$235,000	\$132,840	56.53	\$265,686	\$46,656	\$188,344	\$131,946	1.427	1,607	\$117.20	KF1		
22-23-11-278-016	29650 MINGLEWOOD LN	04/20/18	\$257,000	WD	WARRANTY DEED	\$257,000	\$131,020	50.98	\$262,039	\$46,014	\$210,986	\$130,136	1.621	1,772	\$119.07	KF1		
22-23-11-279-010	29533 MINGLEWOOD CT	10/18/19	\$219,900	WD	WARRANTY DEED	\$219,900	\$110,460	50.23	\$220,915	\$46,014	\$173,886	\$105,362	1.650	1,593	\$109.16	KF1		
Totals:			\$1,483,900			\$1,483,900	\$740,030		\$1,480,055		\$1,207,174	\$724,897			\$120.50			
								Sale. Ratio =>	49.87					E.C.F. =>	1.665	Std. Deviation=>		0.29586592
								Std. Dev. =>	6.58					Ave. E.C.F. =>	1.660	Ave. Variance=>		18.8865

2021 ECF 1.660

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-12-126-015	29200 WESTMONT	05/03/19	\$452,500	WD	WARRANTY DEED	\$452,500	\$176,250	38.95	\$352,502	\$70,642	\$381,858	\$170,824	2.235	2,259	\$169.04	LA1
Totals:			\$452,500			\$452,500	\$176,250		\$352,502		\$381,858	\$170,824			\$169.04	
								Sale. Ratio =>	38.95				E.C.F. =>	2.235	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	2.235	Ave. Variance=>	0.0000

2021 ECF 1.650
City Avg, LB2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-12-126-044	28866 VILLAGE	03/30/20	\$300,000	WD	WARRANTY DEED	\$300,000	\$186,490	62.16	\$372,976	\$68,411	\$231,589	\$274,383	0.844	3,929	\$58.94	LB1
22-23-12-176-001	28877 VILLAGE	10/16/18	\$370,000	WD	WARRANTY DEED	\$370,000	\$155,780	42.10	\$311,550	\$59,662	\$310,338	\$226,926	1.368	2,716	\$114.26	LB1
22-23-12-178-009	28660 MILLBROOK	05/09/19	\$465,000	WD	WARRANTY DEED	\$465,000	\$178,460	38.38	\$356,911	\$62,881	\$402,119	\$264,892	1.518	3,128	\$128.55	LB1
22-23-12-226-009	27726 WELLINGTON	10/25/19	\$499,900	WD	WARRANTY DEED	\$499,900	\$257,680	51.55	\$515,361	\$69,756	\$430,144	\$401,446	1.071	3,343	\$128.67	LB1
22-23-12-226-010	30750 VALLEY	05/16/19	\$360,000	WD	WARRANTY DEED	\$360,000	\$211,420	58.73	\$422,845	\$65,536	\$294,464	\$321,900	0.915	3,134	\$93.96	LB1
22-23-12-254-002	28075 WELLINGTON	08/16/18	\$165,000	WD	WARRANTY DEED	\$165,000	\$87,940	53.30	\$175,886	\$49,237	\$115,763	\$114,098	1.015	1,474	\$78.54	LB1
Totals:			\$2,159,900			\$2,159,900	\$1,077,770		\$2,155,529		\$1,784,417	\$1,603,645			\$100.49	
								Sale. Ratio =>	49.90			E.C.F. =>	1.113	Std. Deviation=>		0.26512561
								Std. Dev. =>	9.26			Ave. E.C.F. =>	1.122	Ave. Variance=>		21.4040

2021 ECF 1.110

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
22-23-12-152-010	28925 MILLBROOK	12/21/18	\$266,000	WD	WARRANTY DEED	\$266,000	\$132,900	49.96	\$265,809	\$72,903	\$193,097	\$136,813	1.411	1,644	\$117.46	LB2
Totals:			\$266,000			\$266,000	\$132,900		\$265,809		\$193,097	\$136,813			\$117.46	
								Sale. Ratio =>	49.96				E.C.F. =>	1.411	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.411	Ave. Variance=>	0.0000
													2021 ECF	1.410		

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
22-23-12-302-010	28921 WELLINGTON	03/15/19	\$458,000	WD	WARRANTY DEED	\$458,000	\$258,310	56.40	\$516,622	\$82,494	\$375,506	\$307,892	1.220	3,389	\$110.80	LB3
22-23-12-302-013	29204 UTLEY	04/01/19	\$295,000	WD	WARRANTY DEED	\$295,000	\$116,440	39.47	\$232,886	\$50,803	\$244,197	\$129,137	1.891	2,077	\$117.57	LB3
22-23-12-302-017	29098 UTLEY	10/07/19	\$240,000	WD	WARRANTY DEED	\$240,000	\$118,520	49.38	\$237,045	\$51,582	\$188,418	\$131,534	1.432	1,930	\$97.63	LB3
22-23-12-303-010	29015 UTLEY	10/18/19	\$211,500	WD	WARRANTY DEED	\$211,500	\$105,730	49.99	\$211,461	\$50,198	\$161,302	\$114,371	1.410	1,679	\$96.07	LB3
Totals:			\$1,204,500			\$1,204,500	\$599,000		\$1,198,014		\$969,423	\$682,934			\$105.52	
								Sale. Ratio =>	49.73			E.C.F. =>	1.419	Std. Deviation=>		0.28493016
								Std. Dev. =>	6.99			Ave. E.C.F. =>	1.488	Ave. Variance=>		20.1321
													2021 ECF	1.410		

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
22-23-12-351-004	28155 WESTBROOK	05/29/19	\$389,500	WD	WARRANTY DEED	\$389,500	\$173,660	44.59	\$347,328	\$66,305	\$323,195	\$193,809	1.668	1,968	\$164.23	LC1
22-23-12-376-036	28150 WESTBROOK	03/04/19	\$390,000	WD	WARRANTY DEED	\$390,000	\$214,370	54.97	\$428,732	\$75,853	\$314,147	\$243,365	1.291	2,956	\$106.27	LC1
Totals:			\$779,500			\$779,500	\$388,030		\$776,060		\$637,342	\$437,174			\$135.25	
								Sale. Ratio =>	49.78			E.C.F. =>	1.458	Std. Deviation=>		0.26640085
								Std. Dev. =>	7.34			Ave. E.C.F. =>	1.479	Ave. Variance=>		18.8374

2021 ECF 1.450

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
22-23-12-376-008	28590 S HARWICH DR	10/31/18	\$500,000	WD	WARRANTY DEED	\$500,000	\$243,150	48.63	\$486,301	\$93,698	\$406,302	\$404,745	1.004	3,533	\$115.00	LD1
22-23-12-377-011	28444 DANVERS CT	04/11/18	\$489,999	WD	WARRANTY DEED	\$489,999	\$234,150	47.79	\$468,303	\$95,158	\$394,841	\$384,686	1.026	4,227	\$93.41	LD1
22-23-12-402-007	28022 WEYMOUTH	12/12/19	\$330,000	WD	WARRANTY DEED	\$330,000	\$179,210	54.31	\$358,429	\$83,500	\$246,500	\$283,432	0.870	2,872	\$85.83	LD1
22-23-12-452-003	28209 DANVERS DR	11/13/19	\$310,000	WD	WARRANTY DEED	\$310,000	\$175,720	56.68	\$351,449	\$75,243	\$234,757	\$284,748	0.824	3,156	\$74.38	LD1
22-23-12-452-011	28370 DANVERS CT	04/09/19	\$366,000	WD	WARRANTY DEED	\$366,000	\$181,700	49.64	\$363,400	\$76,597	\$289,403	\$295,673	0.979	2,648	\$109.29	LD1
22-23-12-453-010	28018 HARWICH DR	08/10/18	\$329,900	WD	WARRANTY DEED	\$329,900	\$168,580	51.10	\$337,158	\$76,438	\$253,462	\$268,784	0.943	2,969	\$85.37	LD1
22-23-12-453-024	28062 DANVERS DR	12/21/18	\$402,062	WD	WARRANTY DEED	\$402,062	\$174,480	43.40	\$348,960	\$88,350	\$313,712	\$268,670	1.168	5,672	\$55.31	LD1
Totals:			\$2,727,961			\$2,727,961	\$1,356,990		\$2,714,000		\$2,138,977	\$2,190,738			\$88.37	
							Sale. Ratio =>	49.74				E.C.F. =>	0.976		Std. Deviation=>	0.11207578
							Std. Dev. =>	4.37				Ave. E.C.F. =>	0.973		Ave. Variance=>	8.0879

2021 ECF 0.970

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
22-23-12-376-019	28800 TWELVE MILE	09/24/18	\$735,000	WD	WARRANTY DEED	\$735,000	\$361,060	49.12	\$687,572	\$178,500	\$556,500	\$435,104	1.279	3,469	\$160.42	LE1
Totals:			\$735,000			\$735,000	\$361,060		\$687,572		\$556,500	\$435,104			\$160.42	
								Sale. Ratio =>	49.12			E.C.F. =>	1.279		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.279		Ave. Variance=>	0.0000

2021 ECF 1.200
City Avg

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
22-23-13-451-029	27343 ARDEN PARK CR	05/28/19	\$230,000	WD	WARRANTY DEED	\$230,000	\$105,070	45.68	\$210,147	\$40,929	\$189,071	\$136,466	1.385	1,612	\$117.29	MA1
22-23-13-453-013	27191 ARDEN PARK CT	03/30/20	\$265,000	WD	WARRANTY DEED	\$265,000	\$106,970	40.37	\$213,946	\$40,929	\$224,071	\$139,530	1.606	1,772	\$126.45	MA1
22-23-13-453-021	28020 ELEVEN MILE	11/12/19	\$222,000	WD	WARRANTY DEED	\$222,000	\$92,030	41.45	\$184,059	\$40,565	\$181,435	\$115,721	1.568	1,323	\$137.14	MA1
22-23-13-453-025	27922 ELEVEN MILE	07/16/19	\$150,000	WD	WARRANTY DEED	\$150,000	\$85,310	56.87	\$170,628	\$40,977	\$109,023	\$104,557	1.043	1,323	\$82.41	MA1
22-23-13-454-008	27220 ARDEN PARK CR	10/05/18	\$120,000	WD	WARRANTY DEED	\$120,000	\$105,000	87.50	\$209,995	\$40,017	\$79,983	\$137,079	0.583	1,792	\$44.63	MA1
22-23-13-454-016	27047 ARDEN PARK CR	08/16/18	\$170,000	WD	WARRANTY DEED	\$170,000	\$106,800	62.82	\$213,603	\$41,799	\$128,201	\$138,552	0.925	1,612	\$79.53	MA1
22-23-13-455-005	27072 ARDEN PARK CR	10/18/19	\$207,500	WD	WARRANTY DEED	\$207,500	\$108,850	52.46	\$217,693	\$40,929	\$166,571	\$142,552	1.168	1,612	\$103.33	MA1
22-23-13-476-010	27626 WESTCOTT CRESCENT	08/16/19	\$210,000	WD	WARRANTY DEED	\$210,000	\$107,930	51.40	\$215,860	\$42,630	\$167,370	\$139,702	1.198	1,377	\$121.55	MA1
22-23-13-477-013	27721 WESTCOTT CRESCENT	08/26/19	\$233,900	WD	WARRANTY DEED	\$233,900	\$108,550	46.41	\$217,097	\$45,351	\$188,549	\$138,505	1.361	1,592	\$118.44	MA1
22-23-13-478-003	27555 WESTCOTT CRESCENT	10/29/18	\$245,000	WD	WARRANTY DEED	\$245,000	\$115,750	47.24	\$231,493	\$50,544	\$194,456	\$145,927	1.333	1,592	\$122.15	MA1
22-23-13-478-013	27360 HYSTONE	02/22/19	\$200,000	WD	WARRANTY DEED	\$200,000	\$100,790	50.40	\$201,579	\$42,441	\$157,559	\$128,337	1.228	1,564	\$100.74	MA1
22-23-13-480-010	27716 WESTCOTT CRESCENT	08/19/19	\$224,900	WD	WARRANTY DEED	\$224,900	\$104,550	46.49	\$209,109	\$40,977	\$183,923	\$135,590	1.356	1,592	\$115.53	MA1
22-23-13-480-025	27812 WESTCOTT CRESCENT	11/21/19	\$240,000	WD	WARRANTY DEED	\$240,000	\$106,150	44.23	\$212,290	\$42,346	\$197,654	\$137,052	1.442	1,948	\$101.47	MA1
Totals:			\$2,718,300			\$2,718,300	\$1,353,750		\$2,707,499		\$2,167,866	\$1,739,569			\$105.43	
								Sale. Ratio =>	49.80			E.C.F. =>	1.246	Std. Deviation=>		0.27625666
								Std. Dev. =>	12.37			Ave. E.C.F. =>	1.246	Ave. Variance=>		20.4621

2021 ECF 1.240

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	
22-23-13-451-005	27464 E SKYE	09/09/19	\$265,000	WD	WARRANTY DEED	\$265,000	\$140,340	52.96	\$280,678	\$51,349	\$213,651	\$175,060	1.220	2,633	\$81.14	MB1	
22-23-13-451-006	27432 E SKYE	06/25/19	\$244,000	WD	WARRANTY DEED	\$244,000	\$128,180	52.53	\$256,369	\$51,349	\$192,651	\$156,504	1.231	2,104	\$91.56	MB1	
22-23-13-451-018	27265 W SKYE	03/20/20	\$315,000	WD	WARRANTY DEED	\$315,000	\$142,360	45.19	\$284,721	\$52,992	\$262,008	\$176,892	1.481	2,561	\$102.31	MB1	
Totals:			\$824,000			\$824,000	\$410,880		\$821,768		\$668,310	\$508,456			\$91.67		
								Sale. Ratio =>	49.86				E.C.F. =>	1.314	Std. Deviation=>		0.14758803
								Std. Dev. =>	4.37				Ave. E.C.F. =>	1.311	Ave. Variance=>		11.3541

2021 ECF 1.310

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
22-23-13-226-004	28885 HERNDONWOOD	07/12/19	\$374,000	WD	WARRANTY DEED	\$374,000	\$199,380	53.31	\$398,750	\$72,506	\$301,494	\$319,847	0.943	2,756	\$109.40	MC1
22-23-13-227-009	28614 HERNDONWOOD	08/31/18	\$385,000	WD	WARRANTY DEED	\$385,000	\$179,490	46.62	\$358,973	\$66,936	\$318,064	\$286,311	1.111	2,378	\$133.75	MC1
Totals:			\$759,000			\$759,000	\$378,870		\$757,723		\$619,558	\$606,158			\$121.57	
								Sale. Ratio =>	49.92			E.C.F. =>	1.022	Std. Deviation=>		0.1189958
								Std. Dev. =>	4.73			Ave. E.C.F. =>	1.027	Ave. Variance=>		8.4143

2021 ECF 1.020

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	
22-23-13-252-006	28300 FORESTBROOK DR	04/18/18	\$369,300	WD	WARRANTY DEED	\$369,300	\$173,020	46.85	\$346,034	\$71,372	\$297,928	\$259,115	1.150	2,204	\$135.18	MD1	
22-23-13-252-010	28158 FORESTBROOK DR	07/09/18	\$360,000	WD	WARRANTY DEED	\$360,000	\$197,170	54.77	\$394,347	\$71,246	\$288,754	\$304,812	0.947	3,367	\$85.76	MD1	
22-23-13-253-012	28207 GRAND DUKE	12/28/18	\$315,000	WD	WARRANTY DEED	\$315,000	\$189,840	60.27	\$379,674	\$60,967	\$254,033	\$300,667	0.845	2,775	\$91.54	MD1	
22-23-13-277-013	27757 FORESTBROOK DR	10/04/19	\$443,500	WD	WARRANTY DEED	\$443,500	\$204,550	46.12	\$409,100	\$81,961	\$361,539	\$308,622	1.171	4,364	\$82.85	MD1	
22-23-13-277-016	27667 FORESTBROOK DR	06/14/18	\$355,000	WD	WARRANTY DEED	\$355,000	\$160,830	45.30	\$321,651	\$61,491	\$293,509	\$245,434	1.196	2,538	\$115.65	MD1	
22-23-13-277-020	27415 FORESTBROOK DR	09/14/18	\$257,500	WD	WARRANTY DEED	\$257,500	\$125,090	48.58	\$250,174	\$59,811	\$197,689	\$179,588	1.101	1,954	\$101.17	MD1	
Totals:			\$2,100,300			\$2,100,300	\$1,050,500		\$2,100,980		\$1,693,452	\$1,598,238			\$102.02		
								Sale. Ratio =>	50.02				E.C.F. =>	1.060	Std. Deviation=>		0.14082633
								Std. Dev. =>	5.94				Ave. E.C.F. =>	1.068	Ave. Variance=>		11.4833

2021 ECF 1.060

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
22-23-13-202-005	28209 TWELVE MILE	07/10/19	\$185,000	WD	WARRANTY DEED	\$185,000	\$98,890	53.45	\$197,784	\$44,213	\$140,787	\$117,230	1.201	1,864	\$75.53	MF1
22-23-13-204-005	28127 BELLCREST	02/20/19	\$255,000	WD	WARRANTY DEED	\$255,000	\$135,820	53.26	\$271,649	\$48,395	\$206,605	\$170,423	1.212	2,272	\$90.94	MF1
22-23-13-205-006	28247 STATLER	08/28/18	\$255,000	WD	WARRANTY DEED	\$255,000	\$112,030	43.93	\$224,068	\$43,642	\$211,358	\$137,730	1.535	2,144	\$98.58	MF1
Totals:			\$695,000			\$695,000	\$346,740		\$693,501		\$558,750	\$425,382			\$88.35	
								Sale. Ratio =>	49.89			E.C.F. =>	1.314	Std. Deviation=>		0.18943083
								Std. Dev. =>	5.44			Ave. E.C.F. =>	1.316	Ave. Variance=>		14.5758

2021 ECF 1.310

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
22-23-13-126-018	28439 W GREENMEADOW	07/31/18	\$190,000	WD	WARRANTY DEED	\$190,000	\$95,050	50.03	\$190,100	\$49,138	\$140,862	\$115,543	1.219	1,721	\$81.85	MG1
22-23-13-127-005	28776 GREENCASTLE	08/15/18	\$180,000	WD	WARRANTY DEED	\$180,000	\$82,390	45.77	\$164,789	\$48,633	\$131,367	\$95,210	1.380	1,560	\$84.21	MG1
22-23-13-177-001	28434 W GREENMEADOW	08/02/18	\$243,000	WD	WARRANTY DEED	\$243,000	\$92,400	38.02	\$184,809	\$49,307	\$193,693	\$111,067	1.744	1,373	\$141.07	MG1
22-23-13-177-008	28309 GREENCASTLE	11/16/18	\$370,000	WD	WARRANTY DEED	\$370,000	\$241,740	65.34	\$483,475	\$60,606	\$309,394	\$346,614	0.893	3,225	\$95.94	MG1
22-23-13-179-001	28592 CUMBERLAND DR	04/13/18	\$220,000	WD	WARRANTY DEED	\$220,000	\$89,320	40.60	\$178,630	\$48,541	\$171,459	\$106,630	1.608	1,497	\$114.54	MG1
Totals:			\$1,203,000			\$1,203,000	\$600,900		\$1,201,803		\$946,775	\$775,064			\$103.52	
								Sale. Ratio =>	49.95			E.C.F. =>	1.222	Std. Deviation=>		0.3343626
								Std. Dev. =>	10.77			Ave. E.C.F. =>	1.369	Ave. Variance=>		25.0246

2021 ECF 1.220

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
22-23-14-177-002	27276 BRAMWELL	04/05/19	\$245,900	WD	WARRANTY DEED	\$245,900	\$122,400	49.78	\$244,809	\$45,013	\$200,887	\$165,121	1.217	2,490	\$80.68	NA1
22-23-14-178-016	30525 ROCKSHIRE	10/05/18	\$382,500	WD	WARRANTY DEED	\$382,500	\$190,390	49.78	\$380,773	\$61,225	\$321,275	\$264,089	1.217	2,824	\$113.77	NA1
Totals:			\$628,400			\$628,400	\$312,790		\$625,582		\$522,162	\$429,210			\$97.22	
								Sale. Ratio =>	49.78			E.C.F. =>	1.217	Std. Deviation=>		4.797E-05
								Std. Dev. =>	0.00			Ave. E.C.F. =>	1.217	Ave. Variance=>		0.0034

2021 ECF 1.210

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
22-23-14-301-003	26814 ORCHARD LAKE	10/12/18	\$258,500	WD	WARRANTY DEED	\$258,500	\$101,730	39.35	\$203,463	\$42,294	\$216,206	\$108,167	1.999	1,905	\$113.49	NB1
22-23-14-302-007	30855 SPRINGLAND	07/10/18	\$172,000	WD	WARRANTY DEED	\$172,000	\$83,760	48.70	\$167,514	\$42,372	\$129,628	\$83,988	1.543	1,225	\$105.82	NB1
22-23-14-302-028	26299 SPRINGFIELD	06/26/19	\$324,500	WD	WARRANTY DEED	\$324,500	\$179,080	55.19	\$358,161	\$40,515	\$283,985	\$213,185	1.332	2,591	\$109.60	NB1
22-23-14-302-029	30740 RIDGEWAY	10/31/18	\$357,000	WD	WARRANTY DEED	\$357,000	\$167,310	46.87	\$334,624	\$52,140	\$304,860	\$189,587	1.608	2,071	\$147.20	NB1
22-23-14-326-019	26823 SHADY CREEK	04/15/19	\$790,000	WD	WARRANTY DEED	\$790,000	\$434,650	55.02	\$869,299	\$60,314	\$729,686	\$542,943	1.344	6,343	\$115.04	NB1
22-23-14-327-008	26400 SPRINGFIELD	07/20/18	\$210,000	WD	WARRANTY DEED	\$210,000	\$108,560	51.70	\$217,114	\$41,856	\$168,144	\$117,623	1.430	2,098	\$80.14	NB1
22-23-14-327-010	26332 SPRINGFIELD	05/21/19	\$260,000	WD	WARRANTY DEED	\$260,000	\$124,880	48.03	\$249,765	\$53,848	\$206,152	\$131,488	1.568	2,469	\$83.50	NB1
22-23-14-327-020	26471 SPRINGLAND	09/28/18	\$217,000	WD	WARRANTY DEED	\$217,000	\$88,920	40.98	\$177,845	\$43,684	\$173,316	\$90,041	1.925	1,560	\$111.10	NB1
22-23-14-351-001	26544 ORCHARD LAKE	07/10/18	\$165,000	WD	WARRANTY DEED	\$165,000	\$69,960	42.40	\$139,922	\$43,525	\$121,475	\$64,696	1.878	1,023	\$118.74	NB1
22-23-14-352-006	31015 RUNNYMEDE	06/22/18	\$355,000	WD	WARRANTY DEED	\$355,000	\$212,220	59.78	\$424,437	\$51,037	\$303,963	\$250,604	1.213	3,000	\$101.32	NB1
22-23-14-353-013	30800 ELEVEN MILE	08/15/19	\$300,000	WD	WARRANTY DEED	\$300,000	\$121,870	40.62	\$243,736	\$42,281	\$257,719	\$135,205	1.906	1,733	\$148.71	NB1
22-23-14-376-011	30660 ELEVEN MILE	05/31/19	\$220,000	WD	WARRANTY DEED	\$220,000	\$112,730	51.24	\$225,468	\$44,595	\$175,405	\$121,391	1.445	1,530	\$114.64	NB1
Totals:			\$3,629,000			\$3,629,000	\$1,805,670		\$3,611,348		\$3,070,539	\$2,048,917			\$112.44	
								Sale. Ratio =>	49.76			E.C.F. =>	1.499	Std. Deviation=>		0.2662776
								Std. Dev. =>	6.57			Ave. E.C.F. =>	1.599	Ave. Variance=>		21.9927

2021 ECF 1.490

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
22-23-14-377-022	26227 LA MUERA	04/25/18	\$285,000	WD	WARRANTY DEED	\$285,000	\$131,490	46.14	\$262,986	\$49,169	\$235,831	\$158,383	1.489	1,911	\$123.41	NC1
22-23-14-378-012	26332 LA MUERA	12/13/19	\$193,000	WD	WARRANTY DEED	\$193,000	\$87,650	45.41	\$175,299	\$57,740	\$135,260	\$87,081	1.553	1,258	\$107.52	NC1
22-23-14-378-013	26298 LA MUERA	02/15/19	\$242,500	WD	WARRANTY DEED	\$242,500	\$155,190	64.00	\$310,371	\$58,256	\$184,244	\$186,752	0.987	2,032	\$90.67	NC1
22-23-14-378-015	26228 LA MUERA	07/25/19	\$259,000	WD	WARRANTY DEED	\$259,000	\$113,440	43.80	\$226,888	\$49,151	\$209,849	\$131,657	1.594	1,518	\$138.24	NC1
Totals:			\$979,500			\$979,500	\$487,770		\$975,544		\$765,184	\$563,873			\$114.96	
								Sale. Ratio =>	49.80			E.C.F. =>	1.357	Std. Deviation=>		0.28272807
								Std. Dev. =>	9.49			Ave. E.C.F. =>	1.406	Ave. Variance=>		20.9557

2021 ECF 1.350

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	
22-23-14-401-011	26445 WESTMEATH	07/31/19	\$278,000	WD	WARRANTY DEED	\$278,000	\$140,180	50.42	\$280,350	\$49,513	\$228,487	\$162,561	1.406	2,546	\$89.74	ND1	
22-23-14-401-023	26115 WESTMEATH	04/26/18	\$294,000	WD	WARRANTY DEED	\$294,000	\$152,200	51.77	\$304,405	\$49,975	\$244,025	\$179,176	1.362	2,496	\$97.77	ND1	
22-23-14-402-002	26778 GREYTHORNE	09/16/19	\$255,000	WD	WARRANTY DEED	\$255,000	\$126,730	49.70	\$253,468	\$51,162	\$203,838	\$142,469	1.431	1,999	\$101.97	ND1	
22-23-14-402-004	26746 GREYTHORNE	05/01/19	\$295,000	WD	WARRANTY DEED	\$295,000	\$140,100	47.49	\$280,190	\$49,938	\$245,062	\$162,149	1.511	2,312	\$106.00	ND1	
22-23-14-402-013	26602 GREYTHORNE	03/04/20	\$257,000	WD	WARRANTY DEED	\$257,000	\$136,890	53.26	\$273,777	\$49,492	\$207,508	\$157,947	1.314	2,633	\$78.81	ND1	
22-23-14-403-001	26742 WESTMEATH	11/28/18	\$234,750	CD	BANK SALE	\$234,750	\$128,510	54.74	\$257,014	\$53,939	\$180,811	\$143,011	1.264	1,856	\$97.42	ND1	
22-23-14-403-012	26607 GREYTHORNE	08/02/19	\$274,225	WD	WARRANTY DEED	\$274,225	\$136,070	49.62	\$272,134	\$50,236	\$223,989	\$156,266	1.433	2,129	\$105.21	ND1	
22-23-14-403-014	26511 GREYTHORNE	03/11/20	\$266,000	WD	WARRANTY DEED	\$266,000	\$127,020	47.75	\$254,039	\$50,394	\$215,606	\$143,412	1.503	2,041	\$105.64	ND1	
22-23-14-403-018	26414 KILTARTAN	12/18/19	\$275,000	WD	WARRANTY DEED	\$275,000	\$127,090	46.21	\$254,175	\$50,431	\$224,569	\$143,482	1.565	2,107	\$106.58	ND1	
22-23-14-403-022	30272 FIDDLERS GREEN	12/05/18	\$326,000	WD	WARRANTY DEED	\$326,000	\$144,970	44.47	\$289,940	\$49,513	\$276,487	\$169,315	1.633	2,472	\$111.85	ND1	
22-23-14-404-007	30157 FIDDLERS GREEN	09/20/19	\$290,000	WD	WARRANTY DEED	\$290,000	\$128,060	44.16	\$256,118	\$53,001	\$236,999	\$143,040	1.657	2,100	\$112.86	ND1	
22-23-14-426-003	26470 GREYTHORNE	07/31/18	\$238,000	WD	WARRANTY DEED	\$238,000	\$129,440	54.39	\$258,878	\$50,805	\$187,195	\$146,530	1.278	2,299	\$81.42	ND1	
22-23-14-426-004	26452 GREYTHORNE	08/26/19	\$235,000	WD	WARRANTY DEED	\$235,000	\$133,350	56.74	\$266,691	\$49,513	\$185,487	\$152,942	1.213	2,400	\$77.29	ND1	
22-23-14-426-005	26434 GREYTHORNE	06/08/18	\$250,000	WD	WARRANTY DEED	\$250,000	\$135,360	54.14	\$270,721	\$49,836	\$200,164	\$155,553	1.287	2,145	\$93.32	ND1	
22-23-14-426-011	26350 KILTARTAN	06/28/19	\$323,500	WD	WARRANTY DEED	\$323,500	\$136,410	42.17	\$272,829	\$50,052	\$273,448	\$156,885	1.743	2,354	\$116.16	ND1	
22-23-14-426-044	26115 MIDDLEBELT	12/10/18	\$170,700	WD	WARRANTY DEED	\$170,700	\$90,790	53.19	\$181,576	\$49,513	\$121,187	\$93,002	1.303	1,346	\$90.03	ND1	
22-23-14-427-011	26347 GREYTHORNE	05/06/19	\$330,000	WD	WARRANTY DEED	\$330,000	\$151,500	45.91	\$302,990	\$68,774	\$261,226	\$164,941	1.584	2,300	\$113.58	ND1	
22-23-14-427-012	26329 GREYTHORNE	12/10/18	\$255,000	WD	WARRANTY DEED	\$255,000	\$125,700	49.29	\$251,391	\$50,882	\$204,118	\$141,204	1.446	2,080	\$98.13	ND1	
22-23-14-427-014	26289 GREYTHORNE	06/28/18	\$246,000	WD	WARRANTY DEED	\$246,000	\$121,060	49.21	\$242,111	\$49,492	\$196,508	\$135,647	1.449	2,192	\$89.65	ND1	
22-23-14-428-011	26377 KILTARTAN	02/28/19	\$254,000	WD	WARRANTY DEED	\$254,000	\$138,130	54.38	\$276,260	\$49,513	\$204,487	\$159,681	1.281	2,263	\$90.36	ND1	
22-23-14-428-019	26233 DUNDALK	03/08/19	\$281,000	WD	WARRANTY DEED	\$281,000	\$145,170	51.66	\$290,337	\$53,860	\$227,140	\$166,533	1.364	2,822	\$80.49	ND1	
22-23-14-451-009	30207 PIPERS LN	11/27/18	\$272,000	WD	WARRANTY DEED	\$272,000	\$156,860	57.67	\$313,726	\$60,142	\$211,858	\$178,580	1.186	2,739	\$77.35	ND1	
22-23-14-451-011	30045 PIPERS LN	05/22/18	\$269,000	WD	WARRANTY DEED	\$269,000	\$117,530	43.69	\$235,059	\$49,535	\$219,465	\$130,651	1.680	1,928	\$113.83	ND1	
22-23-14-451-037	30032 WICKLOW RD	12/23/19	\$319,000	WD	WARRANTY DEED	\$319,000	\$148,730	46.62	\$297,455	\$63,705	\$255,295	\$164,613	1.551	2,680	\$95.26	ND1	
22-23-14-451-038	29998 BARWELL	04/20/18	\$249,000	WD	WARRANTY DEED	\$249,000	\$141,950	57.01	\$283,890	\$49,513	\$199,487	\$165,054	1.209	2,668	\$74.77	ND1	
22-23-14-452-012	30323 WICKLOW RD	06/29/18	\$270,000	WD	WARRANTY DEED	\$270,000	\$125,860	46.61	\$251,721	\$49,513	\$220,487	\$142,400	1.548	1,989	\$110.85	ND1	
22-23-14-452-013	30279 WICKLOW CT	06/05/19	\$287,000	WD	WARRANTY DEED	\$287,000	\$147,720	51.47	\$295,438	\$57,650	\$229,350	\$167,456	1.370	2,531	\$90.62	ND1	
22-23-14-452-014	30271 WICKLOW CT	09/20/19	\$266,000	WD	WARRANTY DEED	\$266,000	\$128,130	48.17	\$256,268	\$49,513	\$216,487	\$145,602	1.487	2,125	\$101.88	ND1	
22-23-14-452-018	30239 WICKLOW CT	07/27/18	\$255,000	WD	WARRANTY DEED	\$255,000	\$137,050	53.75	\$274,090	\$50,635	\$204,365	\$157,363	1.299	2,307	\$88.58	ND1	
22-23-14-452-024	30091 WICKLOW RD	06/28/19	\$280,000	WD	WARRANTY DEED	\$280,000	\$144,510	51.61	\$289,021	\$49,535	\$230,465	\$168,652	1.367	2,842	\$81.09	ND1	
22-23-14-452-027	30244 BARWELL	12/24/19	\$230,000	WD	WARRANTY DEED	\$230,000	\$130,010	56.53	\$260,027	\$49,535	\$180,465	\$148,234	1.217	2,129	\$84.77	ND1	
22-23-14-453-007	30029 BARWELL	01/28/20	\$235,000	WD	WARRANTY DEED	\$235,000	\$120,210	51.15	\$240,425	\$52,160	\$182,840	\$132,581	1.379	1,970	\$92.81	ND1	
22-23-14-476-008	26262 DUNDALK	02/19/19	\$258,000	WD	WARRANTY DEED	\$258,000	\$136,120	52.76	\$272,241	\$55,921	\$202,079	\$152,338	1.327	2,336	\$86.51	ND1	
22-23-14-476-015	26301 KILTARTAN	03/18/19	\$265,000	WD	WARRANTY DEED	\$265,000	\$120,880	45.62	\$241,769	\$50,346	\$214,654	\$134,805	1.592	2,107	\$101.88	ND1	
22-23-14-477-008	29515 PIPERS LN	04/20/18	\$246,000	WD	WARRANTY DEED	\$246,000	\$122,380	49.75	\$244,755	\$51,869	\$194,131	\$135,835	1.429	2,053	\$94.56	ND1	
22-23-14-477-010	26119 KILTARTAN	05/29/19	\$320,000	WD	WARRANTY DEED	\$320,000	\$146,980	45.93	\$293,954	\$59,637	\$260,363	\$165,012	1.578	2,548	\$102.18	ND1	
22-23-14-477-011	26107 KILTARTAN	08/16/18	\$289,900	WD	WARRANTY DEED	\$289,900	\$131,530	45.37	\$263,067	\$55,362	\$234,538	\$146,271	1.603	2,731	\$85.88	ND1	
Totals:			\$9,939,075			\$9,939,075	\$4,951,180		\$9,902,300		\$8,004,670	\$5,611,194			\$95.33		
							Sale. Ratio =>	49.82				E.C.F. =>	1.427		Std. Deviation=>	0.14806909	
							Std. Dev. =>	4.15				Ave. E.C.F. =>	1.428		Ave. Variance=>	12.3571	
													2021 ECF	1.420			

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	
22-23-15-426-028	26722 HOLLY HILL	11/20/18	\$375,000	WD	WARRANTY DEED	\$375,000	\$176,780	47.14	\$353,552	\$59,901	\$315,099	\$185,855	1.695	2,215	\$142.26	OA1	
22-23-15-426-043	26781 HOLLY HILL	12/06/19	\$285,000	WD	WARRANTY DEED	\$285,000	\$160,020	56.15	\$320,038	\$44,687	\$240,313	\$174,273	1.379	1,760	\$136.54	OA1	
22-23-15-427-014	26575 ROSE HILL	05/23/19	\$224,000	WD	WARRANTY DEED	\$224,000	\$107,390	47.94	\$214,779	\$50,022	\$173,978	\$104,277	1.668	1,384	\$125.71	OA1	
22-23-15-479-033	26150 ROSE HILL	06/28/19	\$260,000	WD	WARRANTY DEED	\$260,000	\$126,620	48.70	\$253,234	\$52,922	\$207,078	\$126,780	1.633	1,944	\$106.52	OA1	
Totals:			\$1,144,000			\$1,144,000	\$570,810		\$1,141,603		\$936,468	\$591,184			\$127.76		
								Sale. Ratio =>	49.90				E.C.F. =>	1.584	Std. Deviation=>		0.14562433
								Std. Dev. =>	4.16				Ave. E.C.F. =>	1.594	Ave. Variance=>		10.7544

2021 ECF 1.580

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
22-23-15-302-003	33041 BIDDESTONE	09/17/19	\$445,000	WD	WARRANTY DEED	\$445,000	\$222,030	49.89	\$444,052	\$66,746	\$378,254	\$260,211	1.454	2,727	\$138.71	OC1
Totals:			\$445,000			\$445,000	\$222,030		\$444,052		\$378,254	\$260,211			\$138.71	
								Sale. Ratio =>	49.89				E.C.F. =>	1.454	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.454	Ave. Variance=>	0.0000

2021 ECF 1.450

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
22-23-15-351-027	33278 ELEVEN MILE	10/05/18	\$310,000	WD	WARRANTY DEED	\$310,000	\$150,440	48.53	\$300,885	\$60,021	\$249,979	\$166,113	1.505	2,281	\$109.59	OD1
22-23-15-352-017	32754 ELEVEN MILE	08/29/19	\$220,000	WD	WARRANTY DEED	\$220,000	\$121,680	55.31	\$243,358	\$64,009	\$155,991	\$123,689	1.261	1,975	\$78.98	OD1
22-23-15-352-019	32642 ELEVEN MILE	04/09/18	\$320,000	WD	WARRANTY DEED	\$320,000	\$149,510	46.72	\$299,027	\$66,005	\$253,995	\$160,705	1.581	1,854	\$137.00	OD1
Totals:			\$850,000			\$850,000	\$421,630		\$843,270		\$659,965	\$450,507			\$108.52	
								Sale. Ratio =>	49.60			E.C.F. =>	1.465	Std. Deviation=>		0.16688495
								Std. Dev. =>	4.53			Ave. E.C.F. =>	1.449	Ave. Variance=>		12.5126

2021 ECF 1.450
OC1

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
22-23-15-376-047	32530 OAKWOOD	09/07/18	\$565,000	WD	WARRANTY DEED	\$565,000	\$273,860	48.47	\$547,713	\$131,850	\$433,150	\$569,675	0.760	3,443	\$125.81	OF1
22-23-15-376-058	32454 OAKWOOD	07/08/19	\$569,000	WD	WARRANTY DEED	\$569,000	\$290,210	51.00	\$580,413	\$126,009	\$442,991	\$622,471	0.712	3,736	\$118.57	OF1
Totals:			\$1,134,000			\$1,134,000	\$564,070		\$1,128,126		\$876,141	\$1,192,147			\$122.19	
								Sale. Ratio =>	49.74			E.C.F. =>	0.735	Std. Deviation=>		0.03442224
								Std. Dev. =>	1.79			Ave. E.C.F. =>	0.736	Ave. Variance=>		2.4340

2021 ECF 0.730

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
22-23-16-476-005	33640 LYNCROFT	08/14/19	\$275,000	WD	WARRANTY DEED	\$275,000	\$137,220	49.90	\$274,432	\$52,463	\$222,537	\$166,894	1.333	2,200	\$101.15	PB1
Totals:			\$275,000			\$275,000	\$137,220		\$274,432		\$222,537	\$166,894			\$101.15	
								Sale. Ratio =>	49.90			E.C.F. =>	1.333	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.333	Ave. Variance=>		0.0000

2021 ECF 1.330

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
22-23-16-451-015	34167 LYNCROFT CT	03/19/19	\$405,000	WD	WARRANTY DEED	\$405,000	\$255,560	63.10	\$511,114	\$111,569	\$293,431	\$470,053	0.624	3,592	\$81.69	PC1
22-23-16-451-021	34100 RAMBLE HILLS	05/29/18	\$473,000	WD	WARRANTY DEED	\$473,000	\$240,070	50.75	\$480,142	\$110,956	\$362,044	\$434,336	0.834	3,396	\$106.61	PC1
22-23-16-452-004	34028 LYNCROFT	06/29/18	\$599,000	WD	WARRANTY DEED	\$599,000	\$267,110	44.59	\$534,224	\$101,540	\$497,460	\$509,040	0.977	3,717	\$133.83	PC1
22-23-16-455-003	34231 RAMBLE HILLS	12/12/19	\$600,000	WD	WARRANTY DEED	\$600,000	\$302,160	50.36	\$604,328	\$110,684	\$489,316	\$580,758	0.843	4,464	\$109.61	PC1
22-23-16-479-008	33811 RAMBLE HILLS	03/19/20	\$449,000	WD	WARRANTY DEED	\$449,000	\$194,070	43.22	\$388,142	\$108,504	\$340,496	\$328,986	1.035	3,021	\$112.71	PC1
Totals:			\$2,526,000			\$2,526,000	\$1,258,970		\$2,517,950		\$1,982,747	\$2,323,173			\$108.89	
								Sale. Ratio =>	49.84			E.C.F. =>	0.853	Std. Deviation=>		0.15883792
								Std. Dev. =>	7.85			Ave. E.C.F. =>	0.863	Ave. Variance=>		11.4880

2021 ECF 0.850

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
22-23-16-251-005	26705 FARMINGTON	06/21/19	\$650,000	PTA	PROPERTY TRANSFER	\$650,000	\$272,080	41.86	\$544,151	\$123,053	\$526,947	\$298,651	1.764	6,065	\$86.88	PD1
22-23-16-327-003	34501 QUAKER VALLEY RD	06/24/19	\$400,000	WD	WARRANTY DEED	\$400,000	\$177,880	44.47	\$355,758	\$60,875	\$339,125	\$209,137	1.622	2,762	\$122.78	PD1
22-23-16-328-004	34200 QUAKER VALLEY RD	09/10/18	\$325,000	WD	WARRANTY DEED	\$325,000	\$179,930	55.36	\$359,861	\$61,430	\$263,570	\$211,653	1.245	1,725	\$152.79	PD1
22-23-16-328-008	34100 QUAKER VALLEY RD	10/29/19	\$401,000	WD	WARRANTY DEED	\$401,000	\$227,740	56.79	\$455,473	\$82,591	\$318,409	\$264,455	1.204	2,510	\$126.86	PD1
22-23-16-376-002	34111 QUAKER VALLEY LN	07/25/18	\$370,000	WD	WARRANTY DEED	\$370,000	\$170,590	46.11	\$341,188	\$59,624	\$310,376	\$199,691	1.554	2,317	\$133.96	PD1
22-23-16-401-004	34468 QUAKER VALLEY RD	07/19/19	\$290,000	WD	WARRANTY DEED	\$290,000	\$189,180	65.23	\$378,353	\$59,283	\$230,717	\$226,291	1.020	2,598	\$88.81	PD1
Totals:			\$2,436,000			\$2,436,000	\$1,217,400		\$2,434,784		\$1,989,144	\$1,409,878			\$118.68	
							Sale. Ratio =>	49.98				E.C.F. =>	1.411		Std. Deviation=>	0.2873168
							Std. Dev. =>	8.98				Ave. E.C.F. =>	1.402		Ave. Variance=>	24.5230

2021 ECF 1.410

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
22-23-16-302-013	26320 HIDDEN VALLEY CT	09/09/19	\$395,000	WD	WARRANTY DEED	\$395,000	\$173,850	44.01	\$347,703	\$73,509	\$321,491	\$179,212	1.794	1,889	\$170.19	PE1
22-23-16-351-007	26090 PLEASANT VALLEY DR	05/15/19	\$290,000	WD	WARRANTY DEED	\$290,000	\$134,960	46.54	\$269,928	\$71,120	\$218,880	\$129,940	1.684	1,690	\$129.51	PE1
22-23-16-352-003	26150 HIDDEN VALLEY DR	07/03/19	\$300,000	WD	WARRANTY DEED	\$300,000	\$154,490	51.50	\$308,977	\$63,135	\$236,865	\$160,681	1.474	1,710	\$138.52	PE1
22-23-16-352-006	26110 HIDDEN VALLEY DR	02/28/20	\$263,000	WD	WARRANTY DEED	\$263,000	\$159,980	60.83	\$319,960	\$67,160	\$195,840	\$165,229	1.185	2,260	\$86.65	PE1
22-23-16-353-013	26117 HIDDEN VALLEY DR	06/14/19	\$374,900	WD	WARRANTY DEED	\$374,900	\$187,740	50.08	\$375,472	\$86,548	\$288,352	\$188,839	1.527	1,830	\$157.57	PE1
Totals:			\$1,622,900			\$1,622,900	\$811,020		\$1,622,040		\$1,261,428	\$823,901			\$136.49	
								Sale. Ratio =>	49.97			E.C.F. =>	1.531	Std. Deviation=>		0.23207872
								Std. Dev. =>	6.43			Ave. E.C.F. =>	1.533	Ave. Variance=>		16.4994

2021 ECF 1.530

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	
22-23-17-478-029	35650 PLEASANT VALLEY RD	07/01/19	\$300,000	WD	WARRANTY DEED	\$300,000	\$149,270	49.76	\$298,534	\$76,493	\$223,507	\$179,065	1.248	2,298	\$97.26	PE2	
		Totals:	\$300,000			\$300,000	\$149,270	49.76	\$298,534		\$223,507	\$179,065	1.248		\$97.26	#DIV/0!	
							Sale. Ratio =>	49.76					E.C.F. =>	1.248		Std. Deviation=>	#DIV/0!
							Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	1.248		Ave. Variance=>	0.0000

2021 ECF 1.240

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
22-23-17-378-015	36508 W LYMAN	11/19/18	\$299,000	WD	WARRANTY DEED	\$299,000	\$167,410	55.99	\$334,818	\$55,506	\$243,494	\$176,780	1.377	2,732	\$89.13	QA1
22-23-17-401-010	36150 PADDLEFORD	01/29/19	\$288,000	WD	WARRANTY DEED	\$288,000	\$117,040	40.64	\$234,086	\$65,886	\$222,114	\$106,456	2.086	1,512	\$146.90	QA1
22-23-17-401-016	35984 QUAKERTOWN	04/27/18	\$325,000	WD	WARRANTY DEED	\$325,000	\$144,320	44.41	\$288,638	\$60,856	\$264,144	\$144,166	1.832	2,600	\$101.59	QA1
22-23-17-401-017	35970 QUAKERTOWN	06/20/19	\$323,900	WD	WARRANTY DEED	\$323,900	\$132,510	40.91	\$265,024	\$58,632	\$265,268	\$130,628	2.031	1,728	\$153.51	QA1
22-23-17-401-020	35928 QUAKERTOWN	05/22/18	\$255,000	WD	WARRANTY DEED	\$255,000	\$136,260	53.44	\$272,519	\$61,049	\$193,951	\$133,842	1.449	1,530	\$126.77	QA1
22-23-17-403-008	36357 PADDLEFORD	08/16/19	\$240,000	WD	WARRANTY DEED	\$240,000	\$142,600	59.42	\$285,191	\$57,102	\$182,898	\$144,360	1.267	1,652	\$110.71	QA1
22-23-17-403-012	36110 QUAKERTOWN	08/27/19	\$280,000	WD	WARRANTY DEED	\$280,000	\$129,580	46.28	\$259,167	\$60,552	\$219,448	\$125,706	1.746	1,777	\$123.49	QA1
22-23-17-403-015	36248 QUAKERTOWN	09/26/19	\$324,888	WD	WARRANTY DEED	\$324,888	\$145,480	44.78	\$290,966	\$66,753	\$258,135	\$141,907	1.819	1,802	\$143.25	QA1
22-23-17-427-004	35630 E LYMAN	01/29/20	\$248,500	WD	WARRANTY DEED	\$248,500	\$116,600	46.92	\$233,194	\$59,475	\$189,025	\$109,949	1.719	1,507	\$125.43	QA1
22-23-17-451-016	35915 QUAKERTOWN	02/20/19	\$245,000	WD	WARRANTY DEED	\$245,000	\$111,690	45.59	\$223,389	\$57,118	\$187,882	\$105,235	1.785	1,534	\$122.48	QA1
22-23-17-453-008	36221 W LYMAN	01/15/20	\$300,000	WD	WARRANTY DEED	\$300,000	\$145,540	48.51	\$291,078	\$55,298	\$244,702	\$149,228	1.640	1,646	\$148.66	QA1
22-23-17-453-010	36307 W LYMAN	10/31/18	\$312,300	WD	WARRANTY DEED	\$312,300	\$165,400	52.96	\$330,795	\$63,694	\$248,606	\$169,051	1.471	2,556	\$97.26	QA1
22-23-17-454-005	36101 HARDENBURG	05/10/18	\$310,000	WD	WARRANTY DEED	\$310,000	\$132,260	42.66	\$264,517	\$55,524	\$254,476	\$132,274	1.924	1,940	\$131.17	QA1
22-23-17-476-001	35745 W LYMAN	01/11/19	\$240,000	WD	WARRANTY DEED	\$240,000	\$118,700	49.46	\$237,409	\$55,888	\$184,112	\$114,887	1.603	1,760	\$104.61	QA1
22-23-17-476-022	26275 DRAKE	01/14/19	\$394,000	WD	WARRANTY DEED	\$394,000	\$211,320	53.63	\$422,631	\$72,419	\$321,581	\$221,653	1.451	3,029	\$106.17	QA1
22-23-17-477-002	26350 DRAKE	08/17/18	\$323,000	MSC	MISCELLANEOUS RECORD	\$323,000	\$175,520	54.34	\$351,031	\$69,740	\$253,260	\$178,032	1.423	2,339	\$108.28	QA1
22-23-17-477-012	26321 MEADOWVIEW	04/13/18	\$263,000	WD	WARRANTY DEED	\$263,000	\$147,180	55.96	\$294,360	\$58,804	\$204,196	\$149,086	1.370	2,013	\$101.44	QA1
22-23-17-478-020	26347 PLEASANT VALLEY DR	08/15/18	\$295,000	MSC	MISCELLANEOUS RECORD	\$295,000	\$184,560	62.56	\$369,111	\$72,058	\$222,942	\$188,008	1.186	2,816	\$79.17	QA1
Totals:			\$5,266,588			\$5,266,588	\$2,623,970		\$5,247,924		\$4,160,234	\$2,621,247			\$117.78	
								Sale. Ratio =>	49.82			E.C.F. =>	1.587	Std. Deviation=>		0.26242571
								Std. Dev. =>	6.41			Ave. E.C.F. =>	1.621	Ave. Variance=>		22.1496

2021 ECF 1.580

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	
22-23-17-326-011	26427 OLD HOMESTEAD DR	03/12/19	\$325,000	WD	WARRANTY DEED	\$325,000	\$148,380	45.66	\$296,768	\$62,504	\$262,496	\$174,824	1.501	2,263	\$115.99	QA2	
22-23-17-379-017	36784 ELEVEN MILE	11/07/18	\$250,000	WD	WARRANTY DEED	\$250,000	\$135,600	54.24	\$271,197	\$60,876	\$189,124	\$156,956	1.205	1,492	\$126.76	QA2	
22-23-17-379-019	36650 ELEVEN MILE	05/24/19	\$278,000	WD	WARRANTY DEED	\$278,000	\$135,700	48.81	\$271,404	\$66,676	\$211,324	\$152,782	1.383	1,594	\$132.57	QA2	
22-23-17-403-020	36200 QUAKERTOWN	04/30/18	\$339,000	WD	WARRANTY DEED	\$339,000	\$174,300	51.42	\$348,596	\$63,347	\$275,653	\$212,872	1.295	2,247	\$122.68	QA2	
22-23-17-476-006	26198 STEELE	11/26/19	\$338,000	WD	WARRANTY DEED	\$338,000	\$170,800	50.53	\$341,606	\$58,468	\$279,532	\$211,297	1.323	2,101	\$133.05	QA2	
Totals:			\$1,530,000			\$1,530,000	\$764,780		\$1,529,571		\$1,218,129	\$908,731			\$126.21		
								Sale. Ratio =>	49.99					E.C.F. =>	1.340	Std. Deviation=>	0.11010585
								Std. Dev. =>	3.18					Ave. E.C.F. =>	1.341	Ave. Variance=>	8.0670

2021 ECF 1.340

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
22-23-17-276-011	35888 KNIGHT	07/20/18	\$313,000	WD	WARRANTY DEED	\$313,000	\$120,970	38.65	\$241,931	\$45,365	\$267,635	\$156,005	1.716	1,986	\$134.76	QC1
22-23-17-276-016	35690 KNIGHT	05/01/18	\$425,000	WD	WARRANTY DEED	\$425,000	\$259,680	61.10	\$494,375	\$118,331	\$306,669	\$298,448	1.028	2,638	\$116.25	QC1
Totals:			\$738,000			\$738,000	\$380,650		\$736,306		\$574,304	\$454,452			\$125.51	
								Sale. Ratio =>	51.58			E.C.F. =>	1.264	Std. Deviation=>		0.48649614
								Std. Dev. =>	15.88			Ave. E.C.F. =>	1.372	Ave. Variance=>		34.4005

2021 ECF 1.260

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
22-23-18-427-005	37841 WENDY LEE	07/31/19	\$225,000	WD	WARRANTY DEED	\$225,000	\$101,180	44.97	\$202,362	\$36,802	\$188,198	\$91,978	2.046	1,728	\$108.91	RA1
22-23-18-428-005	37861 CARSON	02/15/19	\$186,000	WD	WARRANTY DEED	\$186,000	\$101,920	54.80	\$203,836	\$42,674	\$143,326	\$89,534	1.601	1,221	\$117.38	RA1
22-23-18-428-011	37711 CARSON	04/24/19	\$185,000	WD	WARRANTY DEED	\$185,000	\$93,610	50.60	\$187,224	\$37,707	\$147,293	\$83,065	1.773	1,340	\$109.92	RA1
Totals:			\$596,000			\$596,000	\$296,710		\$593,422		\$478,817	\$264,577			\$112.07	
							Sale. Ratio =>	49.78				E.C.F. =>	1.810		Std. Deviation=>	0.22454718
							Std. Dev. =>	4.93				Ave. E.C.F. =>	1.807		Ave. Variance=>	15.9607

2021 ECF 1.800

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
22-23-20-101-005	37335 CHESAPEAKE RD	12/28/18	\$335,000	WD	WARRANTY DEED	\$335,000	\$156,470	46.71	\$312,934	\$66,374	\$268,626	\$182,637	1.471	2,248	\$119.50	SA1
22-23-20-102-010	25817 HUNT CLUB	10/25/19	\$320,000	WD	WARRANTY DEED	\$320,000	\$157,320	49.16	\$314,642	\$68,964	\$251,036	\$181,984	1.379	2,532	\$99.15	SA1
22-23-20-103-003	25900 HUNT CLUB	07/31/19	\$350,000	WD	WARRANTY DEED	\$350,000	\$180,250	51.50	\$360,500	\$66,821	\$283,179	\$217,540	1.302	2,548	\$111.14	SA1
22-23-20-103-009	25732 HUNT CLUB	08/21/18	\$339,500	WD	WARRANTY DEED	\$339,500	\$153,940	45.34	\$307,877	\$64,365	\$275,135	\$180,379	1.525	1,936	\$142.12	SA1
22-23-20-126-018	36798 CHESAPEAKE RD	04/23/18	\$295,000	WD	WARRANTY DEED	\$295,000	\$163,450	55.41	\$326,890	\$71,374	\$223,626	\$189,271	1.182	2,197	\$101.79	SA1
22-23-20-126-029	25730 SURREY CT	12/20/19	\$320,000	WD	WARRANTY DEED	\$320,000	\$177,210	55.38	\$354,421	\$66,374	\$253,626	\$213,368	1.189	2,594	\$97.77	SA1
22-23-20-128-003	36755 CHESAPEAKE RD	10/19/18	\$370,000	WD	WARRANTY DEED	\$370,000	\$172,660	46.66	\$345,324	\$69,314	\$300,686	\$204,452	1.471	2,250	\$133.64	SA1
22-23-20-153-004	25546 BRIDLEPATH	08/01/18	\$360,000	WD	WARRANTY DEED	\$360,000	\$159,620	44.34	\$319,233	\$66,374	\$293,626	\$187,303	1.568	2,532	\$115.97	SA1
22-23-20-153-005	25528 BRIDLEPATH	05/01/18	\$385,500	WD	WARRANTY DEED	\$385,500	\$175,240	45.46	\$350,488	\$67,010	\$318,490	\$209,984	1.517	2,710	\$117.52	SA1
22-23-20-153-007	25494 BRIDLEPATH	04/11/18	\$330,000	WD	WARRANTY DEED	\$330,000	\$170,240	51.59	\$340,489	\$68,757	\$261,243	\$201,283	1.298	2,440	\$107.07	SA1
22-23-20-155-003	37893 STABLEVIEW	04/17/18	\$326,000	WD	WARRANTY DEED	\$326,000	\$161,770	49.62	\$323,546	\$68,757	\$257,243	\$188,733	1.363	2,170	\$118.55	SA1
22-23-20-176-025	25392 SURREY LN	07/05/18	\$335,100	WD	WARRANTY DEED	\$335,100	\$169,510	50.58	\$339,016	\$66,374	\$268,726	\$201,957	1.331	2,265	\$118.64	SA1
22-23-20-176-026	25360 SURREY LN	02/27/19	\$344,900	WD	WARRANTY DEED	\$344,900	\$171,250	49.65	\$342,498	\$68,757	\$276,143	\$202,771	1.362	2,262	\$122.08	SA1
22-23-20-178-001	25495 RANCHWOOD DR	09/10/19	\$314,000	WD	WARRANTY DEED	\$314,000	\$169,270	53.91	\$338,538	\$66,374	\$247,626	\$201,603	1.228	2,260	\$109.57	SA1
22-23-20-178-008	37764 STABLEVIEW	03/05/19	\$323,000	WD	WARRANTY DEED	\$323,000	\$171,930	53.23	\$343,855	\$68,757	\$254,243	\$203,776	1.248	2,253	\$112.85	SA1
22-23-20-178-010	37700 STABLEVIEW	06/21/19	\$327,000	WD	WARRANTY DEED	\$327,000	\$177,340	54.23	\$354,671	\$66,374	\$260,626	\$213,553	1.220	2,499	\$104.29	SA1
Totals:			\$5,375,000			\$5,375,000	\$2,687,470		\$5,374,922		\$4,293,880	\$3,180,594			\$114.48	
								Sale. Ratio =>	50.00			E.C.F. =>	1.350	Std. Deviation=>		0.12596044
								Std. Dev. =>	3.69			Ave. E.C.F. =>	1.353	Ave. Variance=>		10.3670

2021 ECF 1.350

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	07/08/19	\$335,000	WD	WARRANTY DEED	\$335,000	\$157,100	46.90	\$314,191	\$67,014	\$267,986	\$180,421	1.485	2,260	\$118.58	SB1
22-23-20-126-007	25795 LIVINGSTON CR	07/20/18	\$500,000	WD	WARRANTY DEED	\$500,000	\$232,270	46.45	\$464,530	\$78,893	\$421,107	\$281,487	1.496	3,708	\$113.57	SB1
22-23-20-127-001	25790 LIVINGSTON CR	01/04/19	\$283,000	WD	WARRANTY DEED	\$283,000	\$166,500	58.83	\$332,995	\$80,275	\$202,725	\$184,467	1.099	2,209	\$91.77	SB1
22-23-20-127-026	36269 OLD HOMESTEAD DR	12/19/18	\$355,000	WD	WARRANTY DEED	\$355,000	\$182,660	51.45	\$365,317	\$76,551	\$278,449	\$210,778	1.321	3,458	\$80.52	SB1
22-23-20-177-014	36090 CROMPTON	06/15/18	\$339,500	WD	WARRANTY DEED	\$339,500	\$153,980	45.35	\$307,965	\$71,219	\$268,281	\$172,807	1.552	2,375	\$112.96	SB1
22-23-20-202-005	36214 CONGRESS	04/24/18	\$345,000	WD	WARRANTY DEED	\$345,000	\$190,580	55.24	\$381,166	\$72,034	\$272,966	\$225,644	1.210	3,638	\$75.03	SB1
22-23-20-202-010	36110 CONGRESS	06/13/18	\$305,000	WD	WARRANTY DEED	\$305,000	\$156,510	51.31	\$313,016	\$67,627	\$237,373	\$179,116	1.325	2,731	\$86.92	SB1
22-23-20-203-013	25842 GLOVER	08/20/19	\$382,000	WD	WARRANTY DEED	\$382,000	\$205,700	53.85	\$411,409	\$87,337	\$294,663	\$236,549	1.246	3,625	\$81.29	SB1
22-23-20-203-036	36252 OLD HOMESTEAD DR	08/27/18	\$385,000	WD	WARRANTY DEED	\$385,000	\$211,790	55.01	\$423,576	\$71,168	\$313,832	\$257,232	1.220	3,734	\$84.05	SB1
22-23-20-203-044	36172 OLD HOMESTEAD DR	08/12/19	\$320,000	WD	WARRANTY DEED	\$320,000	\$153,040	47.83	\$306,071	\$74,957	\$245,043	\$168,696	1.453	2,292	\$106.91	SB1
22-23-20-203-046	25311 CROWN POINT	11/18/19	\$339,900	WD	WARRANTY DEED	\$339,900	\$162,730	47.88	\$325,454	\$67,808	\$272,092	\$188,063	1.447	2,876	\$94.61	SB1
22-23-20-226-002	36086 CONGRESS	08/23/18	\$335,000	WD	WARRANTY DEED	\$335,000	\$163,070	48.68	\$326,139	\$74,588	\$260,412	\$183,614	1.418	2,114	\$123.18	SB1
22-23-20-252-009	36077 JOHNSTOWN	09/23/19	\$310,000	WD	WARRANTY DEED	\$310,000	\$172,920	55.78	\$345,837	\$78,387	\$231,613	\$195,219	1.186	3,012	\$76.90	SB1
22-23-20-253-008	35984 CHARTER CREST	11/04/19	\$330,000	WD	WARRANTY DEED	\$330,000	\$142,110	43.06	\$284,212	\$66,076	\$263,924	\$159,223	1.658	2,056	\$128.37	SB1
22-23-20-253-009	35966 CHARTER CREST	07/02/18	\$345,000	WD	WARRANTY DEED	\$345,000	\$164,380	47.65	\$328,765	\$66,894	\$278,106	\$191,147	1.455	2,757	\$100.87	SB1
22-23-20-254-006	35897 CHARTER CREST	08/16/19	\$365,000	WD	WARRANTY DEED	\$365,000	\$182,190	49.92	\$364,379	\$79,894	\$285,106	\$207,653	1.373	3,184	\$89.54	SB1
22-23-20-255-004	36025 CROMPTON	08/01/19	\$260,000	WD	WARRANTY DEED	\$260,000	\$159,150	61.21	\$318,304	\$66,076	\$193,924	\$184,108	1.053	2,574	\$75.34	SB1
22-23-20-255-005	36009 CROMPTON	04/27/18	\$330,000	WD	WARRANTY DEED	\$330,000	\$164,400	49.82	\$328,796	\$69,665	\$260,335	\$189,147	1.376	2,822	\$92.25	SB1
22-23-20-277-015	35478 OLD HOMESTEAD DR	03/22/19	\$355,000	WD	WARRANTY DEED	\$355,000	\$187,840	52.91	\$375,670	\$79,291	\$275,709	\$216,335	1.274	2,940	\$93.78	SB1
22-23-20-278-001	35857 OLD HOMESTEAD DR	08/06/18	\$367,000	WD	WARRANTY DEED	\$367,000	\$197,740	53.88	\$395,473	\$74,083	\$292,917	\$234,591	1.249	3,535	\$82.86	SB1
22-23-20-278-004	25236 HOPKINS	09/04/18	\$360,000	WD	WARRANTY DEED	\$360,000	\$166,410	46.23	\$332,818	\$81,101	\$278,899	\$183,735	1.518	2,836	\$98.34	SB1
22-23-20-278-009	35645 OLD HOMESTEAD DR	10/05/18	\$355,000	WD	WARRANTY DEED	\$355,000	\$170,480	48.02	\$340,955	\$71,216	\$283,784	\$196,890	1.441	2,882	\$98.47	SB1
22-23-20-278-013	35473 OLD HOMESTEAD DR	05/22/19	\$355,000	WD	WARRANTY DEED	\$355,000	\$168,680	47.52	\$337,364	\$69,598	\$285,402	\$195,450	1.460	2,714	\$105.16	SB1
22-23-20-278-016	35776 JOHNSTOWN	03/15/19	\$359,500	WD	WARRANTY DEED	\$359,500	\$177,830	49.47	\$355,660	\$83,172	\$276,328	\$198,896	1.389	3,049	\$90.63	SB1
22-23-20-278-018	35718 JOHNSTOWN	02/20/20	\$345,500	WD	WARRANTY DEED	\$345,500	\$159,950	46.30	\$319,897	\$72,198	\$273,302	\$180,802	1.512	2,618	\$104.39	SB1
22-23-20-278-019	35700 JOHNSTOWN	07/16/18	\$354,900	WD	WARRANTY DEED	\$354,900	\$165,090	46.52	\$330,185	\$72,347	\$282,553	\$188,203	1.501	2,704	\$104.49	SB1
22-23-20-279-001	35873 JOHNSTOWN	02/20/20	\$345,000	WD	WARRANTY DEED	\$345,000	\$170,580	49.44	\$341,150	\$65,372	\$279,628	\$201,298	1.389	3,040	\$91.98	SB1
22-23-20-279-009	35709 JOHNSTOWN	02/28/19	\$350,000	WD	WARRANTY DEED	\$350,000	\$164,710	47.06	\$329,411	\$67,201	\$282,799	\$191,394	1.478	2,720	\$103.97	SB1
22-23-20-279-010	35687 JOHNSTOWN	02/11/19	\$295,000	WD	WARRANTY DEED	\$295,000	\$142,890	48.44	\$285,788	\$65,881	\$229,119	\$160,516	1.427	2,404	\$95.31	SB1
22-23-20-280-005	35501 JOHNSTOWN	07/09/18	\$339,900	WD	WARRANTY DEED	\$339,900	\$153,530	45.17	\$307,053	\$65,881	\$274,019	\$176,038	1.557	2,722	\$100.67	SB1
Totals:			\$10,346,200			\$10,346,200	\$5,146,810		\$10,293,546		\$8,162,396	\$5,919,520			\$96.76	
								Sale. Ratio =>	49.75			E.C.F. =>	1.379	Std. Deviation=>		0.14170397
								Std. Dev. =>	4.26			Ave. E.C.F. =>	1.386	Ave. Variance=>		11.2989

2021 ECF 1.370

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
22-23-21-151-017	25439 RUTLEDGE CROSSING	05/01/18	\$482,000	WD	WARRANTY DEED	\$482,000	\$243,050	50.43	\$486,101	\$75,990	\$406,010	\$338,935	1.198	3,378	\$120.19	TA1
22-23-21-154-004	25308 WITHERSPOON	02/14/20	\$474,000	WD	WARRANTY DEED	\$474,000	\$231,930	48.93	\$463,864	\$68,135	\$405,865	\$327,049	1.241	2,568	\$158.05	TA1
		Totals:	\$956,000			\$956,000	\$474,980		\$949,965		\$811,875	\$665,983			\$139.12	
							Sale. Ratio =>	49.68				E.C.F. =>	1.219		Std. Deviation=>	0.0304707
							Std. Dev. =>	1.06				Ave. E.C.F. =>	1.219		Ave. Variance=>	2.1546

2021 ECF 1.210

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
22-23-21-126-004	34660 THORNBROOK	11/26/18	\$350,000	WD	WARRANTY DEED	\$350,000	\$146,250	41.79	\$292,506	\$58,360	\$291,640	\$187,317	1.557	2,448	\$119.13	TB1
22-23-21-128-004	34650 VERSAILLES	10/16/19	\$280,000	WD	WARRANTY DEED	\$280,000	\$156,760	55.99	\$313,527	\$60,783	\$219,217	\$202,195	1.084	2,198	\$99.73	TB1
22-23-21-128-011	34630 BRITTANY	08/23/19	\$290,000	WD	WARRANTY DEED	\$290,000	\$157,700	54.38	\$315,407	\$70,263	\$219,737	\$196,115	1.120	2,208	\$99.52	TB1
22-23-21-129-008	34341 BRITTANY	10/19/18	\$305,000	WD	WARRANTY DEED	\$305,000	\$165,310	54.20	\$330,614	\$58,536	\$246,464	\$217,662	1.132	3,105	\$79.38	TB1
22-23-21-201-018	33730 BRITTANY	05/15/19	\$325,000	WD	WARRANTY DEED	\$325,000	\$145,660	44.82	\$291,322	\$61,153	\$263,847	\$184,135	1.433	2,285	\$115.47	TB1
22-23-21-203-009	33951 BRITTANY	10/03/19	\$330,000	WD	WARRANTY DEED	\$330,000	\$122,600	37.15	\$245,204	\$57,500	\$272,500	\$150,163	1.815	1,996	\$136.52	TB1
22-23-21-203-018	33870 COTSWOLD	07/12/19	\$238,000	WD	WARRANTY DEED	\$238,000	\$122,510	51.47	\$245,023	\$59,633	\$178,367	\$148,312	1.203	2,173	\$82.08	TB1
22-23-21-203-022	34060 COTSWOLD	12/21/18	\$372,500	WD	WARRANTY DEED	\$372,500	\$203,890	54.74	\$407,775	\$75,824	\$296,676	\$265,561	1.117	2,404	\$123.41	TB1
22-23-21-227-003	33675 BERNADINE	03/20/20	\$350,000	WD	WARRANTY DEED	\$350,000	\$163,980	46.85	\$327,965	\$58,025	\$291,975	\$215,952	1.352	3,030	\$96.36	TB1
22-23-21-227-006	33595 BERNADINE	05/29/18	\$299,000	WD	WARRANTY DEED	\$299,000	\$156,490	52.34	\$312,976	\$58,016	\$240,984	\$203,968	1.181	2,646	\$91.07	TB1
22-23-21-227-010	25839 FARMINGTON	04/03/19	\$315,000	WD	WARRANTY DEED	\$315,000	\$185,780	58.98	\$371,552	\$64,872	\$250,128	\$245,344	1.019	2,786	\$89.78	TB1
22-23-21-228-003	33947 ARGONNE	05/23/18	\$229,500	WD	WARRANTY DEED	\$229,500	\$105,690	46.05	\$211,374	\$55,663	\$173,837	\$124,569	1.396	1,710	\$101.66	TB1
Totals:			\$3,684,000			\$3,684,000	\$1,832,620		\$3,665,245		\$2,945,372	\$2,341,294			\$102.84	
								Sale. Ratio =>	49.75				E.C.F. =>	1.258	Std. Deviation=>	0.23354288
								Std. Dev. =>	6.52				Ave. E.C.F. =>	1.284	Ave. Variance=>	18.8552

2021 ECF 1.250

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
22-23-22-101-040	25547 RIDGEWOOD	10/15/19	\$335,000	WD	WARRANTY DEED	\$335,000	\$148,100	44.21	\$296,192	\$52,269	\$282,731	\$164,813	1.715	2,340	\$120.83	UA1
22-23-22-126-009	25740 RIDGEWOOD	08/29/19	\$385,000	WD	WARRANTY DEED	\$385,000	\$172,240	44.74	\$344,479	\$61,414	\$323,586	\$191,260	1.692	2,544	\$127.20	UA1
22-23-22-126-020	32671 ELEVEN MILE	04/27/18	\$342,000	WD	WARRANTY DEED	\$342,000	\$189,760	55.49	\$379,526	\$62,949	\$279,051	\$213,903	1.305	3,331	\$83.77	UA1
22-23-22-126-061	25966 RIDGEWOOD	12/20/19	\$325,000	WD	WARRANTY DEED	\$325,000	\$144,580	44.49	\$289,165	\$53,513	\$271,487	\$159,224	1.705	1,862	\$145.80	UA1
Totals:			\$1,387,000			\$1,387,000	\$654,680		\$1,309,362		\$1,156,855	\$729,201			\$119.40	
								Sale. Ratio =>	47.20				E.C.F. =>	1.586	Std. Deviation=>	0.200016
								Std. Dev. =>	5.51				Ave. E.C.F. =>	1.604	Ave. Variance=>	14.9837

2021 ECF 1.480
Late 20 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
22-23-22-126-029	25911 POWER	01/21/19	\$160,000	WD	WARRANTY DEED	\$160,000	\$107,890	67.43	\$215,789	\$63,088	\$96,912	\$84,834	1.142	1,812	\$53.48	UB1
22-23-22-126-058	25275 POWER	12/11/18	\$455,000	WD	WARRANTY DEED	\$455,000	\$198,040	43.53	\$396,086	\$215,007	\$239,993	\$100,599	2.386	1,642	\$146.16	UB1
Totals:			\$615,000			\$615,000	\$305,930		\$611,875		\$336,905	\$185,433			\$99.82	
							Sale. Ratio =>	49.74				E.C.F. =>	1.817		Std. Deviation=>	0.87911462
							Std. Dev. =>	16.90				Ave. E.C.F. =>	1.764		Ave. Variance=>	62.1628

2021 ECF 1.800
Std Dev

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
22-23-22-202-052	31940 ALAMEDA	09/14/18	\$190,000	WD	WARRANTY DEED	\$190,000	\$92,850	48.87	\$185,700	\$43,374	\$146,626	\$89,513	1.638	1,430	\$102.54	UC1
22-23-22-202-055	32162 ALAMEDA	02/28/19	\$248,520	WD	WARRANTY DEED	\$248,520	\$137,320	55.26	\$274,640	\$42,923	\$205,597	\$145,734	1.411	1,408	\$146.02	UC1
22-23-22-251-047	32181 ALAMEDA	09/11/18	\$190,000	WD	WARRANTY DEED	\$190,000	\$113,650	59.82	\$227,290	\$36,996	\$153,004	\$119,682	1.278	1,822	\$83.98	UC1
22-23-22-277-054	31835 ALAMEDA	03/13/19	\$240,000	LC	LAND CONTRACT	\$240,000	\$89,880	37.45	\$179,758	\$39,520	\$200,480	\$88,200	2.273	1,535	\$130.61	UC1
Totals:			\$868,520			\$868,520	\$433,700		\$867,388		\$705,707	\$443,129			\$115.78	
								Sale. Ratio =>	49.94			E.C.F. =>	1.593	Std. Deviation=>		0.44105636
								Std. Dev. =>	9.70			Ave. E.C.F. =>	1.650	Ave. Variance=>		31.1477

2021 ECF 1.590

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	
22-23-22-252-009	31972 ROCKY CREST	05/29/18	\$220,000	WD	WARRANTY DEED	\$220,000	\$102,870	46.76	\$205,741	\$47,828	\$172,172	\$122,413	1.406	1,800	\$95.65	UD1	
22-23-22-278-004	31580 ROCKY CREST	03/16/20	\$235,000	WD	WARRANTY DEED	\$235,000	\$127,600	54.30	\$255,192	\$50,687	\$184,313	\$158,531	1.163	2,470	\$74.62	UD1	
22-23-22-401-012	32213 STAMAN CR	10/28/19	\$277,500	WD	WARRANTY DEED	\$277,500	\$125,490	45.22	\$250,988	\$51,689	\$225,811	\$154,495	1.462	2,205	\$102.41	UD1	
22-23-22-401-019	31991 STAMAN CT	10/09/18	\$240,000	WD	WARRANTY DEED	\$240,000	\$116,340	48.48	\$232,671	\$50,216	\$189,784	\$141,438	1.342	1,644	\$115.44	UD1	
22-23-22-476-013	31705 STAMAN CR	04/30/18	\$312,500	WD	WARRANTY DEED	\$312,500	\$164,000	52.48	\$327,996	\$57,945	\$254,555	\$209,342	1.216	2,201	\$115.65	UD1	
22-23-22-476-034	24535 ORCHARD LAKE	11/30/18	\$235,000	WD	WARRANTY DEED	\$235,000	\$108,740	46.27	\$217,478	\$48,831	\$186,169	\$130,734	1.424	1,631	\$114.14	UD1	
22-23-22-476-051	31831 STAMAN CR	03/14/19	\$292,000	WD	WARRANTY DEED	\$292,000	\$159,730	54.70	\$319,467	\$51,248	\$240,752	\$207,922	1.158	1,977	\$121.78	UD1	
Totals:			\$1,812,000			\$1,812,000	\$904,770		\$1,809,533		\$1,453,556	\$1,124,875			\$105.67		
								Sale. Ratio =>	49.93					E.C.F. =>	1.292	Std. Deviation=>	0.12909973
								Std. Dev. =>	4.00					Ave. E.C.F. =>	1.310	Ave. Variance=>	11.2481

2021 ECF 1.290

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
22-23-22-201-022	32194 HULL	07/31/19	\$159,000	WD	WARRANTY DEED	\$159,000	\$79,340	49.90	\$158,670	\$62,196	\$96,804	\$58,117	1.666	967	\$100.11	UE1
Totals:			\$159,000			\$159,000	\$79,340		\$158,670		\$96,804	\$58,117			\$100.11	
								Sale. Ratio =>	49.90			E.C.F. =>	1.666	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.666	Ave. Variance=>		0.0000

2021 ECF 1.660

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	
22-23-22-226-001	31941 ELEVEN MILE	06/06/18	\$169,000	WD	WARRANTY DEED	\$169,000	\$66,600	39.41	\$133,192	\$52,157	\$116,843	\$64,828	1.802	1,204	\$97.05	UF1	
22-23-22-226-009	31880 HULL	10/18/18	\$200,000	WD	WARRANTY DEED	\$200,000	\$128,240	64.12	\$256,477	\$63,838	\$136,162	\$154,111	0.884	1,904	\$71.51	UF1	
22-23-22-276-007	31581 TRESTAIN	07/31/19	\$208,000	WD	WARRANTY DEED	\$208,000	\$93,510	44.96	\$187,010	\$38,751	\$169,249	\$118,607	1.427	2,139	\$79.13	UF1	
Totals:			\$577,000			\$577,000	\$288,350		\$576,679		\$422,254	\$337,546			\$82.56		
								Sale. Ratio =>	49.97					E.C.F. =>	1.251	Std. Deviation=> 0.46196596	
								Std. Dev. =>	12.97					Ave. E.C.F. =>	1.371	Ave. Variance=> 32.4947	

2021 ECF 1.250

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
22-23-22-302-004	24931 GLEN ORCHARD	06/22/18	\$340,000	WD	WARRANTY DEED	\$340,000	\$153,180	45.05	\$306,367	\$68,289	\$271,711	\$166,488	1.632	2,357	\$115.28	UG1
22-23-22-302-013	24720 FARMINGTON	12/21/18	\$310,000	WD	WARRANTY DEED	\$310,000	\$139,110	44.87	\$278,227	\$86,071	\$223,929	\$134,375	1.666	1,785	\$125.45	UG1
22-23-22-303-010	24525 GLEN ORCHARD	12/11/19	\$295,000	WD	WARRANTY DEED	\$295,000	\$131,540	44.59	\$263,082	\$48,292	\$246,708	\$150,203	1.642	1,779	\$138.68	UG1
22-23-22-326-013	24482 GLEN ORCHARD	07/29/19	\$245,900	WD	BANK SALE	\$245,900	\$119,300	48.52	\$238,603	\$44,445	\$201,455	\$135,775	1.484	1,744	\$115.51	UG1
22-23-22-326-015	32740 RAPHAEL	10/18/18	\$314,000	WD	WARRANTY DEED	\$314,000	\$154,030	49.05	\$308,062	\$49,753	\$264,247	\$180,636	1.463	2,324	\$113.70	UG1
22-23-22-351-001	33365 RAPHAEL	07/29/19	\$425,000	WD	WARRANTY DEED	\$425,000	\$250,880	59.03	\$501,760	\$83,797	\$341,203	\$292,282	1.167	3,395	\$100.50	UG1
22-23-22-351-007	33133 HOPECREST	02/21/19	\$250,000	WD	WARRANTY DEED	\$250,000	\$136,680	54.67	\$273,358	\$44,481	\$205,519	\$160,054	1.284	1,686	\$121.90	UG1
Totals:			\$2,179,900			\$2,179,900	\$1,084,720		\$2,169,459		\$1,754,772	\$1,219,812			\$118.72	
								Sale. Ratio =>	49.76			E.C.F. =>	1.439	Std. Deviation=>		0.19176714
								Std. Dev. =>	5.54			Ave. E.C.F. =>	1.477	Ave. Variance=>		14.7628

2021 ECF 1.430

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
22-23-22-451-006	32356 TEN MILE	06/04/18	\$220,000	WD	WARRANTY DEED	\$220,000	\$95,020	43.19	\$190,037	\$50,632	\$169,368	\$90,523	1.871	1,341	\$126.30	UH1
22-23-22-476-018	31920 DOHANY	12/19/19	\$305,000	WD	WARRANTY DEED	\$305,000	\$134,000	43.93	\$267,990	\$66,610	\$238,390	\$130,766	1.823	2,140	\$111.40	UH1
22-23-22-477-005	24346 BROADVIEW	12/06/19	\$390,000	WD	WARRANTY DEED	\$390,000	\$227,400	58.31	\$454,790	\$59,283	\$330,717	\$256,823	1.288	2,162	\$152.97	UH1
Totals:			\$915,000			\$915,000	\$456,420		\$912,817		\$738,475	\$478,112			\$130.22	
								Sale. Ratio =>	49.88			E.C.F. =>	1.545	Std. Deviation=>		0.32379437
								Std. Dev. =>	8.52			Ave. E.C.F. =>	1.661	Ave. Variance=>		24.8572

2021 ECF 1.540

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	06/28/19	\$282,000	WD	WARRANTY DEED	\$282,000	\$151,680	53.79	\$303,355	\$63,333	\$218,667	\$150,957	1.449	2,272	\$96.24	UH2	
22-23-22-376-007	32510 RAPHAEL	02/14/20	\$340,000	WD	WARRANTY DEED	\$340,000	\$158,080	46.49	\$316,169	\$49,245	\$290,755	\$167,877	1.732	2,389	\$121.71	UH2	
Totals:			\$622,000			\$622,000	\$309,760		\$619,524		\$509,422	\$318,834			\$108.98		
								Sale. Ratio =>	49.80				E.C.F. =>	1.598	Std. Deviation=>		0.20040766
								Std. Dev. =>	5.16				Ave. E.C.F. =>	1.590	Ave. Variance=>		14.1710

2021 ECF 1.590

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-23-101-004	31109 ELEVEN MILE	10/12/18	\$179,900	WD	WARRANTY DEED	\$179,900	\$64,530	35.87	\$129,057	\$55,284	\$124,616	\$58,550	2.128	1,236	\$100.82	VB1	
22-23-23-126-007	25903 YONGE	05/25/18	\$108,000	WD	WARRANTY DEED	\$108,000	\$45,770	42.38	\$94,189	\$37,906	\$70,094	\$44,669	1.569	785	\$89.29	VB1	
22-23-23-178-001	25194 WESTMORELAND	06/10/19	\$235,000	WD	WARRANTY DEED	\$235,000	\$110,750	47.13	\$231,246	\$73,649	\$161,351	\$125,077	1.290	2,139	\$75.43	VB1	
22-23-23-178-004	25136 WESTMORELAND	11/06/19	\$227,500	WD	WARRANTY DEED	\$227,500	\$116,250	51.10	\$232,492	\$62,504	\$164,996	\$134,911	1.223	2,050	\$80.49	VB1	
22-23-23-201-024	25893 SPRINGBROOK	08/29/19	\$319,000	WD	WARRANTY DEED	\$319,000	\$193,950	60.80	\$387,892	\$65,013	\$253,987	\$256,253	0.991	2,824	\$89.94	VB1	
22-23-23-201-034	25483 SPRINGBROOK	02/28/20	\$342,000	WD	WARRANTY DEED	\$342,000	\$183,100	53.54	\$366,198	\$68,208	\$273,792	\$236,500	1.158	2,801	\$97.75	VB1	
22-23-23-251-010	25435 BROOKVIEW	11/08/19	\$202,000	WD	WARRANTY DEED	\$202,000	\$89,060	44.09	\$178,120	\$52,543	\$149,457	\$99,664	1.500	1,365	\$109.49	VB1	
22-23-23-251-014	25275 BROOKVIEW	03/12/19	\$348,000	WD	WARRANTY DEED	\$348,000	\$179,040	51.45	\$367,656	\$73,784	\$274,216	\$233,232	1.176	1,994	\$137.52	VB1	
22-23-23-251-017	25155 SPRINGBROOK	08/27/18	\$460,000	WD	WARRANTY DEED	\$460,000	\$305,480	66.41	\$610,950	\$63,958	\$396,042	\$434,121	0.912	6,573	\$60.25	VB1	
22-23-23-276-039	25440 SPRINGBROOK	01/06/20	\$320,000	WD	WARRANTY DEED	\$320,000	\$151,680	47.40	\$303,363	\$55,799	\$264,201	\$196,479	1.345	2,137	\$123.63	VB1	
22-23-23-376-005	24749 WESTMORELAND	10/30/18	\$232,000	WD	WARRANTY DEED	\$232,000	\$107,220	46.22	\$214,433	\$59,758	\$172,242	\$122,758	1.403	1,570	\$109.71	VB1	
22-23-23-377-001	24772 WESTMORELAND	03/12/19	\$275,000	WD	WARRANTY DEED	\$275,000	\$123,870	45.04	\$247,747	\$68,755	\$206,245	\$142,057	1.452	2,109	\$97.79	VB1	
22-23-23-377-013	24408 WESTMORELAND	08/23/18	\$305,000	WD	WARRANTY DEED	\$305,000	\$166,340	54.54	\$332,685	\$67,207	\$237,793	\$210,697	1.129	2,869	\$82.88	VB1	
22-23-23-377-018	24677 SPRINGBROOK	12/16/19	\$250,000	WD	WARRANTY DEED	\$250,000	\$100,530	40.21	\$201,051	\$59,098	\$190,902	\$112,661	1.694	1,676	\$113.90	VB1	
22-23-23-378-015	24376 SPRINGBROOK	07/02/19	\$245,000	WD	WARRANTY DEED	\$245,000	\$92,130	37.60	\$184,264	\$55,862	\$189,138	\$101,906	1.856	1,709	\$110.67	VB1	
22-23-23-401-028	24885 LAKELAND	06/27/18	\$148,000	WD	WARRANTY DEED	\$148,000	\$89,860	60.72	\$179,711	\$50,976	\$97,024	\$102,171	0.950	1,400	\$69.30	VB1	
22-23-23-401-028	24885 LAKELAND	04/05/19	\$214,000	WD	WARRANTY DEED	\$214,000	\$89,860	41.99	\$179,711	\$50,976	\$163,024	\$102,171	1.596	1,400	\$116.45	VB1	
22-23-23-403-016	24410 LAKELAND	07/03/19	\$235,000	WD	WARRANTY DEED	\$235,000	\$102,820	43.75	\$205,641	\$50,068	\$184,932	\$123,471	1.498	1,669	\$110.80	VB1	
22-23-23-454-003	24442 CREEKSIDE	10/28/19	\$215,000	WD	WARRANTY DEED	\$215,000	\$100,610	46.80	\$201,228	\$48,758	\$166,242	\$121,008	1.374	1,400	\$118.74	VB1	
Totals:			\$4,860,400			\$4,860,400	\$2,412,850		\$4,847,634		\$3,740,294	\$2,958,356			\$99.73		
								Sale. Ratio =>	49.64					E.C.F. =>	1.264	Std. Deviation=>	0.3113783
								Std. Dev. =>	8.13					Ave. E.C.F. =>	1.381	Ave. Variance=>	23.8452

2021 ECF 1.260

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
22-23-23-276-011	29564 GRAMERCY	09/07/18	\$270,000	WD	WARRANTY DEED	\$270,000	\$134,600	49.85	\$269,196	\$56,471	\$213,529	\$170,180	1.255	2,392	\$89.27	VC1
		Totals:	\$270,000			\$270,000	\$134,600		\$269,196		\$213,529	\$170,180			\$89.27	
							Sale. Ratio =>	49.85				E.C.F. =>	1.255		Std. Deviation=>	#DIV/0!
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.255		Ave. Variance=>	0.0000

2021 ECF 1.250

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
22-23-23-401-005	30372 LEMANS	03/14/19	\$265,000	WD	WARRANTY DEED	\$265,000	\$135,710	51.21	\$271,421	\$55,777	\$209,223	\$163,367	1.281	1,600	\$130.76	VD1
22-23-23-401-009	24771 EL MARCO	01/31/20	\$266,000	WD	WARRANTY DEED	\$266,000	\$125,280	47.10	\$250,557	\$51,943	\$214,057	\$150,465	1.423	1,606	\$133.29	VD1
22-23-23-401-014	30300 LEMANS	12/04/19	\$265,000	WD	WARRANTY DEED	\$265,000	\$130,010	49.06	\$260,021	\$52,339	\$212,661	\$157,335	1.352	1,540	\$138.09	VD1
22-23-23-401-015	24840 DE PHILLIPE	10/17/19	\$265,000	WD	WARRANTY DEED	\$265,000	\$130,020	49.06	\$260,032	\$51,942	\$213,058	\$157,644	1.352	1,508	\$141.29	VD1
22-23-23-402-026	24770 EL MARCO	02/25/19	\$259,000	WD	WARRANTY DEED	\$259,000	\$139,060	53.69	\$278,118	\$52,001	\$206,999	\$171,301	1.208	1,820	\$113.74	VD1
22-23-23-402-027	24740 EL MARCO	06/26/19	\$282,000	WD	WARRANTY DEED	\$282,000	\$135,520	48.06	\$271,046	\$53,371	\$228,629	\$164,905	1.386	1,638	\$139.58	VD1
22-23-23-402-033	24811 DE PHILLIPE	04/10/19	\$295,000	WD	WARRANTY DEED	\$295,000	\$136,830	46.38	\$273,667	\$50,512	\$244,488	\$169,057	1.446	2,020	\$121.03	VD1
22-23-23-451-017	24267 EL MARCO	10/02/18	\$259,900	WD	WARRANTY DEED	\$259,900	\$135,480	52.13	\$270,953	\$52,339	\$207,561	\$165,617	1.253	1,766	\$117.53	VD1
22-23-23-452-005	24376 EL MARCO	02/28/19	\$247,500	WD	WARRANTY DEED	\$247,500	\$125,340	50.64	\$250,682	\$52,418	\$195,082	\$150,200	1.299	1,634	\$119.39	VD1
22-23-23-453-008	24474 COTE D'NEL	10/30/18	\$230,000	WD	WARRANTY DEED	\$230,000	\$115,170	50.07	\$230,338	\$50,512	\$179,488	\$136,232	1.318	1,328	\$135.16	VD1
22-23-23-453-009	24456 COTE D'NEL	12/27/19	\$252,000	WD	WARRANTY DEED	\$252,000	\$122,000	48.41	\$244,009	\$52,577	\$199,423	\$145,024	1.375	1,634	\$122.05	VD1
22-23-23-453-012	24392 COTE D'NEL	03/25/20	\$347,000	WD	WARRANTY DEED	\$347,000	\$183,920	53.00	\$367,839	\$56,492	\$290,508	\$235,869	1.232	2,615	\$111.09	VD1
Totals:			\$3,233,400			\$3,233,400	\$1,614,340		\$3,228,683		\$2,601,177	\$1,967,015			\$126.92	
								Sale. Ratio =>	49.93			E.C.F. =>	1.322	Std. Deviation=>		0.07509382
								Std. Dev. =>	2.31			Ave. E.C.F. =>	1.327	Ave. Variance=>		6.1931

2021 ECF 1.320

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
22-23-23-427-031	29506 HEMLOCK DR	05/30/19	\$229,900	WD	WARRANTY DEED	\$229,900	\$122,300	53.20	\$244,594	\$44,044	\$185,856	\$138,310	1.344	1,322	\$140.59	VE1
22-23-23-428-013	29594 MEDBURY	11/08/19	\$270,000	WD	WARRANTY DEED	\$270,000	\$107,780	39.92	\$215,569	\$43,409	\$226,591	\$118,731	1.908	1,866	\$121.43	VE1
22-23-23-476-028	29593 MEDBURY	08/03/18	\$301,000	WD	WARRANTY DEED	\$301,000	\$155,810	51.76	\$311,624	\$44,337	\$256,663	\$184,336	1.392	1,705	\$150.54	VE1
22-23-23-477-012	29760 OMENWOOD	11/16/18	\$166,000	WD	WARRANTY DEED	\$166,000	\$60,700	36.57	\$139,054	\$33,171	\$132,829	\$73,023	1.819	1,172	\$113.34	VE1
Totals:			\$966,900			\$966,900	\$446,590		\$910,841		\$801,939	\$514,400			\$131.47	
								Sale. Ratio =>	46.19			E.C.F. =>	1.559	Std. Deviation=>		0.289171
								Std. Dev. =>	8.35			Ave. E.C.F. =>	1.616	Ave. Variance=>		24.7830

2021 ECF 1.450
2020 Late 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		
22-23-23-351-044	24435 RIDGEVIEW	07/31/18	\$338,000	WD	WARRANTY DEED	\$338,000	\$169,000	50.00	\$338,002	\$65,586	\$272,414	\$296,104	0.920	2,469	\$110.33	VF1		
22-23-23-351-045	24411 RIDGEVIEW	01/31/19	\$310,000	WD	WARRANTY DEED	\$310,000	\$148,790	48.00	\$297,573	\$67,270	\$242,730	\$250,329	0.970	1,753	\$138.47	VF1		
22-23-23-352-008	24682 RIDGEVIEW	06/07/18	\$328,875	WD	WARRANTY DEED	\$328,875	\$166,000	50.48	\$331,996	\$65,109	\$263,766	\$290,095	0.909	2,443	\$107.97	VF1		
22-23-23-352-019	24466 RIDGEVIEW	11/21/19	\$315,000	WD	WARRANTY DEED	\$315,000	\$156,610	49.72	\$313,212	\$70,094	\$244,906	\$264,259	0.927	1,834	\$133.54	VF1		
22-23-23-353-005	24647 RIDGEVIEW	05/21/18	\$350,000	WD	WARRANTY DEED	\$350,000	\$179,290	51.23	\$358,574	\$70,639	\$279,361	\$312,973	0.893	2,454	\$113.84	VF1		
Totals:			\$1,641,875			\$1,641,875	\$819,690		\$1,639,357		\$1,303,177	\$1,413,760			\$120.83			
								Sale. Ratio =>	49.92					E.C.F. =>	0.922	Std. Deviation=>		0.0287655
								Std. Dev. =>	1.20					Ave. E.C.F. =>	0.924	Ave. Variance=>		1.9644

2021 ECF 0.920

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
22-23-23-354-010	24469 ELMHURST AVENUE	10/21/19	\$329,000	WD	WARRANTY DEED	\$329,000	\$171,490	52.12	\$342,973	\$67,006	\$261,994	\$278,755	0.940	2,467	\$106.20	VG1
22-23-23-354-015	24573 ELMHURST AVENUE	12/03/18	\$360,000	WD	WARRANTY DEED	\$360,000	\$171,120	47.53	\$342,232	\$67,006	\$292,994	\$278,006	1.054	2,469	\$118.67	VG1
Totals:			\$689,000			\$689,000	\$342,610		\$685,205		\$554,988	\$556,761			\$112.43	
								Sale. Ratio =>	49.73				E.C.F. =>	0.997	Std. Deviation=>	0.08063758
								Std. Dev. =>	3.25				Ave. E.C.F. =>	0.997	Ave. Variance=>	5.7019

2021 ECF 0.990

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
22-23-24-101-004	25915 LYNFORD	07/19/19	\$224,500	WD	WARRANTY DEED	\$224,500	\$117,140	52.18	\$234,285	\$46,080	\$178,420	\$139,411	1.280	1,882	\$94.80	WA1
22-23-24-102-001	29045 ELEVEN MILE	04/10/18	\$205,000	WD	WARRANTY DEED	\$205,000	\$110,300	53.80	\$220,601	\$50,045	\$154,955	\$126,338	1.227	1,906	\$81.30	WA1
22-23-24-102-012	25861 BEECHAM	10/07/19	\$275,000	WD	WARRANTY DEED	\$275,000	\$161,600	58.76	\$323,197	\$52,438	\$222,562	\$200,562	1.110	2,932	\$75.91	WA1
22-23-24-103-014	29042 RALEIGH	06/29/18	\$295,000	WD	WARRANTY DEED	\$295,000	\$131,850	44.69	\$263,709	\$48,844	\$246,156	\$159,159	1.547	2,299	\$107.07	WA1
22-23-24-103-018	28846 RALEIGH	05/30/19	\$271,613	WD	WARRANTY DEED	\$271,613	\$138,310	50.92	\$276,616	\$46,970	\$224,643	\$170,108	1.321	2,299	\$97.71	WA1
22-23-24-103-022	28780 RALEIGH	12/30/19	\$285,000	WD	WARRANTY DEED	\$285,000	\$131,220	46.04	\$262,443	\$45,973	\$239,027	\$160,348	1.491	2,340	\$102.15	WA1
22-23-24-126-002	25872 BEECHAM	03/15/19	\$279,000	WD	WARRANTY DEED	\$279,000	\$136,950	49.09	\$273,899	\$48,905	\$230,095	\$166,662	1.381	2,436	\$94.46	WA1
22-23-24-126-003	25850 BEECHAM	11/09/18	\$234,900	WD	WARRANTY DEED	\$234,900	\$135,760	57.79	\$271,517	\$45,995	\$188,905	\$167,053	1.131	2,177	\$86.77	WA1
22-23-24-126-014	25358 CASTLEREIGH	12/14/18	\$308,900	WD	WARRANTY DEED	\$308,900	\$147,990	47.91	\$295,975	\$45,973	\$262,927	\$185,187	1.420	3,014	\$87.24	WA1
22-23-24-151-010	25349 WESSEX	09/27/19	\$302,000	WD	WARRANTY DEED	\$302,000	\$141,910	46.99	\$283,822	\$48,008	\$253,992	\$174,677	1.454	2,434	\$104.35	WA1
22-23-24-151-020	29106 GLENCASTLE	10/30/19	\$277,000	WD	WARRANTY DEED	\$277,000	\$114,590	41.37	\$229,184	\$48,056	\$228,944	\$134,169	1.706	1,781	\$128.55	WA1
22-23-24-152-006	25362 WESSEX	09/06/19	\$255,000	WD	WARRANTY DEED	\$255,000	\$131,600	51.61	\$263,200	\$47,960	\$207,040	\$159,437	1.299	2,404	\$86.12	WA1
22-23-24-152-007	25344 WESSEX	09/04/18	\$225,000	WD	WARRANTY DEED	\$225,000	\$128,830	57.26	\$257,661	\$49,072	\$175,928	\$154,510	1.139	2,299	\$76.52	WA1
22-23-24-152-013	25535 LYNFORD	01/15/19	\$180,000	CD	COVENANT DEED	\$180,000	\$119,810	66.56	\$239,620	\$47,912	\$132,088	\$142,006	0.930	2,163	\$61.07	WA1
22-23-24-153-021	25385 LYNCASTLE	06/06/19	\$305,000	WD	WARRANTY DEED	\$305,000	\$137,870	45.20	\$275,744	\$48,008	\$256,992	\$168,693	1.523	2,586	\$99.38	WA1
22-23-24-154-012	29247 GLENCASTLE	05/01/19	\$249,000	WD	WARRANTY DEED	\$249,000	\$126,350	50.74	\$252,696	\$45,952	\$203,048	\$153,144	1.326	2,162	\$93.92	WA1
22-23-24-154-014	29223 GLENCASTLE	12/20/19	\$280,000	WD	WARRANTY DEED	\$280,000	\$128,010	45.72	\$256,023	\$47,775	\$232,225	\$154,258	1.505	2,318	\$100.18	WA1
22-23-24-154-016	29143 GLENCASTLE	06/17/19	\$257,000	WD	WARRANTY DEED	\$257,000	\$118,920	46.27	\$237,836	\$48,056	\$208,944	\$140,578	1.486	1,781	\$117.32	WA1
22-23-24-154-017	29125 GLENCASTLE	12/04/18	\$285,000	LC	LAND CONTRACT	\$285,000	\$136,700	47.96	\$273,398	\$47,083	\$237,917	\$167,641	1.419	2,336	\$101.85	WA1
22-23-24-176-006	28833 GLENCASTLE	07/27/18	\$275,000	WD	WARRANTY DEED	\$275,000	\$145,930	53.07	\$291,852	\$45,952	\$229,048	\$182,148	1.257	2,862	\$80.03	WA1
22-23-24-177-027	25529 CASTLEREIGH	05/29/18	\$246,000	WD	WARRANTY DEED	\$246,000	\$137,870	56.04	\$275,746	\$45,995	\$200,005	\$170,186	1.175	2,314	\$86.43	WA1
22-23-24-178-011	25028 CASTLEREIGH	03/26/20	\$313,500	WD	WARRANTY DEED	\$313,500	\$134,600	42.93	\$269,193	\$45,952	\$267,548	\$165,364	1.618	2,768	\$96.66	WA1
22-23-24-178-012	25006 CASTLEREIGH	07/13/18	\$315,000	WD	WARRANTY DEED	\$315,000	\$141,510	44.92	\$283,026	\$49,310	\$265,690	\$173,123	1.535	2,720	\$97.68	WA1
Totals:			\$6,143,413			\$6,143,413	\$3,055,620		\$6,111,243		\$5,047,099	\$3,714,762			\$93.80	
							Sale. Ratio =>	49.74				E.C.F. =>	1.359		Std. Deviation=>	0.18750203
							Std. Dev. =>	6.03				Ave. E.C.F. =>	1.360		Ave. Variance=>	15.3561

2021 ECF 1.350

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	
22-23-24-126-016	25989 KILREIGH DR	11/15/19	\$240,000	WD	WARRANTY DEED	\$240,000	\$116,530	48.55	\$233,069	\$49,841	\$190,159	\$135,724	1.401	1,763	\$107.86	WB1	
22-23-24-128-013	25779 KILREIGH DR	02/14/20	\$307,000	WD	WARRANTY DEED	\$307,000	\$139,600	45.47	\$279,203	\$53,731	\$253,269	\$167,016	1.516	2,463	\$102.83	WB1	
22-23-24-178-021	25309 WYKESHIRE	10/24/19	\$275,000	WD	WARRANTY DEED	\$275,000	\$127,910	46.51	\$255,810	\$51,939	\$223,061	\$151,016	1.477	1,932	\$115.46	WB1	
22-23-24-178-027	25215 WYKESHIRE	06/25/19	\$315,000	WD	WARRANTY DEED	\$315,000	\$137,210	43.56	\$274,426	\$51,892	\$263,108	\$164,840	1.596	2,370	\$111.02	WB1	
22-23-24-179-009	25354 WYKESHIRE	10/18/18	\$220,000	WD	WARRANTY DEED	\$220,000	\$127,310	57.87	\$254,623	\$54,176	\$165,824	\$148,479	1.117	1,764	\$94.00	WB1	
22-23-24-179-010	25342 WYKESHIRE	04/23/19	\$297,500	WD	WARRANTY DEED	\$297,500	\$153,230	51.51	\$306,455	\$64,219	\$233,281	\$179,434	1.300	2,796	\$83.43	WB1	
22-23-24-179-011	25330 WYKESHIRE	10/29/19	\$295,000	WD	WARRANTY DEED	\$295,000	\$132,960	45.07	\$265,929	\$53,557	\$241,443	\$157,313	1.535	2,164	\$111.57	WB1	
22-23-24-180-010	25234 CHAPELWEIGH	07/03/19	\$298,000	WD	WARRANTY DEED	\$298,000	\$146,140	49.04	\$292,274	\$53,472	\$244,528	\$176,890	1.382	2,630	\$92.98	WB1	
22-23-24-201-003	25755 KILREIGH CT	08/24/18	\$240,000	WD	WARRANTY DEED	\$240,000	\$138,570	57.74	\$277,137	\$51,748	\$188,252	\$166,955	1.128	2,328	\$80.86	WB1	
22-23-24-201-005	25739 KILREIGH CT	06/19/19	\$304,000	WD	WARRANTY DEED	\$304,000	\$142,920	47.01	\$285,844	\$51,796	\$252,204	\$173,369	1.455	2,673	\$94.35	WB1	
22-23-24-201-006	25731 KILREIGH CT	06/27/19	\$280,000	WD	WARRANTY DEED	\$280,000	\$131,080	46.81	\$262,156	\$54,745	\$225,255	\$153,638	1.466	1,803	\$124.93	WB1	
22-23-24-201-026	25426 LEESTOCK	07/12/19	\$250,000	WD	WARRANTY DEED	\$250,000	\$134,160	53.66	\$268,317	\$51,939	\$198,061	\$160,280	1.236	1,832	\$108.11	WB1	
22-23-24-201-027	25408 LEESTOCK	07/08/19	\$325,000	WD	WARRANTY DEED	\$325,000	\$165,330	50.87	\$330,658	\$52,535	\$272,465	\$206,017	1.323	2,983	\$91.34	WB1	
22-23-24-201-038	25211 SKYE DR	05/22/19	\$318,000	WD	WARRANTY DEED	\$318,000	\$155,410	48.87	\$310,810	\$60,037	\$257,963	\$185,758	1.389	2,762	\$93.40	WB1	
22-23-24-202-010	25566 KILREIGH DR	03/13/20	\$274,430	WD	WARRANTY DEED	\$274,430	\$144,380	52.61	\$288,755	\$53,227	\$221,203	\$174,465	1.268	2,664	\$83.03	WB1	
22-23-24-202-011	25550 KILREIGH DR	11/09/18	\$270,000	WD	WARRANTY DEED	\$270,000	\$145,260	53.80	\$290,511	\$52,825	\$217,175	\$176,064	1.234	2,613	\$83.11	WB1	
22-23-24-203-002	28155 ELEVEN MILE	05/14/18	\$247,900	WD	WARRANTY DEED	\$247,900	\$119,980	48.40	\$239,950	\$51,556	\$196,344	\$139,551	1.407	2,071	\$94.81	WB1	
22-23-24-203-003	28057 ELEVEN MILE	11/08/19	\$253,000	WD	WARRANTY DEED	\$253,000	\$118,490	46.83	\$236,976	\$52,035	\$200,965	\$136,993	1.467	2,094	\$95.97	WB1	
22-23-24-203-017	25640 SKYE DR	08/09/19	\$266,500	WD	WARRANTY DEED	\$266,500	\$150,300	56.40	\$300,596	\$61,907	\$204,593	\$176,807	1.157	2,556	\$80.04	WB1	
22-23-24-251-003	25383 LEESTOCK	10/29/19	\$207,500	WD	WARRANTY DEED	\$207,500	\$133,370	64.27	\$266,742	\$51,748	\$155,752	\$159,255	0.978	2,278	\$68.37	WB1	
22-23-24-251-004	25365 LEESTOCK	06/14/19	\$320,000	WD	WARRANTY DEED	\$320,000	\$140,440	43.89	\$280,889	\$51,748	\$268,252	\$169,734	1.580	2,278	\$117.76	WB1	
22-23-24-251-017	25075 SKYE DR	05/20/19	\$286,500	WD	WARRANTY DEED	\$286,500	\$134,170	46.83	\$268,347	\$51,939	\$234,561	\$160,302	1.463	2,080	\$112.77	WB1	
22-23-24-251-019	25051 SKYE DR	07/17/18	\$325,000	WD	WARRANTY DEED	\$325,000	\$152,520	46.93	\$305,032	\$51,748	\$273,252	\$187,618	1.456	2,891	\$94.52	WB1	
22-23-24-253-009	25264 SKYE DR	05/18/18	\$272,000	WD	WARRANTY DEED	\$272,000	\$138,530	50.93	\$277,057	\$53,091	\$218,909	\$165,901	1.320	2,217	\$98.74	WB1	
22-23-24-253-017	25012 SKYE DR	10/18/19	\$337,000	WD	WARRANTY DEED	\$337,000	\$154,080	45.72	\$308,164	\$61,667	\$275,333	\$182,590	1.508	2,539	\$108.44	WB1	
22-23-24-253-023	25505 BRIARWYKE	02/19/19	\$267,500	WD	WARRANTY DEED	\$267,500	\$139,770	52.25	\$279,536	\$51,183	\$216,317	\$169,150	1.279	2,279	\$94.92	WB1	
22-23-24-253-033	25273 BRIARWYKE	01/14/19	\$318,900	WD	WARRANTY DEED	\$318,900	\$165,870	52.01	\$331,737	\$57,530	\$261,370	\$203,116	1.287	2,905	\$89.97	WB1	
22-23-24-253-040	25000 SKYE DR	07/17/19	\$295,000	WD	WARRANTY DEED	\$295,000	\$141,950	48.12	\$283,895	\$59,775	\$235,225	\$166,015	1.417	2,225	\$105.72	WB1	
22-23-24-254-008	25248 BRIARWYKE	05/25/18	\$325,000	WD	WARRANTY DEED	\$325,000	\$164,820	50.71	\$329,634	\$66,389	\$258,611	\$194,996	1.326	2,645	\$97.77	WB1	
Totals:			\$8,230,730			\$8,230,730	\$4,092,290		\$8,184,532		\$6,646,735	\$4,889,287			\$97.87		
								Sale. Ratio =>	49.72			E.C.F. =>	1.359	Std. Deviation=>		0.14819271	
								Std. Dev. =>	4.73			Ave. E.C.F. =>	1.361	Ave. Variance=>		12.0098	

2021 ECF 1.350

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
22-23-24-226-011	25701 ARDEN PARK DR	04/24/18	\$250,000	WD	WARRANTY DEED	\$250,000	\$130,320	52.13	\$260,647	\$54,779	\$195,221	\$153,633	1.271	2,107	\$92.65	WC1
22-23-24-228-003	25850 ARDEN PARK DR	08/01/18	\$327,000	WD	WARRANTY DEED	\$327,000	\$133,920	40.95	\$267,833	\$51,208	\$275,792	\$161,660	1.706	2,310	\$119.39	WC1
22-23-24-228-028	27401 ELSWORTH	08/13/19	\$295,000	WD	WARRANTY DEED	\$295,000	\$120,570	40.87	\$241,149	\$49,885	\$245,115	\$142,734	1.717	2,202	\$111.31	WC1
22-23-24-277-003	25157 APPLETON	10/15/18	\$252,000	WD	WARRANTY DEED	\$252,000	\$159,630	63.35	\$319,250	\$56,325	\$195,675	\$196,213	0.997	2,942	\$66.51	WC1
22-23-24-277-019	25055 ARDEN PARK DR	03/08/19	\$248,000	WD	WARRANTY DEED	\$248,000	\$141,300	56.98	\$282,591	\$57,435	\$190,565	\$168,027	1.134	2,280	\$83.58	WC1
22-23-24-278-006	25330 ARDEN PARK DR	08/30/19	\$305,000	WD	WARRANTY DEED	\$305,000	\$132,020	43.29	\$264,044	\$56,058	\$248,942	\$155,213	1.604	2,029	\$122.69	WC1
22-23-24-279-007	25201 BRANCHASTER	11/21/18	\$240,000	WD	WARRANTY DEED	\$240,000	\$123,230	51.35	\$246,458	\$48,977	\$191,023	\$147,374	1.296	1,643	\$116.26	WC1
22-23-24-280-006	25363 ELIZABETH WAY	03/18/19	\$230,000	WD	WARRANTY DEED	\$230,000	\$118,180	51.38	\$236,355	\$49,642	\$180,358	\$139,338	1.294	1,593	\$113.22	WC1
22-23-24-280-010	25246 BRANCHASTER	09/20/19	\$262,000	WD	WARRANTY DEED	\$262,000	\$124,010	47.33	\$248,029	\$49,814	\$212,186	\$147,922	1.434	2,180	\$97.33	WC1
22-23-24-281-001	25396 ELIZABETH WAY	09/21/18	\$252,000	WD	WARRANTY DEED	\$252,000	\$120,350	47.76	\$240,704	\$57,383	\$194,617	\$136,807	1.423	2,033	\$95.73	WC1
22-23-24-281-011	25056 BRANCHASTER	11/21/19	\$187,500	WD	WARRANTY DEED	\$187,500	\$116,230	61.99	\$232,466	\$49,874	\$137,626	\$136,263	1.010	1,684	\$81.73	WC1

Totals:	\$2,848,500		\$2,848,500			\$1,419,760			\$2,839,526		\$2,267,120	\$1,685,184			\$100.04	
						Sale. Ratio =>		49.84				E.C.F. =>	1.345		Std. Deviation=>	0.2524382
						Std. Dev. =>		7.72				Ave. E.C.F. =>	1.353		Ave. Variance=>	20.3168

2021 ECF 1.340

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	04/26/19	\$287,000	WD	WARRANTY DEED	\$287,000	\$135,990	47.38	\$271,976	\$44,405	\$242,595	\$145,879	1.663	2,178	\$111.38	WD1
22-23-24-303-009	29183 HEMLOCK DR	10/07/19	\$217,000	WD	WARRANTY DEED	\$217,000	\$120,650	55.60	\$241,302	\$53,843	\$163,157	\$120,166	1.358	1,448	\$112.68	WD1
22-23-24-351-001	29357 GERALDINE CT	07/23/18	\$227,000	WD	WARRANTY DEED	\$227,000	\$108,350	47.73	\$216,703	\$46,254	\$180,746	\$109,262	1.654	1,842	\$98.12	WD1
Totals:			\$731,000			\$731,000	\$364,990		\$729,981		\$586,498	\$375,307			\$107.40	
								Sale. Ratio =>	49.93				E.C.F. =>	1.563	Std. Deviation=>	0.17375219
								Std. Dev. =>	4.65				Ave. E.C.F. =>	1.558	Ave. Variance=>	13.3712

2021 ECF 1.560

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	
22-23-24-376-002	28475 SHADYLANE	09/05/18	\$253,000	WD	WARRANTY DEED	\$253,000	\$107,150	42.35	\$214,305	\$47,445	\$205,555	\$111,240	1.848	1,630	\$126.11	WE1	
22-23-24-376-023	28638 BRIAR HILL	05/31/19	\$290,000	WD	WARRANTY DEED	\$290,000	\$157,070	54.16	\$314,135	\$70,153	\$219,847	\$162,655	1.352	2,435	\$90.29	WE1	
22-23-24-377-011	24551 WISTARIA	03/04/19	\$264,900	WD	WARRANTY DEED	\$264,900	\$143,400	54.13	\$286,805	\$56,159	\$208,741	\$153,764	1.358	1,625	\$128.46	WE1	
22-23-24-378-001	24592 WISTARIA	09/10/19	\$283,000	WD	WARRANTY DEED	\$283,000	\$133,880	47.31	\$267,769	\$59,511	\$223,489	\$138,839	1.610	1,713	\$130.47	WE1	
22-23-24-378-004	24522 WISTARIA	09/21/18	\$230,000	WD	WARRANTY DEED	\$230,000	\$100,490	43.69	\$200,985	\$55,699	\$174,301	\$96,857	1.800	1,539	\$113.26	WE1	
22-23-24-401-011	28200 SHADYLANE	08/20/19	\$275,000	WD	WARRANTY DEED	\$275,000	\$132,370	48.13	\$264,734	\$55,722	\$219,278	\$139,341	1.574	2,300	\$95.34	WE1	
22-23-24-401-014	28114 SHADYLANE	08/16/19	\$215,000	WD	WARRANTY DEED	\$215,000	\$123,350	57.37	\$246,693	\$85,377	\$129,623	\$107,544	1.205	1,559	\$83.14	WE1	
22-23-24-402-012	28126 WILDWOOD	01/03/20	\$262,500	WD	WARRANTY DEED	\$262,500	\$113,310	43.17	\$226,625	\$50,828	\$211,672	\$117,198	1.806	1,646	\$128.60	WE1	
22-23-24-402-020	28054 WILDWOOD	08/23/19	\$275,000	WD	WARRANTY DEED	\$275,000	\$144,800	52.65	\$289,594	\$66,937	\$208,063	\$148,438	1.402	1,809	\$115.02	WE1	
22-23-24-402-029	28150 WILDWOOD	07/31/19	\$387,000	WD	WARRANTY DEED	\$387,000	\$193,930	50.11	\$387,856	\$97,646	\$289,354	\$193,473	1.496	3,154	\$91.74	WE1	
22-23-24-451-006	24467 PENROSE	05/23/19	\$265,000	WD	WARRANTY DEED	\$265,000	\$130,930	49.41	\$261,852	\$76,524	\$188,476	\$123,552	1.525	1,776	\$106.12	WE1	
22-23-24-453-011	28256 TEN MILE	05/14/18	\$242,000	WD	WARRANTY DEED	\$242,000	\$137,340	56.75	\$274,680	\$53,358	\$188,642	\$147,548	1.279	1,799	\$104.86	WE1	
Totals:			\$3,242,400			\$3,242,400	\$1,618,020		\$3,236,033		\$2,467,041	\$1,640,449			\$109.45		
								Sale. Ratio =>	49.90				E.C.F. =>	1.504	Std. Deviation=>		0.21429279
								Std. Dev. =>	5.20				Ave. E.C.F. =>	1.521	Ave. Variance=>		17.2679

2021 ECF 1.500

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
22-23-24-427-003	27610 ACORN PARK	10/19/18	\$250,000	WD	WARRANTY DEED	\$250,000	\$124,710	49.88	\$249,411	\$59,216	\$190,784	\$169,817	1.123	1,759	\$108.46	WF1
Totals:			\$250,000			\$250,000	\$124,710		\$249,411		\$190,784	\$169,817			\$108.46	
								Sale. Ratio =>	49.88			E.C.F. =>	1.123	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.123	Ave. Variance=>		0.0000

2021 ECF 1.120

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	
22-23-25-151-001	23724 MIDDLEBELT	06/22/18	\$104,000	WD	WARRANTY DEED	\$104,000	\$49,970	48.05	\$99,933	\$36,253	\$67,747	\$47,522	1.426	1,080	\$62.73	XA1	
22-23-25-151-003	23516 MIDDLEBELT	10/25/19	\$265,000	WD	WARRANTY DEED	\$265,000	\$134,650	50.81	\$269,294	\$40,043	\$224,957	\$171,083	1.315	2,153	\$104.49	XA1	
22-23-25-151-019	23500 SANS SOUCI	04/27/18	\$229,500	WD	WARRANTY DEED	\$229,500	\$91,720	39.97	\$183,446	\$41,764	\$187,736	\$105,733	1.776	2,056	\$91.31	XA1	
22-23-25-151-041	29160 ELDON	09/25/19	\$278,000	WD	WARRANTY DEED	\$278,000	\$149,880	53.91	\$299,755	\$41,331	\$236,669	\$192,854	1.227	2,188	\$108.17	XA1	
22-23-25-176-031	23332 ELM GROVE	10/09/19	\$300,000	PTA	PROPERTY TRANSFER	\$300,000	\$158,670	52.89	\$317,349	\$39,919	\$260,081	\$207,037	1.256	1,998	\$130.17	XA1	
22-23-25-301-029	29177 ELDON	01/06/20	\$240,000	WD	WARRANTY DEED	\$240,000	\$121,580	50.66	\$243,150	\$38,827	\$201,173	\$152,480	1.319	1,784	\$112.77	XA1	
Totals:			\$1,416,500			\$1,416,500	\$706,470		\$1,412,927		\$1,178,363	\$876,709			\$101.60		
								Sale. Ratio =>	49.87					E.C.F. =>	1.344	Std. Deviation=>	0.20243247
								Std. Dev. =>	5.04					Ave. E.C.F. =>	1.386	Ave. Variance=>	14.2740

2021 ECF 1.340

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
22-23-25-177-014	23795 SCOTT	02/27/20	\$322,200	WD	WARRANTY DEED	\$322,200	\$161,800	50.22	\$323,591	\$56,854	\$265,346	\$200,554	1.323	2,406	\$110.29	XC1
22-23-25-177-025	23389 SCOTT	06/13/19	\$266,000	WD	WARRANTY DEED	\$266,000	\$127,410	47.90	\$254,826	\$60,899	\$205,101	\$145,810	1.407	1,602	\$128.03	XC1
22-23-25-205-005	24040 LORI	09/28/18	\$304,000	WD	WARRANTY DEED	\$304,000	\$156,510	51.48	\$313,019	\$57,014	\$246,986	\$192,485	1.283	2,627	\$94.02	XC1
Totals:			\$892,200			\$892,200	\$445,720		\$891,436		\$717,433	\$538,849			\$110.78	
								Sale. Ratio =>	49.96			E.C.F. =>	1.331	Std. Deviation=>		0.06301748
								Std. Dev. =>	1.82			Ave. E.C.F. =>	1.338	Ave. Variance=>		4.6013

2021 ECF 1.330

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
22-23-25-201-005	23795 W NEWELL	07/23/18	\$236,000	WD	WARRANTY DEED	\$236,000	\$116,090	49.19	\$232,171	\$52,084	\$183,916	\$129,559	1.420	1,741	\$105.64	XD1
22-23-25-202-003	23690 W NEWELL	11/27/19	\$260,000	WD	WARRANTY DEED	\$260,000	\$132,470	50.95	\$264,934	\$48,909	\$211,091	\$155,414	1.358	2,050	\$102.97	XD1
22-23-25-202-008	23875 GLENCREEK DR	03/31/20	\$233,000	WD	WARRANTY DEED	\$233,000	\$91,630	39.33	\$183,250	\$49,311	\$183,689	\$96,359	1.906	1,577	\$116.48	XD1
22-23-25-203-010	23761 E NEWELL	09/06/19	\$262,500	WD	WARRANTY DEED	\$262,500	\$121,500	46.29	\$242,992	\$46,778	\$215,722	\$141,161	1.528	2,122	\$101.66	XD1
22-23-25-203-012	23695 E NEWELL	07/25/19	\$218,000	WD	WARRANTY DEED	\$218,000	\$96,930	44.46	\$193,859	\$48,550	\$169,450	\$104,539	1.621	1,477	\$114.73	XD1
22-23-25-204-005	23862 E NEWELL	08/13/18	\$245,000	WD	WARRANTY DEED	\$245,000	\$142,220	58.05	\$284,444	\$57,514	\$187,486	\$163,259	1.148	2,336	\$80.26	XD1
22-23-25-204-008	23730 E NEWELL	05/10/19	\$250,000	WD	WARRANTY DEED	\$250,000	\$128,420	51.37	\$256,831	\$51,288	\$198,712	\$147,873	1.344	2,010	\$98.86	XD1
22-23-25-251-002	23421 GLENCREEK CT	02/14/20	\$240,500	WD	WARRANTY DEED	\$240,500	\$139,940	58.19	\$279,870	\$59,340	\$181,160	\$158,655	1.142	1,687	\$107.39	XD1
Totals:			\$1,945,000			\$1,945,000	\$969,200		\$1,938,351		\$1,531,226	\$1,096,818			\$103.50	
								Sale. Ratio =>	49.83			E.C.F. =>	1.396	Std. Deviation=>		0.25294846
								Std. Dev. =>	6.47			Ave. E.C.F. =>	1.433	Ave. Variance=>		18.8798

2021 ECF 1.390

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	
22-23-25-276-010	27466 BRIDLE HILLS	01/31/19	\$328,000	WD	WARRANTY DEED	\$328,000	\$156,510	47.72	\$313,025	\$59,672	\$268,328	\$184,929	1.451	2,440	\$109.97	XF1	
22-23-25-277-003	27529 BRIDLE HILLS	04/26/19	\$297,500	WD	WARRANTY DEED	\$297,500	\$138,840	46.67	\$277,681	\$59,276	\$238,224	\$159,420	1.494	1,834	\$129.89	XF1	
22-23-25-278-005	27590 BRIDLE HILLS	04/24/19	\$262,000	WD	WARRANTY DEED	\$262,000	\$166,860	63.69	\$333,727	\$65,434	\$196,566	\$195,834	1.004	2,291	\$85.80	XF1	
22-23-25-278-009	27646 SOUTH BRIDLE HILLS	08/06/18	\$355,000	WD	WARRANTY DEED	\$355,000	\$182,900	51.52	\$365,808	\$68,611	\$286,389	\$216,932	1.320	2,520	\$113.65	XF1	
22-23-25-278-019	23300 DERBY LN	06/11/18	\$310,000	WD	WARRANTY DEED	\$310,000	\$140,090	45.19	\$280,178	\$64,481	\$245,519	\$157,443	1.559	1,820	\$134.90	XF1	
22-23-25-278-023	23356 DERBY LN	06/01/18	\$325,000	WD	WARRANTY DEED	\$325,000	\$149,870	46.11	\$299,749	\$60,268	\$264,732	\$174,804	1.514	2,158	\$122.67	XF1	
Totals:			\$1,877,500			\$1,877,500	\$935,070		\$1,870,168		\$1,499,758	\$1,089,362			\$116.15		
								Sale. Ratio =>	49.80					E.C.F. =>	1.377	Std. Deviation=>	0.20633174
								Std. Dev. =>	6.99					Ave. E.C.F. =>	1.391	Ave. Variance=>	15.2371

2021 ECF 1.370

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
22-23-25-326-013	23197 ELM GROVE	10/15/19	\$230,000	WD	WARRANTY DEED	\$230,000	\$109,840	47.76	\$219,689	\$40,831	\$189,169	\$164,090	1.153	1,567	\$120.72	XG1
22-23-25-326-016	23089 ELM GROVE	10/29/18	\$233,000	WD	WARRANTY DEED	\$233,000	\$120,290	51.63	\$240,578	\$41,056	\$191,944	\$183,048	1.049	1,205	\$159.29	XG1
22-23-25-327-040	23055 WATT	12/20/18	\$200,000	WD	WARRANTY DEED	\$200,000	\$103,550	51.78	\$207,101	\$38,607	\$161,393	\$154,582	1.044	1,436	\$112.39	XG1
22-23-25-327-045	22921 WATT	11/30/18	\$215,000	WD	WARRANTY DEED	\$215,000	\$111,220	51.73	\$222,443	\$40,354	\$174,646	\$167,054	1.045	1,584	\$110.26	XG1
22-23-25-377-029	28543 GRAYFIELD	02/28/20	\$190,500	WD	WARRANTY DEED	\$190,500	\$88,630	46.52	\$177,258	\$38,727	\$151,773	\$127,093	1.194	1,113	\$136.36	XG1
Totals:			\$1,068,500			\$1,068,500	\$533,530		\$1,067,069		\$868,925	\$795,866			\$127.80	
								Sale. Ratio =>	49.93			E.C.F. =>	1.092	Std. Deviation=>		0.07135594
								Std. Dev. =>	2.54			Ave. E.C.F. =>	1.097	Ave. Variance=>		6.1189

2021 ECF 1.090

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	01/18/19	\$120,000	WD	WARRANTY DEED	\$120,000	\$55,380	46.15	\$110,756	\$34,010	\$85,990	\$44,107	1.950	720	\$119.43	XG2
22-23-25-328-009	22796 WATT	12/03/18	\$153,000	WD	WARRANTY DEED	\$153,000	\$78,920	51.58	\$157,846	\$37,226	\$115,774	\$69,322	1.670	1,060	\$109.22	XG2
22-23-25-328-010	22778 WATT	07/23/19	\$135,000	WD	WARRANTY DEED	\$135,000	\$67,220	49.79	\$134,448	\$35,976	\$99,024	\$56,593	1.750	880	\$112.53	XG2
22-23-25-376-005	22939 ELM GROVE	08/24/18	\$240,000	WD	WARRANTY DEED	\$240,000	\$121,190	50.50	\$242,377	\$32,883	\$207,117	\$120,399	1.720	2,110	\$98.16	XG2
Totals:			\$648,000			\$648,000	\$322,710		\$645,427		\$507,905	\$290,421			\$109.83	
								Sale. Ratio =>	49.80			E.C.F. =>	1.749	Std. Deviation=>		0.12259896
								Std. Dev. =>	2.35			Ave. E.C.F. =>	1.772	Ave. Variance=>		8.8580

2021 ECF 1.740

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
22-23-25-476-008	27675 SPRING VALLEY	08/23/19	\$254,900	WD	WARRANTY DEED	\$254,900	\$119,320	46.81	\$238,632	\$45,465	\$209,435	\$158,334	1.323	1,876	\$111.64	XI1
22-23-25-477-001	27600 SPRING VALLEY	04/11/18	\$270,000	WD	WARRANTY DEED	\$270,000	\$122,850	45.50	\$245,700	\$46,005	\$223,995	\$163,684	1.368	2,579	\$86.85	XI1
22-23-25-477-006	27650 SPRING VALLEY	11/02/18	\$200,000	WD	WARRANTY DEED	\$200,000	\$119,370	59.69	\$238,739	\$55,885	\$144,115	\$149,880	0.962	2,402	\$60.00	XI1
Totals:			\$724,900			\$724,900	\$361,540		\$723,071		\$577,545	\$471,898			\$86.16	
								Sale. Ratio =>	49.87			E.C.F. =>	1.224	Std. Deviation=>		0.22291596
								Std. Dev. =>	7.84			Ave. E.C.F. =>	1.218	Ave. Variance=>		17.0696

2021 ECF 1.220

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	
22-23-25-101-059	24605 MILLCREEK DR	06/28/19	\$315,000	WD	WARRANTY DEED	\$315,000	\$156,880	49.80	\$313,756	\$61,139	\$253,861	\$265,913	0.955	2,518	\$100.82	XJ1	
Totals:			\$315,000			\$315,000	\$156,880		\$313,756		\$253,861	\$265,913			\$100.82		
								Sale. Ratio =>	49.80				E.C.F. =>	0.955	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.955	Ave. Variance=>		0.0000
													2021 ECF	0.950			

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
22-23-25-226-024	27446 CRANBROOK	04/15/19	\$270,000	WD	WARRANTY DEED	\$270,000	\$124,880	46.25	\$249,759	\$61,139	\$208,861	\$232,864	0.897	1,838	\$113.63	XK1
22-23-25-227-010	23811 STONY CREEK	04/05/19	\$307,000	WD	WARRANTY DEED	\$307,000	\$166,620	54.27	\$333,234	\$74,124	\$232,876	\$319,889	0.728	2,610	\$89.22	XK1
22-23-25-227-015	23641 PADDOCK	08/09/19	\$346,000	WD	WARRANTY DEED	\$346,000	\$175,700	50.78	\$351,406	\$68,983	\$277,017	\$348,670	0.794	2,774	\$99.86	XK1
22-23-25-227-022	23583 PADDOCK	01/02/20	\$301,000	WD	WARRANTY DEED	\$301,000	\$143,830	47.78	\$287,652	\$62,240	\$238,760	\$278,286	0.858	2,178	\$109.62	XK1
Totals:			\$1,224,000			\$1,224,000	\$611,030		\$1,222,051		\$957,514	\$1,179,710			\$103.09	
								Sale. Ratio =>	49.92			E.C.F. =>	0.812	Std. Deviation=>		0.07410097
								Std. Dev. =>	3.54			Ave. E.C.F. =>	0.819	Ave. Variance=>		5.8100
													2021 ECF	0.810		

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	
22-23-26-101-021	31224 LEELANE	05/01/19	\$121,500	WD	WARRANTY DEED	\$121,500	\$52,290	43.04	\$104,570	\$30,163	\$91,337	\$48,632	1.878	782	\$116.80	YA1	
22-23-26-101-042	30834 LEELANE	03/23/20	\$228,000	WD	WARRANTY DEED	\$228,000	\$114,890	50.39	\$229,787	\$36,524	\$191,476	\$126,316	1.516	1,512	\$126.64	YA1	
22-23-26-101-050	30870 LEELANE	10/03/18	\$200,000	WD	WARRANTY DEED	\$200,000	\$102,930	51.47	\$205,853	\$33,944	\$166,056	\$112,359	1.478	1,152	\$144.15	YA1	
22-23-26-102-046	30905 LEELANE	08/21/19	\$228,900	WD	WARRANTY DEED	\$228,900	\$94,310	41.20	\$188,611	\$31,563	\$197,337	\$102,646	1.923	1,448	\$136.28	YA1	
22-23-26-102-052	30824 WESTHILL	03/20/19	\$234,000	WD	WARRANTY DEED	\$234,000	\$142,200	60.77	\$284,402	\$39,707	\$194,293	\$159,931	1.215	1,486	\$130.75	YA1	
22-23-26-151-019	30816 LAMAR	11/16/18	\$209,500	WD	BANK SALE	\$209,500	\$118,460	56.54	\$236,919	\$36,914	\$172,586	\$130,722	1.320	1,650	\$104.60	YA1	
22-23-26-151-021	30804 LAMAR	01/31/20	\$160,000	WD	WARRANTY DEED	\$160,000	\$65,860	41.16	\$131,718	\$34,985	\$125,015	\$63,224	1.977	1,320	\$94.71	YA1	
22-23-26-151-032	31210 LAMAR	09/27/18	\$230,000	WD	WARRANTY DEED	\$230,000	\$126,570	55.03	\$253,139	\$39,606	\$190,394	\$139,564	1.364	1,416	\$134.46	YA1	
22-23-26-153-009	31120 FINK	05/30/19	\$235,000	WD	WARRANTY DEED	\$235,000	\$135,780	57.78	\$271,569	\$37,237	\$197,763	\$153,158	1.291	2,430	\$81.38	YA1	
22-23-26-153-016	30941 ROCKDALE	12/05/19	\$163,000	WD	WARRANTY DEED	\$163,000	\$72,360	44.39	\$144,712	\$31,829	\$131,171	\$73,780	1.778	960	\$136.64	YA1	
22-23-26-153-017	31142 FINK	10/08/19	\$182,500	WD	WARRANTY DEED	\$182,500	\$69,020	37.82	\$138,042	\$34,524	\$147,976	\$67,659	2.187	1,296	\$114.18	YA1	
Totals:			\$2,192,400			\$2,192,400	\$1,094,670		\$2,189,322		\$1,805,404	\$1,177,991			\$120.05		
								Sale. Ratio =>	49.93					E.C.F. =>	1.533	Std. Deviation=>	0.33012758
								Std. Dev. =>	7.88					Ave. E.C.F. =>	1.630	Ave. Variance=>	28.9852

2021 ECF 1.530

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
22-23-26-127-009	23947 HAYNES	07/08/19	\$165,000	WD	WARRANTY DEED	\$165,000	\$67,580	40.96	\$135,164	\$36,496	\$128,504	\$80,218	1.602	960	\$133.86	YB1
22-23-26-127-019	23948 CORA	03/30/20	\$275,000	WD	WARRANTY DEED	\$275,000	\$122,230	44.45	\$244,456	\$41,683	\$233,317	\$164,856	1.415	1,609	\$145.01	YB1
22-23-26-128-019	23940 HAYNES	07/03/19	\$327,000	WD	WARRANTY DEED	\$327,000	\$167,470	51.21	\$334,932	\$38,560	\$288,440	\$240,953	1.197	2,226	\$129.58	YB1
22-23-26-132-019	23708 HAYNES	03/22/19	\$190,000	WD	WARRANTY DEED	\$190,000	\$87,590	46.10	\$175,184	\$40,643	\$149,357	\$109,383	1.365	1,366	\$109.34	YB1
22-23-26-132-022	23687 SPRINGBROOK	06/01/18	\$185,000	WD	WARRANTY DEED	\$185,000	\$108,730	58.77	\$217,454	\$42,531	\$142,469	\$142,214	1.002	1,468	\$97.05	YB1
22-23-26-178-027	23459 SPRINGBROOK	12/05/19	\$182,000	WD	WARRANTY DEED	\$182,000	\$108,350	59.53	\$216,695	\$40,934	\$141,066	\$142,895	0.987	1,680	\$83.97	YB1
Totals:			\$1,324,000			\$1,324,000	\$661,950		\$1,323,885		\$1,083,153	\$880,519			\$116.47	
								Sale. Ratio =>	50.00			E.C.F. =>	1.230	Std. Deviation=>		0.24379831
								Std. Dev. =>	7.71			Ave. E.C.F. =>	1.261	Ave. Variance=>		19.9432

2021 ECF 1.230

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
22-23-26-127-005	24041 HAYNES	01/29/19	\$100,000	LC	LAND CONTRACT	\$100,000	\$84,020	84.02	\$168,045	\$42,271	\$57,729	\$73,552	0.785	1,426	\$40.48	YB2
22-23-26-129-019	23900 SPRINGBROOK	08/09/19	\$230,000	WD	WARRANTY DEED	\$230,000	\$119,130	51.80	\$238,255	\$48,990	\$181,010	\$110,681	1.635	1,944	\$93.11	YB2
22-23-26-131-025	23755 HAYNES	11/12/19	\$196,000	WD	WARRANTY DEED	\$196,000	\$110,040	56.14	\$220,087	\$52,380	\$143,620	\$98,074	1.464	1,751	\$82.02	YB2
22-23-26-131-027	30634 LAMAR	05/10/19	\$244,000	WD	WARRANTY DEED	\$244,000	\$118,190	48.44	\$236,387	\$44,971	\$199,029	\$111,939	1.778	1,689	\$117.84	YB2
22-23-26-132-005	23670 HAYNES	06/28/19	\$185,000	WD	WARRANTY DEED	\$185,000	\$72,150	39.00	\$144,308	\$42,041	\$142,959	\$59,805	2.390	1,032	\$138.53	YB2
22-23-26-132-008	30598 LAMAR	10/23/18	\$180,000	WD	WARRANTY DEED	\$180,000	\$85,300	47.39	\$170,603	\$44,891	\$135,109	\$73,516	1.838	1,665	\$81.15	YB2
22-23-26-178-006	23400 HAYNES	12/27/18	\$182,500	WD	WARRANTY DEED	\$182,500	\$86,840	47.58	\$173,670	\$34,096	\$148,404	\$81,622	1.818	1,410	\$105.25	YB2
22-23-26-178-017	23351 SPRINGBROOK	08/26/19	\$174,900	WD	WARRANTY DEED	\$174,900	\$69,430	39.70	\$138,868	\$42,910	\$131,990	\$56,116	2.352	844	\$156.39	YB2
Totals:			\$1,492,400			\$1,492,400	\$745,100		\$1,490,223		\$1,139,850	\$665,306			\$101.85	
								Sale. Ratio =>	49.93			E.C.F. =>	1.713	Std. Deviation=>		0.5087089
								Std. Dev. =>	14.22			Ave. E.C.F. =>	1.758	Ave. Variance=>		34.7066

2021 ECF 1.710

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
22-23-26-201-007	24163 DUNCAN	11/22/19	\$219,500	PTA	PROPERTY TRANSFER	\$219,500	\$109,450	49.86	\$218,907	\$36,580	\$182,920	\$126,616	1.445	2,113	\$86.57	YC1
22-23-26-201-012	24119 DUNCAN	06/08/18	\$175,000	WD	WARRANTY DEED	\$175,000	\$87,460	49.98	\$174,927	\$35,176	\$139,824	\$97,049	1.441	1,330	\$105.13	YC1
22-23-26-204-015	23862 BARFIELD	12/20/18	\$176,000	CD	COVENANT DEED	\$176,000	\$87,350	49.63	\$174,704	\$36,110	\$139,890	\$96,246	1.453	1,666	\$83.97	YC1
Totals:			\$570,500			\$570,500	\$284,260		\$568,538		\$462,634	\$319,911			\$91.89	
							Sale. Ratio =>	49.83				E.C.F. =>	1.446		Std. Deviation=>	0.00650904
							Std. Dev. =>	0.18				Ave. E.C.F. =>	1.446		Ave. Variance=>	0.4777

2021 ECF 1.440

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	
22-23-26-201-032	30330 LAMAR	08/09/19	\$187,500	WD	WARRANTY DEED	\$187,500	\$93,880	50.07	\$187,753	\$31,441	\$156,059	\$84,493	1.847	1,326	\$117.69	YD1	
22-23-26-251-025	30328 FINK	09/30/19	\$205,000	WD	WARRANTY DEED	\$205,000	\$100,430	48.99	\$200,868	\$32,801	\$172,199	\$90,847	1.895	1,515	\$113.66	YD1	
22-23-26-252-014	23412 N STOCKTON	05/29/19	\$235,000	WD	WARRANTY DEED	\$235,000	\$120,890	51.44	\$241,787	\$30,798	\$204,202	\$114,048	1.790	1,690	\$120.83	YD1	
22-23-26-252-022	23455 LARKSHIRE	10/04/19	\$216,000	WD	WARRANTY DEED	\$216,000	\$112,430	52.05	\$224,868	\$32,065	\$183,935	\$104,218	1.765	1,512	\$121.65	YD1	
22-23-26-253-001	30049 STOCKTON	06/27/19	\$208,000	WD	WARRANTY DEED	\$208,000	\$89,650	43.10	\$179,297	\$31,774	\$176,226	\$79,742	2.210	1,050	\$167.83	YD1	
22-23-26-253-007	23642 LARKSHIRE	08/22/18	\$203,000	WD	WARRANTY DEED	\$203,000	\$98,010	48.28	\$196,026	\$40,247	\$162,753	\$84,205	1.933	1,326	\$122.74	YD1	
22-23-26-253-008	23496 LARKSHIRE	08/06/18	\$202,000	WD	WARRANTY DEED	\$202,000	\$94,000	46.53	\$188,008	\$31,152	\$170,848	\$84,787	2.015	1,050	\$162.71	YD1	
22-23-26-253-020	23372 LARKSHIRE	12/05/19	\$183,000	WD	WARRANTY DEED	\$183,000	\$101,210	55.31	\$202,416	\$36,969	\$146,031	\$89,431	1.633	1,515	\$96.39	YD1	
22-23-26-253-034	23425 BARFIELD	07/15/19	\$219,900	WD	WARRANTY DEED	\$219,900	\$94,030	42.76	\$188,054	\$32,275	\$187,625	\$84,205	2.228	1,326	\$141.50	YD1	
22-23-26-253-036	23377 BARFIELD	06/11/18	\$187,500	WD	WARRANTY DEED	\$187,500	\$96,050	51.23	\$192,100	\$30,346	\$157,154	\$87,435	1.797	1,250	\$125.72	YD1	
22-23-26-253-040	30224 FINK	07/27/18	\$211,000	WD	WARRANTY DEED	\$211,000	\$95,260	45.15	\$190,528	\$30,745	\$180,255	\$86,369	2.087	1,326	\$135.94	YD1	
22-23-26-253-049	30032 FINK	09/20/18	\$205,000	WD	WARRANTY DEED	\$205,000	\$105,860	51.64	\$211,728	\$32,010	\$172,990	\$97,145	1.781	1,358	\$127.39	YD1	
22-23-26-254-002	23724 BARFIELD	04/12/19	\$213,000	WD	WARRANTY DEED	\$213,000	\$87,920	41.28	\$175,847	\$32,054	\$180,946	\$77,726	2.328	1,050	\$172.33	YD1	
22-23-26-254-007	23630 BARFIELD	03/02/20	\$190,000	WD	WARRANTY DEED	\$190,000	\$85,260	44.87	\$170,524	\$30,879	\$159,121	\$75,484	2.108	1,215	\$130.96	YD1	
22-23-26-254-009	23488 BARFIELD	01/07/20	\$180,000	WD	WARRANTY DEED	\$180,000	\$96,030	53.35	\$192,062	\$30,851	\$149,149	\$87,141	1.712	1,215	\$122.76	YD1	
22-23-26-329-026	23257 TUCK	11/09/18	\$169,900	WD	WARRANTY DEED	\$169,900	\$85,650	50.41	\$171,292	\$30,032	\$139,868	\$76,357	1.832	1,215	\$115.12	YD1	
22-23-26-401-016	23122 TUCK	02/25/19	\$165,000	WD	WARRANTY DEED	\$165,000	\$85,120	51.59	\$170,246	\$30,601	\$134,399	\$75,484	1.781	1,215	\$110.62	YD1	
22-23-26-401-018	23074 TUCK	10/29/18	\$160,000	WD	WARRANTY DEED	\$160,000	\$94,530	59.08	\$189,051	\$30,032	\$129,968	\$85,956	1.512	1,515	\$85.79	YD1	
22-23-26-401-036	30211 S STOCKTON	09/06/19	\$254,900	WD	WARRANTY DEED	\$254,900	\$156,870	61.54	\$313,749	\$33,944	\$220,956	\$151,246	1.461	2,268	\$97.42	YD1	
22-23-26-401-042	30163 S STOCKTON	08/09/18	\$195,000	WD	WARRANTY DEED	\$195,000	\$89,520	45.91	\$179,048	\$32,682	\$162,318	\$79,117	2.052	1,050	\$154.59	YD1	
22-23-26-401-048	30115 S STOCKTON	08/30/18	\$180,000	WD	WARRANTY DEED	\$180,000	\$91,670	50.93	\$183,347	\$32,801	\$147,199	\$81,376	1.809	1,050	\$140.19	YD1	
22-23-26-402-010	30222 S STOCKTON	11/16/18	\$225,000	WD	WARRANTY DEED	\$225,000	\$91,450	40.64	\$182,909	\$30,745	\$194,255	\$82,251	2.362	1,326	\$146.50	YD1	
22-23-26-402-012	30206 S STOCKTON	06/13/19	\$220,000	WD	WARRANTY DEED	\$220,000	\$105,280	47.85	\$210,567	\$33,770	\$186,230	\$95,566	1.949	1,358	\$137.14	YD1	
22-23-26-402-034	22929 ASHLEY	07/12/19	\$190,000	WD	WARRANTY DEED	\$190,000	\$89,780	47.25	\$179,561	\$30,745	\$159,255	\$80,441	1.980	1,050	\$151.67	YD1	
22-23-26-403-001	30145 FINK	03/31/20	\$177,500	WD	WARRANTY DEED	\$177,500	\$85,110	47.95	\$170,229	\$31,386	\$146,114	\$75,050	1.947	1,215	\$120.26	YD1	
22-23-26-403-008	23152 ASHLEY	09/07/18	\$164,900	WD	WARRANTY DEED	\$164,900	\$87,770	53.23	\$175,537	\$31,157	\$133,743	\$78,043	1.714	1,215	\$110.08	YD1	
22-23-26-403-024	23203 MONTCLAIR	09/21/18	\$200,000	WD	WARRANTY DEED	\$200,000	\$101,650	50.83	\$203,298	\$33,980	\$166,020	\$91,523	1.814	1,274	\$130.31	YD1	
22-23-26-403-030	23027 MONTCLAIR	08/27/18	\$225,000	WD	WARRANTY DEED	\$225,000	\$121,830	54.15	\$243,663	\$34,113	\$190,887	\$113,270	1.685	2,000	\$95.44	YD1	
22-23-26-404-014	22814 MONTCLAIR	12/17/18	\$164,900	WD	WARRANTY DEED	\$164,900	\$82,030	49.75	\$164,059	\$31,875	\$133,025	\$71,451	1.862	1,050	\$126.69	YD1	
22-23-26-404-022	23009 GLENMOOR HEIGHTS	04/07/18	\$190,000	WD	WARRANTY DEED	\$190,000	\$91,020	47.91	\$182,042	\$30,779	\$159,221	\$81,764	1.947	1,258	\$126.57	YD1	
22-23-26-404-025	22931 GLENMOOR HEIGHTS	09/06/18	\$185,000	WD	WARRANTY DEED	\$185,000	\$95,300	51.51	\$190,598	\$30,695	\$154,305	\$86,434	1.785	1,310	\$117.79	YD1	
22-23-26-404-027	22907 GLENMOOR HEIGHTS	01/29/20	\$199,000	WD	WARRANTY DEED	\$199,000	\$92,850	46.66	\$185,693	\$30,049	\$168,951	\$84,132	2.008	1,310	\$128.97	YD1	
22-23-26-404-037	29926 S STOCKTON	07/31/18	\$122,000	WD	WARRANTY DEED	\$122,000	\$80,430	65.93	\$160,864	\$30,032	\$91,968	\$70,720	1.300	1,028	\$89.46	YD1	
22-23-26-405-014	23062 GLENMOOR HEIGHTS	06/29/18	\$153,000	WD	WARRANTY DEED	\$153,000	\$86,650	56.63	\$173,309	\$30,944	\$122,056	\$76,954	1.586	1,226	\$99.56	YD1	
22-23-26-405-017	23026 GLENMOOR HEIGHTS	03/08/19	\$161,000	WD	WARRANTY DEED	\$161,000	\$91,460	56.81	\$182,925	\$31,876	\$129,124	\$81,648	1.581	1,050	\$122.98	YD1	
22-23-26-451-011	22641 GLENMOOR HEIGHTS	09/12/19	\$210,000	WD	WARRANTY DEED	\$210,000	\$98,960	47.12	\$197,924	\$34,319	\$175,681	\$88,435	1.987	1,515	\$115.96	YD1	
22-23-26-451-022	30044 ASTOR	06/12/19	\$216,000	WD	WARRANTY DEED	\$216,000	\$108,370	50.17	\$216,736	\$29,692	\$186,308	\$101,105	1.843	1,476	\$126.22	YD1	
22-23-26-453-001	22953 TUCK	09/30/19	\$200,100	WD	WARRANTY DEED	\$200,100	\$99,460	49.71	\$198,927	\$32,299	\$167,801	\$90,069	1.863	1,515	\$110.76	YD1	
22-23-26-453-002	22947 TUCK	05/22/18	\$180,000	WD	WARRANTY DEED	\$180,000	\$87,360	48.53	\$174,714	\$35,069	\$144,931	\$75,484	1.920	1,215	\$119.28	YD1	
22-23-26-453-007	22535 ASHLEY	07/20/18	\$190,000	WD	WARRANTY DEED	\$190,000	\$87,000	45.79	\$174,008	\$30,032	\$159,968	\$77,825	2.055	1,215	\$131.66	YD1	
22-23-26-454-009	30211 ASTOR	06/10/19	\$195,000	WD	WARRANTY DEED	\$195,000	\$104,320	53.50	\$208,644	\$32,295	\$162,705	\$95,324	1.707	1,515	\$107.40	YD1	
22-23-26-454-014	30029 ASTOR	06/17/19	\$163,500	WD	WARRANTY DEED	\$163,500	\$89,200	54.56	\$178,396	\$30,823	\$132,677	\$79,769	1.663	1,215	\$109.20	YD1	
22-23-26-454-017	30272 SHIAWASSEE	02/27/19	\$225,000	WD	WARRANTY DEED	\$225,000	\$120,400	53.51	\$240,797	\$34,622	\$190,378	\$111,446	1.708	1,827	\$104.20	YD1	
22-23-26-454-023	30090 SHIAWASSEE	08/27/19	\$193,000	WD	WARRANTY DEED	\$193,000	\$89,840	46.55	\$179,673	\$32,443	\$160,557	\$79,584	2.017	1,152	\$139.37	YD1	
22-23-26-454-026	30054 SHIAWASSEE	08/12/19	\$168,300	WD	WARRANTY DEED	\$168,300	\$81,130	48.21	\$162,258	\$30,780	\$137,520	\$71,069	1.935	1,215	\$113.19	YD1	
22-23-26-456-008	22426 TUCK	06/03/19	\$189,000	WD	WARRANTY DEED	\$189,000	\$93,080	49.25	\$186,168	\$32,143	\$156,857	\$83,257	1.884	1,050	\$149.39	YD1	
22-23-26-456-029	29845 SHIAWASSEE	11/07/18	\$187,000	WD	WARRANTY DEED	\$187,000	\$93,590	50.05	\$187,189	\$30,825	\$156,175	\$84,521	1.848	1,326	\$117.78	YD1	
Totals:			\$9,064,900			\$9,064,900	\$4,529,590		\$9,059,287		\$7,560,913	\$4,083,946			\$124.08		
								Sale. Ratio =>	49.97					E.C.F. =>	1.851	Std. Deviation=>	0.21141574
								Std. Dev. =>	4.91					Ave. E.C.F. =>	1.862	Ave. Variance=>	15.9175

2021 ECF 1.850

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-26-226-021	24025 MIDDLEBELT	05/22/18	\$247,000	WD	WARRANTY DEED	\$247,000	\$78,050	31.60	\$156,098	\$33,366	\$213,634	\$87,666	2.437	1,714	\$124.64	YE1	
22-23-26-227-018	23863 MIDDLEBELT	05/08/18	\$150,000	WD	WARRANTY DEED	\$150,000	\$75,120	50.08	\$150,247	\$38,757	\$111,243	\$79,636	1.397	1,765	\$63.03	YE1	
22-23-26-276-008	29774 LINDEN	02/14/20	\$180,000	WD	WARRANTY DEED	\$180,000	\$141,020	78.34	\$282,037	\$64,018	\$115,982	\$155,728	0.745	2,609	\$44.45	YE1	
22-23-26-277-007	29705 LINDEN	02/21/20	\$282,500	WD	WARRANTY DEED	\$282,500	\$107,500	38.05	\$215,007	\$41,817	\$240,683	\$123,707	1.946	2,134	\$112.78	YE1	
Totals:			\$859,500			\$859,500	\$401,690		\$803,389		\$681,542	\$446,736			\$86.23		
								Sale. Ratio =>	46.74					E.C.F. =>	1.526	Std. Deviation=>	0.72770571
								Std. Dev. =>	20.69					Ave. E.C.F. =>	1.631	Ave. Variance=>	56.0208

2021 ECF 1.400
High Std Dev

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-26-226-023	29496 MORAN	06/21/18	\$325,000	WD	WARRANTY DEED	\$325,000	\$162,440	49.98	\$324,876	\$37,506	\$287,494	\$239,475	1.201	2,704	\$106.32	YE2
Totals:			\$325,000			\$325,000	\$162,440		\$324,876		\$287,494	\$239,475			\$106.32	
								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

2021 ECF 1.200

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
22-23-26-326-046	23257 CORA	02/05/20	\$199,900	WD	WARRANTY DEED	\$199,900	\$97,660	48.85	\$195,312	\$34,312	\$165,588	\$92,529	1.790	1,240	\$133.54	YF1
22-23-26-326-048	23217 CORA	07/19/19	\$175,000	WD	WARRANTY DEED	\$175,000	\$99,220	56.70	\$198,442	\$32,886	\$142,114	\$95,147	1.494	1,220	\$116.49	YF1
22-23-26-327-023	23028 CORA	02/21/20	\$175,000	WD	WARRANTY DEED	\$175,000	\$82,200	46.97	\$164,400	\$32,652	\$142,348	\$75,717	1.880	1,000	\$142.35	YF1
22-23-26-327-032	23181 HAYNES	09/27/18	\$198,000	WD	WARRANTY DEED	\$198,000	\$91,320	46.12	\$182,640	\$33,499	\$164,501	\$85,713	1.919	1,050	\$156.67	YF1
22-23-26-327-033	23169 HAYNES	10/03/19	\$213,000	WD	WARRANTY DEED	\$213,000	\$97,860	45.94	\$195,720	\$33,924	\$179,076	\$92,986	1.926	1,305	\$137.22	YF1
22-23-26-327-035	23145 HAYNES	01/29/19	\$165,000	WD	WARRANTY DEED	\$165,000	\$92,600	56.12	\$185,208	\$33,543	\$131,457	\$87,164	1.508	1,000	\$131.46	YF1
22-23-26-327-046	23025 HAYNES	06/21/19	\$227,500	WD	WARRANTY DEED	\$227,500	\$109,340	48.06	\$218,686	\$32,085	\$195,415	\$107,242	1.822	1,648	\$118.58	YF1
22-23-26-327-063	23088 CORA	12/24/19	\$199,000	WD	WARRANTY DEED	\$199,000	\$96,360	48.42	\$192,716	\$33,499	\$165,501	\$91,504	1.809	1,180	\$140.26	YF1
22-23-26-328-071	23265 SPRINGBROOK	07/12/19	\$168,000	LC	LAND CONTRACT	\$168,000	\$96,240	57.29	\$192,470	\$37,854	\$130,146	\$88,860	1.465	1,025	\$126.97	YF1
22-23-26-329-016	23058 SPRINGBROOK	02/03/20	\$140,000	WD	WARRANTY DEED	\$140,000	\$65,460	46.76	\$130,913	\$34,049	\$105,951	\$55,669	1.903	946	\$112.00	YF1
22-23-26-329-020	23042 SPRINGBROOK	02/19/19	\$140,000	WD	WARRANTY DEED	\$140,000	\$63,380	45.27	\$126,754	\$28,143	\$111,857	\$56,673	1.974	1,248	\$89.63	YF1
22-23-26-329-021	23026 SPRINGBROOK	12/14/18	\$155,000	WD	WARRANTY DEED	\$155,000	\$74,670	48.17	\$170,183	\$31,728	\$123,272	\$79,572	1.549	1,441	\$85.55	YF1
Totals:			\$2,155,400			\$2,155,400	\$1,066,310		\$2,153,444		\$1,757,226	\$1,008,776			\$124.22	
								Sale. Ratio =>	49.47				E.C.F. =>	1.742	Std. Deviation=>	0.19213147
								Std. Dev. =>	4.45				Ave. E.C.F. =>	1.753	Ave. Variance=>	16.6180

2021 ECF 1.740

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
22-23-26-427-048	23109 COLGATE	12/19/19	\$117,000	WD	WARRANTY DEED	\$117,000	\$63,030	53.87	\$126,060	\$28,863	\$88,137	\$58,907	1.496	864	\$102.01	YH1
22-23-26-428-014	23090 COLGATE	01/14/19	\$150,000	WD	WARRANTY DEED	\$150,000	\$85,040	56.69	\$170,074	\$26,920	\$123,080	\$86,760	1.419	1,125	\$109.40	YH1
22-23-26-428-059	23130 COLGATE	05/16/19	\$140,000	WD	WARRANTY DEED	\$140,000	\$79,680	56.91	\$159,351	\$35,594	\$104,406	\$75,004	1.392	1,428	\$73.11	YH1
22-23-26-428-060	23030 COLGATE	04/23/18	\$210,000	WD	WARRANTY DEED	\$210,000	\$88,150	41.98	\$176,296	\$36,094	\$173,906	\$84,971	2.047	1,716	\$101.34	YH1
22-23-26-429-051	23160 ALBION	05/09/18	\$120,000	WD	WARRANTY DEED	\$120,000	\$73,730	61.44	\$147,456	\$29,232	\$90,768	\$71,651	1.267	864	\$105.06	YH1
22-23-26-429-055	23050 ALBION	06/21/19	\$105,000	WD	WARRANTY DEED	\$105,000	\$65,140	62.04	\$130,285	\$25,409	\$79,591	\$63,561	1.252	864	\$92.12	YH1
22-23-26-429-056	23020 ALBION	02/11/19	\$114,900	WD	WARRANTY DEED	\$114,900	\$56,580	49.24	\$113,152	\$23,638	\$91,262	\$54,251	1.682	996	\$91.63	YH1
22-23-26-429-057	23010 ALBION	09/24/18	\$128,000	WD	WARRANTY DEED	\$128,000	\$59,410	46.41	\$118,816	\$24,147	\$103,853	\$57,375	1.810	892	\$116.43	YH1
22-23-26-429-059	23227 TULANE	06/28/19	\$157,500	WD	WARRANTY DEED	\$157,500	\$77,540	49.23	\$155,083	\$28,997	\$128,503	\$76,416	1.682	1,104	\$116.40	YH1
22-23-26-430-008	23130 TULANE	07/09/19	\$150,000	WD	WARRANTY DEED	\$150,000	\$61,240	40.83	\$122,484	\$28,213	\$121,787	\$57,134	2.132	1,080	\$112.77	YH1
22-23-26-430-013	23050 TULANE	10/29/18	\$100,000	WD	WARRANTY DEED	\$100,000	\$40,440	40.44	\$80,872	\$23,242	\$76,758	\$34,927	2.198	720	\$106.61	YH1
22-23-26-430-041	23020 TULANE	05/18/18	\$157,500	WD	WARRANTY DEED	\$157,500	\$77,390	49.14	\$154,777	\$28,552	\$128,948	\$76,500	1.686	1,170	\$110.21	YH1
22-23-26-430-046	23150 TULANE	06/26/19	\$143,000	WD	WARRANTY DEED	\$143,000	\$80,980	56.63	\$161,951	\$27,785	\$115,215	\$81,313	1.417	1,014	\$113.62	YH1
22-23-26-477-048	22851 COLGATE	07/29/19	\$100,000	WD	WARRANTY DEED	\$100,000	\$65,550	65.55	\$131,108	\$25,566	\$74,434	\$63,965	1.164	1,578	\$47.17	YH1
22-23-26-477-051	22715 COLGATE	09/23/19	\$185,000	WD	WARRANTY DEED	\$185,000	\$80,290	43.40	\$160,571	\$33,756	\$151,244	\$76,858	1.968	1,545	\$97.89	YH1
22-23-26-478-014	22640 COLGATE	05/03/19	\$120,000	WD	WARRANTY DEED	\$120,000	\$62,660	52.22	\$125,327	\$29,508	\$90,492	\$58,072	1.558	1,278	\$70.81	YH1
22-23-26-478-017	22614 COLGATE	08/10/18	\$137,500	WD	WARRANTY DEED	\$137,500	\$54,890	39.92	\$109,779	\$30,285	\$107,215	\$48,178	2.225	906	\$118.34	YH1
22-23-26-478-021	22801 ALBION	02/13/20	\$192,000	WD	WARRANTY DEED	\$192,000	\$63,350	32.99	\$126,704	\$29,636	\$162,364	\$58,829	2.760	1,188	\$136.67	YH1
22-23-26-478-029	22705 ALBION	03/29/19	\$170,000	WD	WARRANTY DEED	\$170,000	\$64,110	37.71	\$128,221	\$31,224	\$138,776	\$58,786	2.361	1,236	\$112.28	YH1
22-23-26-479-013	22710 ALBION	12/31/18	\$157,000	WD	WARRANTY DEED	\$157,000	\$68,840	43.85	\$137,683	\$26,044	\$130,956	\$67,660	1.936	1,312	\$99.81	YH1
22-23-26-479-025	22801 TULANE	09/04/18	\$101,000	WD	WARRANTY DEED	\$101,000	\$61,880	61.27	\$123,752	\$15,345	\$85,655	\$65,701	1.304	1,499	\$57.14	YH1
22-23-26-479-042	22619 TULANE	04/13/18	\$113,500	WD	WARRANTY DEED	\$113,500	\$56,610	49.88	\$113,217	\$27,471	\$86,029	\$51,967	1.655	871	\$98.77	YH1
22-23-26-484-023	22591 ALBION	07/15/19	\$85,000	WD	WARRANTY DEED	\$85,000	\$44,810	52.72	\$89,629	\$28,213	\$56,787	\$37,222	1.526	696	\$81.59	YH1
22-23-26-484-027	22541 ALBION	01/15/19	\$263,000	WD	WARRANTY DEED	\$263,000	\$142,770	54.29	\$285,533	\$29,374	\$233,626	\$155,248	1.505	1,447	\$161.46	YH1
22-23-26-484-028	22535 ALBION	06/18/19	\$263,000	WD	WARRANTY DEED	\$263,000	\$137,270	52.19	\$274,533	\$29,374	\$233,626	\$148,581	1.572	1,447	\$161.46	YH1
22-23-26-485-002	22582 ALBION	10/19/18	\$190,000	WD	WARRANTY DEED	\$190,000	\$111,560	58.72	\$223,118	\$27,725	\$162,275	\$118,420	1.370	2,184	\$74.30	YH1
22-23-26-485-025	22571 TULANE	12/14/18	\$80,000	WD	WARRANTY DEED	\$80,000	\$48,210	60.26	\$96,421	\$25,022	\$54,978	\$43,272	1.271	775	\$70.94	YH1
22-23-26-486-001	22580 TULANE	05/23/19	\$155,000	WD	WARRANTY DEED	\$155,000	\$79,980	51.60	\$159,953	\$28,296	\$126,704	\$79,792	1.588	1,486	\$85.27	YH1
22-23-26-486-004	22480 TULANE	03/15/19	\$118,000	WD	WARRANTY DEED	\$118,000	\$52,650	44.62	\$105,295	\$25,483	\$92,517	\$48,371	1.913	1,056	\$87.61	YH1
Totals:			\$4,222,900			\$4,222,900	\$2,103,780		\$4,207,501		\$3,413,892	\$2,059,693			\$100.42	
								Sale. Ratio =>	49.82			E.C.F. =>	1.657	Std. Deviation=>		0.3834
								Std. Dev. =>	8.27			Ave. E.C.F. =>	1.695	Ave. Variance=>		30.3359

2021 ECF 1.650

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	
22-23-26-426-007	23149 PURDUE	09/06/18	\$205,000	WD	WARRANTY DEED	\$205,000	\$92,080	44.92	\$184,161	\$27,518	\$177,482	\$100,412	1.768	1,610	\$110.24	YH3	
22-23-26-427-008	23134 PURDUE	07/11/19	\$187,775	WD	WARRANTY DEED	\$187,775	\$82,790	44.09	\$165,581	\$26,786	\$160,989	\$88,971	1.809	1,326	\$121.41	YH3	
22-23-26-484-002	22580 COLGATE	11/21/18	\$140,000	WD	WARRANTY DEED	\$140,000	\$91,230	65.16	\$182,454	\$32,058	\$107,942	\$96,408	1.120	1,254	\$86.08	YH3	
Totals:						\$532,775	\$266,100		\$532,196		\$446,413	\$285,791			\$105.91		
								Sale. Ratio =>	49.95				E.C.F. =>	1.562	Std. Deviation=>		0.38673031
								Std. Dev. =>	11.94				Ave. E.C.F. =>	1.566	Ave. Variance=>		29.7268

2021 ECF 1.560

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
22-23-28-326-038	34437 BEECHWOOD	12/16/19	\$320,000	WD	WARRANTY DEED	\$320,000	\$159,140	49.73	\$318,279	\$47,976	\$272,024	\$223,391	1.218	2,452	\$110.94	ZA1
Totals:			\$320,000			\$320,000	\$159,140		\$318,279		\$272,024	\$223,391			\$110.94	
								Sale. Ratio =>	49.73			E.C.F. =>	1.218		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.218		Ave. Variance=>	0.0000

2021 ECF 1.210

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
22-23-04-476-029	29725 FARMINGTON	12/05/18	\$150,000	WD	WARRANTY DEED	\$150,000	\$74,630	49.75	\$149,260	\$46,987	\$103,013	\$66,845	1.541	1,531	\$67.28	0A1
Totals:			\$150,000			\$150,000	\$74,630		\$149,260		\$103,013	\$66,845			\$67.28	
							Sale. Ratio =>	49.75					E.C.F. =>	1.541	Std. Deviation=>	#DIV/0!
							Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	1.541	Ave. Variance=>	0.0000
													2021 ECF	1.530		

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
22-23-08-351-028	36856 TWELVE MILE	07/30/19	\$260,000	WD	WARRANTY DEED	\$260,000	\$101,440	39.02	\$202,876	\$45,996	\$214,004	\$95,079	2.251	1,718	\$124.57	0B1
22-23-11-476-007	28075 DAVID	03/26/19	\$67,000	WD	WARRANTY DEED	\$67,000	\$43,400	64.78	\$86,796	\$25,913	\$41,087	\$36,899	1.114	704	\$58.36	0B1
Totals:			\$327,000			\$327,000	\$144,840		\$289,672		\$255,091	\$131,978			\$91.46	
								Sale. Ratio =>	44.29			E.C.F. =>	1.933	Std. Deviation=>		0.80419366
								Std. Dev. =>	18.22			Ave. E.C.F. =>	1.682	Ave. Variance=>		56.8651

2021 ECF 1.650
Std Dev and late 2020 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
22-23-22-353-013	24290 FARMINGTON	06/29/18	\$250,000	WD	WARRANTY DEED	\$250,000	\$119,050	47.62	\$238,102	\$72,300	\$177,700	\$131,589	1.350	1,584	\$112.18	0C1
22-23-25-126-037	28751 TEN MILE	03/31/20	\$158,000	PTA	LAND CONTRACT	\$158,000	\$82,820	52.42	\$165,632	\$59,476	\$98,524	\$84,251	1.169	1,623	\$60.70	0C1
Totals:			\$408,000			\$408,000	\$201,870		\$403,734		\$276,224	\$215,840			\$86.44	
								Sale. Ratio =>	49.48				E.C.F. =>	1.280	Std. Deviation=>	0.12798964
								Std. Dev. =>	3.39				Ave. E.C.F. =>	1.260	Ave. Variance=>	9.0502

2021 ECF 1.260

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
22-23-04-156-014	35362 NAPLES	03/09/20	\$506,900	WD	WARRANTY DEED	\$506,900	\$251,900	49.69	\$503,790	\$96,385	\$410,515	\$529,097	0.776	3,418	\$120.10	0D1
Totals:			\$506,900			\$506,900	\$251,900		\$503,790		\$410,515	\$529,097			\$120.10	
								Sale. Ratio =>	49.69			E.C.F. =>	0.776		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.776		Ave. Variance=>	0.0000

2021 ECF 0.770

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	
22-23-21-453-015	33638 HILLCREST	01/14/19	\$787,500	WD	WARRANTY DEED	\$787,500	\$333,720	42.38	\$667,440	\$207,491	\$580,009	\$262,828	2.207	4,626	\$125.38	OF1	
22-23-29-453-010	35704 NINE MILE	06/06/19	\$204,000	WD	WARRANTY DEED	\$204,000	\$88,020	43.15	\$176,038	\$48,913	\$155,087	\$72,643	2.135	1,324	\$117.14	OF1	
22-23-33-101-016	34435 NINE MILE	04/30/19	\$235,000	WD	WARRANTY DEED	\$235,000	\$110,470	47.01	\$220,932	\$52,136	\$182,864	\$96,455	1.896	1,744	\$104.85	OF1	
22-23-33-279-048	21515 FARMINGTON	08/22/19	\$211,000	WD	WARRANTY DEED	\$211,000	\$126,790	60.09	\$253,583	\$47,279	\$163,721	\$117,888	1.389	1,690	\$96.88	OF1	
22-23-33-376-082	20865 GILL	12/02/19	\$140,000	LC	LAND CONTRACT	\$140,000	\$74,110	52.94	\$148,211	\$34,746	\$105,254	\$64,837	1.623	1,456	\$72.29	OF1	
22-23-34-177-006	32545 CADILLAC	12/20/18	\$206,000	WD	WARRANTY DEED	\$206,000	\$99,380	48.24	\$198,763	\$43,426	\$162,574	\$88,764	1.832	1,696	\$95.86	OF1	
22-23-34-201-011	32231 NINE MILE	05/06/19	\$200,000	WD	WARRANTY DEED	\$200,000	\$141,880	70.94	\$283,762	\$33,745	\$166,255	\$142,867	1.164	1,964	\$84.65	OF1	
22-23-34-227-003	31395 NINE MILE	10/30/19	\$220,000	MSC	MISCELLANEOUS RECORD	\$220,000	\$83,300	37.86	\$166,599	\$39,038	\$180,962	\$72,892	2.483	1,441	\$125.58	OF1	
22-23-36-201-084	28038 SHIAWASSEE	10/17/18	\$232,000	WD	WARRANTY DEED	\$232,000	\$94,090	40.56	\$188,189	\$47,746	\$184,254	\$80,253	2.296	1,467	\$125.60	OF1	
Totals:			\$2,435,500			\$2,435,500	\$1,151,760		\$2,303,517		\$1,880,980	\$999,427			\$105.36		
								Sale. Ratio =>	47.29					E.C.F. =>	1.882	Std. Deviation=>	0.43725619
								Std. Dev. =>	10.59					Ave. E.C.F. =>	1.891	Ave. Variance=>	34.6357

2021 ECF 1.750
Std Dev and 0A1/0B1

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
22-23-17-176-012	36660 HOWARD	12/24/18	\$380,000	WD	WARRANTY DEED	\$380,000	\$181,060	47.65	\$362,129	\$66,689	\$313,311	\$324,659	0.965	3,562	\$87.96	0Q1
22-23-17-176-012	36660 HOWARD	10/29/19	\$392,000	WD	WARRANTY DEED	\$392,000	\$181,060	46.19	\$362,129	\$66,689	\$325,311	\$324,659	1.002	3,562	\$91.33	0Q1
22-23-17-276-023	36500 HOWARD	03/15/19	\$603,000	WD	WARRANTY DEED	\$603,000	\$370,480	61.44	\$740,969	\$108,447	\$494,553	\$695,079	0.712	3,918	\$126.23	0Q1
22-23-17-427-017	26900 DRAKE	02/07/20	\$547,000	WD	WARRANTY DEED	\$547,000	\$264,570	48.37	\$529,132	\$64,879	\$482,121	\$510,168	0.945	3,510	\$137.36	0Q1
Totals:			\$1,922,000			\$1,922,000	\$997,170		\$1,994,359		\$1,615,296	\$1,854,566			\$110.72	
								Sale. Ratio =>	51.88			E.C.F. =>	0.871	Std. Deviation=>		0.13172503
								Std. Dev. =>	7.08			Ave. E.C.F. =>	0.906	Ave. Variance=>		9.7195

2021 ECF 0.910
1 outlier and late 20 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	
22-23-29-451-004	22733 WALSINGHAM	05/17/19	\$375,000	MSC	MISCELLANEOUS RECORD	\$375,000	\$177,770	47.41	\$355,534	\$75,289	\$299,711	\$283,076	1.059	3,265	\$91.80	1A1	
22-23-29-453-004	22496 HEATHERSETT CRESCENT	08/14/18	\$385,000	WD	WARRANTY DEED	\$385,000	\$202,890	52.70	\$405,774	\$84,841	\$300,159	\$324,175	0.926	3,142	\$95.53	1A1	
22-23-29-453-013	36051 CASTLEMEADOW	06/25/19	\$295,000	WD	WARRANTY DEED	\$295,000	\$163,230	55.33	\$326,466	\$84,731	\$210,269	\$244,177	0.861	1,952	\$107.72	1A1	
22-23-29-453-023	35671 CASTLEMEADOW	07/18/19	\$350,000	WD	WARRANTY DEED	\$350,000	\$157,640	45.04	\$315,287	\$76,299	\$273,701	\$241,402	1.134	3,148	\$86.94	1A1	
22-23-29-476-031	35451 VALLEY CREEK	09/10/19	\$389,000	WD	WARRANTY DEED	\$389,000	\$195,160	50.17	\$390,329	\$90,885	\$298,115	\$302,469	0.986	2,364	\$126.11	1A1	
Totals:			\$1,794,000			\$1,794,000	\$896,690		\$1,793,390		\$1,381,955	\$1,395,298			\$101.62		
								Sale. Ratio =>	49.98			E.C.F. =>	0.990			Std. Deviation=>	0.10734572
								Std. Dev. =>	4.09			Ave. E.C.F. =>	0.993			Ave. Variance=>	8.2590

2021 ECF 0.990

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
22-23-29-326-006	22880 LISA	01/16/19	\$310,000	WD	WARRANTY DEED	\$310,000	\$171,500	55.32	\$342,990	\$63,801	\$246,199	\$226,983	1.085	3,026	\$81.36	1C1
22-23-29-326-022	36540 ECHO	06/26/19	\$220,000	WD	WARRANTY DEED	\$220,000	\$152,550	69.34	\$305,090	\$64,817	\$155,183	\$195,344	0.794	1,983	\$78.26	1C1
22-23-29-351-002	37350 TINA	08/08/19	\$305,000	WD	WARRANTY DEED	\$305,000	\$148,510	48.69	\$297,028	\$63,007	\$241,993	\$190,261	1.272	2,675	\$90.46	1C1
22-23-29-351-003	37300 TINA	10/18/19	\$334,000	WD	WARRANTY DEED	\$334,000	\$166,290	49.79	\$332,575	\$63,429	\$270,571	\$218,818	1.237	2,762	\$97.96	1C1
22-23-29-352-004	22631 CAMILLE	02/06/19	\$341,500	WD	WARRANTY DEED	\$341,500	\$135,140	39.57	\$270,286	\$62,332	\$279,168	\$169,068	1.651	2,248	\$124.19	1C1
22-23-29-352-008	22660 CAMILLE	05/21/19	\$439,000	WD	WARRANTY DEED	\$439,000	\$189,110	43.08	\$378,225	\$62,874	\$376,126	\$256,383	1.467	2,786	\$135.01	1C1
22-23-29-352-009	22690 CAMILLE	11/24/18	\$278,000	WD	WARRANTY DEED	\$278,000	\$150,690	54.21	\$301,387	\$63,305	\$214,695	\$193,563	1.109	2,436	\$88.13	1C1
22-23-29-352-012	37155 TINA	02/25/19	\$331,000	WD	WARRANTY DEED	\$331,000	\$158,970	48.03	\$317,947	\$63,503	\$267,497	\$206,865	1.293	2,735	\$97.81	1C1
22-23-29-352-021	36982 CARLA	05/25/18	\$425,500	WD	WARRANTY DEED	\$425,500	\$184,830	43.44	\$369,669	\$66,452	\$359,048	\$246,518	1.456	3,133	\$114.60	1C1
22-23-29-352-023	37052 CARLA	05/03/18	\$354,000	WD	WARRANTY DEED	\$354,000	\$164,380	46.44	\$328,754	\$64,149	\$289,851	\$215,126	1.347	2,859	\$101.38	1C1
22-23-29-377-006	22614 VACRI	05/31/18	\$266,500	WD	WARRANTY DEED	\$266,500	\$149,260	56.01	\$298,525	\$61,816	\$204,684	\$192,446	1.064	2,352	\$87.03	1C1
22-23-29-377-024	36600 ALMOND	01/04/19	\$308,000	WD	WARRANTY DEED	\$308,000	\$174,090	56.52	\$348,175	\$67,375	\$240,625	\$228,293	1.054	3,041	\$79.13	1C1
22-23-29-377-040	36634 SANDRA	04/27/18	\$316,500	WD	WARRANTY DEED	\$316,500	\$156,460	49.43	\$312,924	\$63,404	\$253,096	\$202,862	1.248	2,281	\$110.96	1C1
22-23-29-377-045	22814 VACRI	11/30/18	\$279,000	WD	WARRANTY DEED	\$279,000	\$152,790	54.76	\$305,576	\$63,006	\$215,994	\$197,211	1.095	2,622	\$82.38	1C1
22-23-29-378-001	22420 VACRI	02/22/19	\$255,000	WD	WARRANTY DEED	\$255,000	\$122,900	48.20	\$245,791	\$61,816	\$193,184	\$149,573	1.292	1,821	\$106.09	1C1
Totals:			\$4,763,000			\$4,763,000	\$2,377,470		\$4,754,942		\$3,807,914	\$3,089,314			\$98.32	
								Sale. Ratio =>	49.92				E.C.F. =>	1.233	Std. Deviation=>	0.208879
								Std. Dev. =>	7.23				Ave. E.C.F. =>	1.231	Ave. Variance=>	15.7929

2021 ECF 1.230

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
22-23-30-401-030	38264 LANA DR	06/14/18	\$340,000	WD	WARRANTY DEED	\$340,000	\$169,720	49.92	\$339,437	\$70,014	\$269,986	\$244,930	1.102	2,507	\$107.69	2A1
22-23-30-453-027	38361 LANA CT	06/12/19	\$300,000	WD	WARRANTY DEED	\$300,000	\$179,940	59.98	\$359,884	\$71,066	\$228,934	\$262,562	0.872	2,539	\$90.17	2A1
Totals:			\$640,000			\$640,000	\$349,660		\$699,321		\$498,920	\$507,492			\$98.93	
								Sale. Ratio =>	54.63			E.C.F. =>	0.983	Std. Deviation=>		0.16289931
								Std. Dev. =>	7.12			Ave. E.C.F. =>	0.987	Ave. Variance=>		11.5187

2021 ECF 1.100
1C1, 2B1, 2B2 and late 20 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	
22-23-30-402-011	23010 FOX CREEK	12/06/18	\$363,000	WD	WARRANTY DEED	\$363,000	\$177,370	48.86	\$354,740	\$71,888	\$291,112	\$243,838	1.194	2,907	\$100.14	2B1	
22-23-30-404-008	38006 RIVER BEND	09/27/19	\$335,000	WD	WARRANTY DEED	\$335,000	\$169,720	50.66	\$339,439	\$66,507	\$268,493	\$235,286	1.141	2,344	\$114.54	2B1	
22-23-30-404-009	37976 RIVER BEND	12/11/18	\$352,000	CD	BANK SALE	\$352,000	\$184,510	52.42	\$369,029	\$71,074	\$280,926	\$256,858	1.094	3,053	\$92.02	2B1	
22-23-30-428-009	23170 BAYPOINT	09/26/18	\$305,000	WD	WARRANTY DEED	\$305,000	\$174,470	57.20	\$348,933	\$69,367	\$235,633	\$241,005	0.978	2,901	\$81.22	2B1	
22-23-30-429-019	37768 BRADLEY	10/16/19	\$334,000	WD	WARRANTY DEED	\$334,000	\$166,280	49.78	\$332,555	\$71,039	\$262,961	\$225,445	1.166	2,306	\$114.03	2B1	
22-23-30-451-004	37975 RIVER BEND	08/30/18	\$355,000	WD	WARRANTY DEED	\$355,000	\$186,700	52.59	\$373,397	\$74,729	\$280,271	\$257,472	1.089	3,148	\$89.03	2B1	
22-23-30-453-011	38036 BAYWOOD	09/23/19	\$345,000	WD	WARRANTY DEED	\$345,000	\$166,770	48.34	\$333,540	\$70,749	\$274,251	\$226,544	1.211	2,928	\$93.66	2B1	
22-23-30-476-005	37775 RIVER BEND	06/28/18	\$355,000	WD	WARRANTY DEED	\$355,000	\$166,120	46.79	\$332,234	\$71,711	\$283,289	\$224,589	1.261	2,773	\$102.16	2B1	
22-23-30-476-010	37545 RIVER BEND	07/05/18	\$422,500	WD	WARRANTY DEED	\$422,500	\$198,640	47.02	\$397,270	\$80,645	\$341,855	\$272,953	1.252	2,373	\$144.06	2B1	
22-23-30-476-014	37425 RIVER BEND	11/26/18	\$305,000	WD	WARRANTY DEED	\$305,000	\$158,850	52.08	\$317,701	\$74,034	\$230,966	\$210,058	1.100	2,408	\$95.92	2B1	
22-23-30-478-007	22615 SHADOWGLEN	07/25/19	\$292,000	WD	WARRANTY DEED	\$292,000	\$150,500	51.54	\$301,000	\$67,143	\$224,857	\$201,601	1.115	2,547	\$88.28	2B1	
22-23-30-478-011	22535 SHADOWGLEN	09/23/19	\$350,000	WD	WARRANTY DEED	\$350,000	\$157,650	45.04	\$315,306	\$70,247	\$279,753	\$211,258	1.324	2,852	\$98.09	2B1	
22-23-30-478-024	22451 SHADOWGLEN	11/12/19	\$334,900	WD	WARRANTY DEED	\$334,900	\$150,630	44.98	\$301,266	\$65,554	\$269,346	\$203,200	1.326	2,764	\$97.45	2B1	
22-23-30-480-001	22482 SHADOWGLEN	08/14/18	\$282,000	CD	BANK SALE	\$282,000	\$151,530	53.73	\$303,053	\$71,849	\$210,151	\$199,314	1.054	2,808	\$74.84	2B1	
22-23-30-480-002	22464 SHADOWGLEN	11/27/19	\$310,000	WD	WARRANTY DEED	\$310,000	\$150,250	48.47	\$300,507	\$71,790	\$238,210	\$197,170	1.208	2,476	\$96.21	2B1	
Totals:			\$5,040,400			\$5,040,400	\$2,509,990		\$5,019,970		\$3,972,074	\$3,406,590			\$98.78		
								Sale. Ratio =>	49.80			E.C.F. =>	1.166	Std. Deviation=>		0.09938923	
								Std. Dev. =>	3.39			Ave. E.C.F. =>	1.168	Ave. Variance=>		8.0461	

2021 ECF 1.160

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
22-23-30-401-001	38050 ERIC	11/26/19	\$351,000	WD	WARRANTY DEED	\$351,000	\$174,740	49.78	\$349,481	\$70,484	\$280,516	\$276,235	1.015	3,104	\$90.37	2B2
Totals:			\$351,000			\$351,000	\$174,740		\$349,481		\$280,516	\$276,235			\$90.37	
								Sale. Ratio =>	49.78			E.C.F. =>	1.015	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.015	Ave. Variance=>		0.0000

2021 ECF 1.010

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
22-23-31-129-001	38719 WAKEFIELD	09/20/19	\$338,500	WD	WARRANTY DEED	\$338,500	\$180,910	53.44	\$361,810	\$65,469	\$273,031	\$296,341	0.921	2,639	\$103.46	3A1
22-23-31-130-006	21860 PARKWOOD LN	02/06/20	\$310,000	WD	WARRANTY DEED	\$310,000	\$148,210	47.81	\$296,415	\$70,014	\$239,986	\$226,401	1.060	2,378	\$100.92	3A1
22-23-31-130-021	38755 HARVARD	03/31/20	\$400,000	WD	WARRANTY DEED	\$400,000	\$161,170	40.29	\$322,335	\$74,397	\$325,603	\$247,938	1.313	2,712	\$120.06	3A1
22-23-31-177-031	38623 DEERWOOD	11/09/18	\$345,000	WD	WARRANTY DEED	\$345,000	\$171,410	49.68	\$342,812	\$74,328	\$270,672	\$268,484	1.008	3,133	\$86.39	3A1
22-23-31-180-001	21536 PARKWOOD LN	09/04/19	\$350,000	WD	WARRANTY DEED	\$350,000	\$204,090	58.31	\$408,176	\$66,340	\$283,660	\$341,836	0.830	3,070	\$92.40	3A1
Totals:			\$1,743,500			\$1,743,500	\$865,790		\$1,731,548		\$1,392,952	\$1,381,000			\$100.65	
								Sale. Ratio =>	49.66			E.C.F. =>	1.009	Std. Deviation=>		0.18263721
								Std. Dev. =>	6.71			Ave. E.C.F. =>	1.027	Ave. Variance=>		12.8091

2021 ECF 1.000

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
22-23-31-102-005	38801 CORNWALL	08/27/19	\$355,000	WD	WARRANTY DEED	\$355,000	\$163,200	45.97	\$326,405	\$63,241	\$291,759	\$279,962	1.042	2,492	\$117.08	3A2
22-23-31-131-001	21857 PARKWOOD LN	06/14/19	\$315,000	WD	WARRANTY DEED	\$315,000	\$142,790	45.33	\$285,578	\$63,898	\$251,102	\$235,830	1.065	2,204	\$113.93	3A2
22-23-31-151-013	38817 WESTCHESTER	04/17/19	\$290,000	WD	WARRANTY DEED	\$290,000	\$171,970	59.30	\$343,933	\$68,161	\$221,839	\$293,374	0.756	2,660	\$83.40	3A2
Totals:			\$960,000			\$960,000	\$477,960		\$955,916		\$764,700	\$809,166			\$104.80	
								Sale. Ratio =>	49.79				E.C.F. =>	0.945	Std. Deviation=>	0.17201039
								Std. Dev. =>	7.89				Ave. E.C.F. =>	0.954	Ave. Variance=>	13.2127

2021 ECF 0.940

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	
22-23-31-177-020	21441 LUJON DR	11/08/19	\$458,000	WD	WARRANTY DEED	\$458,000	\$182,210	39.78	\$364,419	\$84,600	\$373,400	\$307,493	1.214	3,026	\$123.40	3B1	
22-23-31-251-019	21468 LUJON CT	05/31/18	\$420,000	WD	WARRANTY DEED	\$420,000	\$232,790	55.43	\$465,570	\$94,464	\$325,536	\$407,809	0.798	2,950	\$110.35	3B1	
22-23-31-252-002	21734 BEAUFORD LN	04/17/18	\$405,000	WD	WARRANTY DEED	\$405,000	\$245,890	60.71	\$491,772	\$82,394	\$322,606	\$449,866	0.717	3,273	\$98.57	3B1	
22-23-31-252-007	21624 BEAUFORD LN	04/12/18	\$390,000	WD	WARRANTY DEED	\$390,000	\$169,690	43.51	\$339,388	\$79,741	\$310,259	\$285,326	1.087	2,669	\$116.25	3B1	
Totals:			\$1,673,000			\$1,673,000	\$830,580		\$1,661,149		\$1,331,801	\$1,450,495			\$112.14		
								Sale. Ratio =>	49.65					E.C.F. =>	0.918	Std. Deviation=>	0.23518441
								Std. Dev. =>	9.84					Ave. E.C.F. =>	0.954	Ave. Variance=>	19.6586

2021 ECF 0.910

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	
22-23-31-202-001	22378 INNSBROOK	05/10/19	\$316,000	WD	WARRANTY DEED	\$316,000	\$161,090	50.98	\$322,177	\$59,019	\$256,981	\$179,019	1.435	2,604	\$98.69	3C1	
22-23-31-202-008	38005 W MEADOWHILL	09/06/19	\$350,000	WD	WARRANTY DEED	\$350,000	\$176,000	50.29	\$351,996	\$56,398	\$293,602	\$201,087	1.460	2,648	\$110.88	3C1	
22-23-31-202-013	37941 W MEADOWHILL	01/23/19	\$315,000	WD	WARRANTY DEED	\$315,000	\$168,410	53.46	\$336,826	\$57,192	\$257,808	\$190,227	1.355	2,604	\$99.00	3C1	
22-23-31-203-001	22375 INNSBROOK	09/24/18	\$340,000	WD	WARRANTY DEED	\$340,000	\$164,470	48.37	\$328,939	\$56,001	\$283,999	\$185,672	1.530	2,708	\$104.87	3C1	
22-23-31-203-007	37972 W MEADOWHILL	08/30/19	\$332,000	WD	WARRANTY DEED	\$332,000	\$166,710	50.21	\$333,425	\$54,016	\$277,984	\$190,074	1.463	2,484	\$111.91	3C1	
22-23-31-226-006	22294 INNSBROOK	05/25/18	\$333,000	WD	WARRANTY DEED	\$333,000	\$171,790	51.59	\$343,580	\$60,642	\$272,358	\$192,475	1.415	2,476	\$110.00	3C1	
22-23-31-226-013	22212 INNSBROOK	03/27/20	\$320,000	WD	WARRANTY DEED	\$320,000	\$173,120	54.10	\$346,247	\$57,971	\$262,029	\$196,106	1.336	2,440	\$107.39	3C1	
22-23-31-226-021	37422 E MEADOWHILL	06/22/18	\$325,000	WD	WARRANTY DEED	\$325,000	\$169,120	52.04	\$338,238	\$58,368	\$266,632	\$190,388	1.400	2,466	\$108.12	3C1	
22-23-31-252-013	21560 BEAUFORD CT	01/10/20	\$405,000	WD	WARRANTY DEED	\$405,000	\$188,730	46.60	\$377,468	\$58,368	\$346,632	\$217,075	1.597	2,428	\$142.76	3C1	
22-23-31-276-003	37847 W GREENWOOD	11/22/19	\$319,900	PTA	PROPERTY TRANSFER	\$319,900	\$160,950	50.31	\$321,895	\$59,440	\$260,460	\$178,541	1.459	2,456	\$106.05	3C1	
22-23-31-276-009	37655 E GREENWOOD	03/29/19	\$355,000	WD	WARRANTY DEED	\$355,000	\$157,800	44.45	\$315,592	\$58,368	\$296,632	\$174,982	1.695	2,440	\$121.57	3C1	
22-23-31-276-020	37760 W MEADOWHILL	02/07/19	\$370,000	WD	WARRANTY DEED	\$370,000	\$171,250	46.28	\$342,492	\$55,986	\$314,014	\$194,902	1.611	2,356	\$133.28	3C1	
22-23-31-276-028	37652 E MEADOWHILL	10/12/18	\$380,000	WD	WARRANTY DEED	\$380,000	\$174,850	46.01	\$349,703	\$56,760	\$323,240	\$199,281	1.622	2,324	\$139.09	3C1	
22-23-31-276-033	37542 E MEADOWHILL	05/15/19	\$350,000	WD	WARRANTY DEED	\$350,000	\$183,270	52.36	\$366,531	\$55,748	\$294,252	\$211,417	1.392	2,088	\$140.93	3C1	
22-23-31-278-017	37677 W MEADOWHILL	06/27/19	\$377,000	WD	WARRANTY DEED	\$377,000	\$187,680	49.78	\$375,364	\$55,882	\$321,118	\$217,335	1.478	2,516	\$127.63	3C1	
22-23-31-278-018	37671 W MEADOWHILL	05/04/18	\$360,000	WD	WARRANTY DEED	\$360,000	\$175,250	48.68	\$350,498	\$55,644	\$304,356	\$200,581	1.517	2,387	\$127.51	3C1	
22-23-31-278-022	37635 E MEADOWHILL	11/13/19	\$370,000	WD	WARRANTY DEED	\$370,000	\$180,350	48.74	\$360,693	\$55,986	\$314,014	\$207,284	1.515	2,391	\$131.33	3C1	
22-23-31-278-023	37621 E MEADOWHILL	09/04/18	\$380,000	WD	WARRANTY DEED	\$380,000	\$187,010	49.21	\$374,024	\$57,971	\$322,029	\$215,002	1.498	2,482	\$129.75	3C1	
22-23-31-278-024	37609 W MEADOWHILL	12/27/19	\$350,000	WD	WARRANTY DEED	\$350,000	\$189,150	54.04	\$378,294	\$58,113	\$291,887	\$217,810	1.340	2,593	\$112.57	3C1	
22-23-31-278-025	21604 GLENWILD	05/24/19	\$390,000	WD	WARRANTY DEED	\$390,000	\$206,250	52.88	\$412,495	\$61,247	\$328,753	\$238,944	1.376	2,942	\$111.74	3C1	
22-23-31-278-026	21632 GLENWILD	07/15/19	\$365,000	WD	WARRANTY DEED	\$365,000	\$168,130	46.06	\$336,250	\$56,304	\$308,696	\$190,439	1.621	2,118	\$145.75	3C1	
22-23-31-278-027	21666 GLENWILD	02/15/19	\$350,000	WD	WARRANTY DEED	\$350,000	\$187,450	53.56	\$374,898	\$58,428	\$291,572	\$215,286	1.354	2,635	\$110.65	3C1	
Totals:			\$7,752,900			\$7,752,900	\$3,868,830		\$7,737,625		\$6,489,048	\$4,403,927			\$119.61		
								Sale. Ratio =>	49.90					E.C.F. =>	1.473	Std. Deviation=>	0.10377175
								Std. Dev. =>	2.88					Ave. E.C.F. =>	1.476	Ave. Variance=>	8.4053

2021 ECF 1.470

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	
22-23-31-177-003	38650 NORTHFARM	08/27/19	\$290,000	WD	WARRANTY DEED	\$290,000	\$154,950	53.43	\$309,907	\$62,829	\$227,171	\$193,030	1.177	1,984	\$114.50	3D1	
22-23-31-326-004	38633 NORTHFARM	04/29/19	\$350,000	WD	WARRANTY DEED	\$350,000	\$159,780	45.65	\$319,551	\$61,330	\$288,670	\$201,735	1.431	2,208	\$130.74	3D1	
22-23-31-326-007	38571 NORTHFARM	09/26/18	\$425,000	WD	WARRANTY DEED	\$425,000	\$233,380	54.91	\$466,766	\$60,913	\$364,087	\$317,073	1.148	3,680	\$98.94	3D1	
22-23-31-327-007	21301 WOODHILL	05/15/19	\$380,000	WD	WARRANTY DEED	\$380,000	\$191,940	50.51	\$383,874	\$67,798	\$312,202	\$246,934	1.264	2,458	\$127.01	3D1	
22-23-31-327-012	21261 WOODHILL	06/18/18	\$225,000	WD	WARRANTY DEED	\$225,000	\$140,070	62.25	\$280,135	\$66,732	\$158,268	\$166,721	0.949	2,288	\$69.17	3D1	
22-23-31-401-009	21481 WOODFARM	08/09/19	\$384,000	WD	WARRANTY DEED	\$384,000	\$210,430	54.80	\$420,867	\$62,029	\$321,971	\$280,342	1.148	3,684	\$87.40	3D1	
22-23-31-401-024	21238 LUJON DR	08/02/19	\$409,000	WD	WARRANTY DEED	\$409,000	\$137,530	33.63	\$275,066	\$61,216	\$347,784	\$167,070	2.082	1,775	\$195.93	3D1	
Totals:			\$2,463,000			\$2,463,000	\$1,228,080		\$2,456,166		\$2,020,153	\$1,572,905			\$117.67		
								Sale. Ratio =>	49.86					E.C.F. =>	1.284	Std. Deviation=>	0.3679033
								Std. Dev. =>	9.06					Ave. E.C.F. =>	1.314	Ave. Variance=>	25.2591

2021 ECF 1.280

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		
22-23-31-327-022	21111 LUJON DR	07/08/19	\$289,900	WD	WARRANTY DEED	\$289,900	\$142,590	49.19	\$285,180	\$57,097	\$232,803	\$152,055	1.531	2,298	\$101.31	3E1		
22-23-31-377-002	38565 SILKEN GLEN	06/25/19	\$294,900	WD	WARRANTY DEED	\$294,900	\$135,860	46.07	\$271,727	\$58,332	\$236,568	\$142,263	1.663	1,815	\$130.34	3E1		
22-23-31-378-008	20909 WESTFARM LN	02/22/19	\$282,000	WD	WARRANTY DEED	\$282,000	\$148,130	52.53	\$296,250	\$59,307	\$222,693	\$157,962	1.410	1,944	\$114.55	3E1		
22-23-31-378-011	38649 SOUTHFARM LN	03/01/19	\$282,000	WD	WARRANTY DEED	\$282,000	\$134,200	47.59	\$268,408	\$64,179	\$217,821	\$136,153	1.600	1,680	\$129.66	3E1		
22-23-31-401-013	21403 WOODFARM	07/30/19	\$300,000	WD	WARRANTY DEED	\$300,000	\$140,550	46.85	\$281,104	\$59,723	\$240,277	\$147,587	1.628	2,056	\$116.87	3E1		
22-23-31-401-015	21261 WOODFARM	05/10/19	\$285,000	WD	WARRANTY DEED	\$285,000	\$134,640	47.24	\$269,289	\$59,666	\$225,334	\$139,749	1.612	1,532	\$147.08	3E1		
22-23-31-401-034	38092 TRALEE TR	05/29/18	\$365,000	WD	WARRANTY DEED	\$365,000	\$212,820	58.31	\$425,631	\$58,817	\$306,183	\$244,543	1.252	2,894	\$105.80	3E1		
22-23-31-402-004	38259 TRALEE TR	06/05/19	\$332,000	WD	WARRANTY DEED	\$332,000	\$141,500	42.62	\$282,997	\$57,365	\$274,635	\$150,421	1.826	2,253	\$121.90	3E1		
22-23-31-402-005	38273 TRALEE TR	08/28/18	\$355,000	WD	WARRANTY DEED	\$355,000	\$133,280	37.54	\$266,554	\$56,849	\$298,151	\$139,803	2.133	1,906	\$156.43	3E1		
22-23-31-402-006	38287 TRALEE TR	06/27/19	\$260,000	WD	WARRANTY DEED	\$260,000	\$130,880	50.34	\$261,763	\$65,840	\$194,160	\$130,615	1.487	1,901	\$102.14	3E1		
22-23-31-403-002	21180 CENTERFARM	09/18/18	\$385,000	WD	WARRANTY DEED	\$385,000	\$178,540	46.37	\$357,077	\$61,062	\$323,938	\$197,343	1.641	2,971	\$109.03	3E1		
22-23-31-403-005	21140 CENTERFARM	10/15/19	\$337,500	WD	WARRANTY DEED	\$337,500	\$206,230	61.11	\$412,454	\$60,627	\$276,873	\$234,551	1.180	2,790	\$99.24	3E1		
22-23-31-403-014	37988 RHONSWOOD	11/15/18	\$260,000	WD	WARRANTY DEED	\$260,000	\$157,000	60.38	\$313,995	\$67,906	\$192,094	\$164,059	1.171	2,640	\$72.76	3E1		
22-23-31-426-002	37734 COLFAX	07/18/18	\$384,000	WD	WARRANTY DEED	\$384,000	\$145,270	37.83	\$327,729	\$63,632	\$320,368	\$176,065	1.820	2,530	\$126.63	3E1		
22-23-31-427-006	21254 WOODFARM	08/29/19	\$360,011	WD	WARRANTY DEED	\$360,011	\$153,000	42.50	\$305,992	\$61,555	\$298,456	\$162,958	1.831	2,153	\$138.62	3E1		
22-23-31-427-011	21144 WOODFARM	01/24/20	\$335,000	WD	WARRANTY DEED	\$335,000	\$186,630	55.71	\$373,256	\$58,881	\$276,119	\$209,583	1.317	3,200	\$86.29	3E1		
22-23-31-427-017	21201 EASTFARM	10/09/18	\$345,000	WD	WARRANTY DEED	\$345,000	\$163,000	47.25	\$326,005	\$65,189	\$279,811	\$173,877	1.609	2,447	\$114.35	3E1		
22-23-31-427-018	21181 EASTFARM	04/17/18	\$250,000	WD	WARRANTY DEED	\$250,000	\$153,050	61.22	\$306,106	\$62,485	\$187,515	\$162,414	1.155	2,124	\$88.28	3E1		
22-23-31-427-021	21111 EASTFARM	09/18/19	\$355,800	WD	WARRANTY DEED	\$355,800	\$158,220	44.47	\$316,430	\$58,833	\$296,967	\$171,731	1.729	2,404	\$123.53	3E1		
22-23-31-428-010	20994 EASTFARM	08/09/19	\$394,000	WD	WARRANTY DEED	\$394,000	\$197,720	50.18	\$395,432	\$60,231	\$333,769	\$223,467	1.494	2,932	\$113.84	3E1		
22-23-31-428-011	20972 EASTFARM	06/27/18	\$322,500	WD	WARRANTY DEED	\$322,500	\$145,790	45.21	\$291,576	\$57,160	\$265,340	\$156,277	1.698	2,188	\$121.27	3E1		
22-23-31-428-012	20950 EASTFARM	10/30/19	\$350,000	WD	WARRANTY DEED	\$350,000	\$176,640	50.47	\$353,276	\$59,666	\$290,334	\$195,740	1.483	2,838	\$102.30	3E1		
22-23-31-452-008	38063 CONNAUGHT	10/15/18	\$360,000	WD	WARRANTY DEED	\$360,000	\$186,200	51.72	\$372,407	\$57,186	\$302,814	\$210,147	1.441	3,071	\$98.60	3E1		
22-23-31-453-004	38289 SOUTHFARM LN	08/30/18	\$270,000	WD	WARRANTY DEED	\$270,000	\$148,920	55.16	\$297,841	\$57,390	\$212,610	\$160,301	1.326	2,530	\$84.04	3E1		
22-23-31-453-007	38205 SOUTHFARM LN	10/28/19	\$265,000	WD	WARRANTY DEED	\$265,000	\$137,030	51.71	\$274,052	\$57,084	\$207,916	\$144,645	1.437	2,353	\$88.36	3E1		
22-23-31-453-008	38163 SOUTHFARM LN	04/03/18	\$300,000	WD	WARRANTY DEED	\$300,000	\$161,310	53.77	\$322,625	\$59,988	\$240,012	\$175,091	1.371	2,821	\$85.08	3E1		
22-23-31-453-012	38011 SOUTHFARM LN	08/02/18	\$300,000	WD	WARRANTY DEED	\$300,000	\$148,890	49.63	\$297,771	\$57,924	\$242,076	\$159,898	1.514	2,145	\$112.86	3E1		
22-23-31-453-013	38005 SOUTHFARM LN	08/14/18	\$324,900	LC	LAND CONTRACT	\$324,900	\$151,670	46.68	\$303,347	\$70,969	\$253,931	\$154,919	1.639	2,245	\$113.11	3E1		
22-23-31-476-001	37751 RHONSWOOD	10/04/18	\$303,000	WD	WARRANTY DEED	\$303,000	\$151,050	49.85	\$302,094	\$57,033	\$245,967	\$163,374	1.506	2,092	\$117.58	3E1		
22-23-31-476-010	37501 RHONSWOOD	12/28/18	\$327,500	WD	WARRANTY DEED	\$327,500	\$176,390	53.86	\$352,770	\$59,326	\$268,174	\$195,629	1.371	2,094	\$128.07	3E1		
22-23-31-476-019	37642 EIGHT MILE	04/20/18	\$245,000	WD	WARRANTY DEED	\$245,000	\$151,870	61.99	\$303,749	\$62,691	\$182,309	\$160,705	1.134	1,472	\$123.85	3E1		
22-23-31-476-022	37520 EIGHT MILE	06/25/18	\$299,900	WD	WARRANTY DEED	\$299,900	\$127,250	42.43	\$254,504	\$62,132	\$237,768	\$128,248	1.854	1,556	\$152.81	3E1		
Totals:			\$10,119,911			\$10,119,911	\$5,016,120		\$10,069,391		\$8,183,786	\$5,422,177			\$113.33			
								Sale. Ratio =>	49.57			E.C.F. =>	1.509	Std. Deviation=>	0.23195788			
								Std. Dev. =>	6.39			Ave. E.C.F. =>	1.527	Ave. Variance=>	18.1872			
													2021 ECF	1.500				

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
22-23-32-326-016	20975 METROVIEW	07/26/19	\$250,000	WD	WARRANTY DEED	\$250,000	\$143,710	57.48	\$287,410	\$179,040	\$70,960	\$71,296	0.995	1,176	\$60.34	4A1
Totals:			\$250,000			\$250,000	\$143,710		\$287,410		\$70,960	\$71,296			\$60.34	
								Sale. Ratio =>	57.48				E.C.F. =>	0.995	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.995	Ave. Variance=>	0.0000

2021 ECF 1.520
 Sec 29 & 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
22-23-32-326-038	21232 HETKE	07/13/18	\$568,000	WD	WARRANTY DEED	\$568,000	\$286,740	50.48	\$573,488	\$80,782	\$487,218	\$483,045	1.009	3,553	\$137.13	4A2
Totals:			\$568,000			\$568,000	\$286,740		\$573,488		\$487,218	\$483,045			\$137.13	
								Sale. Ratio =>	50.48			E.C.F. =>	1.009	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.009	Ave. Variance=>		0.0000

2021 ECF 1.020
 Sec 29 & 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	
22-23-32-101-031	22298 NEARBROOK	03/02/20	\$415,000	WD	WARRANTY DEED	\$415,000	\$194,010	46.75	\$388,028	\$84,418	\$330,582	\$319,589	1.034	2,856	\$115.75	4B1	
22-23-32-103-006	37079 BIRWOOD	01/03/20	\$383,000	WD	WARRANTY DEED	\$383,000	\$221,730	57.89	\$443,453	\$85,044	\$297,956	\$377,273	0.790	2,790	\$106.79	4B1	
22-23-32-103-009	36983 BIRWOOD	08/24/18	\$407,000	WD	WARRANTY DEED	\$407,000	\$193,080	47.44	\$386,159	\$97,258	\$309,742	\$304,106	1.019	2,333	\$132.77	4B1	
22-23-32-104-008	21778 SHEFFIELD DR	04/19/18	\$437,000	WD	WARRANTY DEED	\$437,000	\$228,170	52.21	\$456,339	\$85,137	\$351,863	\$390,739	0.901	3,253	\$108.17	4B1	
22-23-32-129-001	22394 BUCKINGHAM	05/31/19	\$342,700	WD	WARRANTY DEED	\$342,700	\$183,580	53.57	\$367,165	\$74,352	\$268,348	\$308,224	0.871	2,950	\$90.97	4B1	
22-23-32-131-001	36863 ASHOVER DR	02/14/20	\$340,000	WD	WARRANTY DEED	\$340,000	\$172,970	50.87	\$345,934	\$73,114	\$266,886	\$287,179	0.929	2,541	\$105.03	4B1	
22-23-32-131-006	22261 BUCKINGHAM	05/18/18	\$380,000	WD	WARRANTY DEED	\$380,000	\$171,370	45.10	\$342,742	\$74,121	\$305,879	\$282,759	1.082	2,441	\$125.31	4B1	
22-23-32-131-011	22110 HARSDALE DR	10/03/19	\$392,500	WD	WARRANTY DEED	\$392,500	\$190,350	48.50	\$380,709	\$72,450	\$320,050	\$324,483	0.986	2,711	\$118.06	4B1	
22-23-32-131-017	22278 HARSDALE DR	05/10/18	\$400,000	WD	WARRANTY DEED	\$400,000	\$208,270	52.07	\$416,532	\$74,864	\$325,136	\$359,651	0.904	3,350	\$97.06	4B1	
22-23-32-133-002	21698 SHEFFIELD DR	04/20/18	\$421,000	WD	WARRANTY DEED	\$421,000	\$211,460	50.23	\$422,918	\$81,112	\$339,888	\$359,796	0.945	2,980	\$114.06	4B1	
22-23-32-151-007	21733 SHEFFIELD DR	12/16/19	\$335,000	WD	WARRANTY DEED	\$335,000	\$199,890	59.67	\$399,783	\$74,909	\$260,091	\$341,973	0.761	2,965	\$87.72	4B1	
22-23-32-151-011	21659 SHEFFIELD DR	06/12/18	\$368,500	WD	WARRANTY DEED	\$368,500	\$196,000	53.19	\$392,000	\$75,699	\$292,801	\$332,948	0.879	3,060	\$95.69	4B1	
22-23-32-151-023	36949 DUNSTABLE CT	02/03/20	\$453,000	WD	WARRANTY DEED	\$453,000	\$208,110	45.94	\$416,218	\$81,162	\$371,838	\$352,691	1.054	3,136	\$118.57	4B1	
22-23-32-151-065	36942 ASPEN DR	11/25/19	\$335,000	WD	WARRANTY DEED	\$335,000	\$183,770	54.86	\$367,538	\$75,328	\$259,672	\$307,589	0.844	2,513	\$103.33	4B1	
22-23-32-152-014	37071 ASPEN DR	08/07/19	\$458,000	WD	WARRANTY DEED	\$458,000	\$214,010	46.73	\$428,020	\$75,699	\$382,301	\$370,864	1.031	3,227	\$118.47	4B1	
22-23-32-152-017	36975 KENMORE	05/17/19	\$437,000	WD	WARRANTY DEED	\$437,000	\$181,690	41.58	\$363,381	\$72,850	\$364,150	\$305,822	1.191	3,129	\$116.38	4B1	
22-23-32-179-021	36778 KENMORE	11/15/19	\$545,000	WD	WARRANTY DEED	\$545,000	\$238,350	43.73	\$476,698	\$92,826	\$452,174	\$404,076	1.119	3,031	\$149.18	4B1	
Totals:			\$6,849,700			\$6,849,700	\$3,396,810		\$6,793,617		\$5,499,357	\$5,729,762			\$111.96		
								Sale. Ratio =>	49.59					E.C.F. =>	0.960	Std. Deviation=>	0.11762881
								Std. Dev. =>	4.96					Ave. E.C.F. =>	0.961	Ave. Variance=>	9.7289

2021 ECF 0.950

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
22-23-32-126-010	21893 PARKLANE RD	10/03/18	\$281,000	WD	WARRANTY DEED	\$281,000	\$145,700	51.85	\$291,392	\$59,161	\$221,839	\$174,610	1.270	1,914	\$115.90	4C1
22-23-32-127-009	21940 CRESCENT	08/16/19	\$290,000	WD	WARRANTY DEED	\$290,000	\$159,250	54.91	\$318,495	\$63,690	\$226,310	\$191,583	1.181	2,185	\$103.57	4C1
22-23-32-128-005	22117 WINGATE	06/18/19	\$358,000	WD	WARRANTY DEED	\$358,000	\$161,170	45.02	\$322,331	\$66,008	\$291,992	\$192,724	1.515	2,487	\$117.41	4C1
22-23-32-176-004	21880 PARKLANE RD	06/13/18	\$311,000	WD	WARRANTY DEED	\$311,000	\$148,850	47.86	\$297,700	\$66,442	\$244,558	\$173,878	1.406	2,146	\$113.96	4C1
22-23-32-176-008	21832 PARKLANE CT	08/21/19	\$337,500	WD	WARRANTY DEED	\$337,500	\$163,210	48.36	\$326,411	\$63,501	\$273,999	\$197,677	1.386	2,596	\$105.55	4C1
22-23-32-201-005	22320 PARKLANE RD	09/30/19	\$285,000	WD	WARRANTY DEED	\$285,000	\$134,550	47.21	\$269,090	\$66,945	\$218,055	\$151,989	1.435	1,572	\$138.71	4C1
22-23-32-251-013	21398 PARKLANE RD	08/19/19	\$355,000	WD	WARRANTY DEED	\$355,000	\$157,470	44.36	\$314,940	\$61,804	\$293,196	\$190,328	1.540	2,451	\$119.62	4C2
22-23-32-251-016	21364 PARKLANE RD	04/15/19	\$302,000	WD	WARRANTY DEED	\$302,000	\$157,550	52.17	\$315,109	\$60,374	\$241,626	\$191,530	1.262	1,894	\$127.57	4C2
22-23-32-277-027	21276 PARKLANE RD	02/20/20	\$287,000	WD	WARRANTY DEED	\$287,000	\$148,090	51.60	\$296,175	\$60,216	\$226,784	\$177,413	1.278	1,712	\$132.47	4C2
22-23-32-277-028	21282 PARKLANE RD	12/27/19	\$295,000	WD	WARRANTY DEED	\$295,000	\$166,530	56.45	\$333,056	\$62,376	\$232,624	\$203,519	1.143	2,095	\$111.04	4C2
22-23-32-278-013	21185 PARKLANE RD	07/08/19	\$299,900	WD	WARRANTY DEED	\$299,900	\$158,900	52.98	\$317,791	\$63,679	\$236,221	\$191,062	1.236	1,791	\$131.89	4C1
22-23-32-278-015	21155 PARKLANE RD	03/22/19	\$355,000	WD	WARRANTY DEED	\$355,000	\$175,190	49.35	\$350,381	\$63,719	\$291,281	\$215,535	1.351	2,597	\$112.16	4C1
Totals:			\$3,756,400			\$3,756,400	\$1,876,460		\$3,752,871		\$2,998,485	\$2,251,847			\$119.15	
								Sale. Ratio =>	49.95			E.C.F. =>	1.332	Std. Deviation=>		0.12633158
								Std. Dev. =>	3.78			Ave. E.C.F. =>	1.334	Ave. Variance=>		10.5274

2021 ECF 1.330

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	
22-23-33-176-010	34800 BRIDGEMAN	09/11/18	\$225,000	WD	WARRANTY DEED	\$225,000	\$130,650	58.07	\$261,309	\$34,167	\$190,833	\$113,006	1.689	1,583	\$120.55	5A1	
22-23-33-176-014	34720 BRIDGEMAN	04/15/19	\$203,500	WD	WARRANTY DEED	\$203,500	\$97,830	48.07	\$195,667	\$30,296	\$173,204	\$82,274	2.105	1,056	\$164.02	5A1	
22-23-33-176-016	34680 BRIDGEMAN	06/25/18	\$215,000	WD	WARRANTY DEED	\$215,000	\$102,820	47.82	\$205,635	\$38,035	\$176,965	\$83,383	2.122	1,519	\$116.50	5A1	
22-23-33-176-018	34640 BRIDGEMAN	07/31/19	\$238,000	WD	WARRANTY DEED	\$238,000	\$102,030	42.87	\$204,056	\$32,020	\$205,980	\$85,590	2.407	1,638	\$125.75	5A1	
22-23-33-177-014	34735 BRIDGEMAN	10/25/18	\$194,900	WD	WARRANTY DEED	\$194,900	\$87,490	44.89	\$174,985	\$32,930	\$161,970	\$70,674	2.292	1,247	\$129.89	5A1	
22-23-33-177-021	34605 BRIDGEMAN	06/01/18	\$185,000	WD	WARRANTY DEED	\$185,000	\$104,900	56.70	\$209,791	\$37,074	\$147,926	\$85,929	1.721	1,404	\$105.36	5A1	
22-23-33-177-028	34595 BRIDGEMAN	01/21/20	\$230,000	WD	WARRANTY DEED	\$230,000	\$117,200	50.96	\$234,403	\$49,712	\$180,288	\$91,886	1.962	1,754	\$102.79	5A1	
Totals:			\$1,491,400			\$1,491,400	\$742,920		\$1,485,846		\$1,237,166	\$612,742			\$123.55		
								Sale. Ratio =>	49.81				E.C.F. =>	2.019		Std. Deviation=>	0.270707
								Std. Dev. =>	5.72				Ave. E.C.F. =>	2.043		Ave. Variance=>	21.5861

2021 ECF 2.010

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
22-23-33-301-041	34454 RHONSWOOD	03/10/20	\$220,000	WD	WARRANTY DEED	\$220,000	\$111,990	50.90	\$223,986	\$37,881	\$182,119	\$117,047	1.556	1,504	\$121.09	5B1
22-23-33-302-050	35161 RHONSWOOD	10/04/19	\$159,900	WD	WARRANTY DEED	\$159,900	\$77,240	48.31	\$154,474	\$29,875	\$130,025	\$78,364	1.659	928	\$140.11	5B1
Totals:			\$379,900			\$379,900	\$189,230		\$378,460		\$312,144	\$195,411			\$130.60	
								Sale. Ratio =>	49.81				E.C.F. =>	1.597	Std. Deviation=>	0.073041
								Std. Dev. =>	1.84				Ave. E.C.F. =>	1.608	Ave. Variance=>	5.1648

2021 ECF 1.590

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	
22-23-33-301-023	34580 RHONSWOOD	09/14/18	\$167,000	WD	WARRANTY DEED	\$167,000	\$83,370	49.92	\$166,744	\$38,505	\$128,495	\$91,599	1.403	1,056	\$121.68	5B2	
Totals:			\$167,000			\$167,000	\$83,370		\$166,744		\$128,495	\$91,599			\$121.68		
								Sale. Ratio =>	49.92				E.C.F. =>	1.403	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.403	Ave. Variance=>		0.0000
													2021 ECF	1.400			

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
22-23-33-302-027	34752 FENDT	12/11/18	\$175,000	WD	WARRANTY DEED	\$175,000	\$97,230	55.56	\$194,452	\$32,586	\$142,414	\$94,108	1.513	1,566	\$90.94	5C1
22-23-33-302-035	34520 FENDT	07/31/19	\$214,000	WD	WARRANTY DEED	\$214,000	\$85,210	39.82	\$170,421	\$27,506	\$186,494	\$83,090	2.244	1,632	\$114.27	5C1
22-23-33-376-010	34725 FENDT	07/26/19	\$320,000	WD	WARRANTY DEED	\$320,000	\$141,010	44.07	\$282,013	\$28,060	\$291,940	\$147,647	1.977	3,323	\$87.85	5C1
22-23-33-376-015	34543 FENDT	07/23/19	\$215,500	WD	WARRANTY DEED	\$215,500	\$110,460	51.26	\$220,919	\$29,784	\$185,716	\$111,125	1.671	1,216	\$152.73	5C1
22-23-33-376-061	20881 GILL	07/13/18	\$269,000	WD	WARRANTY DEED	\$269,000	\$160,240	59.57	\$320,475	\$35,834	\$233,166	\$165,489	1.409	1,740	\$134.00	5C1
Totals:			\$1,193,500			\$1,193,500	\$594,150		\$1,188,280		\$1,039,730	\$601,459			\$115.96	
								Sale. Ratio =>	49.78			E.C.F. =>	1.729	Std. Deviation=>		0.34418699
								Std. Dev. =>	8.11			Ave. E.C.F. =>	1.763	Ave. Variance=>		27.8264

2021 ECF 1.720

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
22-23-33-201-025	21846 GILL	02/11/20	\$145,000	WD	WARRANTY DEED	\$145,000	\$58,090	40.06	\$116,179	\$44,988	\$100,012	\$50,851	1.967	970	\$103.11	5D1
22-23-33-201-036	22005 CASS	08/30/19	\$230,000	WD	WARRANTY DEED	\$230,000	\$105,800	46.00	\$211,590	\$34,799	\$195,201	\$126,279	1.546	1,226	\$159.22	5D1
22-23-33-202-016	21620 CASS	10/30/18	\$330,000	WD	WARRANTY DEED	\$330,000	\$208,080	63.05	\$416,163	\$72,742	\$257,258	\$245,301	1.049	2,471	\$104.11	5D1
22-23-33-202-034	22290 CASS	05/17/18	\$308,000	WD	WARRANTY DEED	\$308,000	\$170,110	55.23	\$340,220	\$32,814	\$275,186	\$219,576	1.253	1,994	\$138.01	5D1
22-23-33-202-044	33935 NINE MILE	09/21/18	\$500,000	WD	WARRANTY DEED	\$500,000	\$214,130	42.83	\$428,254	\$103,472	\$396,528	\$231,987	1.709	3,538	\$112.08	5D1
Totals:			\$1,513,000			\$1,513,000	\$756,210		\$1,512,406		\$1,224,185	\$873,994			\$123.30	
								Sale. Ratio =>	49.98			E.C.F. =>	1.401	Std. Deviation=>		0.36337523
								Std. Dev. =>	9.52			Ave. E.C.F. =>	1.505	Ave. Variance=>		28.3011

2021 ECF 1.400

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	
22-23-33-226-014	33610 BOSTWICK	06/12/18	\$275,000	WD	WARRANTY DEED	\$275,000	\$133,190	48.43	\$266,375	\$36,254	\$238,746	\$156,545	1.525	2,225	\$107.30	5E2	
22-23-33-228-026	33705 BOSTWICK	08/15/18	\$242,000	WD	WARRANTY DEED	\$242,000	\$118,230	48.86	\$236,465	\$37,784	\$204,216	\$116,871	1.747	1,654	\$123.47	5E1	
22-23-33-228-031	33810 LONGWOOD	12/06/19	\$245,000	WD	WARRANTY DEED	\$245,000	\$112,960	46.11	\$225,921	\$37,694	\$207,306	\$110,722	1.872	1,580	\$131.21	5E1	
22-23-33-229-017	33600 LONGWOOD	12/27/18	\$225,000	WD	WARRANTY DEED	\$225,000	\$113,800	50.58	\$227,604	\$31,766	\$193,234	\$115,199	1.677	1,225	\$157.74	5E1	
22-23-33-230-018	33813 LONGWOOD	03/21/19	\$250,000	WD	WARRANTY DEED	\$250,000	\$113,460	45.38	\$226,915	\$36,955	\$213,045	\$111,741	1.907	1,580	\$134.84	5E1	
22-23-33-231-080	33544 CADILLAC	07/06/18	\$210,000	WD	WARRANTY DEED	\$210,000	\$101,840	48.50	\$203,682	\$38,286	\$171,714	\$97,292	1.765	1,153	\$148.93	5E1	
22-23-33-231-103	33452 CADILLAC	11/13/18	\$235,000	WD	WARRANTY DEED	\$235,000	\$112,940	48.06	\$225,870	\$36,276	\$198,724	\$111,526	1.782	1,367	\$145.37	5E1	
22-23-33-277-027	21773 FARMINGTON	07/31/19	\$198,500	WD	WARRANTY DEED	\$198,500	\$122,240	61.58	\$244,480	\$36,585	\$161,915	\$122,291	1.324	2,006	\$80.72	5E1	
22-23-33-277-054	33712 STOCKER	07/25/18	\$224,900	WD	WARRANTY DEED	\$224,900	\$117,810	52.38	\$235,610	\$40,781	\$184,119	\$114,605	1.607	1,378	\$133.61	5E1	
22-23-33-277-059	33755 CADILLAC	07/11/19	\$230,000	WD	WARRANTY DEED	\$230,000	\$102,450	44.54	\$204,903	\$36,955	\$193,045	\$98,793	1.954	1,198	\$161.14	5E1	
22-23-33-277-064	33513 CADILLAC	04/13/18	\$236,000	WD	WARRANTY DEED	\$236,000	\$114,810	48.65	\$229,627	\$39,191	\$196,809	\$112,021	1.757	1,599	\$123.08	5E1	
22-23-33-278-027	21663 FLANDERS	06/07/18	\$250,000	WD	WARRANTY DEED	\$250,000	\$115,770	46.31	\$231,545	\$36,215	\$213,785	\$114,900	1.861	1,580	\$135.31	5E1	
22-23-33-278-033	21545 FLANDERS	01/29/20	\$225,000	WD	WARRANTY DEED	\$225,000	\$113,740	50.55	\$227,471	\$36,955	\$188,045	\$112,068	1.678	1,580	\$119.02	5E1	
22-23-33-279-076	21466 FLANDERS	09/07/18	\$180,000	WD	WARRANTY DEED	\$180,000	\$94,570	52.54	\$189,139	\$40,913	\$139,087	\$87,192	1.595	954	\$145.79	5E1	
22-23-33-279-088	33594 HARLOWSHIRE	07/27/18	\$280,000	WD	WARRANTY DEED	\$280,000	\$159,390	56.93	\$318,775	\$41,757	\$238,243	\$162,952	1.462	1,875	\$127.06	5E1	
Totals:			\$3,506,400			\$3,506,400	\$1,747,200		\$3,494,382		\$2,942,033	\$1,744,718			\$131.64		
								Sale. Ratio =>	49.83			E.C.F. =>	1.686			Std. Deviation=>	0.17492651
								Std. Dev. =>	4.52			Ave. E.C.F. =>	1.701			Ave. Variance=>	13.8368

2021 ECF 5E1 1.700
2021 ECF 5E2 1.470

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
22-23-33-402-017	21227 CASS	11/29/19	\$165,000	WD	WARRANTY DEED	\$165,000	\$69,980	42.41	\$154,040	\$33,770	\$131,230	\$61,677	2.128	1,046	\$125.46	5F1
22-23-33-404-007	34005 EDNA	11/14/19	\$177,000	WD	WARRANTY DEED	\$177,000	\$82,450	46.58	\$164,901	\$24,996	\$152,004	\$71,746	2.119	1,120	\$135.72	5F1
22-23-33-404-018	21245 FLANDERS	06/08/18	\$87,500	WD	WARRANTY DEED	\$87,500	\$62,290	71.19	\$124,587	\$24,913	\$62,587	\$51,115	1.224	961	\$65.13	5F1
22-23-33-405-004	21166 CASS	04/17/18	\$95,500	WD	WARRANTY DEED	\$95,500	\$62,930	65.90	\$125,869	\$27,006	\$68,494	\$50,699	1.351	860	\$79.64	5F1
22-23-33-405-008	34035 HARLOWSHIRE	10/31/19	\$125,000	WD	WARRANTY DEED	\$125,000	\$70,080	56.06	\$140,160	\$29,843	\$95,157	\$56,573	1.682	1,000	\$95.16	5F1
22-23-33-405-009	33995 HARLOWSHIRE	10/25/19	\$177,500	WD	WARRANTY DEED	\$177,500	\$95,850	54.00	\$191,691	\$26,639	\$150,861	\$84,642	1.782	1,344	\$112.25	5F1
22-23-33-405-016	33952 RHONSWOOD	07/29/19	\$195,000	WD	WARRANTY DEED	\$195,000	\$76,180	39.07	\$152,352	\$26,595	\$168,405	\$64,491	2.611	1,248	\$134.94	5F1
22-23-33-428-017	21209 FARMINGTON	09/05/18	\$70,000	WD	WARRANTY DEED	\$70,000	\$40,980	58.54	\$81,961	\$22,513	\$47,487	\$30,486	1.558	528	\$89.94	5F1
22-23-33-429-001	33469 ARNOLD	01/25/19	\$100,000	PTA	LAND CONTRACT	\$100,000	\$45,570	45.57	\$91,149	\$28,113	\$71,887	\$32,326	2.224	528	\$136.15	5F1
22-23-33-429-005	21140 FLANDERS	01/10/20	\$175,000	WD	WARRANTY DEED	\$175,000	\$70,420	40.24	\$140,836	\$27,773	\$147,227	\$57,981	2.539	1,212	\$121.47	5F1
Totals:			\$1,367,500			\$1,367,500	\$676,730		\$1,367,546		\$1,095,339	\$561,736			\$109.59	
								Sale. Ratio =>	49.49			E.C.F. =>	1.950	Std. Deviation=>		0.47733634
								Std. Dev. =>	11.02			Ave. E.C.F. =>	1.922	Ave. Variance=>		40.2321

2021 ECF 1.950

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
22-23-33-403-012	33990 EDNA	07/25/19	\$125,000	WD	WARRANTY DEED	\$125,000	\$77,770	62.22	\$155,537	\$27,644	\$97,356	\$87,002	1.119	1,204	\$80.86	5F2
22-23-33-405-001	21198 CASS	10/22/18	\$185,000	WD	WARRANTY DEED	\$185,000	\$86,250	46.62	\$172,501	\$25,680	\$159,320	\$99,878	1.595	1,469	\$108.45	5F2
22-23-33-427-014	33558 RHONSWOOD	10/24/19	\$320,000	WD	WARRANTY DEED	\$320,000	\$156,350	48.86	\$312,702	\$28,056	\$291,944	\$193,637	1.508	2,149	\$135.85	5F2
22-23-33-429-002	33437 ARNOLD	09/24/19	\$210,000	WD	WARRANTY DEED	\$210,000	\$85,690	40.80	\$171,387	\$28,215	\$181,785	\$97,396	1.866	1,269	\$143.25	5F2
22-23-33-451-043	20968 GILL	07/12/18	\$140,000	WD	WARRANTY DEED	\$140,000	\$83,640	59.74	\$167,274	\$24,878	\$115,122	\$96,868	1.188	1,572	\$73.23	5F2
Totals:			\$980,000			\$980,000	\$489,700		\$979,401		\$845,527	\$574,781			\$108.33	
								Sale. Ratio =>	49.97			E.C.F. =>	1.471	Std. Deviation=>		0.3064529
								Std. Dev. =>	9.05			Ave. E.C.F. =>	1.455	Ave. Variance=>		24.1298

2021 ECF 1.470

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	
22-23-33-430-036	33508 KIRBY	10/05/18	\$90,000	WD	WARRANTY DEED	\$90,000	\$50,660	56.29	\$101,323	\$33,838	\$56,162	\$39,697	1.415	954	\$58.87	5G1	
22-23-33-430-045	33720 KIRBY	01/10/20	\$200,000	WD	WARRANTY DEED	\$200,000	\$101,150	50.58	\$202,303	\$33,746	\$166,254	\$99,151	1.677	1,242	\$133.86	5G1	
22-23-33-430-046	33972 KIRBY	11/28/18	\$185,000	WD	WARRANTY DEED	\$185,000	\$86,760	46.90	\$173,513	\$35,337	\$149,663	\$81,280	1.841	960	\$155.90	5G1	
22-23-33-476-003	34045 KIRBY	09/14/18	\$253,500	WD	WARRANTY DEED	\$253,500	\$136,470	53.83	\$272,948	\$38,277	\$215,223	\$138,042	1.559	1,932	\$111.40	5G1	
22-23-33-476-004	34033 KIRBY	08/06/19	\$275,000	WD	WARRANTY DEED	\$275,000	\$107,520	39.10	\$215,036	\$35,722	\$239,278	\$105,479	2.268	2,050	\$116.72	5G1	
22-23-33-476-013	33631 KIRBY	06/22/18	\$202,500	WD	WARRANTY DEED	\$202,500	\$103,740	51.23	\$207,478	\$32,482	\$170,018	\$102,939	1.652	1,369	\$124.19	5G1	
22-23-33-476-047	33723 KIRBY	05/16/19	\$225,000	WD	WARRANTY DEED	\$225,000	\$138,260	61.45	\$276,522	\$35,833	\$189,167	\$141,582	1.336	1,496	\$126.45	5G1	
22-23-33-476-050	33625 KIRBY	05/10/18	\$150,000	WD	WARRANTY DEED	\$150,000	\$63,500	42.33	\$126,996	\$34,422	\$115,578	\$54,455	2.122	1,080	\$107.02	5G1	
Totals:			\$1,581,000			\$1,581,000	\$788,060		\$1,576,119		\$1,301,343	\$762,625			\$116.80		
								Sale. Ratio =>	49.85					E.C.F. =>	1.706	Std. Deviation=>	0.32710124
								Std. Dev. =>	7.31					Ave. E.C.F. =>	1.734	Ave. Variance=>	25.7691

2021 ECF 1.700

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
22-23-33-227-023	33480 BOSTWICK	06/08/18	\$86,000	WD	WARRANTY DEED	\$86,000	\$46,020	53.51	\$92,045	\$28,799	\$57,201	\$41,609	1.375	748	\$76.47	511
22-23-33-227-025	33496 BOSTWICK	04/18/18	\$168,500	WD	WARRANTY DEED	\$168,500	\$80,720	47.91	\$161,434	\$34,335	\$134,165	\$83,618	1.605	1,760	\$76.23	511
Totals:			\$254,500			\$254,500	\$126,740		\$253,479		\$191,366	\$125,227			\$76.35	
								Sale. Ratio =>	49.80			E.C.F. =>	1.528	Std. Deviation=>		0.16248174
								Std. Dev. =>	3.96			Ave. E.C.F. =>	1.490	Ave. Variance=>		11.4892

2021 ECF 1.520

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
22-23-34-126-024	21865 POWER	10/26/18	\$148,900	WD	WARRANTY DEED	\$148,900	\$62,340	41.87	\$124,671	\$36,075	\$112,825	\$60,682	1.859	1,267	\$89.05	6A1
22-23-34-176-015	21465 MAYFIELD	06/13/18	\$187,000	WD	WARRANTY DEED	\$187,000	\$95,840	51.25	\$191,682	\$42,733	\$144,267	\$102,020	1.414	1,298	\$111.15	6A1
22-23-34-177-033	21660 MAYFIELD	08/09/18	\$210,000	WD	WARRANTY DEED	\$210,000	\$114,330	54.44	\$228,660	\$35,155	\$174,845	\$132,538	1.319	1,202	\$145.46	6A1
Totals:			\$545,900			\$545,900	\$272,510		\$545,013		\$431,937	\$295,240			\$115.22	
								Sale. Ratio =>	49.92				E.C.F. =>	1.463	Std. Deviation=>	0.28834419
								Std. Dev. =>	6.54				Ave. E.C.F. =>	1.531	Ave. Variance=>	21.8942

2021 ECF 1.460

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
22-23-34-402-011	21207 PARKER	06/18/18	\$321,000	WD	WARRANTY DEED	\$321,000	\$134,500	41.90	\$268,998	\$42,772	\$278,228	\$158,200	1.759	2,606	\$106.76	681
22-23-34-405-005	32340 SALVADOR	05/20/19	\$188,000	WD	WARRANTY DEED	\$188,000	\$107,280	57.06	\$214,554	\$34,840	\$153,160	\$125,674	1.219	1,144	\$133.88	681
22-23-34-408-001	21156 ROBINSON	10/04/19	\$199,900	WD	WARRANTY DEED	\$199,900	\$105,050	52.55	\$210,108	\$37,540	\$162,360	\$120,677	1.345	1,378	\$117.82	681
22-23-34-452-009	20845 PARKER	07/11/18	\$265,000	WD	WARRANTY DEED	\$265,000	\$148,020	55.86	\$296,039	\$47,508	\$217,492	\$173,798	1.251	1,814	\$119.90	681
22-23-34-453-013	20904 PARKER	01/14/20	\$140,000	CD	COVENANT DEED	\$140,000	\$60,580	43.27	\$121,168	\$34,177	\$105,823	\$60,833	1.740	1,512	\$69.99	681
Totals:			\$1,113,900			\$1,113,900	\$555,430		\$1,110,867		\$917,063	\$639,182			\$109.67	
								Sale. Ratio =>	49.86			E.C.F. =>	1.435	Std. Deviation=>		0.26561843
								Std. Dev. =>	7.10			Ave. E.C.F. =>	1.463	Ave. Variance=>		22.9103

2021 ECF 1.430

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
22-23-34-251-003	21830 POWER	09/21/18	\$123,000	WD	WARRANTY DEED	\$123,000	\$42,940	34.91	\$85,876	\$26,901	\$96,099	\$40,119	2.395	840	\$114.40	683
22-23-34-251-010	21706 POWER	07/17/19	\$110,900	WD	WARRANTY DEED	\$110,900	\$54,540	49.18	\$109,078	\$33,633	\$77,267	\$51,323	1.506	943	\$81.94	683
Totals:			\$233,900			\$233,900	\$97,480		\$194,954		\$173,366	\$91,442			\$98.17	
								Sale. Ratio =>	41.68			E.C.F. =>	1.896	Std. Deviation=>		0.62921576
								Std. Dev. =>	10.09			Ave. E.C.F. =>	1.950	Ave. Variance=>		44.4923

2021 ECF 1.470
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	
22-23-34-251-031	32180 COLFAX	05/31/18	\$145,000	WD	WARRANTY DEED	\$145,000	\$85,900	59.24	\$171,802	\$29,018	\$115,982	\$62,080	1.868	1,104	\$105.06	6C1	
22-23-34-251-036	32124 COLFAX	01/09/19	\$220,000	WD	WARRANTY DEED	\$220,000	\$108,590	49.36	\$217,185	\$33,249	\$186,751	\$79,972	2.335	1,716	\$108.83	6C1	
22-23-34-251-055	32225 FOLSOM	06/27/19	\$350,000	WD	WARRANTY DEED	\$350,000	\$162,290	46.37	\$324,573	\$74,430	\$275,570	\$108,758	2.534	1,746	\$157.83	6C1	
Totals:			\$715,000			\$715,000	\$356,780		\$713,560		\$578,303	\$250,810			\$123.90		
								Sale. Ratio =>	49.90					E.C.F. =>	2.306	Std. Deviation=>	0.3416611
								Std. Dev. =>	6.74					Ave. E.C.F. =>	2.246	Ave. Variance=>	25.1658

2021 ECF 2.300

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		
22-23-34-276-007	21779 LUNDY	12/03/19	\$243,000	WD	WARRANTY DEED	\$243,000	\$98,230	40.42	\$196,464	\$55,357	\$187,643	\$100,076	1.875	1,920	\$97.73	6D1		
22-23-34-276-012	21641 LUNDY	04/20/18	\$229,400	WD	WARRANTY DEED	\$229,400	\$114,690	50.00	\$229,372	\$51,560	\$177,840	\$126,108	1.410	2,281	\$77.97	6D1		
22-23-34-277-006	21754 LUNDY	11/19/19	\$262,000	WD	WARRANTY DEED	\$262,000	\$124,980	47.70	\$249,955	\$44,224	\$217,776	\$145,909	1.493	1,516	\$143.65	6D1		
22-23-34-277-010	21644 LUNDY	12/28/18	\$210,000	WD	WARRANTY DEED	\$210,000	\$108,280	51.56	\$216,558	\$42,550	\$167,450	\$123,410	1.357	1,200	\$139.54	6D1		
22-23-34-277-018	21450 LUNDY	08/28/19	\$165,000	WD	WARRANTY DEED	\$165,000	\$76,490	46.36	\$152,987	\$42,701	\$122,299	\$78,217	1.564	1,301	\$94.00	6D1		
22-23-34-277-019	21428 LUNDY	04/20/18	\$225,000	WD	WARRANTY DEED	\$225,000	\$141,720	62.99	\$283,437	\$48,183	\$176,817	\$166,847	1.060	2,387	\$74.07	6D1		
Totals:			\$1,334,400			\$1,334,400	\$664,390		\$1,328,773		\$1,049,825	\$740,566			\$104.49			
								Sale. Ratio =>	49.79					E.C.F. =>	1.418	Std. Deviation=>		0.2673314
								Std. Dev. =>	7.50					Ave. E.C.F. =>	1.460	Ave. Variance=>		18.4051

2021 ECF 1.410

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-34-278-008	21706 RUTH	06/19/19	\$220,000	WD	WARRANTY DEED	\$220,000	\$96,710	43.96	\$193,412	\$32,469	\$187,531	\$114,144	1.643	1,920	\$97.67	6F1
22-23-34-278-019	21410 RUTH	05/02/19	\$270,500	WD	WARRANTY DEED	\$270,500	\$147,610	54.57	\$295,219	\$32,334	\$238,166	\$186,443	1.277	1,937	\$122.96	6F1
Totals:			\$490,500			\$490,500	\$244,320		\$488,631		\$425,697	\$300,587			\$110.31	
							Sale. Ratio =>	49.81				E.C.F. =>	1.416		Std. Deviation=>	0.25845874
							Std. Dev. =>	7.50				Ave. E.C.F. =>	1.460		Ave. Variance=>	18.2758

2021 ECF 1.410

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		
22-23-34-326-028	21295 WHITLOCK	05/24/18	\$210,000	WD	WARRANTY DEED	\$210,000	\$144,960	69.03	\$289,915	\$41,489	\$168,511	\$144,434	1.167	1,824	\$92.39	6G1		
22-23-34-326-030	21265 WHITLOCK	12/16/19	\$318,000	WD	WARRANTY DEED	\$318,000	\$148,330	46.64	\$296,656	\$43,534	\$274,466	\$147,164	1.865	1,923	\$142.73	6G1		
22-23-34-326-032	21217 WHITLOCK	11/21/18	\$179,900	WD	WARRANTY DEED	\$179,900	\$71,740	39.88	\$143,481	\$44,954	\$134,946	\$57,283	2.356	1,081	\$124.83	6G1		
22-23-34-326-035	21145 WHITLOCK	10/09/19	\$335,000	WD	WARRANTY DEED	\$335,000	\$168,510	50.30	\$337,012	\$50,828	\$284,172	\$166,386	1.708	2,400	\$118.41	6G1		
22-23-34-327-001	32411 COLFAX	11/15/19	\$237,000	WD	WARRANTY DEED	\$237,000	\$114,750	48.42	\$229,501	\$45,487	\$191,513	\$106,985	1.790	1,566	\$122.29	6G1		
22-23-34-376-029	20855 WHITLOCK	06/21/19	\$190,000	WD	WARRANTY DEED	\$190,000	\$80,120	42.17	\$160,232	\$48,567	\$141,433	\$77,010	1.837	1,506	\$93.91	6G2		
22-23-34-377-003	20944 WHITLOCK	12/21/18	\$165,000	WD	WARRANTY DEED	\$165,000	\$69,030	41.84	\$138,063	\$39,765	\$125,235	\$57,150	2.191	1,176	\$106.49	6G1		
Totals:			\$1,634,900			\$1,634,900	\$797,440		\$1,594,860		\$1,320,276	\$756,412			\$114.44			
								Sale. Ratio =>	48.78					E.C.F. =>	1.745	Std. Deviation=>		0.37929954
								Std. Dev. =>	9.89					Ave. E.C.F. =>	1.845	Ave. Variance=>		25.0810

2021 ECF 6G1 1.720

2021 ECF 6G2 1.450

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	
22-23-34-426-002	21294 OSMUS	12/26/19	\$240,000	WD	WARRANTY DEED	\$240,000	\$112,780	46.99	\$225,557	\$42,308	\$197,692	\$111,060	1.780	2,107	\$93.83	6H1	
22-23-34-426-034	21105 SUNNYDALE	11/26/18	\$172,000	WD	WARRANTY DEED	\$172,000	\$85,970	49.98	\$171,932	\$36,013	\$135,987	\$82,375	1.651	1,492	\$91.14	6H1	
22-23-34-476-032	20803 ORCHARD LAKE	05/04/18	\$92,700	CD	COVENANT DEED	\$92,700	\$52,660	56.81	\$105,312	\$24,313	\$68,387	\$49,090	1.393	1,057	\$64.70	6H1	
Totals:			\$504,700			\$504,700	\$251,410		\$502,801		\$402,066	\$242,525			\$83.22		
								Sale. Ratio =>	49.81					E.C.F. =>	1.658	Std. Deviation=>	0.19700546
								Std. Dev. =>	5.03					Ave. E.C.F. =>	1.608	Ave. Variance=>	14.3267

2021 ECF 1.650

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	
22-23-35-151-006	31139 FOLSOM	12/19/18	\$200,000	WD	WARRANTY DEED	\$200,000	\$94,070	47.04	\$196,554	\$27,127	\$172,873	\$103,309	1.673	1,888	\$91.56	7A1	
22-23-35-151-019	21420 ORCHARD LAKE	06/04/19	\$203,000	WD	WARRANTY DEED	\$203,000	\$99,790	49.16	\$199,582	\$68,902	\$134,098	\$79,683	1.683	1,542	\$86.96	7A1	
22-23-35-151-037	21775 RANDALL	03/03/20	\$200,000	WD	WARRANTY DEED	\$200,000	\$82,690	41.35	\$165,378	\$33,201	\$166,799	\$80,596	2.070	1,134	\$147.09	7A1	
22-23-35-153-003	30741 RIVER GLEN	07/30/18	\$125,000	WD	WARRANTY DEED	\$125,000	\$82,330	65.86	\$164,659	\$31,416	\$93,584	\$81,246	1.152	1,496	\$62.56	7A1	
Totals:			\$728,000			\$728,000	\$358,880		\$726,173		\$567,354	\$344,834			\$97.04		
								Sale. Ratio =>	49.30					E.C.F. =>	1.645	Std. Deviation=>	0.3766905
								Std. Dev. =>	10.54					Ave. E.C.F. =>	1.644	Ave. Variance=>	24.6280

2021 ECF 1.640

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	
22-23-26-378-008	30680 NINE MILE	11/09/18	\$40,000	WD	WARRANTY DEED	\$40,000	\$33,020	82.55	\$66,038	\$25,263	\$14,737	\$23,985	0.614	508	\$29.01	7B1	
22-23-35-127-010	22131 HAYNES	06/07/18	\$135,000	MSC	MISCELLANEOUS RECORD	\$135,000	\$67,700	50.15	\$135,406	\$25,263	\$109,737	\$64,790	1.694	1,190	\$92.22	7B1	
22-23-35-128-002	22134 HAYNES	06/18/18	\$80,000	WD	WARRANTY DEED	\$80,000	\$53,100	66.38	\$106,196	\$19,246	\$60,754	\$51,147	1.188	680	\$89.34	7B1	
22-23-35-128-012	22141 SPRINGBROOK	10/15/19	\$130,000	WD	WARRANTY DEED	\$130,000	\$53,470	41.13	\$106,948	\$26,087	\$103,913	\$47,565	2.185	1,024	\$101.48	7B1	
22-23-35-128-019	22027 SPRINGBROOK	08/13/19	\$100,000	WD	WARRANTY DEED	\$100,000	\$50,270	50.27	\$100,538	\$27,093	\$72,907	\$43,203	1.688	816	\$89.35	7B1	
22-23-35-129-001	22136 SPRINGBROOK	06/15/18	\$177,500	WD	WARRANTY DEED	\$177,500	\$71,550	40.31	\$143,097	\$39,686	\$137,814	\$60,830	2.266	1,068	\$129.04	7B1	
Totals:			\$662,500			\$662,500	\$329,110		\$658,223		\$499,862	\$291,521			\$88.41		
								Sale. Ratio =>	49.68					E.C.F. =>	1.715	Std. Deviation=>	0.62326391
								Std. Dev. =>	16.39					Ave. E.C.F. =>	1.606	Ave. Variance=>	46.9665

2021 ECF 7B1 1.700
2021 ECF 7B2 1.360

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
22-23-35-128-016	22113 SPRINGBROOK	05/31/18	\$190,000	WD	WARRANTY DEED	\$190,000	\$93,560	49.24	\$187,126	\$23,287	\$166,713	\$127,999	1.302	1,358	\$122.76	783
		Totals:	\$190,000			\$190,000	\$93,560		\$187,126		\$166,713	\$127,999			\$122.76	
							Sale. Ratio =>	49.24				E.C.F. =>	1.302		Std. Deviation=>	#DIV/0!
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.302		Ave. Variance=>	0.0000

2021 ECF 1.280
7B1, 7B2

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	
22-23-35-326-001	30660 SALISBURY	10/26/18	\$225,000	WD	WARRANTY DEED	\$225,000	\$111,920	49.74	\$223,840	\$64,127	\$160,873	\$135,350	1.189	1,844	\$87.24	7D1	
22-23-35-326-023	30476 SALISBURY	02/21/19	\$191,000	WD	WARRANTY DEED	\$191,000	\$110,640	57.93	\$221,278	\$38,463	\$152,537	\$154,928	0.985	2,128	\$71.68	7D1	
22-23-35-326-026	30468 SALISBURY	04/01/19	\$158,500	WD	WARRANTY DEED	\$158,500	\$80,770	50.96	\$161,544	\$34,205	\$124,295	\$107,914	1.152	1,378	\$90.20	7D1	
22-23-35-377-035	30539 AMBETH	07/10/18	\$208,500	WD	WARRANTY DEED	\$208,500	\$86,540	41.51	\$173,080	\$34,944	\$173,556	\$117,064	1.483	1,334	\$130.10	7D1	
Totals:			\$783,000			\$783,000	\$389,870		\$779,742		\$611,261	\$515,257			\$94.81		
								Sale. Ratio =>	49.79					E.C.F. =>	1.186	Std. Deviation=>	0.2071206
								Std. Dev. =>	6.73					Ave. E.C.F. =>	1.202	Ave. Variance=>	14.0347

2021 ECF 1.180

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	
22-23-35-376-007	20941 DUNKIRK	02/11/20	\$135,000	WD	WARRANTY DEED	\$135,000	\$43,880	32.50	\$87,769	\$32,208	\$102,792	\$47,086	2.183	949	\$108.32	7D2	
22-23-35-377-029	20881 TUCK	10/05/18	\$169,900	WD	WARRANTY DEED	\$169,900	\$63,480	37.36	\$126,955	\$37,366	\$132,534	\$75,923	1.746	1,420	\$93.33	7D2	
Totals:			\$304,900			\$304,900	\$107,360		\$214,724		\$235,326	\$123,008			\$100.82		
								Sale. Ratio =>	35.21				E.C.F. =>	1.913	Std. Deviation=>		0.30932272
								Std. Dev. =>	3.44				Ave. E.C.F. =>	1.964	Ave. Variance=>		21.8724

2021 ECF 1.180
7D1

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
22-23-35-229-002	22236 PURDUE	10/12/19	\$169,200	LC	LAND CONTRACT	\$169,200	\$98,270	58.08	\$196,546	\$24,082	\$145,118	\$89,825	1.616	1,224	\$118.56	7E1
22-23-35-229-004	22176 PURDUE	09/17/18	\$170,000	WD	WARRANTY DEED	\$170,000	\$101,390	59.64	\$202,772	\$24,801	\$145,199	\$92,693	1.566	1,116	\$130.11	7E1
22-23-35-229-016	21814 PURDUE	05/30/18	\$126,000	WD	WARRANTY DEED	\$126,000	\$67,280	53.40	\$134,559	\$22,946	\$103,054	\$58,132	1.773	1,064	\$96.86	7E1
22-23-35-229-020	22121 COLGATE	09/30/19	\$190,000	WD	WARRANTY DEED	\$190,000	\$85,120	44.80	\$170,231	\$24,589	\$165,411	\$75,855	2.181	1,654	\$100.01	7E1
22-23-35-229-025	21885 COLGATE	05/23/18	\$113,000	WD	WARRANTY DEED	\$113,000	\$50,260	44.48	\$100,525	\$24,028	\$88,972	\$39,842	2.233	720	\$123.57	7E1
22-23-35-229-028	21849 COLGATE	09/27/18	\$116,500	WD	WARRANTY DEED	\$116,500	\$48,900	41.97	\$97,795	\$22,946	\$93,554	\$38,984	2.400	720	\$129.94	7E1
22-23-35-230-002	22200 COLGATE	12/20/19	\$175,000	WD	WARRANTY DEED	\$175,000	\$65,840	37.62	\$131,681	\$22,946	\$152,054	\$56,633	2.685	1,046	\$145.37	7E1
22-23-35-230-003	22160 COLGATE	05/15/19	\$160,000	WD	WARRANTY DEED	\$160,000	\$67,420	42.14	\$134,840	\$24,327	\$135,673	\$57,559	2.357	1,150	\$117.98	7E1
22-23-35-230-024	21987 ALBION	09/21/18	\$100,000	WD	WARRANTY DEED	\$100,000	\$63,630	63.63	\$127,267	\$24,706	\$75,294	\$53,417	1.410	1,040	\$72.40	7E1
22-23-35-230-031	21803 ALBION	12/19/19	\$130,000	WD	WARRANTY DEED	\$130,000	\$65,130	50.10	\$130,260	\$22,863	\$107,137	\$55,936	1.915	884	\$121.20	7E1
22-23-35-231-006	22108 ALBION	11/08/18	\$118,000	WD	WARRANTY DEED	\$118,000	\$60,890	51.60	\$121,772	\$22,946	\$95,054	\$51,472	1.847	1,012	\$93.93	7E1
22-23-35-232-010	21964 TULANE	05/29/19	\$117,000	WD	WARRANTY DEED	\$117,000	\$67,140	57.38	\$134,270	\$24,216	\$92,784	\$57,320	1.619	1,044	\$88.87	7E1
22-23-35-232-018	21989 MIDDLEBELT	10/19/18	\$105,000	WD	WARRANTY DEED	\$105,000	\$51,360	48.91	\$102,728	\$22,946	\$82,054	\$41,553	1.975	824	\$99.58	7E1
22-23-35-276-003	21742 PURDUE	03/24/20	\$130,000	WD	WARRANTY DEED	\$130,000	\$55,710	42.85	\$111,423	\$22,946	\$107,054	\$46,082	2.323	844	\$126.84	7E1
22-23-35-276-010	21735 COLGATE	09/20/19	\$119,500	WD	WARRANTY DEED	\$119,500	\$55,100	46.11	\$110,200	\$22,946	\$96,554	\$45,445	2.125	792	\$121.91	7E1
22-23-35-277-007	21630 COLGATE	02/15/19	\$171,500	WD	WARRANTY DEED	\$171,500	\$91,590	53.41	\$183,184	\$35,501	\$135,999	\$76,918	1.768	999	\$136.14	7E1
22-23-35-277-014	21721 ALBION	07/11/19	\$123,000	WD	WARRANTY DEED	\$123,000	\$52,290	42.51	\$104,580	\$24,727	\$98,273	\$41,590	2.363	680	\$144.52	7E1
22-23-35-277-020	21621 ALBION	02/08/19	\$223,000	WD	WARRANTY DEED	\$223,000	\$126,620	56.78	\$253,249	\$25,577	\$197,423	\$118,579	1.665	1,441	\$137.00	7E1
22-23-35-278-007	21628 ALBION	08/23/19	\$130,100	WD	WARRANTY DEED	\$130,100	\$81,100	62.34	\$162,196	\$22,946	\$107,154	\$72,526	1.477	1,522	\$70.40	7E1
22-23-35-278-018	21669 TULANE	06/03/19	\$137,000	WD	WARRANTY DEED	\$137,000	\$67,100	48.98	\$134,198	\$25,776	\$111,224	\$56,470	1.970	1,019	\$109.15	7E1
22-23-35-278-045	21728 ALBION	07/25/18	\$277,000	WD	WARRANTY DEED	\$277,000	\$137,730	49.72	\$275,452	\$30,452	\$246,548	\$127,604	1.932	1,917	\$128.61	7E1
22-23-35-279-004	21688 TULANE	10/09/19	\$145,000	WD	WARRANTY DEED	\$145,000	\$62,550	43.14	\$125,092	\$22,946	\$122,054	\$53,201	2.294	1,009	\$120.97	7E1
22-23-35-279-006	21652 TULANE	12/30/19	\$165,000	WD	WARRANTY DEED	\$165,000	\$76,460	46.34	\$152,923	\$24,216	\$140,784	\$67,035	2.100	1,352	\$104.13	7E1
22-23-35-279-017	21705 MIDDLEBELT	07/22/19	\$95,000	WD	WARRANTY DEED	\$95,000	\$56,060	59.01	\$112,114	\$23,712	\$71,288	\$46,043	1.548	960	\$74.26	7E1
22-23-35-279-018	21669 MIDDLEBELT	10/08/19	\$126,000	WD	WARRANTY DEED	\$126,000	\$56,880	45.14	\$113,764	\$23,419	\$102,581	\$47,055	2.180	962	\$106.63	7E1
Totals:			\$3,631,800			\$3,631,800	\$1,811,820		\$3,623,621		\$3,018,294	\$1,567,768			\$112.76	
								Sale. Ratio =>	49.89			E.C.F. =>	1.925	Std. Deviation=>		0.33954886
								Std. Dev. =>	7.21			Ave. E.C.F. =>	1.973	Ave. Variance=>		28.3302

2021 ECF 1.920

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	
22-23-35-278-027	21527 TULANE	02/14/20	\$145,000	WD	WARRANTY DEED	\$145,000	\$55,460	38.25	\$110,926	\$23,031	\$121,969	\$58,990	2.068	1,152	\$105.88	7F1	
Totals:			\$145,000			\$145,000	\$55,460		\$110,926		\$121,969	\$58,990			\$105.88		
								Sale. Ratio =>	38.25				E.C.F. =>	2.068		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	2.068		Ave. Variance=>	0.0000

2021 ECF 1.490
7E1, 2017 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
22-23-35-301-001	21338 ORCHARD LAKE	10/29/19	\$219,000	WD	WARRANTY DEED	\$219,000	\$118,080	53.92	\$236,163	\$43,302	\$175,698	\$101,506	1.731	1,962	\$89.55	7G1
22-23-35-301-021	21161 RANDALL	11/21/18	\$245,000	WD	WARRANTY DEED	\$245,000	\$92,160	37.62	\$184,324	\$38,856	\$206,144	\$76,562	2.693	1,161	\$177.56	7G1
22-23-35-351-005	20872 ORCHARD LAKE	04/01/19	\$125,000	WD	WARRANTY DEED	\$125,000	\$63,950	51.16	\$127,896	\$36,633	\$88,367	\$48,033	1.840	966	\$91.48	7G1
22-23-35-351-020	20819 RANDALL	02/21/20	\$105,000	WD	WARRANTY DEED	\$105,000	\$62,670	59.69	\$125,332	\$33,186	\$71,814	\$48,498	1.481	1,010	\$71.10	7G1
22-23-35-351-050	20925 RANDALL	10/11/19	\$130,000	WD	WARRANTY DEED	\$130,000	\$76,550	58.88	\$153,109	\$33,103	\$96,897	\$63,161	1.534	1,260	\$76.90	7G1
22-23-35-352-002	21124 RANDALL	07/17/18	\$135,000	WD	WARRANTY DEED	\$135,000	\$63,450	47.00	\$126,905	\$33,186	\$101,814	\$49,326	2.064	906	\$112.38	7G1
Totals:			\$959,000			\$959,000	\$476,860		\$953,729		\$740,734	\$387,086			\$103.16	
								Sale. Ratio =>	49.72			E.C.F. =>	1.914	Std. Deviation=>		0.4463829
								Std. Dev. =>	8.25			Ave. E.C.F. =>	1.890	Ave. Variance=>		32.5303

2021 ECF 1.900

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
22-23-35-402-004	20918 TUCK	12/18/19	\$162,000	WD	WARRANTY DEED	\$162,000	\$61,430	37.92	\$122,859	\$29,596	\$132,404	\$61,357	2.158	1,162	\$113.94	7H1
22-23-35-432-013	29536 BELFAST	07/16/18	\$225,000	WD	WARRANTY DEED	\$225,000	\$125,340	55.71	\$250,683	\$24,721	\$200,279	\$148,659	1.347	1,463	\$136.90	7H1
22-23-35-476-022	29600 ELDRED	02/14/20	\$151,000	WD	WARRANTY DEED	\$151,000	\$74,040	49.03	\$148,085	\$31,965	\$119,035	\$76,395	1.558	1,472	\$80.87	7H1
Totals:			\$538,000			\$538,000	\$260,810		\$521,627		\$451,718	\$286,411			\$110.57	
								Sale. Ratio =>	48.48			E.C.F. =>	1.577	Std. Deviation=>		0.42059713
								Std. Dev. =>	8.99			Ave. E.C.F. =>	1.688	Ave. Variance=>		31.3433

2021 ECF 1.520
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
22-23-35-452-001	29953 ELDRED	09/27/18	\$96,000	WD	BANK SALE	\$96,000	\$47,030	48.99	\$94,066	\$27,546	\$68,454	\$43,763	1.564	766	\$89.37	7H2
22-23-35-477-003	29811 ELDRED	07/02/19	\$185,000	WD	WARRANTY DEED	\$185,000	\$77,800	42.05	\$155,608	\$24,096	\$160,904	\$86,521	1.860	1,544	\$104.21	7H2
22-23-35-477-009	21007 KENWOOD	11/21/18	\$114,900	WD	WARRANTY DEED	\$114,900	\$48,690	42.38	\$97,376	\$23,925	\$90,975	\$48,323	1.883	824	\$110.41	7H2
Totals:			\$395,900			\$395,900	\$173,520		\$347,050		\$320,333	\$178,607			\$101.33	
								Sale. Ratio =>	43.83			E.C.F. =>	1.794	Std. Deviation=>		0.17760757
								Std. Dev. =>	3.91			Ave. E.C.F. =>	1.769	Ave. Variance=>		13.6437

2021 ECF 1.520

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
22-23-35-327-031	30586 AMBETH	01/10/20	\$225,000	WD	WARRANTY DEED	\$225,000	\$85,140	37.84	\$170,276	\$35,455	\$189,545	\$105,329	1.800	1,284	\$147.62	711
Totals:			\$225,000			\$225,000	\$85,140		\$170,276		\$189,545	\$105,329			\$147.62	
								Sale. Ratio =>	37.84			E.C.F. =>	1.800		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.800		Ave. Variance=>	0.0000

2021 ECF
7H1, 7H2

1.280

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
22-23-36-153-002	21724 ROOSEVELT	08/28/18	\$135,000	WD	WARRANTY DEED	\$135,000	\$59,650	44.19	\$119,296	\$27,336	\$107,664	\$54,738	1.967	906	\$118.83	8B1
22-23-36-154-003	21716 JEFFERSON	06/19/19	\$82,000	WD	WARRANTY DEED	\$82,000	\$43,380	52.90	\$86,754	\$22,873	\$59,127	\$38,024	1.555	724	\$81.67	8B1
22-23-36-156-010	21637 WHEELER	03/26/19	\$171,300	WD	WARRANTY DEED	\$171,300	\$79,440	46.37	\$158,886	\$30,956	\$140,344	\$76,149	1.843	1,058	\$132.65	8B1
22-23-36-156-017	21503 WHEELER	04/08/19	\$122,500	WD	WARRANTY DEED	\$122,500	\$54,140	44.20	\$108,289	\$22,873	\$99,627	\$50,843	1.960	940	\$105.99	8B1
22-23-36-157-001	21640 WHEELER	09/19/19	\$131,500	WD	WARRANTY DEED	\$131,500	\$56,400	42.89	\$112,807	\$27,253	\$104,247	\$50,925	2.047	956	\$109.04	8B1
22-23-36-157-015	21639 ROOSEVELT	06/27/19	\$200,000	WD	WARRANTY DEED	\$200,000	\$79,570	39.79	\$159,148	\$24,400	\$175,600	\$80,207	2.189	1,804	\$97.34	8B1
22-23-36-157-017	21607 ROOSEVELT	09/28/18	\$128,500	WD	WARRANTY DEED	\$128,500	\$58,360	45.42	\$116,721	\$22,873	\$105,627	\$55,862	1.891	1,124	\$93.97	8B1
22-23-36-157-018	21603 ROOSEVELT	07/20/18	\$100,000	WD	WARRANTY DEED	\$100,000	\$36,130	36.13	\$72,261	\$22,873	\$77,127	\$29,398	2.624	624	\$123.60	8B1
22-23-36-158-003	21674 ROOSEVELT	04/30/18	\$115,000	WD	WARRANTY DEED	\$115,000	\$53,670	46.67	\$107,337	\$24,026	\$90,974	\$49,590	1.835	1,008	\$90.25	8B1
22-23-36-158-009	21524 ROOSEVELT	06/08/18	\$116,000	WD	WARRANTY DEED	\$116,000	\$59,610	51.39	\$119,228	\$27,253	\$88,747	\$54,747	1.621	880	\$100.85	8B1
22-23-36-158-020	21535 JEFFERSON	04/27/18	\$105,000	WD	WARRANTY DEED	\$105,000	\$47,970	45.69	\$95,939	\$23,239	\$81,761	\$43,274	1.889	976	\$83.77	8B1
22-23-36-158-022	21517 JEFFERSON	04/09/18	\$79,000	WD	WARRANTY DEED	\$79,000	\$43,080	54.53	\$86,166	\$23,310	\$55,690	\$37,414	1.488	704	\$79.11	8B1
22-23-36-159-003	21642 JEFFERSON	08/23/19	\$70,000	WD	WARRANTY DEED	\$70,000	\$43,490	62.13	\$86,979	\$22,873	\$47,127	\$38,158	1.235	734	\$64.21	8B1
22-23-36-159-005	21620 JEFFERSON	10/23/18	\$130,000	WD	WARRANTY DEED	\$130,000	\$54,400	41.85	\$108,796	\$24,183	\$105,817	\$50,365	2.101	1,150	\$92.01	8B1
22-23-36-159-020	21517 JACKSONVILLE	11/27/19	\$94,850	WD	WARRANTY DEED	\$94,850	\$54,360	57.31	\$108,710	\$28,058	\$66,792	\$48,007	1.391	790	\$84.55	8B1
22-23-36-160-005	21610 JACKSONVILLE	06/28/19	\$170,000	WD	WARRANTY DEED	\$170,000	\$92,900	54.65	\$185,796	\$29,054	\$140,946	\$93,299	1.511	1,663	\$84.75	8B1
22-23-36-177-009	21839 HAMILTON AV	08/15/18	\$170,000	WD	WARRANTY DEED	\$170,000	\$80,720	47.48	\$161,449	\$31,800	\$138,200	\$77,172	1.791	1,308	\$105.66	8B1
22-23-36-178-014	21822 HAMILTON AV	07/31/18	\$145,000	WD	WARRANTY DEED	\$145,000	\$80,030	55.19	\$160,051	\$29,749	\$115,251	\$77,561	1.486	1,280	\$90.04	8B1
22-23-36-179-002	21760 HANCOCK	12/20/18	\$170,000	WD	WARRANTY DEED	\$170,000	\$87,210	51.30	\$204,063	\$24,470	\$145,530	\$106,901	1.361	1,603	\$90.79	8B1
22-23-36-180-001	21820 WALDRON	09/04/19	\$174,900	WD	WARRANTY DEED	\$174,900	\$92,640	52.97	\$185,270	\$28,723	\$146,177	\$93,183	1.569	1,929	\$75.78	8B1
22-23-36-181-007	21504 WHITTINGTON	01/02/19	\$159,000	WD	WARRANTY DEED	\$159,000	\$87,300	54.91	\$174,604	\$28,142	\$130,858	\$87,180	1.501	1,641	\$79.74	8B1
22-23-36-182-014	21613 HAMILTON AV	03/08/19	\$115,000	WD	WARRANTY DEED	\$115,000	\$44,020	38.28	\$88,041	\$27,253	\$87,747	\$36,183	2.425	755	\$116.22	8B1
22-23-36-183-003	21656 HAMILTON AV	02/26/20	\$85,000	WD	WARRANTY DEED	\$85,000	\$49,130	57.80	\$98,266	\$22,873	\$62,127	\$44,877	1.384	1,066	\$58.28	8B1
22-23-36-184-011	21629 WALDRON	11/08/18	\$117,500	WD	WARRANTY DEED	\$117,500	\$51,700	44.00	\$103,401	\$23,853	\$93,647	\$47,350	1.978	900	\$104.05	8B1
22-23-36-184-016	21515 WALDRON	01/22/19	\$232,500	WD	WARRANTY DEED	\$232,500	\$95,870	41.23	\$230,623	\$32,959	\$199,541	\$117,657	1.696	2,305	\$86.57	8B1
22-23-36-185-002	21662 WALDRON	12/11/19	\$96,000	WD	WARRANTY DEED	\$96,000	\$45,840	47.75	\$91,679	\$24,005	\$71,995	\$40,282	1.787	720	\$99.99	8B1
22-23-36-303-002	21428 ROOSEVELT	12/26/19	\$119,900	WD	WARRANTY DEED	\$119,900	\$98,090	81.81	\$196,170	\$23,785	\$96,115	\$102,610	0.937	1,806	\$53.22	8B1
22-23-36-303-008	21435 JEFFERSON	06/20/18	\$110,000	WD	WARRANTY DEED	\$110,000	\$60,270	54.79	\$120,542	\$24,092	\$85,908	\$57,411	1.496	1,002	\$85.74	8B1
22-23-36-303-009	21431 JEFFERSON	10/26/18	\$110,000	PTA	PROPERTY TRANSFER	\$110,000	\$49,930	45.39	\$99,860	\$22,956	\$87,044	\$45,776	1.902	765	\$113.78	8B1
22-23-36-303-010	21423 JEFFERSON	07/20/18	\$110,000	WD	WARRANTY DEED	\$110,000	\$53,740	48.85	\$107,478	\$23,293	\$86,707	\$50,110	1.730	840	\$103.22	8B1
22-23-36-326-021	21470 WHITTINGTON	07/16/19	\$130,000	WD	WARRANTY DEED	\$130,000	\$63,510	48.85	\$127,017	\$27,336	\$102,664	\$59,334	1.730	999	\$102.77	8B1
Totals:			\$3,995,450			\$3,995,450	\$1,956,550		\$3,981,627		\$3,196,728	\$1,894,586			\$93.82	
								Sale. Ratio =>	48.97			E.C.F. =>	1.687	Std. Deviation=>		0.34624982
								Std. Dev. =>	8.63			Ave. E.C.F. =>	1.739	Ave. Variance=>		26.6916

2021 ECF 1.680

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
22-23-36-151-001	21782 MIDDLEBELT	04/25/18	\$162,000	WD	WARRANTY DEED	\$162,000	\$92,760	57.26	\$185,520	\$31,959	\$130,041	\$132,380	0.982	1,680	\$77.41	8B2
22-23-36-151-014	21749 WHEELER	01/14/20	\$195,500	WD	WARRANTY DEED	\$195,500	\$102,510	52.43	\$205,026	\$25,872	\$169,628	\$154,443	1.098	1,545	\$109.79	8B2
22-23-36-152-004	21720 WHEELER	09/23/19	\$210,000	WD	WARRANTY DEED	\$210,000	\$107,220	51.06	\$214,446	\$26,064	\$183,936	\$162,398	1.133	1,619	\$113.61	8B2
22-23-36-152-011	21709 ROOSEVELT	07/27/18	\$156,000	WD	WARRANTY DEED	\$156,000	\$63,880	40.95	\$127,767	\$29,321	\$126,679	\$84,867	1.493	912	\$138.90	8B2
22-23-36-152-013	21714 WHEELER	10/12/18	\$220,000	WD	WARRANTY DEED	\$220,000	\$102,770	46.71	\$205,534	\$27,504	\$192,496	\$153,474	1.254	1,484	\$129.71	8B2
22-23-36-152-016	21730 WHEELER	05/18/18	\$254,900	WD	WARRANTY DEED	\$254,900	\$117,800	46.21	\$235,598	\$24,381	\$230,519	\$182,084	1.266	1,689	\$136.48	8B2
22-23-36-152-017	21726 WHEELER	05/21/18	\$254,900	WD	WARRANTY DEED	\$254,900	\$117,800	46.21	\$235,598	\$24,381	\$230,519	\$182,084	1.266	1,689	\$136.48	8B2
22-23-36-153-009	21709 JEFFERSON	12/20/18	\$195,000	WD	WARRANTY DEED	\$195,000	\$106,570	54.65	\$213,130	\$30,578	\$164,422	\$157,372	1.045	1,298	\$126.67	8B2
22-23-36-154-019	21741 JACKSONVILLE	06/05/19	\$255,000	WD	WARRANTY DEED	\$255,000	\$126,370	49.56	\$252,733	\$32,936	\$222,064	\$189,480	1.172	1,836	\$120.95	8B2
22-23-36-156-004	21610 MIDDLEBELT	09/20/18	\$193,000	WD	WARRANTY DEED	\$193,000	\$101,030	52.35	\$202,053	\$33,441	\$159,559	\$145,355	1.098	1,456	\$109.59	8B2
22-23-36-158-004	21660 ROOSEVELT	05/16/18	\$154,900	WD	WARRANTY DEED	\$154,900	\$81,100	52.36	\$162,206	\$27,539	\$127,361	\$116,092	1.097	1,119	\$113.82	8B2
22-23-36-158-027	21516 ROOSEVELT	05/07/19	\$207,000	WD	WARRANTY DEED	\$207,000	\$109,950	53.12	\$219,905	\$26,411	\$180,589	\$166,805	1.083	1,558	\$115.91	8B2
22-23-36-159-024	29120 INDEPENDENCE	03/09/20	\$260,000	WD	WARRANTY DEED	\$260,000	\$128,950	49.60	\$257,893	\$27,504	\$232,496	\$198,611	1.171	1,879	\$123.73	8B2
22-23-36-176-008	21716 WHITTINGTON	08/13/19	\$168,000	WD	WARRANTY DEED	\$168,000	\$80,450	47.89	\$160,906	\$35,194	\$132,806	\$108,372	1.225	1,144	\$116.09	8B2
22-23-36-176-014	21725 ROCKWELL	04/20/18	\$170,000	WD	WARRANTY DEED	\$170,000	\$92,850	54.62	\$185,704	\$31,317	\$138,683	\$133,092	1.042	1,712	\$81.01	8B2
22-23-36-181-020	21673 ROCKWELL	12/20/18	\$167,000	WD	WARRANTY DEED	\$167,000	\$82,320	49.29	\$164,649	\$27,821	\$139,179	\$117,955	1.180	1,120	\$124.27	8B2
22-23-36-181-021	21661 ROCKWELL	06/29/18	\$163,000	WD	WARRANTY DEED	\$163,000	\$84,330	51.74	\$168,657	\$27,821	\$135,179	\$121,410	1.113	1,134	\$119.21	8B2
22-23-36-182-005	21628 ROCKWELL	11/13/19	\$183,000	WD	WARRANTY DEED	\$183,000	\$85,200	46.56	\$170,403	\$30,921	\$152,079	\$120,243	1.265	1,290	\$117.89	8B2
22-23-36-182-016	21529 HAMILTON AV	08/28/19	\$239,900	WD	WARRANTY DEED	\$239,900	\$111,300	46.39	\$222,599	\$20,568	\$219,332	\$174,165	1.259	1,760	\$124.62	8B2
22-23-36-184-019	21673 WALDRON	06/07/18	\$217,900	WD	WARRANTY DEED	\$217,900	\$107,870	49.50	\$215,732	\$27,821	\$190,079	\$161,992	1.173	1,542	\$123.27	8B2
22-23-36-185-012	28351 LIBERTY STREET	10/10/19	\$255,000	WD	WARRANTY DEED	\$255,000	\$122,160	47.91	\$244,312	\$34,466	\$220,534	\$180,902	1.219	1,937	\$113.85	8B2
Totals:			\$4,282,000			\$4,282,000	\$2,125,190		\$4,250,371		\$3,678,180	\$3,143,578			\$117.77	
							Sale. Ratio =>	49.63				E.C.F. =>	1.170		Std. Deviation=>	0.11117712
							Std. Dev. =>	3.76				Ave. E.C.F. =>	1.173		Ave. Variance=>	8.2880

2021 ECF 1.160

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
22-23-36-127-004	22160 HAMILTON AV	10/17/18	\$316,000	WD	WARRANTY DEED	\$316,000	\$152,760	48.34	\$305,512	\$42,635	\$273,365	\$224,681	1.217	3,509	\$77.90	8C1
22-23-36-127-009	22281 AVERHILL	03/18/20	\$180,000	WD	WARRANTY DEED	\$180,000	\$92,690	51.49	\$185,372	\$44,881	\$135,119	\$120,078	1.125	1,373	\$98.41	8C1
22-23-36-127-015	22169 AVERHILL	04/19/19	\$220,000	WD	WARRANTY DEED	\$220,000	\$81,320	36.96	\$162,636	\$39,823	\$180,177	\$104,968	1.716	2,028	\$88.84	8C1
Totals:			\$716,000			\$716,000	\$326,770		\$653,520		\$588,661	\$449,727			\$88.39	
								Sale. Ratio =>	45.64				E.C.F. =>	1.309	Std. Deviation=>	0.31825421
								Std. Dev. =>	7.64				Ave. E.C.F. =>	1.353	Ave. Variance=>	24.2452

2021 ECF 1.170

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
22-23-25-376-019	22879 ELM GROVE	11/26/19	\$198,000	WD	WARRANTY DEED	\$198,000	\$108,600	54.85	\$217,198	\$38,740	\$159,260	\$101,976	1.562	1,224	\$130.11	8C2
22-23-25-377-020	28576 NINE MILE	07/10/19	\$231,500	WD	WARRANTY DEED	\$231,500	\$99,200	42.85	\$198,405	\$46,278	\$185,222	\$86,930	2.131	1,666	\$111.18	8C2
Totals:			\$429,500			\$429,500	\$207,800		\$415,603		\$344,482	\$188,906			\$120.65	
								48.38					1.824			0.4023225
								8.48					1.846			28.4485

2021 ECF 1.750
8C1

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		
22-23-36-202-004	28017 NINE MILE	06/19/18	\$146,500	WD	WARRANTY DEED	\$146,500	\$73,300	50.03	\$146,597	\$35,352	\$111,148	\$66,217	1.679	900	\$123.50	8D1		
22-23-36-202-006	27851 NINE MILE	03/13/19	\$160,000	WD	WARRANTY DEED	\$160,000	\$76,360	47.73	\$152,715	\$32,776	\$127,224	\$71,392	1.782	1,060	\$120.02	8D1		
22-23-36-202-043	22039 W BRANDON	06/15/18	\$171,000	WD	WARRANTY DEED	\$171,000	\$88,510	51.76	\$177,011	\$36,855	\$134,145	\$83,426	1.608	1,518	\$88.37	8D1		
22-23-36-203-001	22204 N BRANDON	05/15/18	\$146,000	WD	WARRANTY DEED	\$146,000	\$74,650	51.13	\$149,309	\$32,887	\$113,113	\$69,299	1.632	913	\$123.89	8D1		
22-23-36-203-005	22164 W BRANDON	10/04/19	\$255,000	WD	WARRANTY DEED	\$255,000	\$146,860	57.59	\$293,713	\$33,499	\$221,501	\$154,889	1.430	1,192	\$185.82	8D1		
22-23-36-203-009	22132 W BRANDON	09/28/18	\$145,000	WD	WARRANTY DEED	\$145,000	\$89,550	61.76	\$179,097	\$35,104	\$109,896	\$85,710	1.282	1,425	\$77.12	8D1		
22-23-36-203-029	22079 MALDEN	06/20/18	\$150,000	WD	WARRANTY DEED	\$150,000	\$70,780	47.19	\$141,559	\$32,522	\$117,478	\$64,903	1.810	945	\$124.32	8D1		
22-23-36-204-002	22256 N BRANDON	10/22/19	\$193,000	WD	WARRANTY DEED	\$193,000	\$87,510	45.34	\$175,020	\$38,052	\$154,948	\$81,529	1.901	1,215	\$127.53	8D1		
22-23-36-204-032	21989 TREDWELL	10/11/19	\$190,000	WD	WARRANTY DEED	\$190,000	\$89,760	47.24	\$179,510	\$31,640	\$158,360	\$88,018	1.799	1,218	\$130.02	8D1		
22-23-36-226-015	27463 NINE MILE	08/23/18	\$155,000	WD	WARRANTY DEED	\$155,000	\$70,020	45.17	\$140,042	\$35,498	\$119,502	\$62,229	1.920	913	\$130.89	8D1		
22-23-36-226-017	22270 ONTAGA ST	11/21/19	\$195,000	WD	WARRANTY DEED	\$195,000	\$127,830	65.55	\$255,666	\$34,800	\$160,200	\$131,468	1.219	1,710	\$93.68	8D1		
22-23-36-226-018	22258 ONTAGA ST	07/10/19	\$200,000	WD	WARRANTY DEED	\$200,000	\$85,130	42.57	\$170,265	\$31,640	\$168,360	\$82,515	2.040	1,218	\$138.23	8D1		
22-23-36-226-021	22222 ONTAGA ST	06/28/19	\$193,000	WD	WARRANTY DEED	\$193,000	\$86,350	44.74	\$172,697	\$36,509	\$156,491	\$81,064	1.930	1,518	\$103.09	8D1		
22-23-36-226-022	22180 ONTAGA CT	10/05/18	\$162,000	WD	WARRANTY DEED	\$162,000	\$92,620	57.17	\$185,239	\$31,640	\$130,360	\$91,428	1.426	1,218	\$107.03	8D1		
22-23-36-226-023	22168 ONTAGA CT	07/11/18	\$180,000	WD	WARRANTY DEED	\$180,000	\$88,160	48.98	\$176,312	\$31,640	\$148,360	\$86,114	1.723	1,218	\$121.81	8D1		
22-23-36-226-046	27444 DOREEN	08/17/18	\$155,000	WD	WARRANTY DEED	\$155,000	\$86,570	55.85	\$173,132	\$32,533	\$122,467	\$83,690	1.463	1,080	\$113.40	8D1		
22-23-36-226-047	27432 DOREEN	10/31/18	\$196,500	WD	WARRANTY DEED	\$196,500	\$90,600	46.11	\$181,204	\$34,594	\$161,906	\$87,268	1.855	1,678	\$96.49	8D1		
22-23-36-227-006	22259 ONTAGA ST	03/04/20	\$185,950	WD	WARRANTY DEED	\$185,950	\$85,640	46.06	\$171,276	\$36,516	\$149,434	\$80,214	1.863	1,518	\$98.44	8D1		
22-23-36-227-009	22209 ONTAGA ST	03/02/20	\$187,000	WD	WARRANTY DEED	\$187,000	\$81,050	43.34	\$162,105	\$34,902	\$152,098	\$75,716	2.009	1,201	\$126.64	8D1		
22-23-36-227-014	22025 ONTAGA ST	07/31/18	\$193,000	WD	WARRANTY DEED	\$193,000	\$89,280	46.26	\$178,567	\$38,524	\$154,476	\$83,359	1.853	1,518	\$101.76	8D1		
22-23-36-227-019	27624 DOREEN	10/25/18	\$183,000	WD	WARRANTY DEED	\$183,000	\$92,660	50.63	\$185,311	\$34,467	\$148,533	\$89,788	1.654	1,215	\$122.25	8D1		
22-23-36-227-022	27526 DOREEN	04/16/18	\$197,900	WD	WARRANTY DEED	\$197,900	\$84,820	42.86	\$169,631	\$31,967	\$165,933	\$81,943	2.025	1,518	\$109.31	8D1		
22-23-36-227-023	27510 DOREEN	04/04/19	\$199,000	WD	WARRANTY DEED	\$199,000	\$81,120	40.76	\$162,230	\$31,981	\$167,019	\$77,529	2.154	1,080	\$154.65	8D1		
22-23-36-228-006	22052 TREDWELL	01/08/19	\$170,000	WD	WARRANTY DEED	\$170,000	\$96,540	56.79	\$193,084	\$36,185	\$133,815	\$93,392	1.433	1,204	\$111.14	8D1		
22-23-36-228-019	21975 LEYTE	02/03/20	\$199,007	WD	WARRANTY DEED	\$199,007	\$110,220	55.38	\$220,439	\$35,276	\$163,731	\$110,216	1.486	1,840	\$88.98	8D1		
22-23-36-229-005	21936 LEYTE	04/01/19	\$186,700	WD	WARRANTY DEED	\$186,700	\$86,140	46.14	\$172,289	\$32,834	\$153,866	\$83,009	1.854	1,149	\$133.91	8D1		
22-23-36-229-012	21852 LEYTE	06/29/18	\$190,000	WD	WARRANTY DEED	\$190,000	\$86,410	45.48	\$172,815	\$32,322	\$157,678	\$83,627	1.885	1,149	\$137.23	8D1		
22-23-36-229-015	21959 ONTAGA ST	01/31/20	\$198,000	PTA	PROPERTY TRANSFER	\$198,000	\$91,260	46.09	\$182,514	\$31,657	\$166,343	\$89,796	1.852	1,518	\$109.58	8D1		
22-23-36-229-023	21863 ONTAGA ST	08/23/19	\$167,000	WD	WARRANTY DEED	\$167,000	\$72,030	43.13	\$144,050	\$31,640	\$135,360	\$66,911	2.023	1,075	\$125.92	8D1		
22-23-36-229-026	21827 ONTAGA ST	07/31/19	\$190,000	WD	WARRANTY DEED	\$190,000	\$91,240	48.02	\$182,470	\$36,470	\$153,530	\$86,905	1.767	1,291	\$118.92	8D1		
22-23-36-230-001	27445 DOREEN	01/10/19	\$180,000	WD	WARRANTY DEED	\$180,000	\$92,530	51.41	\$185,060	\$31,792	\$148,208	\$91,231	1.625	1,218	\$121.68	8D1		
22-23-36-230-005	21946 ONTAGA ST	05/22/19	\$210,000	WD	WARRANTY DEED	\$210,000	\$99,080	47.18	\$198,163	\$33,148	\$176,852	\$98,223	1.801	1,427	\$123.93	8D1		
22-23-36-230-029	21772 S BRANDON	06/07/19	\$170,000	WD	WARRANTY DEED	\$170,000	\$75,060	44.15	\$150,125	\$31,724	\$138,276	\$70,477	1.962	913	\$151.45	8D1		
22-23-36-276-004	21710 MALDEN	07/03/19	\$172,000	WD	WARRANTY DEED	\$172,000	\$101,420	58.97	\$202,847	\$34,961	\$137,039	\$99,932	1.371	1,240	\$110.52	8D1		
22-23-36-276-013	21851 S BRANDON	03/27/19	\$146,000	WD	WARRANTY DEED	\$146,000	\$80,120	54.88	\$160,240	\$33,963	\$112,037	\$75,165	1.491	900	\$124.49	8D1		
22-23-36-276-023	27660 SHIAWASSEE	05/07/18	\$160,500	WD	WARRANTY DEED	\$160,500	\$102,020	63.56	\$204,038	\$35,025	\$125,475	\$100,603	1.247	1,240	\$101.19	8D1		
22-23-36-277-004	21622 ONTAGA ST	08/22/18	\$168,700	WD	WARRANTY DEED	\$168,700	\$96,080	56.95	\$192,155	\$38,534	\$130,166	\$91,441	1.423	1,092	\$119.20	8D1		
Totals:			\$6,646,757			\$6,646,757	\$3,319,280		\$6,638,497		\$5,385,328	\$3,200,636			\$118.82			
								Sale. Ratio =>	49.94					E.C.F. =>	1.683	Std. Deviation=>		0.24808969
								Std. Dev. =>	6.37					Ave. E.C.F. =>	1.710	Ave. Variance=>		21.0527

2021 ECF 1.680

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	
22-23-36-251-003	21735 COLLINGHAM	09/16/19	\$110,500	WD	WARRANTY DEED	\$110,500	\$65,250	59.05	\$130,493	\$25,528	\$84,972	\$65,603	1.295	1,260	\$67.44	8E1	
22-23-36-251-016	21503 COLLINGHAM	02/28/20	\$75,000	WD	WARRANTY DEED	\$75,000	\$42,870	57.16	\$85,743	\$19,740	\$55,260	\$41,252	1.340	702	\$78.72	8E1	
22-23-36-252-004	21710 COLLINGHAM	03/06/20	\$94,000	WD	WARRANTY DEED	\$94,000	\$53,950	57.39	\$107,908	\$24,234	\$69,766	\$52,296	1.334	960	\$72.67	8E1	
22-23-36-252-006	21618 COLLINGHAM	04/18/19	\$175,000	WD	WARRANTY DEED	\$175,000	\$96,350	55.06	\$192,697	\$28,857	\$146,143	\$102,400	1.427	1,463	\$99.89	8E1	
22-23-36-252-017	21619 OXFORD	05/18/18	\$171,000	WD	WARRANTY DEED	\$171,000	\$83,460	48.81	\$166,917	\$25,303	\$145,697	\$88,509	1.646	1,265	\$115.18	8E1	
22-23-36-253-002	21716 OXFORD	09/06/19	\$199,000	WD	WARRANTY DEED	\$199,000	\$69,750	35.05	\$139,496	\$24,330	\$174,670	\$71,979	2.427	1,622	\$107.69	8E1	
Totals:			\$824,500			\$824,500	\$411,630		\$823,254		\$676,508	\$422,039			\$90.26		
								Sale. Ratio =>	49.92				E.C.F. =>	1.603	Std. Deviation=>		0.434504
								Std. Dev. =>	9.08				Ave. E.C.F. =>	1.578	Ave. Variance=>		30.5510

2021 ECF 1.600

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
22-23-36-201-019	22222 AVERHILL	06/25/19	\$165,000	WD	WARRANTY DEED	\$165,000	\$82,410	49.95	\$164,826	\$29,313	\$135,687	\$70,214	1.932	974	\$139.31	8F1
Totals:			\$165,000			\$165,000	\$82,410		\$164,826		\$135,687	\$70,214			\$139.31	
								Sale. Ratio =>	49.95			E.C.F. =>	1.932	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.932	Ave. Variance=>		0.0000
													2021 ECF	1.930		

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
22-23-36-279-016	27615 SHIAWASSEE	08/07/18	\$167,000	WD	WARRANTY DEED	\$167,000	\$67,800	40.60	\$135,609	\$20,864	\$146,136	\$66,712	2.191	1,446	\$101.06	8G1
22-23-36-280-010	21504 ONTAGA ST	06/11/18	\$132,500	WD	WARRANTY DEED	\$132,500	\$67,540	50.97	\$135,083	\$22,628	\$109,872	\$65,381	1.680	1,162	\$94.55	8G1
22-23-36-426-021	21348 COLWELL	11/05/18	\$108,000	WD	WARRANTY DEED	\$108,000	\$71,080	65.81	\$142,159	\$28,376	\$79,624	\$66,153	1.204	1,278	\$62.30	8G1
22-23-36-427-009	21316 ST FRANCIS	08/03/18	\$125,000	WD	WARRANTY DEED	\$125,000	\$93,080	74.46	\$186,165	\$22,072	\$102,928	\$95,403	1.079	1,000	\$102.93	8G1
22-23-36-427-027	21401 ONTAGA ST	05/25/18	\$137,500	WD	WARRANTY DEED	\$137,500	\$69,180	50.31	\$138,360	\$25,181	\$112,319	\$65,802	1.707	1,008	\$111.43	8G1
22-23-36-429-004	21324 RENSSELAER	09/27/19	\$96,000	WD	WARRANTY DEED	\$96,000	\$47,150	49.11	\$94,291	\$17,276	\$78,724	\$44,776	1.758	840	\$93.72	8G1
22-23-36-429-015	21345 INKSTER	08/14/18	\$99,341	WD	WARRANTY DEED	\$99,341	\$43,550	43.84	\$87,102	\$18,649	\$80,692	\$39,798	2.028	837	\$96.41	8G1
22-23-36-429-016	21337 INKSTER	07/01/19	\$108,000	WD	WARRANTY DEED	\$108,000	\$39,250	36.34	\$78,509	\$17,193	\$90,807	\$35,649	2.547	811	\$111.97	8G1
22-23-36-431-003	21234 ST FRANCIS	06/06/19	\$139,900	WD	WARRANTY DEED	\$139,900	\$64,920	46.40	\$129,834	\$18,583	\$121,317	\$64,681	1.876	936	\$129.61	8G1
22-23-36-432-009	21214 ONTAGA ST	11/16/18	\$169,000	WD	WARRANTY DEED	\$169,000	\$112,830	66.76	\$225,661	\$20,384	\$148,616	\$119,347	1.245	1,320	\$112.59	8G1
22-23-36-432-012	21126 ONTAGA ST	05/30/18	\$157,100	WD	WARRANTY DEED	\$157,100	\$67,860	43.20	\$135,724	\$17,792	\$139,308	\$68,565	2.032	1,197	\$116.38	8G1
22-23-36-432-019	21223 RENSSELAER	08/20/19	\$85,500	WD	WARRANTY DEED	\$85,500	\$45,410	53.11	\$90,812	\$17,193	\$68,307	\$42,802	1.596	712	\$95.94	8G1
22-23-36-432-022	21187 RENSSELAER	07/19/19	\$77,500	WD	WARRANTY DEED	\$77,500	\$43,820	56.54	\$87,636	\$19,564	\$57,936	\$39,577	1.464	708	\$81.83	8G1
22-23-36-432-028	21117 RENSSELAER	03/24/20	\$105,000	WD	WARRANTY DEED	\$105,000	\$51,130	48.70	\$102,258	\$18,198	\$86,802	\$48,872	1.776	916	\$94.76	8G1
22-23-36-433-009	21164 RENSSELAER	11/15/19	\$84,000	WD	WARRANTY DEED	\$84,000	\$42,590	50.70	\$85,177	\$21,654	\$62,346	\$36,932	1.688	736	\$84.71	8G1
22-23-36-433-028	21103 INKSTER	06/07/19	\$60,000	WD	WARRANTY DEED	\$60,000	\$34,690	57.82	\$69,374	\$19,006	\$40,994	\$29,284	1.400	552	\$74.26	8G1
22-23-36-433-030	21127 INKSTER	08/02/18	\$146,000	WD	WARRANTY DEED	\$146,000	\$66,500	45.55	\$132,999	\$24,255	\$121,745	\$63,223	1.926	1,240	\$98.18	8G1
22-23-36-476-002	21066 COLWELL	05/24/19	\$138,000	WD	WARRANTY DEED	\$138,000	\$67,210	48.70	\$134,419	\$20,351	\$117,649	\$66,319	1.774	1,092	\$107.74	8G1
22-23-36-476-005	21034 COLWELL	10/11/19	\$132,000	WD	WARRANTY DEED	\$132,000	\$51,910	39.33	\$103,823	\$21,632	\$110,368	\$47,785	2.310	800	\$137.96	8G1
22-23-36-476-010	20928 COLWELL	02/08/19	\$100,000	WD	WARRANTY DEED	\$100,000	\$51,030	51.03	\$102,052	\$19,894	\$80,106	\$47,766	1.677	840	\$95.36	8G1
22-23-36-477-005	21028 ST FRANCIS	08/13/19	\$125,000	WD	WARRANTY DEED	\$125,000	\$58,600	46.88	\$117,205	\$19,593	\$105,407	\$56,751	1.857	1,047	\$100.68	8G1
22-23-36-477-011	20926 ST FRANCIS	09/10/19	\$105,000	WD	WARRANTY DEED	\$105,000	\$43,120	41.07	\$86,246	\$17,193	\$87,807	\$40,147	2.187	803	\$109.35	8G1
22-23-36-477-014	20910 ST FRANCIS	08/17/18	\$83,000	WD	WARRANTY DEED	\$83,000	\$32,790	39.51	\$65,570	\$17,193	\$65,807	\$28,126	2.340	540	\$121.86	8G1
22-23-36-477-018	21033 ONTAGA ST	09/17/19	\$155,000	WD	WARRANTY DEED	\$155,000	\$70,880	45.73	\$141,751	\$20,438	\$134,562	\$70,531	1.908	1,148	\$117.21	8G1
22-23-36-477-019	21025 ONTAGA ST	05/17/19	\$198,650	WD	WARRANTY DEED	\$198,650	\$98,540	49.60	\$197,071	\$25,847	\$172,803	\$99,549	1.736	1,947	\$88.75	8G1
22-23-36-477-023	20967 ONTAGA ST	01/15/20	\$118,000	WD	WARRANTY DEED	\$118,000	\$57,090	48.38	\$114,174	\$18,045	\$99,955	\$55,889	1.788	1,220	\$81.93	8G1
22-23-36-477-031	21042 ST FRANCIS	12/07/18	\$147,000	WD	WARRANTY DEED	\$147,000	\$72,730	49.48	\$145,452	\$27,030	\$119,970	\$68,850	1.742	1,292	\$92.86	8G1
22-23-36-478-038	21033 RENSSELAER	11/30/18	\$160,000	WD	WARRANTY DEED	\$160,000	\$110,580	69.11	\$221,150	\$23,629	\$136,371	\$114,838	1.188	1,398	\$97.55	8G1
22-23-36-478-039	21004 ONTAGA ST	01/03/19	\$126,500	WD	WARRANTY DEED	\$126,500	\$55,930	44.21	\$111,862	\$24,163	\$102,337	\$50,988	2.007	876	\$116.82	8G1
22-23-36-479-003	21034 RENSSELAER	04/03/19	\$99,900	WD	WARRANTY DEED	\$99,900	\$54,850	54.90	\$109,702	\$20,733	\$79,167	\$51,726	1.531	720	\$109.95	8G1
22-23-36-479-027	21046 RENSSELAER	01/30/19	\$175,000	WD	WARRANTY DEED	\$175,000	\$74,710	42.69	\$149,413	\$31,870	\$143,130	\$68,339	2.094	1,160	\$123.39	8G1
Totals:			\$3,860,391			\$3,860,391	\$1,928,350		\$3,856,643		\$3,203,912	\$1,860,560			\$102.07	
								Sale. Ratio =>	49.95			E.C.F. =>	1.722	Std. Deviation=>		0.35039809
								Std. Dev. =>	9.04			Ave. E.C.F. =>	1.785	Ave. Variance=>		26.4527

2021 ECF 1.720

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	
22-23-36-307-009	29214 DRESDEN	02/28/20	\$242,000	WD	WARRANTY DEED	\$242,000	\$125,540	51.88	\$251,081	\$53,527	\$188,473	\$143,155	1.317	2,540	\$74.20	8H1	
22-23-36-353-014	29359 SCOTTEN	10/01/18	\$261,000	WD	WARRANTY DEED	\$261,000	\$141,630	54.26	\$283,268	\$32,700	\$228,300	\$181,571	1.257	1,653	\$138.11	8H1	
22-23-36-354-005	29096 LIST	12/18/19	\$157,000	WD	WARRANTY DEED	\$157,000	\$61,130	38.94	\$122,258	\$28,956	\$128,044	\$67,610	1.894	1,318	\$97.15	8H1	
Totals:						\$660,000	\$328,300		\$656,607		\$544,817	\$392,336			\$103.15		
								Sale. Ratio =>	49.74				E.C.F. =>	1.389	Std. Deviation=>		0.35163953
								Std. Dev. =>	8.25				Ave. E.C.F. =>	1.489	Ave. Variance=>		26.9731

2021 ECF 1.380

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
22-23-36-330-005	21206 WALDRON	08/14/18	\$290,000	WD	WARRANTY DEED	\$290,000	\$138,020	47.59	\$276,043	\$35,720	\$254,280	\$129,206	1.968	2,838	\$89.60	811
22-23-36-376-010	28624 GRAYLING	05/15/18	\$137,000	WD	WARRANTY DEED	\$137,000	\$70,130	51.19	\$140,252	\$23,706	\$113,294	\$62,659	1.808	994	\$113.98	811
22-23-36-377-006	20909 ROCKWELL	04/20/18	\$142,000	WD	WARRANTY DEED	\$142,000	\$75,250	52.99	\$150,498	\$43,896	\$98,104	\$57,313	1.712	908	\$108.04	811
Totals:			\$569,000			\$569,000	\$283,400		\$566,793		\$465,678	\$249,178			\$103.87	
								Sale. Ratio =>	49.81			E.C.F. =>	1.869	Std. Deviation=>		0.12945392
								Std. Dev. =>	2.75			Ave. E.C.F. =>	1.829	Ave. Variance=>		9.2493

2021 ECF 1.860

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
22-23-36-329-016	21455 AVERHILL	11/28/18	\$78,000	WD	WARRANTY DEED	\$78,000	\$38,850	49.81	\$77,700	\$15,138	\$62,862	\$53,472	1.176	1,224	\$51.36	811
Totals:			\$78,000			\$78,000	\$38,850		\$77,700		\$62,862	\$53,472			\$51.36	
								Sale. Ratio =>	49.81			E.C.F. =>	1.176	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.176	Ave. Variance=>		0.0000
												2021 ECF	1.170			

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
22-23-36-401-005	21411 COLLINGHAM	11/26/18	\$100,000	WD	WARRANTY DEED	\$100,000	\$58,050	58.05	\$116,104	\$19,296	\$80,704	\$57,283	1.409	1,042	\$77.45	8L1
22-23-36-401-008	21331 COLLINGHAM	09/06/19	\$123,000	WD	WARRANTY DEED	\$123,000	\$70,380	57.22	\$140,762	\$26,026	\$96,974	\$67,891	1.428	1,112	\$87.21	8L1
22-23-36-401-010	21313 COLLINGHAM	07/10/19	\$181,000	WD	WARRANTY DEED	\$181,000	\$83,720	46.25	\$167,440	\$26,825	\$154,175	\$83,204	1.853	1,510	\$102.10	8L1
22-23-36-402-008	21320 COLLINGHAM	09/30/19	\$172,500	WD	WARRANTY DEED	\$172,500	\$78,490	45.50	\$156,981	\$25,371	\$147,129	\$77,876	1.889	1,456	\$101.05	8L1
22-23-36-402-009	21314 COLLINGHAM	08/26/19	\$174,000	WD	WARRANTY DEED	\$174,000	\$86,580	49.76	\$173,156	\$22,070	\$151,930	\$89,400	1.699	1,504	\$101.02	8L1
22-23-36-402-018	21453 OXFORD	12/14/18	\$175,000	WD	WARRANTY DEED	\$175,000	\$85,690	48.97	\$171,373	\$21,012	\$153,988	\$88,971	1.731	1,892	\$81.39	8L1
22-23-36-402-041	21105 OXFORD	09/30/19	\$170,000	WD	WARRANTY DEED	\$170,000	\$79,600	46.82	\$159,195	\$28,529	\$141,471	\$77,317	1.830	1,050	\$134.73	8L1
22-23-36-402-053	21205 OXFORD	10/26/18	\$90,000	WD	WARRANTY DEED	\$90,000	\$49,200	54.67	\$98,401	\$19,213	\$70,787	\$46,857	1.511	800	\$88.48	8L1
Totals:			\$1,185,500			\$1,185,500	\$591,710		\$1,183,412		\$997,158	\$588,799			\$96.68	
								Sale. Ratio =>	49.91			E.C.F. =>	1.694	Std. Deviation=>		0.19404525
								Std. Dev. =>	5.04			Ave. E.C.F. =>	1.669	Ave. Variance=>		16.4589

2021 ECF 1.690

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
22-23-36-451-007	21017 OXFORD	07/03/19	\$97,000	WD	WARRANTY DEED	\$97,000	\$40,680	41.94	\$81,358	\$19,296	\$77,704	\$43,400	1.790	792	\$98.11	8M1
Totals:			\$97,000			\$97,000	\$40,680		\$81,358		\$77,704	\$43,400			\$98.11	
								Sale. Ratio =>	41.94			E.C.F. =>	1.790		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.790		Ave. Variance=>	0.0000

2021 ECF
8L1

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
22-23-36-103-025	29259 ROCKCASTLE	09/05/18	\$187,500	WD	WARRANTY DEED	\$187,500	\$93,320	49.77	\$186,640	\$26,551	\$160,949	\$128,071	1.257	1,314	\$122.49	801
Totals:			\$187,500			\$187,500	\$93,320		\$186,640		\$160,949	\$128,071			\$122.49	
								Sale. Ratio =>	49.77				E.C.F. =>	1.257	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.257	Ave. Variance=>	0.0000

2021 ECF 1.250

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	
22-23-36-201-055	22194 ARBOR LANE	07/24/19	\$307,000	WD	WARRANTY DEED	\$307,000	\$148,240	48.29	\$296,484	\$53,320	\$253,680	\$206,071	1.231	2,095	\$121.09	8Q1	
22-23-36-201-066	22131 ARBOR LANE	04/24/18	\$292,000	WD	WARRANTY DEED	\$292,000	\$146,560	50.19	\$293,122	\$52,367	\$239,633	\$204,030	1.175	2,185	\$109.67	8Q1	
22-23-36-201-076	21946 ARBOR LANE	05/03/19	\$294,000	WD	WARRANTY DEED	\$294,000	\$149,270	50.77	\$298,537	\$52,049	\$241,951	\$208,888	1.158	2,126	\$113.81	8Q1	
Totals:			\$893,000			\$893,000	\$444,070		\$888,143		\$735,264	\$618,989			\$114.86		
								Sale. Ratio =>	49.73				E.C.F. =>	1.188	Std. Deviation=>		0.03819123
								Std. Dev. =>	1.30				Ave. E.C.F. =>	1.188	Ave. Variance=>		2.8729

2021 ECF 1.180