

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-01-351-031	29660 MIDDLEBELT	01/28/21	\$160,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$160,000	\$81,470	50.92	\$162,931	\$28,615	\$131,385	\$127,224	1.033	1,529	\$85.93	9AA
22-23-01-351-035	29666 MIDDLEBELT	08/20/20	\$162,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$162,500	\$81,470	50.14	\$162,931	\$28,615	\$133,885	\$127,224	1.052	1,529	\$87.56	9AA
22-23-01-351-036	29666 MIDDLEBELT	01/19/22	\$160,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$160,000	\$81,470	50.92	\$162,931	\$28,615	\$131,385	\$138,470	0.949	1,529	\$85.93	9AA
22-23-01-351-044	29676 MIDDLEBELT	02/16/22	\$170,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$170,000	\$81,470	47.92	\$162,931	\$28,615	\$141,385	\$138,470	1.021	1,529	\$92.47	9AA
22-23-01-351-048	29610 MIDDLEBELT	02/15/22	\$170,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$170,000	\$81,470	47.92	\$162,931	\$28,615	\$141,385	\$138,470	1.021	1,529	\$92.47	9AA
22-23-01-351-053	29656 MIDDLEBELT	11/23/21	\$158,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$158,500	\$71,960	45.40	\$143,921	\$28,616	\$129,884	\$118,872	1.093	1,285	\$101.08	9AA
22-23-01-351-059	29656 MIDDLEBELT	06/09/21	\$160,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$160,500	\$72,460	45.15	\$144,912	\$28,615	\$131,885	\$110,164	1.197	1,285	\$102.63	9AA
22-23-01-351-060	29656 MIDDLEBELT	12/21/20	\$126,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$126,000	\$72,460	57.51	\$144,912	\$28,617	\$97,383	\$110,164	0.884	1,285	\$75.78	9AA
22-23-01-351-076	29648 MIDDLEBELT	12/14/21	\$135,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$135,000	\$72,460	53.67	\$144,912	\$28,615	\$106,385	\$119,894	0.887	1,285	\$82.79	9AA
22-23-01-351-082	29644 MIDDLEBELT	03/30/22	\$165,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$165,000	\$72,460	43.92	\$144,912	\$28,618	\$136,382	\$119,894	1.138	1,285	\$106.13	9AA
22-23-01-351-086	29640 MIDDLEBELT	07/31/20	\$134,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$134,000	\$71,960	53.70	\$143,921	\$28,615	\$105,385	\$109,225	0.965	1,285	\$82.01	9AA
22-23-01-351-088	29640 MIDDLEBELT	06/10/21	\$138,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$138,000	\$71,960	52.14	\$143,921	\$28,619	\$109,381	\$109,225	1.001	1,285	\$85.12	9AA
22-23-01-351-114	29628 MIDDLEBELT	10/30/20	\$140,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$140,000	\$72,460	51.76	\$144,912	\$28,615	\$111,385	\$110,164	1.011	1,285	\$86.68	9AA
22-23-01-351-116	29628 MIDDLEBELT	02/07/22	\$155,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$155,000	\$72,460	46.75	\$144,912	\$28,620	\$126,380	\$119,894	1.054	1,285	\$98.35	9AA
22-23-01-351-121	29602 MIDDLEBELT	12/30/20	\$132,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$132,000	\$68,940	52.23	\$137,885	\$28,615	\$103,385	\$103,506	0.999	1,193	\$86.66	9AA
22-23-01-351-128	29606 MIDDLEBELT	08/23/21	\$155,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$155,000	\$68,850	44.42	\$137,706	\$28,621	\$126,379	\$112,465	1.124	1,193	\$105.93	9AA
22-23-01-351-138	29620 MIDDLEBELT	02/18/22	\$153,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$153,000	\$68,940	45.06	\$137,885	\$28,615	\$124,385	\$112,649	1.104	1,193	\$104.26	9AA
22-23-01-351-146	29624 MIDDLEBELT	01/15/21	\$117,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$117,500	\$68,940	58.67	\$137,885	\$28,622	\$88,878	\$103,506	0.859	1,193	\$74.50	9AA
22-23-01-351-147	29624 MIDDLEBELT	03/15/22	\$142,268	WD	19-MULTI PARCEL ARM'S LENGTH	\$142,268	\$68,940	48.46	\$137,885	\$28,615	\$113,653	\$112,649	1.009	1,193	\$95.27	9AA

<b>Totals:</b>	<b>\$2,834,268</b>		<b>\$2,834,268</b>	<b>\$1,402,600</b>		<b>\$2,805,136</b>		<b>\$2,290,555</b>	<b>\$2,242,127</b>		<b>\$91.13</b>					
			<b>Sale. Ratio =&gt;</b>			<b>49.49</b>		<b>E.C.F. =&gt;</b>		<b>1.022</b>		<b>Std. Deviation=&gt;</b>		<b>0.088789667</b>		
			<b>Std. Dev. =&gt;</b>			<b>4.29</b>		<b>Ave. E.C.F. =&gt;</b>		<b>1.021</b>		<b>Ave. Variance=&gt;</b>		<b>6.5874</b>		

2023 ECF 0.970  
Garages included in sale on separate parcels

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-02-126-035	30535 FOURTEEN MILE	12/27/21	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$38,980	37.84	\$77,950	\$26,368	\$76,632	\$69,705	1.099	784	\$97.74	9BA	
22-23-02-126-044	30535 FOURTEEN MILE	07/10/20	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$39,950	53.27	\$79,898	\$26,215	\$48,785	\$72,545	0.672	807	\$60.45	9BA	
22-23-02-126-047	30535 FOURTEEN MILE	01/22/21	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$40,180	54.30	\$80,352	\$26,215	\$47,785	\$73,158	0.653	816	\$58.56	9BA	
22-23-02-126-061	30515 FOURTEEN MILE	02/28/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$47,890	39.91	\$95,772	\$26,215	\$93,785	\$93,996	0.998	1,053	\$89.06	9BA	
22-23-02-126-063	30515 FOURTEEN MILE	03/19/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$39,290	52.39	\$78,573	\$26,215	\$48,785	\$70,754	0.690	784	\$62.23	9BA	
22-23-02-126-071	30515 FOURTEEN MILE	03/17/21	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$40,180	50.86	\$80,352	\$26,215	\$52,785	\$73,158	0.722	816	\$64.69	9BA	
22-23-02-126-079	30445 FOURTEEN MILE	04/20/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$38,980	48.73	\$77,950	\$26,368	\$53,632	\$69,705	0.769	784	\$68.41	9BA	
22-23-02-126-081	30445 FOURTEEN MILE	10/08/20	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$38,980	50.62	\$77,950	\$26,368	\$50,632	\$69,705	0.726	784	\$64.58	9BA	
22-23-02-126-094	30445 FOURTEEN MILE	06/28/21	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$39,510	50.01	\$79,022	\$26,215	\$52,785	\$71,361	0.740	792	\$66.65	9BA	
22-23-02-126-103	30475 FOURTEEN MILE	07/10/20	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$38,980	57.32	\$77,950	\$26,368	\$41,632	\$69,705	0.597	784	\$53.10	9BA	
22-23-02-126-104	30475 FOURTEEN MILE	05/03/21	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$38,920	51.21	\$77,841	\$26,368	\$49,632	\$69,558	0.714	782	\$63.47	9BA	
22-23-02-126-106	30475 FOURTEEN MILE	01/31/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$38,980	48.73	\$77,950	\$26,368	\$53,632	\$69,705	0.769	784	\$68.41	9BA	
22-23-02-126-107	30475 FOURTEEN MILE	01/31/22	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$38,980	43.36	\$77,950	\$26,368	\$63,532	\$69,705	0.911	784	\$81.04	9BA	
22-23-02-126-108	30475 FOURTEEN MILE	04/12/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$47,890	45.61	\$95,772	\$26,215	\$78,785	\$93,996	0.838	1,053	\$74.82	9BA	
<b>Totals:</b>			<b>\$1,180,900</b>			<b>\$1,180,900</b>	<b>\$567,690</b>		<b>\$1,135,282</b>		<b>\$812,819</b>	<b>\$1,036,758</b>			<b>\$69.51</b>		
								<b>Sale. Ratio =&gt;</b>	<b>48.07</b>					<b>E.C.F. =&gt;</b>	<b>0.784</b>	<b>Std. Deviation=&gt;</b>	<b>0.13918327</b>
								<b>Std. Dev. =&gt;</b>	<b>5.47</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.779</b>	<b>Ave. Variance=&gt;</b>	<b>10.4673</b>

2023 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
22-23-02-156-006	30414 ORCHARD LAKE	11/10/21	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$76,370	44.14	\$152,740	\$26,215	\$146,785	\$131,797	1.114	1,381	\$106.29	9BB
22-23-02-156-012	30414 ORCHARD LAKE	06/01/20	\$100,010	WD	03-ARM'S LENGTH	\$100,010	\$56,180	56.17	\$112,367	\$26,215	\$73,795	\$89,742	0.822	903	\$81.72	9BB
22-23-02-156-015	30414 ORCHARD LAKE	10/22/21	\$148,500	WD	03-ARM'S LENGTH	\$148,500	\$76,300	51.38	\$152,597	\$26,215	\$122,285	\$131,648	0.929	1,379	\$88.68	9BB
22-23-02-156-023	30414 ORCHARD LAKE	05/29/20	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$76,300	53.54	\$152,597	\$26,215	\$116,285	\$131,648	0.883	1,379	\$84.33	9BB
22-23-02-156-037	30594 ORCHARD LAKE	10/29/21	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$76,370	49.59	\$152,740	\$26,215	\$127,785	\$131,797	0.970	1,381	\$92.53	9BB
22-23-02-156-041	30594 ORCHARD LAKE	11/04/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$76,300	49.23	\$152,597	\$26,215	\$128,785	\$131,648	0.978	1,379	\$93.39	9BB
22-23-02-156-053	30594 ORCHARD LAKE	12/22/21	\$120,500	WD	03-ARM'S LENGTH	\$120,500	\$56,180	46.62	\$112,367	\$26,215	\$94,285	\$89,742	1.051	903	\$104.41	9BB
22-23-02-156-067	30450 ORCHARD LAKE	02/04/21	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$92,040	51.42	\$184,081	\$26,215	\$152,785	\$164,444	0.929	1,821	\$83.90	9BB
22-23-02-156-068	30450 ORCHARD LAKE	02/09/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$76,300	45.42	\$152,597	\$26,215	\$141,785	\$131,648	1.077	1,379	\$102.82	9BB
22-23-02-156-070	30450 ORCHARD LAKE	11/19/21	\$160,500	WD	03-ARM'S LENGTH	\$160,500	\$76,300	47.54	\$152,597	\$26,215	\$134,285	\$131,648	1.020	1,379	\$97.38	9BB
22-23-02-156-075	30450 ORCHARD LAKE	08/09/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$76,370	44.92	\$152,740	\$26,215	\$143,785	\$131,797	1.091	1,381	\$104.12	9BB
22-23-02-156-082	30450 ORCHARD LAKE	10/12/21	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$57,560	51.86	\$115,127	\$26,215	\$84,785	\$92,617	0.915	940	\$90.20	9BB
22-23-02-156-083	30450 ORCHARD LAKE	09/22/20	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$76,300	53.73	\$152,597	\$26,215	\$115,785	\$131,648	0.880	1,379	\$83.96	9BB
<b>Totals:</b>			<b>\$1,924,010</b>			<b>\$1,924,010</b>	<b>\$948,870</b>		<b>\$1,897,744</b>		<b>\$1,583,215</b>	<b>\$1,621,822</b>			<b>\$93.36</b>	
								<b>Sale. Ratio =&gt;</b>	<b>49.32</b>			<b>E.C.F. =&gt;</b>	<b>0.976</b>	<b>Std. Deviation=&gt;</b>		<b>0.0910522</b>
								<b>Std. Dev. =&gt;</b>	<b>3.76</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.974</b>	<b>Ave. Variance=&gt;</b>		<b>7.5096</b>

2023 ECF 0.960

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-03-204-085	31061 POINTE OF WOODS DR	05/27/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$72,670	50.12	\$145,337	\$26,936	\$118,064	\$110,655	1.067	1,344	\$87.85	9C1	
22-23-03-204-097	31140 HUNTERS DR	11/03/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$129,680	64.84	\$259,353	\$26,215	\$173,785	\$217,886	0.798	2,830	\$61.41	9C1	
22-23-03-204-187	30975 POINTE OF WOODS DR	08/20/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$71,240	49.13	\$142,488	\$26,729	\$118,271	\$108,186	1.093	1,374	\$86.08	9C1	
22-23-03-204-229	31775 RIDGESIDE DR	03/16/21	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$97,100	53.35	\$194,209	\$26,754	\$155,246	\$156,500	0.992	1,921	\$80.82	9C1	
<b>Totals:</b>			<b>\$672,000</b>			<b>\$672,000</b>	<b>\$370,690</b>		<b>\$741,387</b>		<b>\$565,366</b>	<b>\$593,227</b>			<b>\$79.04</b>		
								<b>Sale. Ratio =&gt;</b>	<b>55.16</b>					<b>E.C.F. =&gt;</b>	<b>0.953</b>	<b>Std. Deviation=&gt;</b>	<b>0.133632839</b>
								<b>Std. Dev. =&gt;</b>	<b>7.22</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.987</b>	<b>Ave. Variance=&gt;</b>	<b>9.4922</b>

2023 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	
22-23-03-203-037	31935 FOURTEEN MILE	08/03/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$127,100	55.26	\$254,196	\$33,715	\$196,285	\$186,848	1.051	2,128	\$92.24	9CA	
22-23-03-203-042	31935 FOURTEEN MILE	10/08/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$128,960	39.68	\$257,913	\$33,715	\$291,285	\$189,998	1.533	2,128	\$136.88	9CA	
22-23-03-203-047	31935 FOURTEEN MILE	06/09/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$103,730	37.72	\$207,454	\$33,715	\$241,285	\$147,236	1.639	1,640	\$147.13	9CA	
22-23-03-203-066	31915 FOURTEEN MILE	03/18/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$103,510	53.08	\$207,011	\$33,715	\$161,285	\$146,861	1.098	1,633	\$98.77	9CA	
<b>Totals:</b>			<b>\$1,025,000</b>			<b>\$1,025,000</b>	<b>\$463,300</b>		<b>\$926,574</b>		<b>\$890,140</b>	<b>\$670,944</b>			<b>\$118.75</b>		
								<b>Sale. Ratio =&gt;</b>	<b>45.20</b>					<b>E.C.F. =&gt;</b>	<b>1.327</b>	<b>Std. Deviation=&gt;</b>	<b>0.29912115</b>
								<b>Std. Dev. =&gt;</b>	<b>9.01</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.330</b>	<b>Ave. Variance=&gt;</b>	<b>25.5783</b>

2023 ECF 1.180

2022 Sales given most weight

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-03-277-002	31488 HUNTERS CIRCLE	08/27/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$105,480	54.09	\$210,961	\$34,122	\$160,878	\$168,418	0.955	1,832	\$87.82	9CB	
22-23-03-277-013	31476 HUNTERS CIRCLE	09/16/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$105,480	44.89	\$210,961	\$34,122	\$200,878	\$168,418	1.193	1,832	\$109.65	9CB	
22-23-03-277-026	31436 HUNTERS CIRCLE	06/24/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$111,720	50.78	\$223,443	\$33,715	\$186,285	\$180,693	1.031	1,832	\$101.68	9CB	
22-23-03-277-029	31428 HUNTERS CIRCLE	05/21/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$105,480	47.95	\$210,961	\$34,122	\$185,878	\$168,418	1.104	1,832	\$101.46	9CB	
<b>Totals:</b>			<b>\$870,000</b>			<b>\$870,000</b>	<b>\$428,160</b>		<b>\$856,326</b>		<b>\$733,919</b>	<b>\$685,948</b>			<b>\$100.15</b>		
								<b>Sale. Ratio =&gt;</b>	<b>49.21</b>					<b>E.C.F. =&gt;</b>	<b>1.070</b>	<b>Std. Deviation=&gt;</b>	<b>0.10147755</b>
								<b>Std. Dev. =&gt;</b>	<b>3.93</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.071</b>	<b>Ave. Variance=&gt;</b>	<b>7.7557</b>

2023 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
22-23-03-204-129	31045 PHEASANT RUN	03/26/21	\$85,050	WD	03-ARM'S LENGTH	\$85,050	\$56,970	66.98	\$113,949	\$26,215	\$58,835	\$92,352	0.637	999	\$58.89	9CC
22-23-03-204-143	30885 RUNNING STREAM	05/28/21	\$131,500	WD	03-ARM'S LENGTH	\$131,500	\$56,560	43.01	\$113,127	\$26,215	\$105,285	\$91,486	1.151	986	\$106.78	9CC
22-23-03-204-183	30980 HUNTERS DR	07/02/21	\$135,500	WD	03-ARM'S LENGTH	\$135,500	\$56,970	42.04	\$113,949	\$26,215	\$109,285	\$92,352	1.183	999	\$109.39	9CC
<b>Totals:</b>			<b>\$352,050</b>			<b>\$352,050</b>	<b>\$170,500</b>		<b>\$341,025</b>		<b>\$273,405</b>	<b>\$276,189</b>			<b>\$91.69</b>	
							<b>Sale. Ratio =&gt;</b>	<b>48.43</b>				<b>E.C.F. =&gt;</b>	<b>0.990</b>		<b>Std. Deviation=&gt;</b>	<b>0.3064373</b>
							<b>Std. Dev. =&gt;</b>	<b>14.13</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.990</b>		<b>Ave. Variance=&gt;</b>	<b>23.5563</b>

2023 ECF 0.950  
outlier/9C1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-03-278-007	31420 ORCHARD CREEK	01/22/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$77,540	57.44	\$155,079	\$25,000	\$110,000	\$114,104	0.964	1,250	\$88.00	9CD
22-23-03-278-010	31444 ORCHARD CREEK	10/19/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$75,670	48.82	\$151,335	\$25,180	\$129,820	\$110,662	1.173	1,217	\$106.67	9CD
22-23-03-278-023	31480 ORCHARD CREEK	11/25/20	\$142,400	WD	03-ARM'S LENGTH	\$142,400	\$77,540	54.45	\$155,079	\$25,000	\$117,400	\$114,104	1.029	1,250	\$93.92	9CD
22-23-03-278-025	31500 ORCHARD CREEK	01/25/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$75,370	48.63	\$150,748	\$25,180	\$129,820	\$110,147	1.179	1,210	\$107.29	9CD
22-23-03-278-027	31508 ORCHARD CREEK	02/17/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$75,370	44.34	\$150,748	\$25,180	\$144,820	\$110,147	1.315	1,210	\$119.69	9CD
22-23-03-278-028	31512 ORCHARD CREEK	06/03/21	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$75,370	50.93	\$150,748	\$25,180	\$122,820	\$110,147	1.115	1,210	\$101.50	9CD
22-23-03-278-036	31522 ORCHARD CREEK	08/27/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$77,410	59.55	\$154,829	\$25,000	\$105,000	\$113,885	0.922	1,247	\$84.20	9CD
22-23-03-278-043	31546 ORCHARD CREEK	09/27/21	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$77,540	46.43	\$155,079	\$25,000	\$142,000	\$114,104	1.244	1,250	\$113.60	9CD
22-23-03-278-049	31570 ORCHARD CREEK	05/21/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$75,370	57.98	\$150,748	\$25,180	\$104,820	\$110,147	0.952	1,210	\$86.63	9CD
22-23-03-278-052	31572 ORCHARD CREEK	04/22/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$77,410	51.61	\$154,829	\$25,000	\$125,000	\$113,885	1.098	1,247	\$100.24	9CD
<b>Totals:</b>			<b>\$1,482,400</b>			<b>\$1,482,400</b>	<b>\$764,590</b>		<b>\$1,529,222</b>		<b>\$1,231,500</b>	<b>\$1,121,335</b>			<b>\$100.17</b>	
								<b>Sale. Ratio =&gt;</b>	<b>51.58</b>			<b>E.C.F. =&gt;</b>	<b>1.098</b>	<b>Std. Deviation=&gt;</b>		<b>0.1316565</b>
								<b>Std. Dev. =&gt;</b>	<b>5.17</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.099</b>	<b>Ave. Variance=&gt;</b>		<b>10.6191</b>

2023 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	
22-23-04-476-040	29643 VISTA CT	05/24/21	\$260,500	WD	03-ARM'S LENGTH	\$260,500	\$132,240	50.76	\$264,474	\$49,220	\$211,280	\$203,070	1.040	1,590	\$132.88	9DA	
22-23-04-476-045	29685 VISTA CT	07/07/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$142,440	44.51	\$284,877	\$49,481	\$270,519	\$222,072	1.218	2,043	\$132.41	9DA	
22-23-04-476-062	33785 VISTA DR	04/16/20	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$142,220	51.25	\$284,443	\$49,954	\$227,546	\$221,216	1.029	2,043	\$111.38	9DA	
22-23-04-476-068	33800 VISTA DR	08/18/21	\$261,250	WD	03-ARM'S LENGTH	\$261,250	\$133,640	51.15	\$267,288	\$51,001	\$210,249	\$204,044	1.030	1,590	\$132.23	9DA	
<b>Totals:</b>			<b>\$1,119,250</b>			<b>\$1,119,250</b>	<b>\$550,540</b>		<b>\$1,101,082</b>		<b>\$919,594</b>	<b>\$850,402</b>			<b>\$127.23</b>		
								<b>Sale. Ratio =&gt;</b>	<b>49.19</b>				<b>E.C.F. =&gt;</b>	<b>1.081</b>	<b>Std. Deviation=&gt;</b>		<b>0.09265076</b>
								<b>Std. Dev. =&gt;</b>	<b>3.28</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.079</b>	<b>Ave. Variance=&gt;</b>		<b>6.9379</b>

2023 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
22-23-05-353-039	29541 SIERRA POINTE	08/24/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$126,810	40.91	\$253,619	\$41,107	\$268,893	\$252,990	1.063	1,939	\$138.68	9E2
22-23-05-353-072	29643 SIERRA POINTE	07/16/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$126,810	42.99	\$253,619	\$41,107	\$253,893	\$252,990	1.004	1,939	\$130.94	9E2
<b>Totals:</b>			<b>\$605,000</b>			<b>\$605,000</b>	<b>\$253,620</b>		<b>\$507,238</b>		<b>\$522,786</b>	<b>\$505,981</b>			<b>\$134.81</b>	
								<b>Sale. Ratio =&gt;</b>	<b>41.92</b>			<b>E.C.F. =&gt;</b>	<b>1.033</b>	<b>Std. Deviation=&gt;</b>		<b>0.041924906</b>
								<b>Std. Dev. =&gt;</b>	<b>1.47</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.033</b>	<b>Ave. Variance=&gt;</b>		<b>2.9645</b>

2023 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
22-23-05-153-004	30449 RAMBLEWOOD CLUB	07/01/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$179,490	59.83	\$358,974	\$61,215	\$238,785	\$283,580	0.842	1,942	\$122.96	9EA
22-23-05-153-011	30669 RAMBLEWOOD CLUB	03/22/21	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$200,160	54.24	\$400,326	\$61,215	\$307,785	\$322,963	0.953	2,614	\$117.74	9EA
22-23-05-153-020	30784 RAMBLEWOOD CLUB	09/17/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$185,260	66.16	\$370,518	\$61,215	\$218,785	\$294,574	0.743	1,942	\$112.66	9EA
22-23-05-153-028	30688 RAMBLEWOOD CLUB	06/14/21	\$382,815	WD	08-ESTATE	\$382,815	\$188,460	49.23	\$376,912	\$61,215	\$321,600	\$300,664	1.070	2,314	\$138.98	9EA
22-23-05-153-040	30544 RAMBLEWOOD CLUB	09/13/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$181,010	64.65	\$362,017	\$61,215	\$218,785	\$286,478	0.764	1,942	\$112.66	9EA
22-23-05-153-047	30460 RAMBLEWOOD CLUB	09/17/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$196,020	59.40	\$392,041	\$61,215	\$268,785	\$315,072	0.853	1,955	\$137.49	9EA
22-23-05-153-049	30436 RAMBLEWOOD CLUB	06/23/20	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$182,430	65.86	\$364,867	\$61,215	\$215,785	\$289,192	0.746	2,391	\$90.25	9EA
<b>Totals:</b>			<b>\$2,218,815</b>			<b>\$2,218,815</b>	<b>\$1,312,830</b>		<b>\$2,625,655</b>		<b>\$1,790,310</b>	<b>\$2,092,524</b>			<b>\$118.96</b>	
								<b>Sale. Ratio =&gt;</b>	<b>59.17</b>			<b>E.C.F. =&gt;</b>	<b>0.856</b>	<b>Std. Deviation=&gt;</b>		<b>0.121518764</b>
								<b>Std. Dev. =&gt;</b>	<b>6.37</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.853</b>	<b>Ave. Variance=&gt;</b>		<b>9.0573</b>

2023 ECF 0.860

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	
22-23-05-377-045	29765 DEER RUN	11/12/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$184,670	51.30	\$369,345	\$63,658	\$296,342	\$372,789	0.795	2,395	\$123.73	9EB	
22-23-05-377-046	29773 DEER RUN	09/25/20	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$163,450	52.90	\$326,897	\$63,658	\$245,342	\$321,023	0.764	2,395	\$102.44	9EB	
22-23-05-377-055	36838 TANGLEWOOD LN	09/10/20	\$280,900	WD	03-ARM'S LENGTH	\$280,900	\$163,500	58.21	\$327,004	\$64,607	\$216,293	\$319,996	0.676	2,197	\$98.45	9EB	
22-23-05-377-059	36843 TANGLEWOOD LN	10/02/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$162,680	46.48	\$325,368	\$63,658	\$286,342	\$319,159	0.897	2,395	\$119.56	9EB	
22-23-05-377-066	29741 DEER RUN	05/21/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$177,230	47.26	\$354,453	\$71,043	\$303,957	\$345,622	0.879	2,357	\$128.96	9EB	
22-23-05-377-075	36849 ELK COVE	11/11/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$176,510	42.53	\$353,027	\$64,440	\$350,560	\$351,935	0.996	2,722	\$128.79	9EB	
22-23-05-377-077	36833 ELK COVE	02/15/22	\$407,500	WD	03-ARM'S LENGTH	\$407,500	\$171,330	42.04	\$342,658	\$67,335	\$340,165	\$335,760	1.013	2,383	\$142.75	9EB	
22-23-05-377-078	36830 TANGLEWOOD LN	12/08/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$165,840	60.31	\$331,678	\$63,658	\$211,342	\$326,854	0.647	2,146	\$98.48	9EB	
22-23-05-377-082	36729 TANGLEWOOD LN	07/14/21	\$382,500	WD	03-ARM'S LENGTH	\$382,500	\$169,300	44.26	\$338,605	\$63,658	\$318,842	\$335,301	0.951	2,395	\$133.13	9EB	
22-23-05-377-089	36700 TANGLEWOOD LN	04/16/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$165,840	44.22	\$331,678	\$63,658	\$311,342	\$326,854	0.953	2,146	\$145.08	9EB	
<b>Totals:</b>			<b>\$3,529,900</b>			<b>\$3,529,900</b>	<b>\$1,700,350</b>		<b>\$3,400,713</b>		<b>\$2,880,527</b>	<b>\$3,355,293</b>			<b>\$122.14</b>		
								<b>Sale. Ratio =&gt;</b>	<b>48.17</b>					<b>E.C.F. =&gt;</b>	<b>0.859</b>	<b>Std. Deviation=&gt;</b>	<b>0.130511812</b>
								<b>Std. Dev. =&gt;</b>	<b>6.48</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.857</b>	<b>Ave. Variance=&gt;</b>	<b>10.9339</b>

2023 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	
22-23-05-352-007	29511 PINE RIDGE	03/18/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$102,940	57.19	\$205,889	\$35,654	\$144,346	\$157,625	0.916	1,578	\$91.47	9ED	
22-23-05-352-008	29509 PINE RIDGE	07/14/20	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$105,050	47.21	\$210,105	\$35,654	\$186,846	\$161,529	1.157	1,674	\$111.62	9ED	
22-23-05-352-010	29535 PINE RIDGE	12/11/20	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$105,300	55.71	\$210,605	\$35,654	\$153,346	\$161,992	0.947	1,674	\$91.60	9ED	
22-23-05-352-011	29523 PINE RIDGE	08/04/21	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$102,940	49.49	\$205,889	\$35,654	\$172,346	\$157,625	1.093	1,578	\$109.22	9ED	
22-23-05-352-012	29521 PINE RIDGE	12/10/20	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$105,450	56.09	\$210,897	\$35,654	\$152,346	\$162,262	0.939	1,674	\$91.01	9ED	
22-23-05-352-024	29657 PINE RIDGE	03/02/21	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$105,300	48.53	\$210,605	\$35,654	\$181,346	\$161,992	1.119	1,674	\$108.33	9ED	
22-23-05-352-031	37161 DEER RUN	12/29/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$102,940	55.64	\$205,889	\$35,654	\$149,346	\$157,625	0.947	1,578	\$94.64	9ED	
22-23-05-352-033	29666 PINE RIDGE	09/04/20	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$103,530	46.22	\$207,051	\$35,654	\$188,346	\$158,701	1.187	1,578	\$119.36	9ED	
22-23-05-352-047	29737 PINE RIDGE	01/29/21	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$102,940	49.97	\$205,889	\$35,654	\$170,346	\$157,625	1.081	1,578	\$107.95	9ED	
22-23-05-352-059	36920 RIDGEDALE	05/10/21	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$115,660	53.06	\$231,329	\$35,654	\$182,346	\$181,181	1.006	1,918	\$95.07	9ED	
22-23-05-352-060	36922 RIDGEDALE	09/15/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$117,160	45.95	\$234,318	\$35,654	\$219,346	\$183,948	1.192	2,026	\$108.27	9ED	
22-23-05-352-065	37027 RIDGEDALE	03/23/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$104,530	46.46	\$209,050	\$35,654	\$189,346	\$160,552	1.179	1,627	\$116.38	9ED	
22-23-05-352-067	37031 RIDGEDALE	09/25/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$104,530	56.50	\$209,050	\$35,654	\$149,346	\$160,552	0.930	1,627	\$91.79	9ED	
22-23-05-352-073	29589 PINE RIDGE	06/01/20	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$102,940	56.41	\$205,889	\$35,654	\$146,846	\$157,625	0.932	1,578	\$93.06	9ED	
22-23-05-352-087	36972 DARTMOOR	05/18/20	\$175,000	LC	03-ARM'S LENGTH	\$175,000	\$104,530	59.73	\$209,050	\$35,654	\$139,346	\$160,552	0.868	1,627	\$85.65	9ED	
22-23-05-352-088	36974 DARTMOOR	06/12/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$107,060	61.18	\$214,128	\$35,654	\$139,346	\$165,254	0.843	1,722	\$80.92	9ED	
22-23-05-352-093	36944 RIDGEDALE	11/24/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$105,310	46.80	\$210,629	\$35,654	\$189,346	\$162,014	1.169	1,627	\$116.38	9ED	
22-23-05-352-096	37091 KIRKSHIRE	10/15/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$117,010	58.51	\$234,026	\$35,654	\$164,346	\$183,678	0.895	2,026	\$81.12	9ED	
22-23-05-352-102	29825 INDIAN TRAIL	04/08/21	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$107,540	57.51	\$215,077	\$35,654	\$151,346	\$166,132	0.911	1,722	\$87.89	9ED	
22-23-05-352-107	37125 BRENTWOOD	12/04/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$104,530	47.51	\$209,050	\$35,654	\$184,346	\$160,552	1.148	1,627	\$113.30	9ED	
22-23-05-352-115	37064 KIRKSHIRE	11/10/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$104,530	43.55	\$209,050	\$35,654	\$204,346	\$160,552	1.273	1,627	\$125.60	9ED	
22-23-05-352-124	29822 INDIAN TRAIL	03/17/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$117,010	45.89	\$234,026	\$35,654	\$219,346	\$183,678	1.194	2,026	\$108.27	9ED	
22-23-05-352-126	37252 BRENTWOOD	01/20/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$116,830	45.82	\$233,667	\$35,654	\$219,346	\$183,345	1.196	2,026	\$108.27	9ED	
<b>Totals:</b>			<b>\$4,817,000</b>			<b>\$4,817,000</b>	<b>\$2,465,560</b>		<b>\$4,931,158</b>		<b>\$3,996,958</b>	<b>\$3,806,589</b>			<b>\$101.62</b>		
								<b>Sale. Ratio =&gt;</b>	<b>51.18</b>			<b>E.C.F. =&gt;</b>	<b>1.050</b>	<b>Std. Deviation=&gt;</b>		<b>0.13339582</b>	
								<b>Std. Dev. =&gt;</b>	<b>5.51</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.049</b>	<b>Ave. Variance=&gt;</b>		<b>12.2017</b>	

2023 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
22-23-05-353-002	29561 SIERRA POINTE	08/12/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$106,690	44.45	\$213,372	\$41,107	\$198,893	\$174,005	1.143	1,301	\$152.88	9EE
22-23-05-353-005	29573 SIERRA POINTE	07/30/21	\$250,100	WD	03-ARM'S LENGTH	\$250,100	\$106,690	42.66	\$213,372	\$41,107	\$208,993	\$174,005	1.201	1,301	\$160.64	9EE
22-23-05-353-007	29540 SIERRA POINTE	02/03/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$122,270	42.90	\$244,549	\$41,107	\$243,893	\$205,497	1.187	1,832	\$133.13	9EE
22-23-05-353-024	29711 SIERRA POINTE	01/20/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$122,270	44.46	\$244,549	\$41,107	\$233,893	\$205,497	1.138	1,832	\$127.67	9EE
22-23-05-353-040	29545 SIERRA POINTE	08/31/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$106,690	44.45	\$213,372	\$41,107	\$198,893	\$174,005	1.143	1,301	\$152.88	9EE
22-23-05-353-052	29779 SIERRA POINTE	06/08/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$122,270	45.29	\$244,549	\$41,107	\$228,893	\$205,497	1.114	1,832	\$124.94	9EE
22-23-05-353-058	29780 SIERRA POINTE	07/14/20	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$122,270	57.67	\$244,549	\$41,107	\$170,893	\$205,497	0.832	1,832	\$93.28	9EE
22-23-05-353-068	29623 SIERRA POINTE	08/04/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$112,730	52.43	\$225,457	\$41,107	\$173,893	\$186,212	0.934	1,407	\$123.59	9EE
22-23-05-353-071	29639 SIERRA POINTE	09/10/20	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$106,690	47.44	\$213,372	\$41,107	\$183,793	\$174,005	1.056	1,301	\$141.27	9EE
<b>Totals:</b>			<b>\$2,212,000</b>			<b>\$2,212,000</b>	<b>\$1,028,570</b>		<b>\$2,057,141</b>		<b>\$1,842,037</b>	<b>\$1,704,220</b>			<b>\$134.48</b>	
								<b>Sale. Ratio =&gt;</b>	<b>46.50</b>			<b>E.C.F. =&gt;</b>	<b>1.081</b>	<b>Std. Deviation=&gt;</b>		<b>0.12353654</b>
								<b>Std. Dev. =&gt;</b>	<b>5.02</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.083</b>	<b>Ave. Variance=&gt;</b>		<b>9.5008</b>

2023 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
22-23-05-302-022	37061 SANDALWOOD	03/08/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$160,610	49.42	\$321,218	\$56,734	\$268,266	\$284,391	0.943	1,650	\$162.59	9EG
		<b>Totals:</b>	<b>\$325,000</b>			<b>\$325,000</b>	<b>\$160,610</b>		<b>\$321,218</b>		<b>\$268,266</b>	<b>\$284,391</b>			<b>\$162.59</b>	
								Sale. Ratio =>	49.42			E.C.F. =>	0.943		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.943		Ave. Variance=>	0.0000
													2023 ECF	0.930		

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
22-23-05-428-006	35613 N CROSS CREEK	06/23/21	\$474,900	WD	03-ARM'S LENGTH	\$474,900	\$214,040	45.07	\$428,077	\$90,960	\$383,940	\$552,651	0.695	3,053	\$125.76	9EH
22-23-05-428-008	35661 N CROSS CREEK	06/04/21	\$370,750	WD	03-ARM'S LENGTH	\$370,750	\$176,460	47.60	\$352,924	\$97,108	\$273,642	\$419,371	0.653	2,624	\$104.28	9EH
<b>Totals:</b>			<b>\$845,650</b>			<b>\$845,650</b>	<b>\$390,500</b>		<b>\$781,001</b>		<b>\$657,582</b>	<b>\$972,021</b>			<b>\$115.02</b>	
								<b>Sale. Ratio =&gt;</b>	<b>46.18</b>			<b>E.C.F. =&gt;</b>	<b>0.677</b>	<b>Std. Deviation=&gt;</b>		<b>0.02985252</b>
								<b>Std. Dev. =&gt;</b>	<b>1.79</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.674</b>	<b>Ave. Variance=&gt;</b>		<b>2.1109</b>

2023 ECF 0.670



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-05-152-009	30840 TANGLEWOOD TR	03/26/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$198,770	48.48	\$397,533	\$78,298	\$331,702	\$425,647	0.779	2,217	\$149.62	9EI	
22-23-05-152-013	30818 TANGLEWOOD TR	09/29/20	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$223,820	60.51	\$447,649	\$80,353	\$289,547	\$489,728	0.591	2,251	\$128.63	9EI	
22-23-05-152-016	30798 TANGLEWOOD TR	01/13/22	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$169,870	49.82	\$339,739	\$70,691	\$270,309	\$358,731	0.754	2,185	\$123.71	9EI	
22-23-05-152-018	30764 TANGLEWOOD TR	12/29/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$182,570	60.86	\$365,142	\$70,071	\$229,929	\$393,428	0.584	2,473	\$92.98	9EI	
22-23-05-152-024	30684 TANGLEWOOD TR	02/26/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$179,440	52.78	\$358,881	\$70,381	\$269,619	\$384,667	0.701	2,217	\$121.61	9EI	
22-23-05-152-036	30538 HAZELWOOD	09/14/20	\$336,900	WD	03-ARM'S LENGTH	\$336,900	\$185,660	55.11	\$371,321	\$70,278	\$266,622	\$401,391	0.664	2,334	\$114.23	9EI	
22-23-05-152-043	30553 SEQUOIA	12/20/21	\$387,500	WD	03-ARM'S LENGTH	\$387,500	\$188,520	48.65	\$377,047	\$70,381	\$317,119	\$408,888	0.776	2,403	\$131.97	9EI	
22-23-05-152-062	30683 TANGLEWOOD TR	12/30/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$168,420	54.33	\$336,833	\$71,467	\$238,533	\$353,821	0.674	1,946	\$122.58	9EI	
22-23-05-152-063	30691 TANGLEWOOD TR	11/03/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$190,360	50.76	\$380,717	\$70,381	\$304,619	\$413,781	0.736	2,601	\$117.12	9EI	
<b>Totals:</b>			<b>\$3,170,300</b>			<b>\$3,170,300</b>	<b>\$1,687,430</b>		<b>\$3,374,862</b>		<b>\$2,517,999</b>	<b>\$3,630,081</b>			<b>\$122.49</b>		
								<b>Sale. Ratio =&gt;</b>	<b>53.23</b>					<b>E.C.F. =&gt;</b>	<b>0.694</b>	<b>Std. Deviation=&gt; 0.073417629</b>	
								<b>Std. Dev. =&gt;</b>	<b>4.70</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.696</b>	<b>Ave. Variance=&gt; 5.9543</b>	

2023 ECF 0.690

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
22-23-06-100-033	31244 COUNTRY WAY	05/28/21	\$156,250	WD	03-ARM'S LENGTH	\$156,250	\$78,980	50.55	\$157,968	\$29,045	\$127,205	\$103,970	1.223	934	\$136.19	9F1
22-23-06-100-036	31260 COUNTRY WAY	06/09/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$78,060	52.04	\$156,125	\$30,566	\$119,434	\$101,257	1.180	934	\$127.87	9F1
22-23-06-100-062	38814 COUNTRY CR	05/07/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$78,590	47.63	\$157,183	\$29,045	\$135,955	\$103,337	1.316	934	\$145.56	9F1
22-23-06-100-070	38834 COUNTRY CR	09/24/21	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$79,600	46.85	\$159,205	\$29,045	\$140,855	\$104,968	1.342	934	\$150.81	9F1
22-23-06-100-073	31162 COUNTRY WAY	01/12/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$77,300	48.31	\$154,604	\$29,045	\$130,955	\$101,257	1.293	934	\$140.21	9F1
22-23-06-100-074	31164 COUNTRY WAY	03/04/22	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$78,590	43.06	\$157,183	\$29,045	\$153,455	\$103,337	1.485	934	\$164.30	9F1
22-23-06-100-078	31152 COUNTRY WAY	02/25/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$78,440	49.03	\$156,886	\$31,327	\$128,673	\$101,257	1.271	934	\$137.77	9F1
22-23-06-100-101	38839 COUNTRY CR	11/12/20	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$78,550	51.34	\$157,090	\$29,045	\$123,955	\$103,262	1.200	934	\$132.71	9F1
22-23-06-100-105	38851 COUNTRY CR	09/08/20	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$78,590	50.06	\$157,183	\$29,045	\$127,955	\$103,337	1.238	934	\$137.00	9F1
22-23-06-100-130	38852 COUNTRY CR	10/07/21	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$77,300	43.67	\$154,604	\$29,045	\$147,955	\$101,257	1.461	934	\$158.41	9F1
22-23-06-100-134	38844 COUNTRY CR	10/20/20	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$77,710	52.86	\$155,426	\$29,867	\$117,133	\$101,257	1.157	934	\$125.41	9F1
22-23-06-100-163	38917 COUNTRY CR	09/10/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$81,340	50.84	\$162,683	\$30,566	\$129,434	\$106,546	1.215	934	\$138.58	9F1
22-23-06-100-166	38907 COUNTRY CR	01/08/21	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$76,940	48.39	\$153,875	\$30,800	\$128,200	\$99,254	1.292	934	\$137.26	9F1
22-23-06-100-170	38935 COUNTRY CR	12/07/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$76,910	53.04	\$153,821	\$29,045	\$115,955	\$100,626	1.152	934	\$124.15	9F1
22-23-06-100-195	31117 COUNTRY BLUFF	04/19/21	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$80,090	43.77	\$160,185	\$29,045	\$153,955	\$105,758	1.456	934	\$164.83	9F1
22-23-06-100-204	31139 COUNTRY BLUFF	05/06/21	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$78,070	44.11	\$156,140	\$29,045	\$147,955	\$102,496	1.444	934	\$158.41	9F1
22-23-06-100-208	31131 COUNTRY BLUFF	11/19/20	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$79,670	50.75	\$159,345	\$29,045	\$127,955	\$105,081	1.218	934	\$137.00	9F1
22-23-06-100-216	31006 COUNTRY BLUFF	05/13/21	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$79,640	51.05	\$159,283	\$29,045	\$126,955	\$105,031	1.209	934	\$135.93	9F1
22-23-06-100-220	31120 COUNTRY BLUFF	09/11/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$78,560	52.37	\$157,110	\$29,564	\$120,436	\$102,860	1.171	934	\$128.95	9F1
22-23-06-100-232	31166 COUNTRY BLUFF	07/28/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$79,280	42.85	\$158,551	\$29,403	\$155,597	\$104,152	1.494	934	\$166.59	9F1
<b>Totals:</b>			<b>\$3,249,650</b>			<b>\$3,249,650</b>	<b>\$1,572,210</b>		<b>\$3,144,450</b>		<b>\$2,659,972</b>	<b>\$2,060,300</b>			<b>\$142.40</b>	
								<b>Sale. Ratio =&gt;</b>	<b>48.38</b>			<b>E.C.F. =&gt;</b>	<b>1.291</b>	<b>Std. Deviation=&gt;</b>		<b>0.11684241</b>
								<b>Std. Dev. =&gt;</b>	<b>3.47</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.291</b>	<b>Ave. Variance=&gt;</b>		<b>9.6488</b>

2023 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	
22-23-06-226-010	37432 LEGENDS TRAIL	04/15/20	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$176,130	59.50	\$352,262	\$62,974	\$233,026	\$357,146	0.652	2,158	\$107.98	9FA	
22-23-06-226-013	37446 LEGENDS TRAIL	08/30/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$176,390	58.80	\$352,774	\$62,974	\$237,026	\$357,778	0.662	2,352	\$100.78	9FA	
22-23-06-226-024	37536 LEGENDS TRAIL	11/12/21	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$170,230	46.26	\$340,460	\$62,974	\$305,026	\$342,575	0.890	1,862	\$163.82	9FA	
22-23-06-226-033	37505 LEGENDS TRAIL	06/22/20	\$330,050	WD	03-ARM'S LENGTH	\$330,050	\$172,000	52.11	\$343,995	\$62,974	\$267,076	\$346,940	0.770	1,862	\$143.44	9FA	
<b>Totals:</b>			<b>\$1,294,050</b>			<b>\$1,294,050</b>	<b>\$694,750</b>		<b>\$1,389,491</b>		<b>\$1,042,154</b>	<b>\$1,404,438</b>			<b>\$129.00</b>		
								<b>Sale. Ratio =&gt;</b>	<b>53.69</b>					<b>E.C.F. =&gt;</b>	<b>0.742</b>	<b>Std. Deviation=&gt;</b>	<b>0.1112315</b>
								<b>Std. Dev. =&gt;</b>	<b>6.24</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.744</b>	<b>Ave. Variance=&gt;</b>	<b>8.6309</b>

2023 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	
22-23-06-100-023	31218 COUNTRY WAY	08/28/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$85,520	51.83	\$171,031	\$29,045	\$135,955	\$123,466	1.101	1,025	\$132.64	9FB	
22-23-06-100-031	31240 COUNTRY WAY	02/22/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$91,660	45.83	\$183,326	\$29,045	\$170,955	\$134,157	1.274	1,025	\$166.79	9FB	
22-23-06-100-038	31256 COUNTRY WAY	09/29/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$93,050	56.39	\$186,096	\$29,045	\$135,955	\$136,566	0.996	1,025	\$132.64	9FB	
22-23-06-100-056	38802 COUNTRY CR	04/16/21	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$92,860	47.14	\$185,718	\$29,045	\$167,955	\$136,237	1.233	1,025	\$163.86	9FB	
22-23-06-100-063	38812 COUNTRY CR	06/09/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$90,520	54.86	\$181,042	\$29,045	\$135,955	\$132,171	1.029	1,025	\$132.64	9FB	
22-23-06-100-071	38832 COUNTRY CR	02/23/22	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$92,860	44.01	\$185,718	\$29,045	\$181,955	\$136,237	1.336	1,025	\$177.52	9FB	
22-23-06-100-111	38863 COUNTRY CR	11/03/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$84,700	45.78	\$169,392	\$29,045	\$155,955	\$122,041	1.278	1,025	\$152.15	9FB	
22-23-06-100-116	38858 COUNTRY CR	07/15/21	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$92,470	46.26	\$184,944	\$29,045	\$170,855	\$135,564	1.260	1,025	\$166.69	9FB	
22-23-06-100-124	38886 COUNTRY CR	05/25/21	\$189,500	WD	03-ARM'S LENGTH	\$189,500	\$92,480	48.80	\$184,963	\$29,045	\$160,455	\$135,581	1.183	1,025	\$156.54	9FB	
22-23-06-100-148	38930 COUNTRY CR	02/16/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$89,870	57.98	\$179,748	\$29,045	\$125,955	\$131,046	0.961	1,025	\$122.88	9FB	
22-23-06-100-165	38909 COUNTRY CR	02/14/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$92,280	46.14	\$184,565	\$30,215	\$169,785	\$134,217	1.265	1,025	\$165.64	9FB	
22-23-06-100-184	38947 COUNTRY CR	08/20/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$88,480	55.30	\$176,964	\$29,556	\$130,444	\$128,181	1.018	1,025	\$127.26	9FB	
<b>Totals:</b>			<b>\$2,192,400</b>			<b>\$2,192,400</b>	<b>\$1,086,750</b>		<b>\$2,173,507</b>		<b>\$1,842,179</b>	<b>\$1,585,466</b>			<b>\$149.77</b>		
								<b>Sale. Ratio =&gt;</b>	<b>49.57</b>				<b>E.C.F. =&gt;</b>	<b>1.162</b>	<b>Std. Deviation=&gt;</b>		<b>0.1322152</b>
								<b>Std. Dev. =&gt;</b>	<b>4.95</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.161</b>	<b>Ave. Variance=&gt;</b>		<b>11.6916</b>

2023 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
22-23-07-426-027	37828 SIENA	03/12/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$150,130	51.77	\$300,250	\$55,227	\$234,773	\$260,663	0.901	1,663	\$141.17	9G1
22-23-07-426-045	37752 AMBER DR	02/07/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$149,670	42.76	\$299,333	\$55,086	\$294,914	\$259,837	1.135	1,663	\$177.34	9G1
<b>Totals:</b>			<b>\$640,000</b>			<b>\$640,000</b>	<b>\$299,800</b>		<b>\$599,583</b>		<b>\$529,687</b>	<b>\$520,500</b>			<b>\$159.26</b>	
							Sale. Ratio =>	46.84				E.C.F. =>	1.018		Std. Deviation=>	0.16568784
							Std. Dev. =>	6.37				Ave. E.C.F. =>	1.018		Ave. Variance=>	11.7159

2023 ECF 0.940  
2021/2022 Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-07-426-022	28625 AUBURN	03/22/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$145,250	46.11	\$290,506	\$54,516	\$260,484	\$268,170	0.971	1,819	\$143.20	9GA
22-23-07-426-024	37846 SIENA	11/06/20	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$169,300	51.32	\$338,606	\$54,516	\$275,384	\$322,830	0.853	2,207	\$124.78	9GA
22-23-07-426-037	37793 SIENA	11/19/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,800	48.27	\$289,603	\$54,516	\$245,484	\$267,144	0.919	1,819	\$134.96	9GA
22-23-07-426-038	37787 SIENA	05/26/21	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$175,880	46.04	\$351,753	\$54,658	\$327,342	\$337,608	0.970	2,207	\$148.32	9GA
22-23-07-426-046	37748 AMBER DR	01/13/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$147,020	45.94	\$294,033	\$54,658	\$265,342	\$272,017	0.975	1,819	\$145.87	9GA
<b>Totals:</b>			<b>\$1,646,900</b>			<b>\$1,646,900</b>	<b>\$782,250</b>		<b>\$1,564,501</b>		<b>\$1,374,036</b>	<b>\$1,467,769</b>			<b>\$139.43</b>	
								<b>Sale. Ratio =&gt;</b>	<b>47.50</b>			<b>E.C.F. =&gt;</b>	<b>0.936</b>	<b>Std. Deviation=&gt;</b>		<b>0.052668336</b>
								<b>Std. Dev. =&gt;</b>	<b>2.33</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.938</b>	<b>Ave. Variance=&gt;</b>		<b>4.1354</b>

2023 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	
22-23-07-401-002	28092 HICKORY	06/14/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$168,650	44.97	\$337,304	\$77,201	\$297,799	\$313,377	0.950	2,042	\$145.84	9GB	
22-23-07-401-003	38215 FRENCH POND	06/10/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$192,350	45.26	\$384,702	\$71,115	\$353,885	\$377,816	0.937	2,545	\$139.05	9GB	
22-23-07-401-004	38213 FRENCH POND	09/07/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$202,020	46.98	\$404,046	\$85,437	\$344,563	\$383,866	0.898	2,182	\$157.91	9GB	
22-23-07-401-008	38218 FRENCH POND	02/16/21	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$187,500	56.84	\$375,009	\$79,895	\$250,005	\$355,559	0.703	2,182	\$114.58	9GB	
22-23-07-401-014	28093 HICKORY	09/18/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$209,680	66.57	\$419,363	\$81,521	\$233,479	\$407,039	0.574	2,251	\$103.72	9GB	
22-23-07-401-015	28091 HICKORY	11/23/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$182,680	44.56	\$365,352	\$79,351	\$330,649	\$344,580	0.960	2,378	\$139.04	9GB	
22-23-07-401-024	38319 GOLFVIEW	05/21/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$195,050	52.01	\$390,102	\$82,663	\$292,337	\$370,408	0.789	2,406	\$121.50	9GB	
22-23-07-401-027	38318 GOLFVIEW	09/25/20	\$411,000	WD	03-ARM'S LENGTH	\$411,000	\$189,450	46.09	\$378,897	\$85,075	\$325,925	\$354,002	0.921	2,042	\$159.61	9GB	
22-23-07-401-029	38314 GOLFVIEW	08/19/21	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$167,530	44.20	\$335,069	\$76,478	\$302,522	\$311,555	0.971	1,975	\$153.18	9GB	
22-23-07-401-033	38303 GOLFVIEW	01/29/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$185,630	53.81	\$371,262	\$69,306	\$275,694	\$363,802	0.758	2,498	\$110.37	9GB	
<b>Totals:</b>			<b>\$3,794,900</b>			<b>\$3,794,900</b>	<b>\$1,880,540</b>		<b>\$3,761,106</b>		<b>\$3,006,858</b>	<b>\$3,582,005</b>			<b>\$134.48</b>		
								<b>Sale. Ratio =&gt;</b>	<b>49.55</b>					<b>E.C.F. =&gt;</b>	<b>0.839</b>	<b>Std. Deviation=&gt;</b>	<b>0.13394576</b>
								<b>Std. Dev. =&gt;</b>	<b>7.26</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.846</b>	<b>Ave. Variance=&gt;</b>	<b>11.2013</b>

2023 ECF 0.830

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-07-427-012	37560 BURTON CT	04/23/21	\$375,100	WD	03-ARM'S LENGTH	\$375,100	\$164,190	43.77	\$328,378	\$58,558	\$316,542	\$296,506	1.068	1,873	\$169.00	9GC	
22-23-07-427-019	37630 BURTON DR	11/19/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$170,430	44.85	\$340,865	\$57,990	\$322,010	\$310,852	1.036	2,290	\$140.62	9GC	
22-23-07-427-024	37684 BURTON DR	11/02/20	\$339,580	WD	03-ARM'S LENGTH	\$339,580	\$168,740	49.69	\$337,481	\$58,274	\$281,306	\$306,821	0.917	2,290	\$122.84	9GC	
22-23-07-427-025	37690 BURTON DR	02/25/22	\$351,000	PTA	03-ARM'S LENGTH	\$351,000	\$175,350	49.96	\$350,694	\$58,653	\$292,347	\$320,924	0.911	2,290	\$127.66	9GC	
22-23-07-427-039	37550 AVON LN	11/23/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$173,880	56.09	\$347,758	\$59,175	\$250,825	\$317,124	0.791	2,020	\$124.17	9GC	
22-23-07-427-048	37688 AVON LN	10/30/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$172,340	51.44	\$344,678	\$58,463	\$276,537	\$314,522	0.879	1,986	\$139.24	9GC	
22-23-07-427-050	37704 AVON LN	11/02/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$163,830	47.49	\$327,651	\$58,463	\$286,537	\$295,811	0.969	1,961	\$146.12	9GC	
22-23-07-427-067	28118 WARWICK	07/27/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$172,250	53.83	\$344,501	\$58,084	\$261,916	\$314,744	0.832	2,290	\$114.37	9GC	
22-23-07-427-073	37818 AVON LN	05/27/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$163,970	46.19	\$327,932	\$58,226	\$296,774	\$296,380	1.001	1,961	\$151.34	9GC	
22-23-07-427-074	37814 AVON LN	02/14/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$175,040	41.19	\$350,078	\$58,037	\$366,963	\$320,924	1.143	2,290	\$160.25	9GC	
<b>Totals:</b>			<b>\$3,535,680</b>			<b>\$3,535,680</b>	<b>\$1,700,020</b>		<b>\$3,400,016</b>		<b>\$2,951,757</b>	<b>\$3,094,608</b>			<b>\$139.56</b>		
								<b>Sale. Ratio =&gt;</b>	<b>48.08</b>					<b>E.C.F. =&gt;</b>	<b>0.954</b>	<b>Std. Deviation=&gt;</b>	<b>0.109651058</b>
								<b>Std. Dev. =&gt;</b>	<b>4.64</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.955</b>	<b>Ave. Variance=&gt;</b>	<b>8.8679</b>

2023 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		
22-23-07-451-010	28042 HICKORY	08/05/20	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$272,740	56.24	\$545,475	\$97,330	\$387,670	\$640,207	0.606	3,601	\$107.66	9GD		
22-23-07-451-022	28052 HICKORY	10/14/20	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$212,400	51.55	\$424,798	\$79,678	\$332,322	\$493,029	0.674	3,002	\$110.70	9GD		
22-23-07-451-027	28074 HICKORY	12/13/21	\$459,000	WD	03-ARM'S LENGTH	\$459,000	\$196,000	42.70	\$392,001	\$78,698	\$380,302	\$447,576	0.850	2,602	\$146.16	9GD		
<b>Totals:</b>			<b>\$1,356,000</b>			<b>\$1,356,000</b>	<b>\$681,140</b>		<b>\$1,362,274</b>		<b>\$1,100,294</b>	<b>\$1,580,811</b>			<b>\$121.50</b>			
								<b>Sale. Ratio =&gt;</b>	<b>50.23</b>					<b>E.C.F. =&gt;</b>	<b>0.696</b>	<b>Std. Deviation=&gt;</b>		<b>0.12593487</b>
								<b>Std. Dev. =&gt;</b>	<b>6.87</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.710</b>	<b>Ave. Variance=&gt;</b>		<b>9.3290</b>

2023 ECF 0.700

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	
22-23-07-127-019	38637 BRANDMILL	11/12/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$108,320	48.14	\$216,644	\$34,320	\$190,680	\$165,749	1.150	1,215	\$156.94	9GE	
22-23-07-127-023	38600 CHESSINGTON	02/22/21	\$192,600	WD	03-ARM'S LENGTH	\$192,600	\$108,320	56.24	\$216,644	\$34,320	\$158,280	\$165,749	0.955	1,215	\$130.27	9GE	
22-23-07-127-042	38455 CHESSINGTON	10/08/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$108,320	43.33	\$216,644	\$34,320	\$215,680	\$165,749	1.301	1,215	\$177.51	9GE	
22-23-07-127-045	38448 DARBYSHIRE	09/14/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$113,340	50.37	\$226,672	\$34,320	\$190,680	\$174,865	1.090	1,238	\$154.02	9GE	
22-23-07-127-050	38481 BRANDMILL	11/25/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$108,320	57.01	\$216,644	\$34,320	\$155,680	\$165,749	0.939	1,215	\$128.13	9GE	
22-23-07-127-055	38428 WINDSOR	11/05/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$108,320	57.01	\$216,644	\$34,320	\$155,680	\$165,749	0.939	1,215	\$128.13	9GE	
22-23-07-127-063	29432 REGENTS POINTE	09/23/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,060	41.22	\$206,119	\$34,320	\$215,680	\$156,181	1.381	1,215	\$177.51	9GE	
22-23-07-127-067	29392 REGENTS POINTE	09/25/20	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$108,320	52.08	\$216,644	\$34,320	\$173,680	\$165,749	1.048	1,215	\$142.95	9GE	
22-23-07-127-077	29335 REGENTS POINTE	08/24/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$114,550	52.07	\$229,099	\$34,320	\$185,680	\$177,072	1.049	1,238	\$149.98	9GE	
22-23-07-127-082	29360 BREEZEWOOD	10/09/20	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$103,060	48.38	\$206,119	\$34,320	\$178,680	\$156,181	1.144	1,215	\$147.06	9GE	
22-23-07-127-087	38322 WYNMAR	12/04/20	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$108,320	56.27	\$216,644	\$34,320	\$158,180	\$165,749	0.954	1,215	\$130.19	9GE	
22-23-07-127-096	29324 REGENTS POINTE	12/10/21	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$121,330	45.27	\$242,663	\$34,320	\$233,680	\$189,403	1.234	1,238	\$188.76	9GE	
22-23-07-127-097	38573 GLANSTONBERRY	06/26/20	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$121,330	52.07	\$242,663	\$34,320	\$198,680	\$189,403	1.049	1,238	\$160.48	9GE	
22-23-07-127-106	38475 EVONSHIRE	07/16/20	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$108,320	49.69	\$216,644	\$34,320	\$183,680	\$165,749	1.108	1,215	\$151.18	9GE	
22-23-07-127-120	38564 EVONSHIRE	09/02/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$121,330	47.58	\$242,663	\$34,320	\$220,680	\$189,403	1.165	1,238	\$178.26	9GE	
22-23-07-127-128	38664 EVONSHIRE	10/01/21	\$301,500	WD	03-ARM'S LENGTH	\$301,500	\$128,560	42.64	\$257,115	\$42,570	\$258,930	\$195,041	1.328	1,238	\$209.15	9GE	
22-23-07-127-134	29448 BREEZEWOOD	11/06/20	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$108,320	51.61	\$216,644	\$34,320	\$175,580	\$165,749	1.059	1,215	\$144.51	9GE	
<b>Totals:</b>			<b>\$3,841,500</b>			<b>\$3,841,500</b>	<b>\$1,901,440</b>		<b>\$3,802,909</b>		<b>\$3,249,810</b>	<b>\$2,919,290</b>			<b>\$156.18</b>		
								<b>Sale. Ratio =&gt;</b>	<b>49.50</b>					<b>E.C.F. =&gt;</b>	<b>1.113</b>	<b>Std. Deviation=&gt;</b>	<b>0.136781113</b>
								<b>Std. Dev. =&gt;</b>	<b>5.01</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.111</b>	<b>Ave. Variance=&gt;</b>	<b>10.8606</b>

2023 ECF 1.100

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-07-252-003	28717 HIDDEN TRAIL	02/02/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$232,940	54.81	\$465,872	\$96,332	\$328,668	\$450,659	0.729	2,743	\$119.82	9GF	
22-23-07-252-012	28753 HIDDEN TRAIL	07/24/20	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$226,110	51.74	\$452,223	\$95,338	\$341,662	\$435,226	0.785	2,239	\$152.60	9GF	
22-23-07-252-034	28853 HIDDEN TRAIL	09/27/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$188,110	51.54	\$376,223	\$84,526	\$280,474	\$355,728	0.788	2,254	\$124.43	9GF	
22-23-07-252-035	28830 HIDDEN TRAIL	08/20/20	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$234,450	54.52	\$468,894	\$92,883	\$337,117	\$458,550	0.735	2,563	\$131.53	9GF	
22-23-07-252-040	28810 HIDDEN TRAIL	09/18/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$246,690	61.67	\$493,381	\$91,276	\$308,724	\$490,372	0.630	2,720	\$113.50	9GF	
22-23-07-252-046	28756 HIDDEN TRAIL	08/27/20	\$399,999	WD	03-ARM'S LENGTH	\$399,999	\$204,090	51.02	\$408,189	\$86,842	\$313,157	\$391,887	0.799	2,667	\$117.42	9GF	
<b>Totals:</b>			<b>\$2,456,999</b>			<b>\$2,456,999</b>	<b>\$1,332,390</b>		<b>\$2,664,782</b>		<b>\$1,909,802</b>	<b>\$2,582,421</b>			<b>\$126.55</b>		
								<b>Sale. Ratio =&gt;</b>	<b>54.23</b>					<b>E.C.F. =&gt;</b>	<b>0.740</b>	<b>Std. Deviation=&gt; 0.06337407</b>	
								<b>Std. Dev. =&gt;</b>	<b>3.99</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.744</b>	<b>Ave. Variance=&gt; 4.6419</b>	

2023 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
22-23-07-253-008	28899 HIDDEN TRAIL	06/15/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$277,540	61.68	\$555,079	\$119,383	\$330,617	\$631,444	0.524	2,668	\$123.92	9GG
22-23-07-253-016	28906 HIDDEN TRAIL	10/08/20	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$228,350	45.67	\$456,696	\$94,464	\$405,536	\$524,974	0.772	2,896	\$140.03	9GG
22-23-07-253-021	28890 HIDDEN TRAIL	10/05/20	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$269,220	56.09	\$538,437	\$93,633	\$386,367	\$644,644	0.599	3,270	\$118.16	9GG
<b>Totals:</b>			<b>\$1,430,000</b>			<b>\$1,430,000</b>	<b>\$775,110</b>		<b>\$1,550,212</b>		<b>\$1,122,520</b>	<b>\$1,801,061</b>			<b>\$127.37</b>	
								<b>Sale. Ratio =&gt;</b>	<b>54.20</b>				<b>E.C.F. =&gt;</b>	<b>0.623</b>	<b>Std. Deviation=&gt;</b>	<b>0.12758461</b>
								<b>Std. Dev. =&gt;</b>	<b>8.12</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.632</b>	<b>Ave. Variance=&gt;</b>	<b>9.3786</b>

2023 ECF 0.660

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
22-23-07-402-002	28092 GOLF POINTE	12/23/20	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$191,390	54.70	\$382,779	\$82,560	\$267,340	\$341,158	0.784	2,604	\$102.67	9GH
22-23-07-402-004	28118 GOLF POINTE	06/10/21	\$486,000	WD	03-ARM'S LENGTH	\$486,000	\$209,960	43.20	\$419,918	\$86,119	\$399,881	\$379,317	1.054	2,639	\$151.53	9GH
22-23-07-402-007	28168 GOLF POINTE	10/01/20	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$193,050	52.18	\$386,107	\$84,918	\$285,082	\$342,260	0.833	2,607	\$109.35	9GH
22-23-07-402-024	28400 GOLF POINTE	06/28/21	\$477,000	WD	03-ARM'S LENGTH	\$477,000	\$194,670	40.81	\$389,333	\$89,775	\$387,225	\$340,407	1.138	2,243	\$172.64	9GH
22-23-07-402-030	28540 GOLF POINTE	09/24/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$187,180	47.39	\$374,352	\$82,881	\$312,119	\$331,217	0.942	2,358	\$132.37	9GH
22-23-07-402-038	28640 GOLF POINTE	09/29/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$196,620	60.50	\$393,240	\$91,436	\$233,564	\$342,959	0.681	2,604	\$89.69	9GH
22-23-07-402-043	28661 GOLF POINTE	07/22/21	\$493,500	WD	03-ARM'S LENGTH	\$493,500	\$209,080	42.37	\$418,156	\$89,560	\$403,940	\$373,405	1.082	2,252	\$179.37	9GH
22-23-07-402-047	28573 GOLF POINTE	03/30/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$189,000	39.38	\$378,002	\$93,560	\$386,440	\$323,230	1.196	2,190	\$176.46	9GH
22-23-07-402-060	28341 LACOSTA	05/28/21	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$209,700	47.44	\$419,398	\$88,381	\$353,619	\$376,156	0.940	2,167	\$163.18	9GH
22-23-07-402-065	28289 GOLF POINTE	02/08/22	\$519,000	WD	03-ARM'S LENGTH	\$519,000	\$217,420	41.89	\$434,837	\$94,524	\$424,476	\$386,719	1.098	2,841	\$149.41	9GH
22-23-07-402-069	28235 GOLF POINTE	08/28/20	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$199,400	47.48	\$398,797	\$98,930	\$321,070	\$340,758	0.942	2,260	\$142.07	9GH
22-23-07-402-081	28099 GOLF POINTE	03/31/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$170,130	55.78	\$340,263	\$91,469	\$213,531	\$282,720	0.755	1,721	\$124.07	9GH
22-23-07-402-091	28012 GOLF POINTE	07/08/21	\$411,000	WD	03-ARM'S LENGTH	\$411,000	\$200,820	48.86	\$401,645	\$88,381	\$322,619	\$355,982	0.906	2,627	\$122.81	9GH
<b>Totals:</b>			<b>\$5,473,400</b>			<b>\$5,473,400</b>	<b>\$2,568,420</b>		<b>\$5,136,827</b>		<b>\$4,310,906</b>	<b>\$4,516,287</b>			<b>\$139.66</b>	
								<b>Sale. Ratio =&gt;</b>	<b>46.93</b>			<b>E.C.F. =&gt;</b>	<b>0.955</b>	<b>Std. Deviation=&gt;</b>		<b>0.15792097</b>
								<b>Std. Dev. =&gt;</b>	<b>6.45</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.950</b>	<b>Ave. Variance=&gt;</b>		<b>12.5619</b>

2023 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
22-23-07-201-010	38105 LANTERN HILL	08/14/20	\$389,999	WD	03-ARM'S LENGTH	\$389,999	\$227,440	58.32	\$454,870	\$78,488	\$311,511	\$409,111	0.761	2,847	\$109.42	9GI
22-23-07-201-012	38151 LANTERN HILL	07/27/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$211,490	45.98	\$422,971	\$77,871	\$382,129	\$375,109	1.019	2,668	\$143.23	9GI
22-23-07-227-026	37697 MCKENZIE	08/24/20	\$499,999	WD	03-ARM'S LENGTH	\$499,999	\$265,140	53.03	\$530,273	\$95,573	\$404,426	\$472,500	0.856	3,019	\$133.96	9GI
<b>Totals:</b>			<b>\$1,349,998</b>			<b>\$1,349,998</b>	<b>\$704,070</b>		<b>\$1,408,114</b>		<b>\$1,098,066</b>	<b>\$1,256,720</b>			<b>\$128.87</b>	
								<b>Sale. Ratio =&gt;</b>	<b>52.15</b>			<b>E.C.F. =&gt;</b>	<b>0.874</b>	<b>Std. Deviation=&gt;</b>		<b>0.13014252</b>
								<b>Std. Dev. =&gt;</b>	<b>6.19</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.879</b>	<b>Ave. Variance=&gt;</b>		<b>9.3349</b>

2023 ECF 0.920  
all 2020 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
22-23-07-307-016	39236 SILVERTHORNE BEND	06/15/20	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$199,470	58.50	\$398,937	\$87,143	\$253,857	\$366,816	0.692	2,161	\$117.47	9GJ
22-23-07-307-019	39256 SILVERTHORNE BEND	12/04/20	\$418,500	WD	03-ARM'S LENGTH	\$418,500	\$213,810	51.09	\$427,614	\$87,720	\$330,780	\$399,875	0.827	1,868	\$177.08	9GJ
<b>Totals:</b>			<b>\$759,500</b>			<b>\$759,500</b>	<b>\$413,280</b>		<b>\$826,551</b>		<b>\$584,637</b>	<b>\$766,692</b>			<b>\$147.27</b>	
								<b>Sale. Ratio =&gt;</b>	<b>54.41</b>			<b>E.C.F. =&gt;</b>	<b>0.763</b>	<b>Std. Deviation=&gt;</b>		<b>0.095567877</b>
								<b>Std. Dev. =&gt;</b>	<b>5.24</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.760</b>	<b>Ave. Variance=&gt;</b>		<b>6.7577</b>

2023 ECF 0.810  
2020 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	
22-23-08-229-003	35467 WOODFIELD DR	08/23/21	\$386,500	WD	03-ARM'S LENGTH	\$386,500	\$160,480	41.52	\$320,967	\$59,161	\$327,339	\$323,217	1.013	2,120	\$154.41	9HA	
		Totals:	\$386,500			\$386,500	\$160,480		\$320,967		\$327,339	\$323,217			\$154.41		
								Sale. Ratio =>	41.52				E.C.F. =>	1.013		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.013		Ave. Variance=>	0.0000

2023 ECF 0.900  
Early 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	
22-23-08-100-022	29441 LAUREL	09/09/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$98,400	56.23	\$196,790	\$27,653	\$147,347	\$147,076	1.002	1,383	\$106.54	9HB	
22-23-08-100-027	29435 LAUREL	03/30/21	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$98,400	55.28	\$196,790	\$27,653	\$150,347	\$147,076	1.022	1,383	\$108.71	9HB	
22-23-08-100-028	29437 LAUREL	02/23/22	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$86,210	44.90	\$172,412	\$28,003	\$163,997	\$125,573	1.306	1,077	\$152.27	9HB	
22-23-08-100-029	29409 LAUREL	07/30/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$86,210	49.26	\$172,412	\$28,003	\$146,997	\$125,573	1.171	1,077	\$136.49	9HB	
22-23-08-100-033	29401 LAUREL	08/12/21	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$86,210	47.63	\$172,412	\$28,003	\$152,997	\$125,573	1.218	1,077	\$142.06	9HB	
22-23-08-100-043	29434 LAUREL	03/08/22	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$98,400	42.41	\$196,790	\$27,653	\$204,347	\$147,076	1.389	1,383	\$147.76	9HB	
22-23-08-100-044	29436 LAUREL	03/03/22	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$86,210	38.49	\$172,412	\$28,003	\$195,997	\$125,573	1.561	1,077	\$181.98	9HB	
22-23-08-100-052	29406 LAUREL	08/05/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$86,210	45.37	\$172,412	\$28,003	\$161,997	\$125,573	1.290	1,077	\$150.42	9HB	
22-23-08-100-058	29363 LAUREL	08/14/20	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$98,400	56.88	\$196,790	\$27,653	\$145,347	\$147,076	0.988	1,383	\$105.10	9HB	
22-23-08-100-067	29364 LAUREL	11/02/20	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$98,400	55.28	\$196,790	\$27,653	\$150,347	\$147,076	1.022	1,383	\$108.71	9HB	
22-23-08-100-072	29325 LAUREL	12/10/21	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$86,210	40.86	\$172,412	\$28,003	\$182,997	\$125,573	1.457	1,077	\$169.91	9HB	
22-23-08-100-081	29310 LAUREL	05/07/21	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$86,210	48.43	\$172,412	\$28,003	\$149,997	\$125,573	1.194	1,077	\$139.27	9HB	
22-23-08-100-088	29263 LAUREL	08/31/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$98,400	56.23	\$196,790	\$27,653	\$147,347	\$147,076	1.002	1,383	\$106.54	9HB	
22-23-08-100-090	29275 LAUREL	10/30/20	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$86,210	48.43	\$172,412	\$28,003	\$149,997	\$125,573	1.194	1,077	\$139.27	9HB	
22-23-08-100-091	29273 LAUREL	08/03/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$98,400	43.73	\$196,790	\$27,653	\$197,347	\$147,076	1.342	1,383	\$142.69	9HB	
22-23-08-100-103	29258 LAUREL	03/02/21	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$98,400	56.26	\$196,790	\$27,653	\$147,247	\$147,076	1.001	1,383	\$106.47	9HB	
<b>Totals:</b>			<b>\$3,039,900</b>			<b>\$3,039,900</b>	<b>\$1,476,880</b>		<b>\$2,953,616</b>		<b>\$2,594,652</b>	<b>\$2,181,190</b>			<b>\$134.01</b>		
								<b>Sale. Ratio =&gt;</b>	<b>48.58</b>					<b>E.C.F. =&gt;</b>	<b>1.190</b>	<b>Std. Deviation=&gt;</b>	<b>0.18238915</b>
								<b>Std. Dev. =&gt;</b>	<b>6.21</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.198</b>	<b>Ave. Variance=&gt;</b>	<b>14.7605</b>

2023 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
22-23-08-378-012	28257 SECLUDED LN	12/30/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$232,590	48.46	\$465,176	\$86,598	\$393,402	\$398,503	0.987	2,633	\$149.41	9HC
<b>Totals:</b>			<b>\$480,000</b>			<b>\$480,000</b>	<b>\$232,590</b>		<b>\$465,176</b>		<b>\$393,402</b>	<b>\$398,503</b>			<b>\$149.41</b>	
								Sale. Ratio =>	48.46				E.C.F. =>	0.987	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.987	Ave. Variance=>	0.0000

2023 ECF 0.980

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-08-101-005	29473 CHELSEA CROSSING	04/01/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$195,870	47.20	\$391,743	\$75,020	\$339,980	\$293,262	1.159	2,652	\$128.20	9HD
22-23-08-101-013	29386 CHELSEA CROSSING	03/18/21	\$372,000	WD	03-ARM'S LENGTH	\$372,000	\$177,990	47.85	\$355,973	\$76,924	\$295,076	\$258,379	1.142	2,240	\$131.73	9HD
22-23-08-101-018	29278 CHELSEA CROSSING	06/25/21	\$436,500	WD	03-ARM'S LENGTH	\$436,500	\$167,860	38.46	\$335,723	\$75,294	\$361,206	\$241,138	1.498	1,983	\$182.15	9HD
<b>Totals:</b>			<b>\$1,223,500</b>			<b>\$1,223,500</b>	<b>\$541,720</b>		<b>\$1,083,439</b>		<b>\$996,262</b>	<b>\$792,779</b>			<b>\$147.36</b>	
								<b>Sale. Ratio =&gt;</b>	<b>44.28</b>			<b>E.C.F. =&gt;</b>	<b>1.257</b>	<b>Std. Deviation=&gt;</b>		<b>0.200674173</b>
								<b>Std. Dev. =&gt;</b>	<b>5.24</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.266</b>	<b>Ave. Variance=&gt;</b>		<b>15.4336</b>

2023 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	
22-23-08-151-009	28719 WINTERGREEN DR	09/21/20	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$297,160	56.60	\$594,321	\$154,352	\$370,648	\$709,627	0.522	3,831	\$96.75	9HE	
22-23-08-301-004	28589 WINTERGREEN DR	09/17/20	\$596,000	WD	03-ARM'S LENGTH	\$596,000	\$303,360	50.90	\$606,718	\$159,226	\$436,774	\$721,761	0.605	3,904	\$111.88	9HE	
<b>Totals:</b>			<b>\$1,121,000</b>			<b>\$1,121,000</b>	<b>\$600,520</b>		<b>\$1,201,039</b>		<b>\$807,422</b>	<b>\$1,431,389</b>			<b>\$104.31</b>		
								<b>Sale. Ratio =&gt;</b>	<b>53.57</b>				<b>E.C.F. =&gt;</b>	<b>0.564</b>	<b>Std. Deviation=&gt;</b>		<b>0.0585744</b>
								<b>Std. Dev. =&gt;</b>	<b>4.03</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.564</b>	<b>Ave. Variance=&gt;</b>		<b>4.1418</b>

2023 ECF 0.590  
2020 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
22-23-08-202-016	29311 PARAMOUNT COURT	11/06/20	\$510,000	LC	03-ARM'S LENGTH	\$510,000	\$303,970	59.60	\$607,940	\$134,813	\$375,187	\$614,451	0.611	3,381	\$110.97	9HF
22-23-08-202-019	29329 PARAMOUNT COURT	11/20/20	\$559,900	WD	03-ARM'S LENGTH	\$559,900	\$293,950	52.50	\$587,891	\$105,424	\$454,476	\$626,581	0.725	3,379	\$134.50	9HF
<b>Totals:</b>			<b>\$1,069,900</b>			<b>\$1,069,900</b>	<b>\$597,920</b>		<b>\$1,195,831</b>		<b>\$829,663</b>	<b>\$1,241,031</b>			<b>\$122.73</b>	
							<b>Sale. Ratio =&gt;</b>	<b>55.89</b>				<b>E.C.F. =&gt;</b>	<b>0.669</b>		<b>Std. Deviation=&gt;</b>	<b>0.081120549</b>
							<b>Std. Dev. =&gt;</b>	<b>5.02</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.668</b>		<b>Ave. Variance=&gt;</b>	<b>5.7361</b>

2023 ECF 0.720  
2020 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	
22-23-08-304-014	37271 TIMBERVIEW LANE	04/15/21	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$493,360	61.67	\$986,725	\$237,751	\$562,249	\$936,218	0.601	4,555	\$123.44	9HI	
		Totals:	\$800,000			\$800,000	\$493,360		\$986,725			\$562,249	\$936,218			\$123.44	
							Sale. Ratio =>	61.67				E.C.F. =>	0.601	Std. Deviation=>	#DIV/0!		
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.601	Ave. Variance=>	0.0000		

2023 ECF 0.650  
Late '22 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-08-102-002	28988 WINTERGREEN	05/07/21	\$974,900	WD	03-ARM'S LENGTH	\$974,900	\$473,140	48.53	\$946,287	\$216,542	\$758,358	\$947,721	0.800	4,278	\$177.27	9HJ
22-23-08-102-005	28922 WINTERGREEN	01/12/22	\$1,159,000	WD	03-ARM'S LENGTH	\$1,159,000	\$505,810	43.64	\$1,011,629	\$214,128	\$944,872	\$1,035,716	0.912	4,543	\$207.98	9HJ
<b>Totals:</b>			<b>\$2,133,900</b>			<b>\$2,133,900</b>	<b>\$978,950</b>		<b>\$1,957,916</b>		<b>\$1,703,230</b>	<b>\$1,983,436</b>			<b>\$192.63</b>	
							<b>Sale. Ratio =&gt;</b>	<b>45.88</b>				<b>E.C.F. =&gt;</b>	<b>0.859</b>		<b>Std. Deviation=&gt;</b>	<b>0.07926503</b>
							<b>Std. Dev. =&gt;</b>	<b>3.46</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.856</b>		<b>Ave. Variance=&gt;</b>	<b>5.6049</b>

2023 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
22-23-08-103-015	29347 EARTH LN	09/17/21	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$373,110	49.09	\$746,212	\$112,025	\$647,975	\$773,399	0.838	3,722	\$174.09	9HK
<b>Totals:</b>			<b>\$760,000</b>			<b>\$760,000</b>	<b>\$373,110</b>		<b>\$746,212</b>		<b>\$647,975</b>	<b>\$773,399</b>			<b>\$174.09</b>	
								Sale. Ratio =>	49.09			E.C.F. =>	0.838	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.838	Ave. Variance=>		0.0000

2023 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
22-23-10-454-018	32240 TWELVE MILE	07/20/21	\$175,004	WD	03-ARM'S LENGTH	\$175,004	\$80,680	46.10	\$161,363	\$26,681	\$148,323	\$102,032	1.454	1,368	\$108.42	91A
22-23-10-454-024	32254 TWELVE MILE	01/14/21	\$150,020	WD	03-ARM'S LENGTH	\$150,020	\$85,960	57.30	\$171,926	\$26,681	\$123,339	\$110,034	1.121	1,368	\$90.16	91A
22-23-10-454-035	32280 TWELVE MILE	09/09/21	\$190,007	WD	03-ARM'S LENGTH	\$190,007	\$95,140	50.07	\$190,276	\$26,845	\$163,162	\$123,811	1.318	1,715	\$95.14	91A
22-23-10-454-038	32286 TWELVE MILE	06/23/20	\$140,300	WD	03-ARM'S LENGTH	\$140,300	\$75,890	54.09	\$151,777	\$26,653	\$113,647	\$94,791	1.199	1,200	\$94.71	91A
22-23-10-454-039	32288 TWELVE MILE	09/08/21	\$159,020	WD	03-ARM'S LENGTH	\$159,020	\$73,560	46.26	\$147,123	\$26,653	\$132,367	\$91,265	1.450	1,200	\$110.31	91A
22-23-10-454-040	32290 TWELVE MILE	09/17/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$72,210	51.58	\$144,422	\$26,653	\$113,347	\$89,219	1.270	1,200	\$94.46	91A
22-23-10-454-041	32292 TWELVE MILE	04/15/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$76,320	48.30	\$152,646	\$26,626	\$131,374	\$95,470	1.376	1,254	\$104.76	91A
22-23-10-454-046	32304 TWELVE MILE	12/03/20	\$145,007	WD	03-ARM'S LENGTH	\$145,007	\$73,560	50.73	\$147,123	\$26,653	\$118,354	\$91,265	1.297	1,200	\$98.63	91A
22-23-10-454-049	32312 TWELVE MILE	01/28/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$95,140	46.41	\$190,276	\$26,845	\$178,155	\$123,811	1.439	1,715	\$103.88	91A
22-23-10-454-050	32314 TWELVE MILE	07/13/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$84,700	51.33	\$169,391	\$26,681	\$138,319	\$108,114	1.279	1,368	\$101.11	91A
<b>Totals:</b>			<b>\$1,627,358</b>			<b>\$1,627,358</b>	<b>\$813,160</b>		<b>\$1,626,323</b>		<b>\$1,360,387</b>	<b>\$1,029,812</b>			<b>\$100.16</b>	
								<b>Sale. Ratio =&gt;</b>	<b>49.97</b>			<b>E.C.F. =&gt;</b>	<b>1.321</b>	<b>Std. Deviation=&gt;</b>		<b>0.11110339</b>
								<b>Std. Dev. =&gt;</b>	<b>3.64</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.320</b>	<b>Ave. Variance=&gt;</b>		<b>8.7542</b>

2023 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
22-23-11-453-005	29830 TWELVE MILE	08/04/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$41,670	34.73	\$83,338	\$26,215	\$93,785	\$73,235	1.281	739	\$126.91	9K1
22-23-11-453-008	29830 TWELVE MILE	04/17/20	\$75,500	WD	03-ARM'S LENGTH	\$75,500	\$41,670	55.19	\$83,338	\$26,215	\$49,285	\$73,235	0.673	739	\$66.69	9K1
22-23-11-453-021	29840 TWELVE MILE	07/17/20	\$100,000	LC	03-ARM'S LENGTH	\$100,000	\$42,430	42.43	\$84,855	\$26,215	\$73,785	\$75,179	0.981	763	\$96.70	9K1
22-23-11-453-028	29850 TWELVE MILE	10/22/20	\$64,900	WD	03-ARM'S LENGTH	\$64,900	\$41,530	63.99	\$83,054	\$26,215	\$38,685	\$72,871	0.531	731	\$52.92	9K1
22-23-11-453-076	29890 TWELVE MILE	09/27/21	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$41,430	54.51	\$82,852	\$26,215	\$49,785	\$72,612	0.686	731	\$68.11	9K1
<b>Totals:</b>			<b>\$436,400</b>			<b>\$436,400</b>	<b>\$208,730</b>		<b>\$417,437</b>		<b>\$305,325</b>	<b>\$367,131</b>			<b>\$82.27</b>	
								<b>Sale. Ratio =&gt;</b>	<b>47.83</b>			<b>E.C.F. =&gt;</b>	<b>0.832</b>	<b>Std. Deviation=&gt;</b>		<b>0.300400525</b>
								<b>Std. Dev. =&gt;</b>	<b>11.55</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.830</b>	<b>Ave. Variance=&gt;</b>		<b>24.0578</b>

2023 ECF 0.830

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-11-377-026	27824 ALYCEKAY	10/15/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$59,270	65.86	\$118,534	\$26,215	\$63,785	\$126,464	0.504	1,380	\$46.22	9KA
22-23-11-377-027	27828 ALYCEKAY	10/15/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$59,600	59.60	\$119,207	\$26,215	\$73,785	\$127,386	0.579	1,380	\$53.47	9KA
<b>Totals:</b>			<b>\$190,000</b>			<b>\$190,000</b>	<b>\$118,870</b>		<b>\$237,741</b>		<b>\$137,570</b>	<b>\$253,851</b>			<b>\$49.84</b>	
							<b>Sale. Ratio =&gt;</b>	<b>62.56</b>				<b>E.C.F. =&gt;</b>	<b>0.542</b>	<b>Std. Deviation=&gt;</b>		<b>0.05292774</b>
							<b>Std. Dev. =&gt;</b>	<b>4.42</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.542</b>	<b>Ave. Variance=&gt;</b>		<b>3.7426</b>

2023 ECF 0.730  
Questionable Sales  
Used 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
22-23-11-451-022	30022 TWELVE MILE	09/09/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$38,450	59.15	\$76,892	\$26,215	\$38,785	\$69,421	0.559	714	\$54.32	9KB
22-23-11-451-025	30022 TWELVE MILE	01/18/21	\$71,000	WD	03-ARM'S LENGTH	\$71,000	\$39,250	55.28	\$78,505	\$26,215	\$44,785	\$71,630	0.625	725	\$61.77	9KB
22-23-11-451-043	30028 TWELVE MILE	02/19/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$39,550	43.94	\$79,093	\$26,823	\$63,177	\$71,603	0.882	714	\$88.48	9KB
22-23-11-451-060	30038 TWELVE MILE	07/14/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$48,750	39.00	\$97,499	\$26,215	\$98,785	\$97,649	1.012	1,008	\$98.00	9KB
22-23-11-451-063	30038 TWELVE MILE	12/27/21	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$50,150	38.88	\$100,293	\$26,215	\$102,785	\$101,477	1.013	1,045	\$98.36	9KB
22-23-11-451-064	30038 TWELVE MILE	07/29/21	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$49,810	45.70	\$99,617	\$26,215	\$82,785	\$100,551	0.823	1,045	\$79.22	9KB
22-23-11-451-074	30042 TWELVE MILE	12/29/21	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$48,750	36.14	\$97,499	\$26,215	\$108,685	\$97,649	1.113	1,008	\$107.82	9KB
22-23-11-451-076	30042 TWELVE MILE	05/07/21	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$49,810	42.57	\$99,617	\$26,215	\$90,785	\$100,551	0.903	1,045	\$86.88	9KB
22-23-11-451-077	30042 TWELVE MILE	08/26/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$49,810	38.32	\$99,617	\$26,215	\$103,785	\$100,551	1.032	1,045	\$99.32	9KB
22-23-11-451-078	30042 TWELVE MILE	03/11/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$49,810	33.21	\$99,617	\$26,215	\$123,785	\$100,551	1.231	1,045	\$118.45	9KB
22-23-11-451-079	30052 TWELVE MILE	11/30/20	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$38,560	47.60	\$77,116	\$26,215	\$54,785	\$69,727	0.786	717	\$76.41	9KB
22-23-11-451-085	30052 TWELVE MILE	11/16/21	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$39,250	42.66	\$78,505	\$26,215	\$65,785	\$71,630	0.918	725	\$90.74	9KB
22-23-11-451-087	30052 TWELVE MILE	11/12/20	\$86,500	WD	03-ARM'S LENGTH	\$86,500	\$47,060	54.40	\$94,123	\$26,215	\$60,285	\$93,025	0.648	995	\$60.59	9KB
22-23-11-451-088	30052 TWELVE MILE	06/14/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$47,060	52.29	\$94,123	\$26,215	\$63,785	\$93,025	0.686	995	\$64.11	9KB
22-23-11-451-099	30056 TWELVE MILE	04/07/21	\$121,500	WD	03-ARM'S LENGTH	\$121,500	\$49,590	40.81	\$99,170	\$26,215	\$95,285	\$99,938	0.953	1,037	\$91.89	9KB
22-23-11-451-106	30060 TWELVE MILE	07/24/20	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$47,900	52.07	\$95,799	\$26,215	\$65,785	\$95,321	0.690	994	\$66.18	9KB
22-23-11-451-122	30078 TWELVE MILE	09/15/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$39,250	31.40	\$78,505	\$26,215	\$98,785	\$71,630	1.379	725	\$136.26	9KB
22-23-11-451-127	30074 TWELVE MILE	09/30/21	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$38,450	42.77	\$76,892	\$26,215	\$63,685	\$69,421	0.917	714	\$89.19	9KB
22-23-11-451-130	30074 TWELVE MILE	02/26/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$39,160	52.21	\$78,329	\$26,823	\$48,177	\$70,556	0.683	714	\$67.47	9KB
22-23-11-451-133	30074 TWELVE MILE	01/21/21	\$71,750	WD	03-ARM'S LENGTH	\$71,750	\$39,250	54.70	\$78,505	\$26,215	\$45,535	\$71,630	0.636	725	\$62.81	9KB
22-23-11-451-143	30070 TWELVE MILE	04/23/21	\$75,500	WD	03-ARM'S LENGTH	\$75,500	\$39,250	51.99	\$78,505	\$26,215	\$49,285	\$71,630	0.688	725	\$67.98	9KB
<b>Totals:</b>			<b>\$2,121,050</b>			<b>\$2,121,050</b>	<b>\$928,920</b>		<b>\$1,857,821</b>		<b>\$1,569,319</b>	<b>\$1,789,164</b>			<b>\$84.11</b>	
								<b>Sale. Ratio =&gt;</b>	<b>43.80</b>			<b>E.C.F. =&gt;</b>	<b>0.877</b>	<b>Std. Deviation=&gt;</b>		<b>0.21592753</b>
								<b>Std. Dev. =&gt;</b>	<b>7.91</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.866</b>	<b>Ave. Variance=&gt;</b>		<b>17.4538</b>

2023 ECF 0.870

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-11-453-039	29860 TWELVE MILE	12/23/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$50,590	42.16	\$101,177	\$26,215	\$93,785	\$97,353	0.963	997	\$94.07	9KC
22-23-11-453-042	29860 TWELVE MILE	11/12/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$50,880	37.69	\$101,763	\$26,215	\$108,785	\$98,114	1.109	1,008	\$107.92	9KC
22-23-11-453-051	29870 TWELVE MILE	06/23/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$50,590	38.33	\$101,177	\$26,215	\$105,785	\$97,353	1.087	997	\$106.10	9KC
22-23-11-453-053	29870 TWELVE MILE	06/08/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$50,880	46.25	\$101,763	\$26,215	\$83,785	\$98,114	0.854	1,008	\$83.12	9KC
22-23-11-453-054	29870 TWELVE MILE	04/24/20	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$50,880	49.40	\$101,763	\$26,215	\$76,785	\$98,114	0.783	1,008	\$76.18	9KC
22-23-11-453-056	29870 TWELVE MILE	07/31/20	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$50,880	47.55	\$101,763	\$26,215	\$80,785	\$98,114	0.823	1,008	\$80.14	9KC
22-23-11-453-065	29880 TWELVE MILE	12/17/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$50,880	39.14	\$101,763	\$26,215	\$103,785	\$98,114	1.058	1,008	\$102.96	9KC
22-23-11-453-074	29890 TWELVE MILE	06/18/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$49,930	34.43	\$99,854	\$27,025	\$117,975	\$94,583	1.247	962	\$122.64	9KC
22-23-11-453-081	29890 TWELVE MILE	08/25/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$50,940	37.46	\$101,871	\$26,215	\$109,785	\$98,255	1.117	1,009	\$108.81	9KC
<b>Totals:</b>			<b>\$1,118,000</b>			<b>\$1,118,000</b>	<b>\$456,450</b>		<b>\$912,894</b>		<b>\$881,255</b>	<b>\$878,116</b>			<b>\$97.99</b>	
								<b>Sale. Ratio =&gt;</b>	<b>40.83</b>			<b>E.C.F. =&gt;</b>	<b>1.004</b>	<b>Std. Deviation=&gt;</b>		<b>0.1575386</b>
								<b>Std. Dev. =&gt;</b>	<b>5.22</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.005</b>	<b>Ave. Variance=&gt;</b>		<b>13.2220</b>

2023 ECF 0.980

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-11-426-014	28464 VENICE CR	01/28/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$145,860	53.04	\$291,729	\$49,874	\$225,126	\$221,885	1.015	1,908	\$117.99	9KD	
22-23-11-426-015	28472 VENICE CR	09/08/20	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$147,630	48.56	\$295,258	\$51,618	\$252,382	\$223,523	1.129	1,750	\$144.22	9KD	
22-23-11-426-016	28490 VENICE CR	10/04/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$151,640	44.60	\$303,278	\$52,369	\$287,631	\$230,192	1.250	1,750	\$164.36	9KD	
22-23-11-426-029	28610 VENICE CT	02/16/21	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$153,730	62.49	\$307,456	\$49,874	\$196,126	\$236,314	0.830	1,908	\$102.79	9KD	
22-23-11-426-032	28678 VENICE CT	09/16/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$157,050	49.08	\$314,093	\$49,874	\$270,126	\$242,403	1.114	1,750	\$154.36	9KD	
22-23-11-426-043	28601 VENICE CT	04/22/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$162,670	54.22	\$325,340	\$54,612	\$245,388	\$248,374	0.988	1,750	\$140.22	9KD	
<b>Totals:</b>			<b>\$1,785,000</b>			<b>\$1,785,000</b>	<b>\$918,580</b>		<b>\$1,837,154</b>		<b>\$1,476,779</b>	<b>\$1,402,691</b>			<b>\$137.32</b>		
								<b>Sale. Ratio =&gt;</b>	<b>51.46</b>					<b>E.C.F. =&gt;</b>	<b>1.053</b>	<b>Std. Deviation=&gt; 0.143965989</b>	
								<b>Std. Dev. =&gt;</b>	<b>6.18</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.054</b>	<b>Ave. Variance=&gt; 11.0081</b>	

2023 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
22-23-11-426-067	29525 ASHFORD	09/27/21	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$196,970	50.90	\$393,936	\$62,205	\$324,795	\$312,954	1.038	1,954	\$166.22	9KE
22-23-11-426-071	29485 ASHFORD	03/18/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$181,090	47.66	\$362,179	\$62,205	\$317,795	\$282,994	1.123	1,845	\$172.25	9KE
<b>Totals:</b>			<b>\$767,000</b>			<b>\$767,000</b>	<b>\$378,060</b>		<b>\$756,115</b>		<b>\$642,590</b>	<b>\$595,948</b>			<b>\$169.23</b>	
								<b>Sale. Ratio =&gt;</b>	<b>49.29</b>			<b>E.C.F. =&gt;</b>	<b>1.078</b>	<b>Std. Deviation=&gt;</b>		<b>0.06020026</b>
								<b>Std. Dev. =&gt;</b>	<b>2.29</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.080</b>	<b>Ave. Variance=&gt;</b>		<b>4.2568</b>

2023 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
22-23-11-477-023	27820 BERRYWOOD	10/20/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$61,250	45.37	\$122,496	\$26,215	\$108,785	\$106,979	1.017	1,156	\$94.10	9KF
22-23-11-477-031	27840 BERRYWOOD	10/06/21	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$61,250	44.06	\$122,496	\$26,215	\$112,785	\$106,979	1.054	1,156	\$97.56	9KF
22-23-11-477-041	27860 BERRYWOOD	08/26/20	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$60,420	53.47	\$120,846	\$26,215	\$86,785	\$105,146	0.825	1,156	\$75.07	9KF
22-23-11-477-046	27900 BERRYWOOD	12/10/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$55,200	46.00	\$110,404	\$26,215	\$93,785	\$93,543	1.003	1,036	\$90.53	9KF
22-23-11-477-074	27835 BERRYWOOD	10/14/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$63,660	50.93	\$127,326	\$26,215	\$98,785	\$112,346	0.879	1,385	\$71.32	9KF
22-23-11-477-087	27915 BERRYWOOD	07/29/20	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$63,660	52.18	\$127,326	\$26,215	\$95,785	\$112,346	0.853	1,385	\$69.16	9KF
22-23-11-477-091	27915 BERRYWOOD	12/08/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$63,660	50.93	\$127,326	\$26,215	\$98,785	\$112,346	0.879	1,385	\$71.32	9KF
22-23-11-477-093	27895 BERRYWOOD	07/22/20	\$125,350	WD	03-ARM'S LENGTH	\$125,350	\$63,660	50.79	\$127,326	\$26,215	\$99,135	\$112,346	0.882	1,385	\$71.58	9KF
22-23-11-477-097	27895 BERRYWOOD	10/01/20	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$63,660	51.34	\$127,326	\$26,215	\$97,785	\$112,346	0.870	1,385	\$70.60	9KF
22-23-11-477-104	27875 BERRYWOOD	02/01/21	\$130,000	OTH	03-ARM'S LENGTH	\$130,000	\$63,660	48.97	\$127,326	\$26,215	\$103,785	\$112,346	0.924	1,385	\$74.94	9KF
<b>Totals:</b>			<b>\$1,258,350</b>			<b>\$1,258,350</b>	<b>\$620,080</b>		<b>\$1,240,198</b>		<b>\$996,200</b>	<b>\$1,086,720</b>			<b>\$78.62</b>	
								<b>Sale. Ratio =&gt;</b>	<b>49.28</b>			<b>E.C.F. =&gt;</b>	<b>0.917</b>	<b>Std. Deviation=&gt;</b>		<b>0.078114541</b>
								<b>Std. Dev. =&gt;</b>	<b>3.18</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.919</b>	<b>Ave. Variance=&gt;</b>		<b>6.4555</b>

2023 ECF 0.900



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
22-23-11-478-011	29515 SYLVAN	04/14/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$124,140	45.98	\$248,272	\$49,264	\$220,736	\$203,069	1.087	1,571	\$140.51	9KG
<b>Totals:</b>			<b>\$270,000</b>			<b>\$270,000</b>	<b>\$124,140</b>		<b>\$248,272</b>		<b>\$220,736</b>	<b>\$203,069</b>			<b>\$140.51</b>	
								Sale. Ratio =>	45.98				E.C.F. =>	1.087	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.087	Ave. Variance=>	0.0000

2023 ECF 1.070

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-11-477-115	29546 ORION CT	03/31/22	\$538,350	WD	03-ARM'S LENGTH	\$538,350	\$198,120	36.80	\$396,234	\$71,132	\$467,218	\$471,162	0.992	2,623	\$178.12	9KJ
<b>Totals:</b>			<b>\$538,350</b>			<b>\$538,350</b>	<b>\$198,120</b>		<b>\$396,234</b>		<b>\$467,218</b>	<b>\$471,162</b>			<b>\$178.12</b>	
								Sale. Ratio =>	<b>36.80</b>			E.C.F. =>	<b>0.992</b>	Std. Deviation=>		<b>#DIV/0!</b>
								Std. Dev. =>	<b>#DIV/0!</b>			Ave. E.C.F. =>	<b>0.992</b>	Ave. Variance=>		<b>0.0000</b>

2023 ECF 0.800  
2022 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-11-478-028	29585 SYLVAN CR	10/02/20	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$185,290	51.47	\$370,572	\$75,367	\$284,633	\$454,162	0.627	2,552	\$111.53	9KK
22-23-11-478-032	29617 SYLVAN CR	06/18/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$199,660	57.87	\$399,325	\$70,360	\$274,640	\$506,100	0.543	2,559	\$107.32	9KK
22-23-11-478-034	29629 SYLVAN CR	08/05/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$183,390	55.57	\$366,777	\$70,828	\$259,172	\$455,306	0.569	2,552	\$101.56	9KK
<b>Totals:</b>			<b>\$1,035,000</b>			<b>\$1,035,000</b>	<b>\$568,340</b>		<b>\$1,136,674</b>		<b>\$818,445</b>	<b>\$1,415,568</b>			<b>\$106.80</b>	
								<b>Sale. Ratio =&gt;</b>	<b>54.91</b>			<b>E.C.F. =&gt;</b>	<b>0.578</b>	<b>Std. Deviation=&gt;</b>		<b>0.042969098</b>
								<b>Std. Dev. =&gt;</b>	<b>3.24</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.580</b>	<b>Ave. Variance=&gt;</b>		<b>3.1457</b>

2023 ECF 0.610  
All 2020 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	
22-23-11-103-024	29407 E GLENOAKS BD	07/01/20	\$168,900	WD	03-ARM'S LENGTH	\$168,900	\$87,710	51.93	\$175,426	\$32,500	\$136,400	\$131,125	1.040	1,146	\$119.02	9KL	
22-23-11-103-045	29249 E GLENOAKS BD	05/12/21	\$206,200	WD	03-ARM'S LENGTH	\$206,200	\$87,530	42.45	\$175,065	\$32,500	\$173,700	\$130,794	1.328	1,146	\$151.57	9KL	
22-23-11-103-048	29237 E GLENOAKS BD	06/10/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$87,530	42.70	\$175,065	\$32,500	\$172,500	\$130,794	1.319	1,146	\$150.52	9KL	
22-23-11-103-052	29286 W GLENOAKS BD	07/09/21	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$87,710	45.45	\$175,425	\$32,500	\$160,500	\$131,124	1.224	1,146	\$140.05	9KL	
22-23-11-103-053	29282 W GLENOAKS BD	05/19/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$87,530	43.77	\$175,065	\$32,500	\$167,500	\$130,794	1.281	1,146	\$146.16	9KL	
22-23-11-103-057	29266 W GLENOAKS BD	05/27/21	\$168,000	LC	03-ARM'S LENGTH	\$168,000	\$87,530	52.10	\$175,065	\$32,500	\$135,500	\$130,794	1.036	1,146	\$118.24	9KL	
22-23-11-103-060	29254 W GLENOAKS BD	07/13/20	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$87,530	56.84	\$175,065	\$32,500	\$121,500	\$130,794	0.929	1,146	\$106.02	9KL	
<b>Totals:</b>			<b>\$1,295,100</b>			<b>\$1,295,100</b>	<b>\$613,070</b>		<b>\$1,226,176</b>		<b>\$1,067,600</b>	<b>\$916,217</b>			<b>\$133.08</b>		
								<b>Sale. Ratio =&gt;</b>	<b>47.34</b>					<b>E.C.F. =&gt;</b>	<b>1.165</b>	<b>Std. Deviation=&gt;</b>	<b>0.16075533</b>
								<b>Std. Dev. =&gt;</b>	<b>5.68</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.165</b>	<b>Ave. Variance=&gt;</b>	<b>14.0170</b>

2023 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
22-23-11-103-011	29394 W GLENOAKS BD	02/16/21	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$109,310	49.24	\$218,620	\$32,500	\$189,500	\$130,154	1.456	1,598	\$118.59	9KM
22-23-11-103-014	29382 W GLENOAKS BD	10/15/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$109,800	46.72	\$219,591	\$32,500	\$202,500	\$130,833	1.548	1,598	\$126.72	9KM
22-23-11-103-015	29378 W GLENOAKS BD	04/27/20	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$109,800	57.04	\$219,591	\$32,500	\$160,000	\$130,833	1.223	1,598	\$100.13	9KM
22-23-11-103-022	29415 E GLENOAKS BD	07/31/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$109,800	51.07	\$219,591	\$32,500	\$182,500	\$130,833	1.395	1,598	\$114.21	9KM
22-23-11-103-050	29294 W GLENOAKS BD	11/23/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$110,030	53.67	\$220,063	\$32,500	\$172,500	\$131,163	1.315	1,598	\$107.95	9KM
22-23-11-103-058	29262 W GLENOAKS BD	09/15/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$109,800	49.91	\$219,591	\$32,500	\$187,500	\$130,833	1.433	1,598	\$117.33	9KM
<b>Totals:</b>			<b>\$1,289,500</b>			<b>\$1,289,500</b>	<b>\$658,540</b>		<b>\$1,317,047</b>		<b>\$1,094,500</b>	<b>\$784,648</b>			<b>\$114.15</b>	
								<b>Sale. Ratio =&gt;</b>	<b>51.07</b>			<b>E.C.F. =&gt;</b>	<b>1.395</b>	<b>Std. Deviation=&gt;</b>		<b>0.1135718</b>
								<b>Std. Dev. =&gt;</b>	<b>3.63</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.395</b>	<b>Ave. Variance=&gt;</b>		<b>8.3978</b>

2023 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
22-23-11-454-005	27991 ROLLCREST	09/10/21	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$45,990	36.50	\$91,976	\$28,139	\$97,861	\$91,196	1.073	934	\$104.78	9KN
22-23-11-454-014	27971 ROLLCREST	02/03/22	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$46,850	34.07	\$93,693	\$28,139	\$109,361	\$93,649	1.168	965	\$113.33	9KN
<b>Totals:</b>			<b>\$263,500</b>			<b>\$263,500</b>	<b>\$92,840</b>		<b>\$185,669</b>		<b>\$207,222</b>	<b>\$184,844</b>			<b>\$109.05</b>	
								<b>Sale. Ratio =&gt;</b>	<b>35.23</b>			<b>E.C.F. =&gt;</b>	<b>1.121</b>	<b>Std. Deviation=&gt;</b>		<b>0.06695808</b>
								<b>Std. Dev. =&gt;</b>	<b>1.72</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.120</b>	<b>Ave. Variance=&gt;</b>		<b>4.7347</b>

2023 ECF 1.000  
21 & '22 Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-12-477-015	29203 BRADMOOR COURT	07/12/21	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$373,900	43.99	\$747,800	\$127,246	\$722,754	\$775,693	0.932	4,223	\$171.15	9LB
22-23-12-477-017	29257 BRADMOOR COURT	12/22/21	\$915,000	WD	03-ARM'S LENGTH	\$915,000	\$402,660	44.01	\$805,323	\$138,297	\$776,703	\$833,783	0.932	4,223	\$183.92	9LB
22-23-12-477-028	29875 BRADMOOR COURT	04/01/20	\$525,300	WD	03-ARM'S LENGTH	\$525,300	\$369,060	70.26	\$738,115	\$125,497	\$399,803	\$765,773	0.522	3,682	\$108.58	9LB
22-23-12-477-030	27880 WEYMOUTH	04/16/21	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$393,120	53.85	\$786,248	\$125,658	\$604,342	\$825,738	0.732	4,341	\$139.22	9LB
<b>Totals:</b>			<b>\$3,020,300</b>			<b>\$3,020,300</b>	<b>\$1,538,740</b>		<b>\$3,077,486</b>		<b>\$2,503,602</b>	<b>\$3,200,985</b>			<b>\$150.72</b>	
								<b>Sale. Ratio =&gt;</b>	<b>50.95</b>			<b>E.C.F. =&gt;</b>	<b>0.782</b>	<b>Std. Deviation=&gt;</b>		<b>0.195639465</b>
								<b>Std. Dev. =&gt;</b>	<b>12.39</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.779</b>	<b>Ave. Variance=&gt;</b>		<b>15.2331</b>

2023 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	
22-23-12-126-071	29239 CHESTNUT CT	10/01/20	\$364,000	WD	03-ARM'S LENGTH	\$364,000	\$202,510	55.63	\$405,011	\$74,635	\$289,365	\$452,570	0.639	2,577	\$112.29	9LC	
22-23-12-126-075	29273 CHESTNUT CT	06/05/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$200,240	61.61	\$400,487	\$75,919	\$249,081	\$444,614	0.560	2,577	\$96.66	9LC	
<b>Totals:</b>			<b>\$689,000</b>			<b>\$689,000</b>	<b>\$402,750</b>		<b>\$805,498</b>		<b>\$538,446</b>	<b>\$897,184</b>			<b>\$104.47</b>		
								<b>Sale. Ratio =&gt;</b>	<b>58.45</b>								
								<b>Std. Dev. =&gt;</b>	<b>4.23</b>								
												<b>E.C.F. =&gt;</b>	<b>0.600</b>	<b>Std. Deviation=&gt;</b>	<b>0.055976701</b>		
												<b>Ave. E.C.F. =&gt;</b>	<b>0.600</b>	<b>Ave. Variance=&gt;</b>	<b>3.9582</b>		

2023 ECF 0.660  
Both 2020 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
22-23-13-102-001	29220 FIELDSTONE	04/09/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$207,460	49.99	\$414,913	\$67,092	\$347,908	\$319,102	1.090	2,909	\$119.60	9MA
22-23-13-102-002	29224 FIELDSTONE	09/27/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$193,970	40.84	\$387,937	\$65,832	\$409,168	\$295,509	1.385	2,654	\$154.17	9MA
22-23-13-102-010	29256 FIELDSTONE	07/15/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$179,970	47.36	\$359,933	\$64,460	\$315,540	\$271,076	1.164	2,287	\$137.97	9MA
22-23-13-102-034	29333 STILLWATER	12/01/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$187,650	44.15	\$375,293	\$65,375	\$359,625	\$284,328	1.265	2,413	\$149.04	9MA
22-23-13-102-035	29321 STILLWATER	04/21/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$204,580	46.50	\$409,151	\$65,832	\$374,168	\$314,972	1.188	2,766	\$135.27	9MA
22-23-13-102-041	29334 MORNINGVIEW	09/01/20	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$210,200	53.91	\$420,391	\$66,070	\$323,830	\$325,065	0.996	2,878	\$112.52	9MA
22-23-13-102-042	29348 MORNINGVIEW	09/24/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$200,880	40.18	\$401,752	\$64,460	\$435,540	\$309,442	1.408	2,767	\$157.41	9MA
22-23-13-104-001	29187 AUTUMN RIDGE	04/09/21	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$197,870	49.34	\$395,741	\$67,205	\$333,795	\$301,409	1.107	2,541	\$131.36	9MA
22-23-13-104-004	29217 AUTUMN RIDGE	05/14/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$206,430	44.39	\$412,867	\$71,721	\$393,279	\$312,978	1.257	2,640	\$148.97	9MA
22-23-13-151-019	29250 SUNRIDGE	08/07/20	\$418,500	WD	03-ARM'S LENGTH	\$418,500	\$200,940	48.01	\$401,882	\$71,178	\$347,322	\$303,398	1.145	2,632	\$131.96	9MA
22-23-13-151-032	29211 SUNRIDGE	06/29/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$202,140	44.92	\$404,277	\$75,977	\$374,023	\$301,193	1.242	2,458	\$152.17	9MA
22-23-13-151-053	27251 WINTERSET CIRCLE	04/29/21	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$196,990	51.70	\$393,977	\$65,558	\$315,442	\$301,302	1.047	2,303	\$136.97	9MA
22-23-13-151-056	27263 WINTERSET CIRCLE	05/21/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$208,390	55.57	\$416,776	\$65,558	\$309,442	\$322,218	0.960	2,660	\$116.33	9MA
22-23-13-151-057	27267 WINTERSET CIRCLE	08/02/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$191,820	58.13	\$383,643	\$66,290	\$263,710	\$291,150	0.906	2,486	\$106.08	9MA
22-23-13-152-020	27264 WINTERSET CIRCLE	03/03/21	\$377,500	WD	03-ARM'S LENGTH	\$377,500	\$191,650	50.77	\$383,291	\$66,107	\$311,393	\$290,995	1.070	2,190	\$142.19	9MA
22-23-13-152-022	27272 WINTERSET CIRCLE	10/06/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$214,510	55.72	\$429,020	\$66,290	\$318,710	\$332,780	0.958	2,804	\$113.66	9MA
<b>Totals:</b>			<b>\$6,607,900</b>			<b>\$6,607,900</b>	<b>\$3,195,450</b>		<b>\$6,390,844</b>		<b>\$5,532,895</b>	<b>\$4,876,917</b>			<b>\$134.10</b>	
								<b>Sale. Ratio =&gt;</b>	<b>48.36</b>			<b>E.C.F. =&gt;</b>	<b>1.135</b>	<b>Std. Deviation=&gt;</b>		<b>0.148723826</b>
								<b>Std. Dev. =&gt;</b>	<b>5.31</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.137</b>	<b>Ave. Variance=&gt;</b>		<b>11.9831</b>

2023 ECF 1.130

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-13-126-019	29319 FIELDSTONE	07/09/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$211,080	47.97	\$422,164	\$67,988	\$372,012	\$442,720	0.840	3,043	\$122.25	9MB
<b>Totals:</b>			<b>\$440,000</b>			<b>\$440,000</b>	<b>\$211,080</b>		<b>\$422,164</b>		<b>\$372,012</b>	<b>\$442,720</b>			<b>\$122.25</b>	
								Sale. Ratio =>	47.97				E.C.F. =>	0.840	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.840	Ave. Variance=>	0.0000

2023 ECF 0.830

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-14-251-025	29654 S MEADOWRIDGE	02/05/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$131,170	48.58	\$262,337	\$49,335	\$220,665	\$215,154	1.026	1,702	\$129.65	9N1	
Totals:			\$270,000			\$270,000	\$131,170		\$262,337		\$220,665	\$215,154			\$129.65		
								Sale. Ratio =>	48.58				E.C.F. =>	1.026	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.026	Ave. Variance=>		0.0000

2023 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
22-23-14-352-011	26258 ORCHARD LAKE	07/01/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$125,610	48.31	\$251,228	\$41,853	\$218,147	\$182,065	1.198	1,368	\$159.46	9NB
		Totals:	\$260,000			\$260,000	\$125,610		\$251,228		\$218,147	\$182,065			\$159.46	
							Sale. Ratio =>	48.31				E.C.F. =>	1.198		Std. Deviation=>	#DIV/0!
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.198		Ave. Variance=>	0.0000
													2023 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
22-23-14-179-018	31249 SCENIC VIEW	07/14/21	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$224,360	57.68	\$448,720	\$95,993	\$293,007	\$489,899	0.598	2,098	\$139.66	9NC
22-23-14-179-020	31311 SCENIC VIEW	11/05/21	\$467,450	WD	03-ARM'S LENGTH	\$467,450	\$241,690	51.70	\$483,379	\$84,454	\$382,996	\$554,063	0.691	2,748	\$139.37	9NC
<b>Totals:</b>			<b>\$856,450</b>			<b>\$856,450</b>	<b>\$466,050</b>		<b>\$932,099</b>		<b>\$676,003</b>	<b>\$1,043,961</b>			<b>\$139.52</b>	
								<b>Sale. Ratio =&gt;</b>	<b>54.42</b>			<b>E.C.F. =&gt;</b>	<b>0.648</b>	<b>Std. Deviation=&gt;</b>		<b>0.06586935</b>
								<b>Std. Dev. =&gt;</b>	<b>4.22</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.645</b>	<b>Ave. Variance=&gt;</b>		<b>4.6577</b>

2023 ECF 0.650

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	
22-23-15-201-023	27709 W ECHO VALLEY	09/10/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$63,370	48.75	\$126,734	\$26,844	\$103,156	\$118,917	0.867	1,320	\$78.15	90A	
22-23-15-201-029	27689 W ECHO VALLEY	06/03/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$61,610	58.68	\$123,210	\$26,844	\$78,156	\$114,721	0.681	1,259	\$62.08	90A	
22-23-15-201-050	27653 W ECHO VALLEY	12/17/20	\$86,500	WD	03-ARM'S LENGTH	\$86,500	\$49,590	57.33	\$99,188	\$26,844	\$59,656	\$86,124	0.693	972	\$61.37	90A	
22-23-15-201-059	27718 W ECHO VALLEY	05/20/21	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$63,500	47.74	\$127,000	\$26,844	\$106,156	\$119,233	0.890	1,311	\$80.97	90A	
22-23-15-201-061	27633 E ECHO VALLEY	04/05/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$63,730	48.28	\$127,465	\$26,844	\$105,156	\$119,787	0.878	1,309	\$80.33	90A	
22-23-15-201-066	27633 E ECHO VALLEY	07/27/20	\$130,500	WD	03-ARM'S LENGTH	\$130,500	\$63,500	48.66	\$127,005	\$26,844	\$103,656	\$119,239	0.869	1,309	\$79.19	90A	
22-23-15-201-073	27690 E ECHO VALLEY	11/09/21	\$115,500	WD	03-ARM'S LENGTH	\$115,500	\$49,620	42.96	\$99,240	\$26,844	\$88,656	\$86,186	1.029	972	\$91.21	90A	
22-23-15-201-085	27722 E ECHO VALLEY	02/05/21	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$63,390	64.03	\$126,788	\$26,844	\$72,156	\$118,981	0.606	1,320	\$54.66	90A	
22-23-15-201-089	27690 E ECHO VALLEY	10/29/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$49,590	42.03	\$99,188	\$26,844	\$91,156	\$86,124	1.058	972	\$93.78	90A	
22-23-15-201-091	27690 E ECHO VALLEY	04/24/20	\$126,525	WD	03-ARM'S LENGTH	\$126,525	\$61,540	48.64	\$123,076	\$26,844	\$99,681	\$114,562	0.870	1,257	\$79.30	90A	
22-23-15-201-096	27654 E ECHO VALLEY	08/11/21	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$49,590	43.88	\$99,188	\$26,844	\$86,156	\$86,124	1.000	972	\$88.64	90A	
22-23-15-201-102	27599 W ECHO VALLEY	12/08/20	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$63,730	51.40	\$127,465	\$26,844	\$97,156	\$119,787	0.811	1,309	\$74.22	90A	
22-23-15-201-103	27599 W ECHO VALLEY	01/15/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$63,730	50.98	\$127,465	\$26,844	\$98,156	\$119,787	0.819	1,309	\$74.99	90A	
22-23-15-201-105	27599 W ECHO VALLEY	05/11/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$63,500	50.80	\$127,005	\$26,844	\$98,156	\$119,239	0.823	1,309	\$74.99	90A	
22-23-15-201-119	27598 E ECHO VALLEY	01/22/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$63,730	50.98	\$127,465	\$26,844	\$98,156	\$119,787	0.819	1,309	\$74.99	90A	
22-23-15-201-128	27542 E ECHO VALLEY	09/29/20	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$60,690	48.17	\$121,388	\$26,844	\$99,156	\$112,552	0.881	1,191	\$83.25	90A	
22-23-15-201-135	27543 W ECHO VALLEY	07/30/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$61,720	45.05	\$123,448	\$26,844	\$110,156	\$115,005	0.958	1,259	\$87.49	90A	
<b>Totals:</b>			<b>\$2,051,025</b>			<b>\$2,051,025</b>	<b>\$1,016,130</b>		<b>\$2,032,318</b>		<b>\$1,594,677</b>	<b>\$1,876,155</b>			<b>\$77.62</b>		
								<b>Sale. Ratio =&gt;</b>	<b>49.54</b>					<b>E.C.F. =&gt;</b>	<b>0.850</b>	<b>Std. Deviation=&gt;</b>	<b>0.11990719</b>
								<b>Std. Dev. =&gt;</b>	<b>5.71</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.856</b>	<b>Ave. Variance=&gt;</b>	<b>8.7020</b>

2023 ECF 0.840

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-15-201-161	31993 TWELVE MILE	09/18/20	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$38,020	46.37	\$76,045	\$26,469	\$55,531	\$63,559	0.874	691	\$80.36	90B	
22-23-15-201-162	31993 TWELVE MILE	01/28/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$44,290	55.36	\$88,589	\$26,469	\$53,531	\$79,641	0.672	905	\$59.15	90B	
22-23-15-201-167	31993 TWELVE MILE	04/08/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$37,850	47.31	\$75,708	\$26,215	\$53,785	\$63,453	0.848	691	\$77.84	90B	
22-23-15-201-178	31993 TWELVE MILE	11/20/20	\$76,500	WD	03-ARM'S LENGTH	\$76,500	\$38,630	50.50	\$77,264	\$26,215	\$50,285	\$65,447	0.768	717	\$70.13	90B	
22-23-15-201-188	31993 TWELVE MILE	03/09/22	\$121,500	WD	03-ARM'S LENGTH	\$121,500	\$44,650	36.75	\$89,295	\$26,215	\$95,285	\$80,872	1.178	924	\$103.12	90B	
22-23-15-201-191	32005 TWELVE MILE	11/01/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$44,290	42.18	\$88,589	\$26,469	\$78,531	\$79,641	0.986	905	\$86.77	90B	
22-23-15-201-194	32005 TWELVE MILE	07/07/20	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$42,740	54.79	\$85,476	\$26,469	\$51,531	\$75,650	0.681	851	\$60.55	90B	
22-23-15-201-196	32005 TWELVE MILE	10/05/21	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$38,140	48.90	\$76,285	\$26,465	\$51,535	\$63,872	0.807	695	\$74.15	90B	
22-23-15-201-199	32005 TWELVE MILE	08/30/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$37,670	47.09	\$75,335	\$26,469	\$53,531	\$62,649	0.854	680	\$78.72	90B	
22-23-15-201-203	32005 TWELVE MILE	03/04/22	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$44,320	39.22	\$88,648	\$26,384	\$86,616	\$79,826	1.085	909	\$95.29	90B	
22-23-15-201-208	32005 TWELVE MILE	11/20/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$37,980	75.96	\$75,952	\$26,215	\$23,785	\$63,765	0.373	695	\$34.22	90B	
22-23-15-201-215	32005 TWELVE MILE	12/24/20	\$77,800	WD	03-ARM'S LENGTH	\$77,800	\$37,850	48.65	\$75,708	\$26,215	\$51,585	\$63,453	0.813	691	\$74.65	90B	
22-23-15-201-217	32005 TWELVE MILE	11/30/20	\$70,500	WD	03-ARM'S LENGTH	\$70,500	\$44,650	63.33	\$89,295	\$26,215	\$44,285	\$80,872	0.548	924	\$47.93	90B	
22-23-15-201-222	32005 TWELVE MILE	08/28/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$38,570	55.10	\$77,144	\$26,215	\$43,785	\$65,294	0.671	715	\$61.24	90B	
22-23-15-201-229	32013 TWELVE MILE	06/30/21	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$38,020	45.26	\$76,045	\$26,469	\$57,531	\$63,559	0.905	691	\$83.26	90B	
22-23-15-201-241	32013 TWELVE MILE	08/28/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$45,640	57.05	\$91,279	\$26,469	\$53,531	\$83,090	0.644	905	\$59.15	90B	
22-23-15-201-243	32013 TWELVE MILE	06/25/21	\$85,500	WD	03-ARM'S LENGTH	\$85,500	\$37,850	44.27	\$75,708	\$26,215	\$59,285	\$63,453	0.934	691	\$85.80	90B	
22-23-15-201-250	32013 TWELVE MILE	12/04/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$42,570	53.21	\$85,139	\$26,215	\$53,785	\$75,544	0.712	851	\$63.20	90B	
22-23-15-201-256	32013 TWELVE MILE	05/21/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$38,630	48.29	\$77,264	\$26,215	\$53,785	\$65,447	0.822	717	\$75.01	90B	
22-23-15-201-264	32013 TWELVE MILE	04/23/21	\$76,500	WD	03-ARM'S LENGTH	\$76,500	\$39,050	51.05	\$78,097	\$26,215	\$50,285	\$66,515	0.756	731	\$68.79	90B	
22-23-15-201-265	32013 TWELVE MILE	09/09/21	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$38,450	53.40	\$76,907	\$26,215	\$45,785	\$64,990	0.704	711	\$64.40	90B	
<b>Totals:</b>			<b>\$1,720,300</b>			<b>\$1,720,300</b>	<b>\$849,860</b>		<b>\$1,699,772</b>		<b>\$1,167,588</b>	<b>\$1,470,590</b>			<b>\$71.61</b>		
								<b>Sale. Ratio =&gt;</b>	<b>49.40</b>					<b>E.C.F. =&gt;</b>	<b>0.794</b>	<b>Std. Deviation=&gt;</b>	<b>0.17824359</b>
								<b>Std. Dev. =&gt;</b>	<b>8.47</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.792</b>	<b>Ave. Variance=&gt;</b>	<b>13.2596</b>

2023 ECF 0.780

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-15-202-004	32111 TWELVE MILE	07/14/20	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$79,460	53.33	\$158,924	\$26,706	\$122,294	\$115,981	1.054	1,278	\$95.69	90C	
22-23-15-202-005	32115 TWELVE MILE	10/26/20	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$79,460	56.35	\$158,924	\$26,706	\$114,294	\$115,981	0.985	1,278	\$89.43	90C	
22-23-15-202-007	32119 TWELVE MILE	01/06/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$80,290	52.82	\$160,586	\$26,706	\$125,294	\$117,439	1.067	1,278	\$98.04	90C	
22-23-15-202-008	32121 TWELVE MILE	04/03/20	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$79,460	58.90	\$158,924	\$26,706	\$108,194	\$115,981	0.933	1,278	\$84.66	90C	
22-23-15-202-026	32157 TWELVE MILE	07/01/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$79,460	49.66	\$158,924	\$26,706	\$133,294	\$115,981	1.149	1,278	\$104.30	90C	
22-23-15-202-031	32167 TWELVE MILE	07/30/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$79,460	56.76	\$158,924	\$26,706	\$113,294	\$115,981	0.977	1,278	\$88.65	90C	
<b>Totals:</b>			<b>\$876,900</b>			<b>\$876,900</b>	<b>\$477,590</b>		<b>\$955,206</b>		<b>\$716,664</b>	<b>\$697,342</b>			<b>\$93.46</b>		
								<b>Sale. Ratio =&gt;</b>	<b>54.46</b>				<b>E.C.F. =&gt;</b>	<b>1.028</b>	<b>Std. Deviation=&gt;</b>		<b>0.07797116</b>
								<b>Std. Dev. =&gt;</b>	<b>3.33</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.028</b>	<b>Ave. Variance=&gt;</b>		<b>6.2574</b>

2023 ECF 1.030



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-16-151-013	27246 CAMBRIDGE	06/25/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$236,260	59.07	\$472,510	\$87,695	\$312,305	\$458,113	0.682	2,713	\$115.11	9PA	
22-23-16-151-015	27220 CAMBRIDGE	04/14/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$254,640	55.36	\$509,275	\$105,585	\$354,415	\$480,583	0.737	3,184	\$111.31	9PA	
22-23-16-151-018	27162 CAMBRIDGE	11/03/21	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$314,940	52.06	\$629,878	\$116,158	\$488,842	\$611,571	0.799	3,134	\$155.98	9PA	
22-23-16-151-020	27177 CAMBRIDGE	10/27/21	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$302,200	41.97	\$604,391	\$128,866	\$591,134	\$566,101	1.044	3,370	\$175.41	9PA	
22-23-16-151-027	27221 PEMBRIDGE	07/02/21	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$287,030	49.49	\$574,063	\$105,568	\$474,432	\$557,732	0.851	3,767	\$125.94	9PA	
22-23-16-151-034	27124 PEMBRIDGE	01/07/22	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$266,820	45.61	\$533,633	\$115,830	\$469,170	\$497,385	0.943	3,485	\$134.63	9PA	
22-23-16-151-036	27190 PEMBRIDGE	01/07/22	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$282,790	43.84	\$565,580	\$105,041	\$539,959	\$548,261	0.985	3,509	\$153.88	9PA	
22-23-16-151-045	27129 HAMPSTEAD	06/30/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$262,780	52.56	\$525,569	\$105,509	\$394,491	\$500,071	0.789	3,350	\$117.76	9PA	
22-23-16-151-062	27269 WINCHESTER	12/01/20	\$468,000	WD	03-ARM'S LENGTH	\$468,000	\$227,780	48.67	\$455,553	\$86,659	\$381,341	\$439,160	0.868	2,485	\$153.46	9PA	
22-23-16-151-064	27233 WINCHESTER	08/17/20	\$537,000	WD	03-ARM'S LENGTH	\$537,000	\$283,680	52.83	\$567,368	\$106,064	\$430,936	\$549,171	0.785	3,512	\$122.70	9PA	
22-23-16-151-065	27189 WINCHESTER	11/02/20	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$293,550	54.36	\$587,098	\$110,414	\$429,586	\$567,481	0.757	3,230	\$133.00	9PA	
22-23-16-151-066	27147 WINCHESTER	05/29/20	\$487,000	WD	03-ARM'S LENGTH	\$487,000	\$268,260	55.08	\$536,528	\$106,839	\$380,161	\$511,535	0.743	3,699	\$102.77	9PA	
22-23-16-151-077	27158 WINCHESTER	05/18/21	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$273,470	45.96	\$546,947	\$106,863	\$488,137	\$523,910	0.932	3,571	\$136.69	9PA	
<b>Totals:</b>			<b>\$7,122,000</b>			<b>\$7,122,000</b>	<b>\$3,554,200</b>		<b>\$7,108,393</b>		<b>\$5,734,909</b>	<b>\$6,811,074</b>			<b>\$133.74</b>		
								<b>Sale. Ratio =&gt;</b>	<b>49.90</b>					<b>E.C.F. =&gt;</b>	<b>0.842</b>	<b>Std. Deviation=&gt;</b>	<b>0.108718873</b>
								<b>Std. Dev. =&gt;</b>	<b>5.09</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.840</b>	<b>Ave. Variance=&gt;</b>	<b>9.0034</b>

2023 ECF 0.840

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-16-301-018	26878 WEMBLEY	02/10/21	\$837,500	WD	03-ARM'S LENGTH	\$837,500	\$407,530	48.66	\$815,063	\$110,536	\$726,964	\$952,064	0.764	5,030	\$144.53	9PB	
22-23-16-301-025	26577 TRILLIUM	04/06/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$105,140	38.94	\$210,273	\$138,517	\$131,483	\$96,968	1.356	1,588	\$82.80	9PB	
22-23-16-301-026	26363 BALLANTRAE	12/22/21	\$994,625	WD	03-ARM'S LENGTH	\$994,625	\$665,560	66.92	\$1,331,123	\$167,596	\$827,029	\$1,572,334	0.526	6,577	\$125.75	9PB	
22-23-16-326-018	34787 BERKSHIRE	05/22/20	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$372,100	65.86	\$744,200	\$144,401	\$420,599	\$810,539	0.519	3,622	\$116.12	9PB	
<b>Totals:</b>			<b>\$2,667,125</b>			<b>\$2,667,125</b>	<b>\$1,550,330</b>		<b>\$3,100,659</b>		<b>\$2,106,075</b>	<b>\$3,431,904</b>			<b>\$117.30</b>		
								<b>Sale. Ratio =&gt;</b>	<b>58.13</b>					<b>E.C.F. =&gt;</b>	<b>0.614</b>	<b>Std. Deviation=&gt;</b>	<b>0.393353864</b>
								<b>Std. Dev. =&gt;</b>	<b>13.64</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.791</b>	<b>Ave. Variance=&gt;</b>	<b>28.2422</b>

2023 ECF 0.670  
Std Dev/Estate Sale/2019 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
22-23-17-302-006	26170 VALHALLA DR	07/23/21	\$498,000	WD	03-ARM'S LENGTH	\$498,000	\$209,350	42.04	\$418,707	\$86,774	\$411,226	\$399,919	1.028	2,343	\$175.51	9QA
22-23-17-302-012	26248 VALHALLA DR	04/30/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$218,290	54.57	\$436,576	\$100,789	\$299,211	\$404,563	0.740	2,343	\$127.70	9QA
22-23-17-302-016	26123 VALHALLA DR	10/08/21	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$208,370	47.90	\$416,737	\$86,774	\$348,226	\$397,546	0.876	2,343	\$148.62	9QA
22-23-17-302-039	37125 SOUTHWIND CT	07/16/21	\$469,000	WD	03-ARM'S LENGTH	\$469,000	\$212,070	45.22	\$424,146	\$98,477	\$370,523	\$392,372	0.944	2,087	\$177.54	9QA
22-23-17-302-054	37183 BERKLEIGH CT	03/11/22	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$223,410	44.77	\$446,810	\$108,982	\$390,018	\$407,022	0.958	2,343	\$166.46	9QA
22-23-17-302-059	37168 BERKLEIGH CT	09/14/20	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$205,490	51.50	\$410,979	\$86,847	\$312,153	\$390,520	0.799	2,087	\$149.57	9QA
22-23-17-302-068	37224 BERKLEIGH CT	04/30/20	\$391,000	WD	03-ARM'S LENGTH	\$391,000	\$212,360	54.31	\$424,723	\$87,281	\$303,719	\$406,557	0.747	2,343	\$129.63	9QA
22-23-17-302-070	26522 VALHALLA DR	01/21/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$212,230	54.42	\$424,464	\$87,281	\$302,719	\$406,245	0.745	2,343	\$129.20	9QA
22-23-17-302-072	26546 VALHALLA DR	06/08/21	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$212,450	48.84	\$424,902	\$86,956	\$348,044	\$407,164	0.855	2,343	\$148.55	9QA
22-23-17-302-076	26586 VALHALLA DR	10/26/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$236,390	52.53	\$472,772	\$97,956	\$352,044	\$451,586	0.780	2,343	\$150.25	9QA
<b>Totals:</b>			<b>\$4,366,000</b>			<b>\$4,366,000</b>	<b>\$2,150,410</b>		<b>\$4,300,816</b>		<b>\$3,437,883</b>	<b>\$4,063,493</b>			<b>\$150.30</b>	
								<b>Sale. Ratio =&gt;</b>	<b>49.25</b>				<b>E.C.F. =&gt;</b>	<b>0.846</b>	<b>Std. Deviation=&gt;</b>	<b>0.1023689</b>
								<b>Std. Dev. =&gt;</b>	<b>4.54</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.847</b>	<b>Ave. Variance=&gt;</b>	<b>8.5085</b>

2023 ECF 0.830

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-18-477-001	38158 SARATOGA CIRCLE	02/18/22	\$268,500	WD	03-ARM'S LENGTH	\$268,500	\$123,660	46.06	\$247,313	\$46,547	\$221,953	\$173,074	1.282	1,418	\$156.53	9RA
22-23-18-477-004	38152 SARATOGA CIRCLE	07/29/21	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$117,390	45.50	\$234,789	\$46,547	\$211,453	\$162,278	1.303	1,304	\$162.16	9RA
22-23-18-477-008	38426 SARATOGA CIRCLE	08/30/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$125,070	43.88	\$250,135	\$46,547	\$238,453	\$175,507	1.359	1,447	\$164.79	9RA
22-23-18-477-018	38399 SARATOGA CIRCLE	02/17/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$118,400	50.17	\$236,799	\$46,547	\$189,453	\$164,010	1.155	1,304	\$145.29	9RA
22-23-18-477-027	38452 LYNWOOD COURT	03/11/22	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$127,300	42.15	\$254,594	\$46,547	\$255,453	\$179,351	1.424	1,472	\$173.54	9RA
22-23-18-477-030	38458 LYNWOOD COURT	11/02/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$119,500	50.64	\$238,996	\$46,547	\$189,453	\$165,904	1.142	1,333	\$142.13	9RA
22-23-18-477-034	38474 LYNWOOD COURT	08/02/21	\$265,500	WD	03-ARM'S LENGTH	\$265,500	\$125,220	47.16	\$250,449	\$46,547	\$218,953	\$175,778	1.246	1,447	\$151.32	9RA
22-23-18-477-035	38476 LYNWOOD COURT	04/09/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$125,030	49.03	\$250,052	\$46,547	\$208,453	\$175,435	1.188	1,447	\$144.06	9RA
22-23-18-477-038	38323 SARATOGA CIRCLE	01/28/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$124,530	49.81	\$249,064	\$46,547	\$203,453	\$174,584	1.165	1,447	\$140.60	9RA
22-23-18-477-040	38319 SARATOGA CIRCLE	05/26/21	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$123,880	49.75	\$247,765	\$46,547	\$202,453	\$173,464	1.167	1,447	\$139.91	9RA
22-23-18-477-048	38318 SARATOGA CIRCLE	12/17/21	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$135,270	46.97	\$270,531	\$46,547	\$241,453	\$193,090	1.250	1,472	\$164.03	9RA
22-23-18-477-056	38286 SARATOGA CIRCLE	06/16/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$124,670	49.87	\$249,332	\$46,547	\$203,453	\$174,815	1.164	1,447	\$140.60	9RA
22-23-18-477-057	38284 SARATOGA CIRCLE	06/28/21	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$125,820	48.96	\$251,643	\$46,547	\$210,453	\$176,807	1.190	1,407	\$149.58	9RA
22-23-18-477-059	38262 SARATOGA CIRCLE	07/12/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$125,100	49.06	\$250,205	\$46,547	\$208,453	\$175,567	1.187	1,418	\$147.00	9RA
22-23-18-477-060	38260 SARATOGA CIRCLE	10/05/20	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$125,280	52.75	\$250,565	\$46,547	\$190,953	\$175,878	1.086	1,447	\$131.96	9RA
22-23-18-477-063	38254 SARATOGA CIRCLE	10/29/21	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$118,540	48.78	\$237,082	\$46,669	\$196,331	\$164,149	1.196	1,333	\$147.29	9RA
22-23-18-477-066	38232 SARATOGA CIRCLE	03/08/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$129,750	52.96	\$259,500	\$48,016	\$196,984	\$182,314	1.080	1,472	\$133.82	9RA
22-23-18-477-074	38200 SARATOGA CIRCLE	09/15/21	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$126,960	45.83	\$253,927	\$46,547	\$230,453	\$178,776	1.289	1,407	\$163.79	9RA
22-23-18-477-087	38236 REMINGTON PARK	10/14/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$125,490	51.22	\$250,970	\$46,547	\$198,453	\$176,227	1.126	1,418	\$139.95	9RA
22-23-18-477-091	38280 REMINGTON PARK	05/28/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$129,020	48.69	\$258,031	\$46,547	\$218,453	\$182,314	1.198	1,472	\$148.41	9RA
22-23-18-477-099	38231 REMINGTON PARK	03/05/21	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$125,820	51.78	\$251,649	\$46,547	\$196,453	\$176,812	1.111	1,447	\$135.77	9RA
22-23-18-477-104	38253 REMINGTON PARK	07/02/21	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$125,470	46.99	\$250,946	\$46,547	\$220,453	\$176,206	1.251	1,447	\$152.35	9RA
22-23-18-477-109	38271 REMINGTON PARK	05/18/21	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$123,270	48.53	\$246,547	\$46,547	\$207,453	\$172,414	1.203	1,407	\$147.44	9RA
22-23-18-477-121	38503 SARATOGA CIRCLE	09/29/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$123,970	51.65	\$247,931	\$46,547	\$193,453	\$173,607	1.114	1,447	\$133.69	9RA
22-23-18-477-122	38505 SARATOGA CIRCLE	02/23/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$126,300	47.66	\$252,605	\$46,547	\$218,453	\$177,636	1.230	1,418	\$154.06	9RA
22-23-18-477-133	38176 SARATOGA CIRCLE	11/19/20	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$121,660	52.21	\$243,317	\$46,547	\$186,453	\$169,629	1.099	1,447	\$128.85	9RA
22-23-18-477-134	38174 SARATOGA CIRCLE	12/22/20	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$118,080	51.56	\$236,155	\$47,200	\$181,800	\$162,892	1.116	1,304	\$139.42	9RA
<b>Totals:</b>			<b>\$6,898,500</b>			<b>\$6,898,500</b>	<b>\$3,360,450</b>		<b>\$6,720,892</b>		<b>\$5,639,487</b>	<b>\$4,708,516</b>			<b>\$147.35</b>	
							<b>Sale. Ratio =&gt;</b>	<b>48.71</b>				<b>E.C.F. =&gt;</b>	<b>1.198</b>		<b>Std. Deviation=&gt;</b>	<b>0.083988383</b>
							<b>Std. Dev. =&gt;</b>	<b>2.70</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.197</b>		<b>Ave. Variance=&gt;</b>	<b>6.4210</b>

2023 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
22-23-20-376-005	36502 BINGHAM	07/15/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$144,990	50.87	\$289,972	\$46,697	\$238,303	\$294,879	0.808	2,181	\$109.26	9SA
22-23-20-376-018	24372 KENSINGTON	09/08/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$133,850	46.96	\$267,699	\$51,569	\$233,431	\$261,976	0.891	1,397	\$167.09	9SA
22-23-20-376-039	36528 BINGHAM	11/23/20	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$126,850	59.28	\$253,704	\$46,697	\$167,303	\$250,918	0.667	1,714	\$97.61	9SA
22-23-20-376-055	24528 MARTEL DR	08/27/21	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$143,960	49.99	\$287,916	\$46,697	\$241,303	\$292,387	0.825	2,181	\$110.64	9SA
22-23-20-376-066	36543 MARTEL CT	10/25/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$156,940	55.07	\$313,885	\$53,989	\$231,011	\$315,025	0.733	2,181	\$105.92	9SA
22-23-20-376-068	36553 MARTEL CT	10/27/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$163,680	57.43	\$327,350	\$51,569	\$233,431	\$334,280	0.698	2,181	\$107.03	9SA
22-23-20-376-079	24493 MARTEL DR	04/07/21	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$147,220	48.75	\$294,440	\$51,569	\$250,431	\$294,389	0.851	2,181	\$114.82	9SA
<b>Totals:</b>			<b>\$1,944,000</b>			<b>\$1,944,000</b>	<b>\$1,017,490</b>		<b>\$2,034,966</b>		<b>\$1,595,213</b>	<b>\$2,043,853</b>			<b>\$116.05</b>	
								<b>Sale. Ratio =&gt;</b>	<b>52.34</b>			<b>E.C.F. =&gt;</b>	<b>0.780</b>	<b>Std. Deviation=&gt;</b>		<b>0.08348437</b>
								<b>Std. Dev. =&gt;</b>	<b>4.66</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.782</b>	<b>Ave. Variance=&gt;</b>		<b>7.0690</b>

2023 ECF 0.780

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-21-301-052	35264 MEADOW LANE	08/21/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$123,370	57.38	\$246,731	\$39,882	\$175,118	\$206,642	0.847	1,502	\$116.59	9TA	
22-23-21-301-058	35132 MEADOW LANE	11/24/21	\$251,500	WD	03-ARM'S LENGTH	\$251,500	\$124,280	49.42	\$248,559	\$39,882	\$211,618	\$208,469	1.015	1,502	\$140.89	9TA	
22-23-21-301-065	35052 MEADOW LANE	09/13/21	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$122,350	50.56	\$244,705	\$39,882	\$202,118	\$204,618	0.988	1,502	\$134.57	9TA	
22-23-21-301-069	35073 MEADOW LANE	08/10/20	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$116,530	54.84	\$233,050	\$39,380	\$173,120	\$193,477	0.895	1,502	\$115.26	9TA	
22-23-21-301-077	35100 HILLSIDE	09/09/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$122,360	54.38	\$244,723	\$39,882	\$185,118	\$204,636	0.905	1,502	\$123.25	9TA	
22-23-21-301-079	35080 HILLSIDE	11/12/21	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$123,450	47.30	\$246,902	\$39,882	\$221,118	\$206,813	1.069	1,502	\$147.22	9TA	
<b>Totals:</b>			<b>\$1,407,000</b>			<b>\$1,407,000</b>	<b>\$732,340</b>		<b>\$1,464,670</b>		<b>\$1,168,210</b>	<b>\$1,224,655</b>			<b>\$129.63</b>		
								<b>Sale. Ratio =&gt;</b>	<b>52.05</b>					<b>E.C.F. =&gt;</b>	<b>0.954</b>	<b>Std. Deviation=&gt; 0.08418237</b>	
								<b>Std. Dev. =&gt;</b>	<b>3.82</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.953</b>	<b>Ave. Variance=&gt; 7.0868</b>	

2023 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	
22-23-21-452-014	24107 TANA	02/01/22	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$112,590	46.33	\$225,177	\$36,705	\$206,295	\$211,766	0.974	1,406	\$146.72	9TB	
22-23-21-452-015	24109 TANA	01/20/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$112,590	46.91	\$225,177	\$36,705	\$203,295	\$211,766	0.960	1,406	\$144.59	9TB	
22-23-21-452-020	24123 TANA	05/04/21	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$112,590	51.65	\$225,177	\$36,705	\$181,295	\$211,766	0.856	1,406	\$128.94	9TB	
22-23-21-452-022	24127 TANA	03/19/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$115,620	57.81	\$231,235	\$36,705	\$163,295	\$218,573	0.747	1,406	\$116.14	9TB	
22-23-21-452-026	24139 TANA	04/30/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$111,340	51.79	\$222,683	\$36,750	\$178,250	\$208,913	0.853	1,521	\$117.19	9TB	
<b>Totals:</b>			<b>\$1,116,000</b>			<b>\$1,116,000</b>	<b>\$564,730</b>		<b>\$1,129,449</b>		<b>\$932,430</b>	<b>\$1,062,785</b>			<b>\$130.72</b>		
								<b>Sale. Ratio =&gt;</b>	<b>50.60</b>					<b>E.C.F. =&gt;</b>	<b>0.877</b>	<b>Std. Deviation=&gt;</b>	<b>0.09246598</b>
								<b>Std. Dev. =&gt;</b>	<b>4.63</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.878</b>	<b>Ave. Variance=&gt;</b>	<b>7.1170</b>

2023 ECF 0.870

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-21-302-003	35344 PENNINGTON	07/13/20	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$143,750	51.71	\$287,494	\$56,371	\$221,629	\$192,763	1.150	1,716	\$129.15	9TC
22-23-21-302-008	35234 PENNINGTON	08/20/21	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$157,180	46.92	\$314,357	\$56,371	\$278,629	\$215,168	1.295	1,962	\$142.01	9TC
22-23-21-302-011	35164 PENNINGTON	03/24/21	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$159,030	46.50	\$318,066	\$56,371	\$285,629	\$218,261	1.309	1,962	\$145.58	9TC
22-23-21-302-016	35058 PENNINGTON	02/28/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$147,920	42.26	\$295,843	\$56,249	\$293,751	\$199,828	1.470	1,771	\$165.87	9TC
22-23-21-302-017	35026 PENNINGTON	05/21/21	\$329,001	WD	03-ARM'S LENGTH	\$329,001	\$144,640	43.96	\$289,284	\$57,393	\$271,608	\$193,404	1.404	1,700	\$159.77	9TC
22-23-21-303-001	35301 PENNINGTON	02/11/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$151,870	49.79	\$303,747	\$56,249	\$248,751	\$206,420	1.205	1,731	\$143.70	9TC
22-23-21-303-030	34835 PICKFORD	06/28/21	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$170,940	54.61	\$341,880	\$56,249	\$256,751	\$238,224	1.078	2,186	\$117.45	9TC
22-23-21-326-014	34842 PICKFORD	08/18/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$172,070	47.14	\$344,142	\$74,267	\$290,733	\$225,083	1.292	1,989	\$146.17	9TC
22-23-21-326-038	24638 TODDY	01/07/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$189,110	47.28	\$378,219	\$76,226	\$323,774	\$251,871	1.285	2,186	\$148.11	9TC
22-23-21-326-040	24562 TODDY	04/09/21	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$172,600	47.81	\$345,197	\$62,255	\$298,745	\$235,982	1.266	2,186	\$136.66	9TC
22-23-21-326-057	34731 PICKFORD	04/10/20	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$162,590	52.96	\$325,176	\$56,249	\$250,751	\$224,293	1.118	2,006	\$125.00	9TC
22-23-21-326-059	34785 PICKFORD	11/18/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$150,330	43.57	\$300,662	\$56,249	\$288,751	\$203,847	1.417	1,692	\$170.66	9TC
<b>Totals:</b>			<b>\$4,030,001</b>			<b>\$4,030,001</b>	<b>\$1,922,030</b>		<b>\$3,844,067</b>		<b>\$3,309,502</b>	<b>\$2,605,144</b>			<b>\$144.18</b>	
								<b>Sale. Ratio =&gt;</b>	<b>47.69</b>			<b>E.C.F. =&gt;</b>	<b>1.270</b>	<b>Std. Deviation=&gt;</b>		<b>0.12094925</b>
								<b>Std. Dev. =&gt;</b>	<b>3.80</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.274</b>	<b>Ave. Variance=&gt;</b>		<b>9.2257</b>

2023 ECF  
2022 Sales

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
22-23-22-278-015	31460 ORCHARD BROOK CT	12/01/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$87,970	31.99	\$175,939	\$35,735	\$239,265	\$149,153	1.604	1,261	\$189.74	9UA
		<b>Totals:</b>	<b>\$275,000</b>			<b>\$275,000</b>	<b>\$87,970</b>		<b>\$175,939</b>		<b>\$239,265</b>	<b>\$149,153</b>			<b>\$189.74</b>	
								<b>Sale. Ratio =&gt;</b>	<b>31.99</b>			<b>E.C.F. =&gt;</b>	<b>1.604</b>		<b>Std. Deviation=&gt;</b>	<b>#DIV/0!</b>
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.604</b>		<b>Ave. Variance=&gt;</b>	<b>0.0000</b>

2023 ECF 1.000  
Likely a total renovation

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-22-126-068	32485 SANCTUARY CT	10/29/21	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$487,090	52.66	\$974,174	\$109,811	\$815,189	\$900,378	0.905	5,330	\$152.94	9UB
		<b>Totals:</b>	<b>\$925,000</b>			<b>\$925,000</b>	<b>\$487,090</b>		<b>\$974,174</b>		<b>\$815,189</b>	<b>\$900,378</b>			<b>\$152.94</b>	
								Sale. Ratio =>	52.66			E.C.F. =>	0.905	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.905	Ave. Variance=>		0.0000
													2023 ECF	0.900		

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
22-23-23-276-066	25183 DELPHI	04/03/20	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$108,760	53.84	\$217,522	\$35,911	\$166,089	\$191,169	0.869	1,555	\$106.81	9VA
22-23-23-276-071	29625 MONTEREY	08/13/21	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$98,510	37.74	\$197,027	\$35,911	\$225,089	\$169,596	1.327	1,268	\$177.51	9VA
22-23-23-276-072	29621 MONTEREY	11/16/20	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$106,860	53.46	\$213,727	\$35,911	\$163,989	\$187,175	0.876	1,268	\$129.33	9VA
22-23-23-276-084	25177 DELPHI	05/28/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$104,280	41.71	\$208,558	\$35,911	\$214,089	\$181,734	1.178	1,395	\$153.47	9VA
22-23-23-276-102	29719 MONTEREY	10/13/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$115,090	52.31	\$230,189	\$35,605	\$184,395	\$204,825	0.900	1,663	\$110.88	9VA
<b>Totals:</b>			<b>\$1,132,900</b>			<b>\$1,132,900</b>	<b>\$533,500</b>		<b>\$1,067,023</b>		<b>\$953,651</b>	<b>\$934,499</b>			<b>\$135.60</b>	
								<b>Sale. Ratio =&gt;</b>	<b>47.09</b>			<b>E.C.F. =&gt;</b>	<b>1.020</b>	<b>Std. Deviation=&gt;</b>		<b>0.210203489</b>
								<b>Std. Dev. =&gt;</b>	<b>7.53</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.030</b>	<b>Ave. Variance=&gt;</b>		<b>17.8029</b>

2023 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
22-23-23-101-031	30928 MISTY PINES	03/12/21	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$102,300	54.41	\$204,599	\$34,572	\$153,428	\$171,918	0.892	1,454	\$105.52	9VB
<b>Totals:</b>			<b>\$188,000</b>			<b>\$188,000</b>	<b>\$102,300</b>		<b>\$204,599</b>		<b>\$153,428</b>	<b>\$171,918</b>			<b>\$105.52</b>	
								Sale. Ratio =>	54.41				E.C.F. =>	0.892	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.892	Ave. Variance=>	0.0000

2023 ECF 0.890

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-23-226-017	29443 PENDLETON CLUB	02/26/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$51,660	54.38	\$103,320	\$33,715	\$61,285	\$85,932	0.713	810	\$75.66	9VC
22-23-23-226-020	29501 PENDLETON CLUB	12/10/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$60,260	44.64	\$120,524	\$33,715	\$101,285	\$107,172	0.945	1,020	\$99.30	9VC
22-23-23-226-024	29529 PENDLETON CLUB	03/31/21	\$135,100	WD	03-ARM'S LENGTH	\$135,100	\$60,260	44.60	\$120,524	\$33,715	\$101,385	\$107,172	0.946	1,020	\$99.40	9VC
22-23-23-226-034	29721 PENDLETON CLUB	01/21/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$51,660	51.66	\$103,320	\$33,715	\$66,285	\$85,932	0.771	810	\$81.83	9VC
22-23-23-226-035	29638 PENDLETON CLUB	03/02/21	\$130,500	WD	03-ARM'S LENGTH	\$130,500	\$60,260	46.18	\$120,524	\$33,715	\$96,785	\$107,172	0.903	1,020	\$94.89	9VC
22-23-23-226-041	29608 PENDLETON CLUB	08/31/21	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$60,260	45.31	\$120,524	\$33,715	\$99,285	\$107,172	0.926	1,020	\$97.34	9VC
<b>Totals:</b>			<b>\$728,600</b>			<b>\$728,600</b>	<b>\$344,360</b>		<b>\$688,736</b>		<b>\$526,310</b>	<b>\$600,551</b>			<b>\$91.40</b>	
								<b>Sale. Ratio =&gt;</b>	<b>47.26</b>			<b>E.C.F. =&gt;</b>	<b>0.876</b>	<b>Std. Deviation=&gt;</b>		<b>0.09997445</b>
								<b>Std. Dev. =&gt;</b>	<b>4.18</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.868</b>	<b>Ave. Variance=&gt;</b>		<b>8.3499</b>

2023 ECF 0.870

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-23-101-076	25686 BLUE CREEK	08/03/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$150,890	50.30	\$301,776	\$61,486	\$238,514	\$211,523	1.128	1,863	\$128.03	9VE
22-23-23-101-077	25700 BLUE CREEK	06/23/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$161,700	46.20	\$323,392	\$60,845	\$289,155	\$231,115	1.251	2,193	\$131.85	9VE
22-23-23-101-091	30845 CEDAR CREEK	12/06/21	\$346,000	WD	03-ARM'S LENGTH	\$346,000	\$163,130	47.15	\$326,262	\$61,577	\$284,423	\$232,997	1.221	2,193	\$129.70	9VE
<b>Totals:</b>			<b>\$996,000</b>			<b>\$996,000</b>	<b>\$475,720</b>		<b>\$951,430</b>		<b>\$812,092</b>	<b>\$675,636</b>			<b>\$129.86</b>	
								<b>Sale. Ratio =&gt;</b>	<b>47.76</b>			<b>E.C.F. =&gt;</b>	<b>1.202</b>	<b>Std. Deviation=&gt;</b>		<b>0.064359563</b>
								<b>Std. Dev. =&gt;</b>	<b>2.14</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.200</b>	<b>Ave. Variance=&gt;</b>		<b>4.8141</b>

2023 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
22-23-25-151-056	23428 MIDDLEBELT	03/05/21	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$47,300	55.00	\$94,596	\$26,215	\$59,785	\$96,994	0.616	957	\$62.47	9XA
<b>Totals:</b>			<b>\$86,000</b>			<b>\$86,000</b>	<b>\$47,300</b>		<b>\$94,596</b>		<b>\$59,785</b>	<b>\$96,994</b>			<b>\$62.47</b>	
							Sale. Ratio =>	55.00			E.C.F. =>	0.616	Std. Deviation=>	#DIV/0!		
							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.616	Ave. Variance=>	0.0000		

2023 ECF 0.620

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
22-23-25-101-027	24056 MIDDLEBELT	05/27/21	\$84,500	WD	03-ARM'S LENGTH	\$84,500	\$50,650	59.94	\$101,301	\$25,000	\$59,500	\$74,805	0.795	734	\$81.06	9XC
22-23-25-101-039	24066 MIDDLEBELT	01/12/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$64,590	46.47	\$129,189	\$25,000	\$114,000	\$102,146	1.116	1,012	\$112.65	9XC
22-23-25-101-041	24050 MIDDLEBELT	10/09/20	\$107,500	WD	03-ARM'S LENGTH	\$107,500	\$62,750	58.37	\$125,491	\$25,000	\$82,500	\$98,521	0.837	977	\$84.44	9XC
22-23-25-101-051	24060 MIDDLEBELT	05/29/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$62,750	59.76	\$125,491	\$25,000	\$80,000	\$98,521	0.812	977	\$81.88	9XC
<b>Totals:</b>			<b>\$436,000</b>			<b>\$436,000</b>	<b>\$240,740</b>		<b>\$481,472</b>		<b>\$336,000</b>	<b>\$373,992</b>			<b>\$90.01</b>	
								<b>Sale. Ratio =&gt;</b>	<b>55.22</b>			<b>E.C.F. =&gt;</b>	<b>0.898</b>	<b>Std. Deviation=&gt;</b>		<b>0.151543702</b>
								<b>Std. Dev. =&gt;</b>	<b>6.48</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.890</b>	<b>Ave. Variance=&gt;</b>		<b>11.2918</b>

2023 ECF 0.940  
2022 Sale



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-26-376-043	30739 SHIAWASSEE	03/18/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$46,380	44.17	\$92,759	\$26,215	\$78,785	\$85,313	0.923	840	\$93.79	9YA	
22-23-26-376-045	30739 SHIAWASSEE	01/22/21	\$80,000	LC	03-ARM'S LENGTH	\$80,000	\$46,380	57.98	\$92,759	\$26,215	\$53,785	\$85,313	0.630	840	\$64.03	9YA	
22-23-26-376-050	30733 SHIAWASSEE	01/21/21	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$51,510	47.69	\$103,014	\$26,215	\$81,785	\$98,460	0.831	1,016	\$80.50	9YA	
22-23-26-376-067	30715 SHIAWASSEE	08/07/20	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$51,730	49.74	\$103,469	\$26,215	\$77,785	\$99,044	0.785	1,016	\$76.56	9YA	
22-23-26-376-089	30703 SHIAWASSEE	12/27/21	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$54,240	50.69	\$108,477	\$26,215	\$80,785	\$105,464	0.766	1,108	\$72.91	9YA	
<b>Totals:</b>			<b>\$504,000</b>			<b>\$504,000</b>	<b>\$250,240</b>		<b>\$500,478</b>		<b>\$372,925</b>	<b>\$473,594</b>			<b>\$77.56</b>		
								<b>Sale. Ratio =&gt;</b>	<b>49.65</b>					<b>E.C.F. =&gt;</b>	<b>0.787</b>	<b>Std. Deviation=&gt;</b>	<b>0.106636721</b>
								<b>Std. Dev. =&gt;</b>	<b>5.08</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.787</b>	<b>Ave. Variance=&gt;</b>	<b>7.1901</b>

2023 ECF 0.780

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-26-430-061	23211 MIDDLEBELT	08/25/20	\$144,800	WD	03-ARM'S LENGTH	\$144,800	\$73,750	50.93	\$147,493	\$25,000	\$119,800	\$129,348	0.926	1,156	\$103.63	9YB
<b>Totals:</b>			<b>\$144,800</b>			<b>\$144,800</b>	<b>\$73,750</b>		<b>\$147,493</b>		<b>\$119,800</b>	<b>\$129,348</b>			<b>\$103.63</b>	
								Sale. Ratio =>	50.93				E.C.F. =>	0.926	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.926	Ave. Variance=>	0.0000

2023 ECF 0.947  
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	
22-23-26-201-054	24152 WATERCREST COURT	04/28/21	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$166,310	47.11	\$332,611	\$73,625	\$279,375	\$287,762	0.971	2,352	\$118.78	9YC	
22-23-26-201-060	23903 WATERCREST COURT	05/21/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$163,540	48.82	\$327,082	\$73,533	\$261,467	\$281,721	0.928	2,344	\$111.55	9YC	
<b>Totals:</b>			<b>\$688,000</b>			<b>\$688,000</b>	<b>\$329,850</b>		<b>\$659,693</b>		<b>\$540,842</b>	<b>\$569,483</b>			<b>\$115.16</b>		
								<b>Sale. Ratio =&gt;</b>	<b>47.94</b>				<b>E.C.F. =&gt;</b>	<b>0.950</b>	<b>Std. Deviation=&gt;</b>		<b>0.030227319</b>
								<b>Std. Dev. =&gt;</b>	<b>1.21</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.949</b>	<b>Ave. Variance=&gt;</b>		<b>2.1374</b>

2023 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
22-23-26-226-036	24029 NOBLE DR	02/23/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$133,010	53.20	\$266,010	\$45,612	\$204,388	\$216,076	0.946	1,605	\$127.34	9YD
22-23-26-226-044	23987 NOBLE DR	03/15/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$137,680	43.71	\$275,367	\$45,612	\$269,388	\$225,250	1.196	1,625	\$165.78	9YD
22-23-26-226-048	23968 NOBLE DR	05/22/20	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$136,300	57.27	\$272,601	\$45,612	\$192,388	\$222,538	0.865	1,625	\$118.39	9YD
22-23-26-226-051	23950 NOBLE DR	11/18/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$133,040	54.30	\$266,089	\$45,612	\$199,388	\$216,154	0.922	1,605	\$124.23	9YD
<b>Totals:</b>			<b>\$1,048,000</b>			<b>\$1,048,000</b>	<b>\$540,030</b>		<b>\$1,080,067</b>		<b>\$865,552</b>	<b>\$880,019</b>			<b>\$133.94</b>	
								<b>Sale. Ratio =&gt;</b>	<b>51.53</b>			<b>E.C.F. =&gt;</b>	<b>0.984</b>	<b>Std. Deviation=&gt;</b>		<b>0.146546953</b>
								<b>Std. Dev. =&gt;</b>	<b>5.87</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.982</b>	<b>Ave. Variance=&gt;</b>		<b>10.6874</b>

2023 ECF 0.980

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-28-301-010	23277 POTOMAC	07/16/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$133,360	45.99	\$266,719	\$56,893	\$233,107	\$187,345	1.244	1,433	\$162.67	92B
22-23-28-301-021	23139 POTOMAC	11/19/21	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$156,440	44.57	\$312,872	\$62,381	\$288,619	\$223,653	1.290	1,912	\$150.95	92B
22-23-28-303-001	23121 POTOMAC	02/16/22	\$284,500	WD	03-ARM'S LENGTH	\$284,500	\$135,290	47.55	\$270,583	\$56,893	\$227,607	\$190,795	1.193	1,449	\$157.08	92B
22-23-28-303-010	23049 POTOMAC	05/14/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$142,540	45.98	\$285,085	\$56,893	\$253,107	\$203,743	1.242	1,762	\$143.65	92B
<b>Totals:</b>			<b>\$1,235,500</b>			<b>\$1,235,500</b>	<b>\$567,630</b>		<b>\$1,135,259</b>		<b>\$1,002,440</b>	<b>\$805,535</b>			<b>\$153.59</b>	
								<b>Sale. Ratio =&gt;</b>	<b>45.94</b>			<b>E.C.F. =&gt;</b>	<b>1.244</b>	<b>Std. Deviation=&gt;</b>		<b>0.039837538</b>
								<b>Std. Dev. =&gt;</b>	<b>1.22</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.242</b>	<b>Ave. Variance=&gt;</b>		<b>2.4880</b>

2023 ECF 1.190  
2022 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-28-327-018	23076 JULIEANN CT	08/19/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$186,160	55.57	\$372,311	\$74,187	\$260,813	\$302,972	0.861	2,356	\$110.70	92C	
<b>Totals:</b>			<b>\$335,000</b>			<b>\$335,000</b>	<b>\$186,160</b>		<b>\$372,311</b>		<b>\$260,813</b>	<b>\$302,972</b>			<b>\$110.70</b>		
								Sale. Ratio =>	55.57			E.C.F. =>	0.861	Std. Deviation=>	#DIV/0!		
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.861	Ave. Variance=>	0.0000		

2023 ECF 0.920  
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	
22-23-31-302-021	21046 MARSHVIEW DR	07/15/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$180,560	48.80	\$361,113	\$70,275	\$299,725	\$299,833	1.000	2,450	\$122.34	93A	
22-23-31-302-025	39014 CATTAIL CT	01/07/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$184,770	47.99	\$369,534	\$73,685	\$311,315	\$304,999	1.021	2,484	\$125.33	93A	
22-23-31-302-030	20972 MARSHVIEW DR	03/11/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$200,750	53.53	\$401,502	\$67,827	\$307,173	\$343,995	0.893	2,600	\$118.14	93A	
22-23-31-302-033	20995 MARSHVIEW DR	11/12/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$183,290	48.23	\$366,576	\$71,458	\$308,542	\$304,245	1.014	2,496	\$123.61	93A	
22-23-31-302-035	21023 MARSHVIEW DR	09/04/20	\$364,900	WD	03-ARM'S LENGTH	\$364,900	\$190,430	52.19	\$380,856	\$68,475	\$296,425	\$322,042	0.920	2,652	\$111.77	93A	
22-23-31-302-051	38984 CHESHIRE	08/25/20	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$186,010	51.38	\$372,021	\$68,879	\$293,121	\$312,518	0.938	2,496	\$117.44	93A	
22-23-31-302-054	38944 CHESHIRE	11/30/20	\$358,500	WD	03-ARM'S LENGTH	\$358,500	\$188,330	52.53	\$376,658	\$65,820	\$292,680	\$320,452	0.913	2,608	\$112.22	93A	
<b>Totals:</b>			<b>\$2,595,400</b>			<b>\$2,595,400</b>	<b>\$1,314,140</b>		<b>\$2,628,260</b>		<b>\$2,108,981</b>	<b>\$2,208,084</b>			<b>\$118.69</b>		
								<b>Sale. Ratio =&gt;</b>	<b>50.63</b>					<b>E.C.F. =&gt;</b>	<b>0.955</b>	<b>Std. Deviation=&gt;</b>	<b>0.05298877</b>
								<b>Std. Dev. =&gt;</b>	<b>2.28</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.957</b>	<b>Ave. Variance=&gt;</b>	<b>4.6687</b>

2023 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	
22-23-31-204-007	22279 LUJON DR	07/21/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$261,190	47.49	\$522,379	\$109,013	\$440,987	\$499,838	0.882	2,790	\$158.06	93B	
22-23-31-204-033	22296 ACADIA WAY	07/09/21	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$300,800	48.52	\$601,603	\$104,803	\$515,197	\$600,726	0.858	3,528	\$146.03	93B	
22-23-31-204-052	22240 LUJON DR	05/26/21	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$290,020	51.79	\$580,042	\$112,972	\$447,028	\$564,776	0.792	3,438	\$130.03	93B	
<b>Totals:</b>			<b>\$1,730,000</b>			<b>\$1,730,000</b>	<b>\$852,010</b>		<b>\$1,704,024</b>		<b>\$1,403,212</b>	<b>\$1,665,340</b>			<b>\$144.71</b>		
								<b>Sale. Ratio =&gt;</b>	<b>49.25</b>				<b>E.C.F. =&gt;</b>	<b>0.843</b>	<b>Std. Deviation=&gt;</b>		<b>0.046926419</b>
								<b>Std. Dev. =&gt;</b>	<b>2.25</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.844</b>	<b>Ave. Variance=&gt;</b>		<b>3.4857</b>

2023 ECF 0.840



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-32-226-019	22209 RIVER PINES DR	02/03/22	\$299,400	WD	03-ARM'S LENGTH	\$299,400	\$124,270	41.51	\$248,535	\$45,375	\$254,025	\$207,306	1.225	1,432	\$177.39	94A
22-23-32-226-020	22229 RIVER PINES DR	10/29/21	\$283,500	WD	03-ARM'S LENGTH	\$283,500	\$118,820	41.91	\$237,641	\$45,375	\$238,125	\$196,190	1.214	1,432	\$166.29	94A
22-23-32-226-031	22090 RIVER RIDGE TR	08/12/20	\$261,900	WD	03-ARM'S LENGTH	\$261,900	\$128,250	48.97	\$256,500	\$51,450	\$210,450	\$209,235	1.006	1,432	\$146.96	94A
22-23-32-226-034	22030 RIVER RIDGE TR	10/26/20	\$281,500	WD	03-ARM'S LENGTH	\$281,500	\$131,210	46.61	\$262,421	\$45,375	\$236,125	\$221,476	1.066	1,516	\$155.76	94A
22-23-32-226-037	22000 RIVER RIDGE TR	06/18/20	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$152,380	49.47	\$304,764	\$45,375	\$262,625	\$264,683	0.992	2,092	\$125.54	94A
22-23-32-226-047	22065 RIVER RIDGE TR	10/08/20	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$115,840	52.18	\$231,672	\$45,375	\$176,625	\$190,099	0.929	1,432	\$123.34	94A
22-23-32-226-078	21970 RIVER RIDGE TR	06/24/21	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$127,000	43.94	\$253,998	\$45,375	\$243,625	\$212,881	1.144	1,432	\$170.13	94A
22-23-32-226-100	21880 RIVER RIDGE TR	08/16/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$134,570	44.86	\$269,144	\$57,849	\$242,151	\$215,607	1.123	1,432	\$169.10	94A
22-23-32-226-132	22170 RIVER RIDGE TR	02/09/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$149,570	45.32	\$299,130	\$56,980	\$273,020	\$247,092	1.105	1,722	\$158.55	94A
22-23-32-226-135	35305 BLUE SPRUCE	10/13/21	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$135,930	54.39	\$271,853	\$56,980	\$192,920	\$219,258	0.880	1,545	\$124.87	94A
22-23-32-226-160	34921 WHITE PINE	12/14/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$132,900	50.15	\$265,800	\$45,375	\$219,625	\$224,923	0.976	1,494	\$147.00	94A
22-23-32-226-161	34911 WHITE PINE	04/07/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$122,950	49.18	\$245,902	\$45,375	\$204,625	\$204,619	1.000	1,445	\$141.61	94A
22-23-32-226-176	35021 WHITE PINE	09/14/20	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$133,780	55.28	\$267,568	\$56,980	\$185,020	\$214,886	0.861	1,340	\$138.07	94A
22-23-32-226-202	35061 WHITE PINE	07/16/21	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$144,340	49.60	\$288,675	\$56,980	\$234,020	\$236,423	0.990	1,445	\$161.95	94A
22-23-32-226-206	35138 WHITE PINE	05/11/21	\$332,500	WD	03-ARM'S LENGTH	\$332,500	\$153,020	46.02	\$306,048	\$45,375	\$287,125	\$265,993	1.079	1,722	\$166.74	94A
22-23-32-226-208	35158 WHITE PINE	04/20/20	\$272,900	WD	03-ARM'S LENGTH	\$272,900	\$141,290	51.77	\$282,576	\$45,375	\$227,525	\$242,042	0.940	1,722	\$132.13	94A
22-23-32-226-212	21660 RIVER RIDGE TR	02/03/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$127,780	48.22	\$255,566	\$45,375	\$219,625	\$214,481	1.024	1,445	\$151.99	94A
22-23-32-226-221	21570 RIVER RIDGE CT	09/11/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$158,090	51.83	\$316,174	\$45,375	\$259,625	\$276,326	0.940	1,722	\$150.77	94A
22-23-32-226-231	35181 WHITE PINE	12/14/20	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$128,780	48.41	\$257,563	\$45,375	\$220,625	\$216,518	1.019	1,494	\$147.67	94A
22-23-32-226-241	35228 WHITE PINE	07/01/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$161,880	39.48	\$323,766	\$45,845	\$364,155	\$283,593	1.284	2,113	\$172.34	94A
22-23-32-226-264	35275 LONE PINE LN	12/21/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$150,440	56.77	\$300,879	\$45,375	\$219,625	\$260,718	0.842	1,722	\$127.54	94A
22-23-32-226-268	35153 KNOLLWOOD	09/17/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$149,290	54.29	\$298,584	\$56,980	\$218,020	\$246,535	0.884	1,722	\$126.61	94A
22-23-32-226-271	35183 KNOLLWOOD	01/14/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$135,350	47.49	\$270,693	\$56,980	\$228,020	\$218,074	1.046	1,494	\$152.62	94A
22-23-32-226-278	35290 LONE PINE LN	10/29/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$138,540	46.96	\$277,086	\$45,375	\$249,625	\$236,440	1.056	1,494	\$167.09	94A
22-23-32-226-297	22181 LANCREST	09/23/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$161,700	77.00	\$323,394	\$56,980	\$153,020	\$271,851	0.563	1,722	\$88.86	94A
22-23-32-226-344	35655 LONE PINE LN	06/18/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$132,270	52.91	\$264,542	\$45,375	\$204,625	\$223,640	0.915	1,477	\$138.54	94A
22-23-32-226-360	35852 LONE PINE LN	09/21/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$148,060	54.84	\$296,128	\$56,980	\$213,020	\$244,029	0.873	1,494	\$142.58	94A
22-23-32-226-366	35575 COURT RIDGE CT	11/23/20	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$131,790	56.81	\$263,586	\$45,375	\$186,625	\$222,664	0.838	1,477	\$126.35	94A
<b>Totals:</b>			<b>\$7,806,600</b>			<b>\$7,806,600</b>	<b>\$3,870,090</b>		<b>\$7,740,188</b>		<b>\$6,424,241</b>	<b>\$6,487,581</b>			<b>\$146.37</b>	
							<b>Sale. Ratio =&gt;</b>	<b>49.57</b>				<b>E.C.F. =&gt;</b>	<b>0.990</b>		<b>Std. Deviation=&gt;</b>	<b>0.14471303</b>
							<b>Std. Dev. =&gt;</b>	<b>6.97</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.993</b>		<b>Ave. Variance=&gt;</b>	<b>10.5987</b>

2023 ECF 0.980

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-32-201-008	22312 BOULDER	04/06/20	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$208,810	68.69	\$417,625	\$90,759	\$213,241	\$441,711	0.483	3,188	\$66.89	94B
22-23-32-202-014	21902 BOULDER	11/10/21	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$214,640	37.01	\$429,287	\$88,990	\$491,010	\$459,861	1.068	3,148	\$155.98	94B
22-23-32-203-005	22277 BOULDER	08/14/20	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$223,880	55.28	\$447,761	\$86,961	\$318,039	\$487,568	0.652	3,207	\$99.17	94B
<b>Totals:</b>			<b>\$1,289,000</b>			<b>\$1,289,000</b>	<b>\$647,330</b>		<b>\$1,294,673</b>		<b>\$1,022,290</b>	<b>\$1,389,139</b>			<b>\$107.34</b>	
								<b>Sale. Ratio =&gt;</b>	<b>50.22</b>			<b>E.C.F. =&gt;</b>	<b>0.736</b>	<b>Std. Deviation=&gt;</b>		<b>0.30097813</b>
								<b>Std. Dev. =&gt;</b>	<b>15.90</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.734</b>	<b>Ave. Variance=&gt;</b>		<b>22.2314</b>

2023 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	
22-23-32-227-002	22273 ABINGTON DRIVE	08/18/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$209,120	49.20	\$418,232	\$75,919	\$349,081	\$406,548	0.859	2,197	\$158.89	94D	
22-23-32-227-011	22025 ABINGTON DRIVE	09/24/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$222,620	54.97	\$445,242	\$101,253	\$303,747	\$408,538	0.743	2,218	\$136.95	94D	
22-23-32-227-022	22182 ABINGTON DRIVE	07/15/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$232,610	54.73	\$465,229	\$86,172	\$338,828	\$450,186	0.753	2,189	\$154.79	94D	
<b>Totals:</b>			<b>\$1,255,000</b>			<b>\$1,255,000</b>	<b>\$664,350</b>		<b>\$1,328,703</b>		<b>\$991,656</b>	<b>\$1,265,272</b>			<b>\$150.21</b>		
								<b>Sale. Ratio =&gt;</b>	<b>52.94</b>					<b>E.C.F. =&gt;</b>	<b>0.784</b>	<b>Std. Deviation=&gt;</b>	<b>0.064006303</b>
								<b>Std. Dev. =&gt;</b>	<b>3.26</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.785</b>	<b>Ave. Variance=&gt;</b>	<b>4.9146</b>

2023 ECF 0.780

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-32-301-085	20966 DEERFIELD	02/05/21	\$830,000	WD	03-ARM'S LENGTH	\$830,000	\$431,230	51.96	\$862,451	\$129,790	\$700,210	\$909,009	0.770	4,937	\$141.83	94G
22-23-32-301-092	20809 DEERFIELD	08/02/21	\$592,000	WD	03-ARM'S LENGTH	\$592,000	\$273,030	46.12	\$546,051	\$117,149	\$474,851	\$532,137	0.892	3,150	\$150.75	94G
22-23-32-301-095	20889 DEERFIELD	05/21/21	\$639,900	WD	03-ARM'S LENGTH	\$639,900	\$313,720	49.03	\$627,430	\$123,957	\$515,943	\$624,656	0.826	3,503	\$147.29	94G
<b>Totals:</b>			<b>\$2,061,900</b>			<b>\$2,061,900</b>	<b>\$1,017,980</b>		<b>\$2,035,932</b>		<b>\$1,691,004</b>	<b>\$2,065,802</b>			<b>\$146.62</b>	
								<b>Sale. Ratio =&gt;</b>	<b>49.37</b>			<b>E.C.F. =&gt;</b>	<b>0.819</b>	<b>Std. Deviation=&gt;</b>		<b>0.061102177</b>
								<b>Std. Dev. =&gt;</b>	<b>2.92</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.830</b>	<b>Ave. Variance=&gt;</b>		<b>4.1874</b>

2023 ECF 0.806

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-32-302-013	21090 PRESTWICK DR	04/08/21	\$619,900	WD	03-ARM'S LENGTH	\$619,900	\$326,970	52.75	\$653,948	\$174,999	\$444,901	\$532,166	0.836	2,790	\$159.46	94H
<b>Totals:</b>			<b>\$619,900</b>			<b>\$619,900</b>	<b>\$326,970</b>		<b>\$653,948</b>		<b>\$444,901</b>	<b>\$532,166</b>			<b>\$159.46</b>	
								Sale. Ratio =>	52.75				E.C.F. =>	0.836	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.836	Ave. Variance=>	0.0000

2023 ECF 0.830

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-33-376-047	34790 EIGHT MILE	07/27/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$52,560	45.70	\$105,112	\$26,407	\$88,593	\$113,571	0.780	1,112	\$79.67	95A
22-23-33-376-076	34780 EIGHT MILE	12/21/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$61,100	50.92	\$122,195	\$26,215	\$93,785	\$138,499	0.677	1,256	\$74.67	95A
<b>Totals:</b>			<b>\$235,000</b>			<b>\$235,000</b>	<b>\$113,660</b>		<b>\$227,307</b>		<b>\$182,378</b>	<b>\$252,071</b>			<b>\$77.17</b>	
								<b>Sale. Ratio =&gt;</b>	<b>48.37</b>			<b>E.C.F. =&gt;</b>	<b>0.724</b>	<b>Std. Deviation=&gt;</b>		<b>0.07277021</b>
								<b>Std. Dev. =&gt;</b>	<b>3.69</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.729</b>	<b>Ave. Variance=&gt;</b>		<b>5.1456</b>

2023 ECF 0.720

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	
22-23-33-102-004	22251 INDIAN CREEK DR	10/25/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$75,240	45.60	\$150,475	\$26,215	\$138,785	\$111,644	1.243	1,158	\$119.85	95B	
22-23-33-102-007	22221 INDIAN CREEK DR	09/22/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$73,120	52.23	\$146,235	\$26,527	\$113,473	\$107,554	1.055	1,121	\$101.22	95B	
22-23-33-102-012	22161 INDIAN CREEK DR	07/30/21	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$58,890	48.67	\$117,783	\$26,215	\$94,785	\$82,271	1.152	808	\$117.31	95B	
22-23-33-102-013	22071 INDIAN CREEK DR	08/26/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$56,360	53.68	\$112,723	\$26,736	\$78,264	\$77,257	1.013	767	\$102.04	95B	
22-23-33-102-015	22085 INDIAN CREEK DR	11/24/21	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$69,450	53.02	\$138,905	\$26,632	\$104,368	\$100,874	1.035	1,038	\$100.55	95B	
22-23-33-102-054	20871 INDIAN CREEK DR	06/08/21	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$58,890	51.66	\$117,783	\$26,215	\$87,785	\$82,271	1.067	808	\$108.64	95B	
22-23-33-102-091	21720 INDIAN CREEK DR	08/12/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$56,360	45.09	\$112,723	\$26,736	\$98,264	\$77,257	1.272	767	\$128.11	95B	
22-23-33-102-096	21780 INDIAN CREEK DR	12/29/21	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$71,820	48.69	\$143,639	\$26,215	\$121,285	\$105,502	1.150	1,072	\$113.14	95B	
22-23-33-102-112	22100 INDIAN CREEK DR	11/26/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$71,820	53.20	\$143,639	\$26,215	\$108,785	\$105,502	1.031	1,072	\$101.48	95B	
22-23-33-102-113	22240 INDIAN CREEK DR	08/04/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$73,120	58.50	\$146,235	\$26,527	\$98,473	\$107,554	0.916	1,121	\$87.84	95B	
<b>Totals:</b>			<b>\$1,308,500</b>			<b>\$1,308,500</b>	<b>\$665,070</b>		<b>\$1,330,140</b>		<b>\$1,044,267</b>	<b>\$957,688</b>			<b>\$108.02</b>		
								<b>Sale. Ratio =&gt;</b>	<b>50.83</b>					<b>E.C.F. =&gt;</b>	<b>1.090</b>	<b>Std. Deviation=&gt;</b>	<b>0.109780274</b>
								<b>Std. Dev. =&gt;</b>	<b>4.07</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.093</b>	<b>Ave. Variance=&gt;</b>	<b>8.8693</b>

2023 ECF 1.080

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-34-277-051	31575 KINGSTON	06/11/21	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$79,130	48.55	\$158,265	\$27,044	\$135,956	\$123,793	1.098	1,266	\$107.39	96A
<b>Totals:</b>			<b>\$163,000</b>			<b>\$163,000</b>	<b>\$79,130</b>		<b>\$158,265</b>		<b>\$135,956</b>	<b>\$123,793</b>			<b>\$107.39</b>	
							Sale. Ratio =>	48.55					E.C.F. =>	1.098	Std. Deviation=>	#DIV/0!
							Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	1.098	Ave. Variance=>	0.0000

2023 ECF 1.080



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area		
22-23-34-278-040	21509 ORCHARD LAKE	09/15/20	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$97,690	55.51	\$195,387	\$35,307	\$140,693	\$137,881	1.020	1,258	\$111.84	96C		
		Totals:	\$176,000			\$176,000	\$97,690		\$195,387			\$140,693	\$137,881			\$111.84		
								Sale. Ratio =>	55.51				E.C.F. =>	1.020			Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.020			Ave. Variance=>	0.0000

2023 ECF 1.090  
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
22-23-34-476-062	20839 ORCHARD LAKE	01/12/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$76,450	40.24	\$152,901	\$37,517	\$152,483	\$129,645	1.176	1,061	\$143.72	96D
22-23-34-476-064	20831 ORCHARD LAKE	02/03/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$77,070	40.56	\$154,139	\$36,938	\$153,062	\$131,687	1.162	1,061	\$144.26	96D
<b>Totals:</b>			<b>\$380,000</b>			<b>\$380,000</b>	<b>\$153,520</b>		<b>\$307,040</b>		<b>\$305,545</b>	<b>\$261,331</b>			<b>\$143.99</b>	
							<b>Sale. Ratio =&gt;</b>	<b>40.40</b>				<b>E.C.F. =&gt;</b>	<b>1.169</b>		<b>Std. Deviation=&gt;</b>	<b>0.00978458</b>
							<b>Std. Dev. =&gt;</b>	<b>0.23</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.169</b>		<b>Ave. Variance=&gt;</b>	<b>0.6919</b>

2023 ECF 1.030  
2022 Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-34-155-003	32826 CADILLAC	10/16/20	\$374,000	WD	03-ARM'S LENGTH	\$374,000	\$203,800	54.49	\$407,608	\$65,495	\$308,505	\$374,713	0.823	2,834	\$108.86	96F
22-23-34-155-004	32838 CADILLAC	08/13/20	\$390,500	WD	03-ARM'S LENGTH	\$390,500	\$199,590	51.11	\$399,177	\$65,495	\$325,005	\$365,479	0.889	3,008	\$108.05	96F
22-23-34-155-011	21507 RIVERWALK CT	11/10/21	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$160,250	43.43	\$320,498	\$64,412	\$304,588	\$280,489	1.086	1,928	\$157.98	96F
22-23-34-155-013	21479 RIVERWALK CT	02/17/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$176,490	39.66	\$352,975	\$70,087	\$374,913	\$309,844	1.210	2,220	\$168.88	96F
22-23-34-155-014	21465 RIVERWALK CT	07/30/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$190,770	45.42	\$381,531	\$64,546	\$355,454	\$347,191	1.024	2,442	\$145.56	96F
22-23-34-155-015	21451 RIVERWALK CT	06/29/20	\$348,000	WD	03-ARM'S LENGTH	\$348,000	\$193,190	55.51	\$386,386	\$66,209	\$281,791	\$350,687	0.804	2,558	\$110.16	96F
22-23-34-155-020	21402 RIVERWALK CT	04/21/20	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$180,580	58.82	\$361,158	\$65,414	\$241,586	\$323,926	0.746	2,334	\$103.51	96F
22-23-34-155-029	21522 RIVERWALK CT	12/21/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$173,140	52.47	\$346,274	\$66,591	\$263,409	\$306,334	0.860	2,168	\$121.50	96F
<b>Totals:</b>			<b>\$2,983,500</b>			<b>\$2,983,500</b>	<b>\$1,477,810</b>		<b>\$2,955,607</b>		<b>\$2,455,251</b>	<b>\$2,658,662</b>			<b>\$128.06</b>	
								<b>Sale. Ratio =&gt;</b>	<b>49.53</b>			<b>E.C.F. =&gt;</b>	<b>0.923</b>	<b>Std. Deviation=&gt;</b>		<b>0.16008504</b>
								<b>Std. Dev. =&gt;</b>	<b>6.62</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.930</b>	<b>Ave. Variance=&gt;</b>		<b>13.2289</b>

2023 ECF 0.913

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-35-328-002	21384 MAGNOLIA CT	02/02/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$107,530	51.20	\$215,051	\$42,009	\$167,991	\$206,002	0.815	1,499	\$112.07	97A
22-23-35-328-006	21392 MAGNOLIA CT	04/14/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$106,710	46.40	\$213,426	\$42,009	\$187,991	\$204,068	0.921	1,499	\$125.41	97A
22-23-35-328-013	21451 ARCHWOOD CR	10/13/21	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$105,680	42.79	\$211,354	\$42,009	\$204,991	\$201,601	1.017	1,426	\$143.75	97A
22-23-35-328-015	21447 ARCHWOOD CR	06/09/21	\$233,000	OTH	03-ARM'S LENGTH	\$233,000	\$113,400	48.67	\$226,806	\$42,009	\$190,991	\$219,996	0.868	1,499	\$127.41	97A
22-23-35-328-035	21349 BOXWOOD CT	10/11/21	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$106,850	43.79	\$213,692	\$42,009	\$201,991	\$204,385	0.988	1,426	\$141.65	97A
22-23-35-328-062	21303 JUNIPER CT	09/25/20	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$89,990	52.97	\$179,976	\$42,009	\$127,891	\$164,246	0.779	1,320	\$96.89	97A
22-23-35-328-063	21301 JUNIPER CT	09/02/20	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$89,990	52.32	\$179,976	\$42,009	\$129,991	\$164,246	0.791	1,320	\$98.48	97A
22-23-35-328-067	21293 JUNIPER CT	03/22/22	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$89,990	41.28	\$179,976	\$42,009	\$175,991	\$164,246	1.072	1,320	\$133.33	97A
22-23-35-328-068	21291 JUNIPER CT	03/18/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$88,160	40.07	\$176,313	\$42,009	\$177,991	\$159,886	1.113	1,231	\$144.59	97A
22-23-35-328-069	21304 JUNIPER CT	06/04/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$88,160	60.80	\$176,313	\$42,009	\$102,991	\$159,886	0.644	1,231	\$83.66	97A
22-23-35-328-070	21302 JUNIPER CT	07/16/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$89,990	56.24	\$179,976	\$42,009	\$117,991	\$164,246	0.718	1,320	\$89.39	97A
22-23-35-328-075	21292 JUNIPER CT	02/16/22	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$89,990	43.47	\$179,976	\$42,009	\$164,991	\$164,246	1.005	1,320	\$124.99	97A
22-23-35-328-079	21260 SYCAMORE CT	06/19/20	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$106,290	61.44	\$212,572	\$42,009	\$130,991	\$203,051	0.645	1,499	\$87.39	97A
<b>Totals:</b>			<b>\$2,628,900</b>			<b>\$2,628,900</b>	<b>\$1,272,730</b>		<b>\$2,545,407</b>		<b>\$2,082,783</b>	<b>\$2,380,107</b>			<b>\$116.08</b>	
								<b>Sale. Ratio =&gt;</b>	<b>48.41</b>			<b>E.C.F. =&gt;</b>	<b>0.875</b>	<b>Std. Deviation=&gt;</b>		<b>0.15752134</b>
								<b>Std. Dev. =&gt;</b>	<b>7.18</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.875</b>	<b>Ave. Variance=&gt;</b>		<b>13.3029</b>

2023 ECF 0.870

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-35-202-012	22070 CAPE COD WAY	10/30/20	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$62,970	53.59	\$125,931	\$26,638	\$90,862	\$116,678	0.779	1,134	\$80.13	97B
22-23-35-202-014	22082 CAPE COD WAY	12/10/21	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$58,880	41.76	\$117,761	\$27,307	\$113,693	\$106,291	1.070	1,015	\$112.01	97B
22-23-35-202-015	22088 CAPE COD WAY	09/04/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$58,880	56.08	\$117,761	\$27,307	\$77,693	\$106,291	0.731	1,015	\$76.54	97B
22-23-35-202-019	22120 CAPE COD WAY	08/20/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$58,310	44.85	\$116,627	\$27,307	\$102,693	\$104,959	0.978	998	\$102.90	97B
22-23-35-202-023	22144 CAPE COD WAY	03/16/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$61,430	68.26	\$122,850	\$27,072	\$62,928	\$112,548	0.559	1,088	\$57.84	97B
22-23-35-202-034	22099 ATLANTIC POINTE	03/11/22	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$61,940	40.75	\$123,877	\$26,717	\$125,283	\$114,172	1.097	1,108	\$113.07	97B
22-23-35-202-044	22167 ATLANTIC POINTE	02/11/21	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$58,880	54.52	\$117,761	\$27,307	\$80,693	\$106,291	0.759	1,015	\$79.50	97B
22-23-35-202-046	22179 ATLANTIC POINTE	02/12/21	\$113,500	WD	03-ARM'S LENGTH	\$113,500	\$59,290	52.24	\$118,581	\$26,215	\$87,285	\$108,538	0.804	1,011	\$86.34	97B
22-23-35-202-051	22209 ATLANTIC POINTE	05/12/21	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$58,310	47.02	\$116,627	\$27,307	\$96,693	\$104,959	0.921	998	\$96.89	97B
22-23-35-202-054	22210 CAPE COD WAY	09/17/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$58,340	41.67	\$116,679	\$27,359	\$112,641	\$104,959	1.073	998	\$112.87	97B
22-23-35-202-066	22278 CAPE COD WAY	09/15/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$58,310	55.53	\$116,627	\$27,307	\$77,693	\$104,959	0.740	998	\$77.85	97B
22-23-35-202-072	22314 CAPE COD WAY	03/19/21	\$119,500	WD	03-ARM'S LENGTH	\$119,500	\$58,340	48.82	\$116,679	\$27,359	\$92,141	\$104,959	0.878	998	\$92.33	97B
22-23-35-202-073	22320 CAPE COD WAY	05/19/20	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$58,880	54.52	\$117,761	\$27,307	\$80,693	\$106,291	0.759	1,015	\$79.50	97B
22-23-35-202-076	22338 CAPE COD WAY	10/15/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,940	41.29	\$123,877	\$26,717	\$123,283	\$114,172	1.080	1,108	\$111.27	97B
22-23-35-202-087	30334 NANTUCKET DRIVE	11/12/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$58,340	53.04	\$116,679	\$27,359	\$82,641	\$104,959	0.787	998	\$82.81	97B
22-23-35-202-092	30274 NANTUCKET DRIVE	11/03/21	\$124,500	WD	03-ARM'S LENGTH	\$124,500	\$58,880	47.29	\$117,761	\$27,307	\$97,193	\$106,291	0.914	1,015	\$95.76	97B
22-23-35-202-096	22373 ATLANTIC POINTE	08/06/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$58,310	46.65	\$116,627	\$27,307	\$97,693	\$104,959	0.931	998	\$97.89	97B
22-23-35-202-097	22367 ATLANTIC POINTE	02/02/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$58,880	49.90	\$117,761	\$27,307	\$90,693	\$106,291	0.853	1,015	\$89.35	97B
22-23-35-202-098	22361 ATLANTIC POINTE	11/30/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$58,880	51.20	\$117,761	\$27,307	\$87,693	\$106,291	0.825	1,015	\$86.40	97B
22-23-35-202-107	22301 ATLANTIC POINTE	11/24/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$58,930	49.11	\$117,850	\$26,842	\$93,158	\$106,942	0.871	1,011	\$92.14	97B
<b>Totals:</b>			<b>\$2,416,000</b>			<b>\$2,416,000</b>	<b>\$1,186,920</b>		<b>\$2,373,838</b>		<b>\$1,873,345</b>	<b>\$2,151,801</b>			<b>\$91.17</b>	
								<b>Sale. Ratio =&gt;</b>	<b>49.13</b>			<b>E.C.F. =&gt;</b>	<b>0.871</b>	<b>Std. Deviation=&gt;</b>		<b>0.140697132</b>
								<b>Std. Dev. =&gt;</b>	<b>6.59</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.871</b>	<b>Ave. Variance=&gt;</b>		<b>11.0829</b>

2023 ECF 0.851

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-35-402-035	29956 KIMBERLY DR	05/11/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$196,660	47.97	\$393,326	\$65,417	\$344,583	\$356,423	0.967	2,357	\$146.20	97C
22-23-35-402-043	30055 KIMBERLY CT	04/22/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$187,810	55.24	\$375,628	\$59,502	\$280,498	\$343,615	0.816	2,046	\$137.10	97C
22-23-35-402-045	30111 KIMBERLY CT	12/17/20	\$395,000	MLC	03-ARM'S LENGTH	\$395,000	\$192,460	48.72	\$384,913	\$62,367	\$332,633	\$350,593	0.949	2,454	\$135.55	97C
<b>Totals:</b>			<b>\$1,145,000</b>			<b>\$1,145,000</b>	<b>\$576,930</b>		<b>\$1,153,867</b>		<b>\$957,714</b>	<b>\$1,050,632</b>			<b>\$139.61</b>	
								<b>Sale. Ratio =&gt;</b>	<b>50.39</b>			<b>E.C.F. =&gt;</b>	<b>0.912</b>	<b>Std. Deviation=&gt;</b>		<b>0.082168155</b>
								<b>Std. Dev. =&gt;</b>	<b>4.00</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.911</b>	<b>Ave. Variance=&gt;</b>		<b>6.2872</b>

2023 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
22-23-36-377-060	28420 EIGHT MILE	08/11/20	\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$28,230	64.16	\$56,457	\$26,215	\$17,785	\$56,422	0.315	716	\$24.84	98A
22-23-36-377-066	28420 EIGHT MILE	09/21/20	\$58,500	WD	03-ARM'S LENGTH	\$58,500	\$32,420	55.42	\$64,837	\$26,215	\$32,285	\$72,056	0.448	924	\$34.94	98A
22-23-36-377-072	28422 EIGHT MILE	09/07/21	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$32,000	50.00	\$63,999	\$26,215	\$37,785	\$70,493	0.536	910	\$41.52	98A
22-23-36-377-074	28422 EIGHT MILE	10/05/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$32,540	50.06	\$65,076	\$26,215	\$38,785	\$72,502	0.535	920	\$42.16	98A
22-23-36-377-079	28426 EIGHT MILE	07/26/21	\$71,000	WD	03-ARM'S LENGTH	\$71,000	\$29,700	41.83	\$59,403	\$26,526	\$44,474	\$61,338	0.725	784	\$56.73	98A
22-23-36-377-101	28428 EIGHT MILE	03/07/22	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$34,320	37.30	\$68,646	\$26,215	\$65,785	\$79,162	0.831	1,071	\$61.42	98A
<b>Totals:</b>			<b>\$394,500</b>			<b>\$394,500</b>	<b>\$189,210</b>		<b>\$378,418</b>		<b>\$236,899</b>	<b>\$411,972</b>			<b>\$43.60</b>	
								<b>Sale. Ratio =&gt;</b>	<b>47.96</b>			<b>E.C.F. =&gt;</b>	<b>0.575</b>	<b>Std. Deviation=&gt;</b>		<b>0.186653</b>
								<b>Std. Dev. =&gt;</b>	<b>9.57</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.565</b>	<b>Ave. Variance=&gt;</b>		<b>14.1992</b>

2023 ECF 0.550