

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	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

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

2023 ECF 0.970

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22-23-02-126-035	30535 FOURTEEN MILE	12/27/21	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$40,020	38.85	\$80,041	\$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	\$41,040	54.72	\$82,074	\$26,215	\$48,785	\$72,544	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	\$41,270	55.77	\$82,547	\$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	\$49,300	41.08	\$98,592	\$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	\$40,350	53.80	\$80,696	\$26,215	\$48,785	\$70,755	0.689	784	\$62.23	9BA	
22-23-02-126-071	30515 FOURTEEN MILE	03/17/21	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$41,270	52.24	\$82,547	\$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	\$40,020	50.03	\$80,041	\$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	\$40,020	51.97	\$80,041	\$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	\$40,580	51.37	\$81,163	\$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	\$40,020	58.85	\$80,041	\$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	\$39,960	52.58	\$79,928	\$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	\$40,020	50.03	\$80,041	\$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	\$40,020	44.52	\$80,041	\$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	\$49,300	46.95	\$98,592	\$26,215	\$78,785	\$93,996	0.838	1,053	\$74.82	9BA	
Totals:			\$1,180,900			\$1,180,900	\$583,190		\$1,166,385		\$812,819	\$1,036,758			\$69.51		
								Sale. Ratio =>	49.39					E.C.F. =>	0.784	Std. Deviation=>	0.13918403
								Std. Dev. =>	5.60					Ave. E.C.F. =>	0.779	Ave. Variance=>	10.4674

2023 ECF 0.770

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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
Totals:			\$1,924,010			\$1,924,010	\$948,870		\$1,897,744		\$1,583,215	\$1,621,822			\$93.36	
								Sale. Ratio =>	49.32			E.C.F. =>	0.976	Std. Deviation=>		0.0910522
								Std. Dev. =>	3.76			Ave. E.C.F. =>	0.974	Ave. Variance=>		7.5096

2023 ECF 0.960

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22-23-03-204-085	31061 POINTE OF WOODS DR	05/27/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$66,030	45.54	\$132,058	\$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	\$116,600	58.30	\$233,207	\$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	\$64,750	44.66	\$129,506	\$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	\$87,710	48.19	\$175,429	\$26,754	\$155,246	\$156,500	0.992	1,921	\$80.82	9C1
Totals:			\$672,000			\$672,000	\$335,090		\$670,200		\$565,366	\$593,227			\$79.04	
								Sale. Ratio =>	49.86			E.C.F. =>	0.953	Std. Deviation=>		0.13363331
								Std. Dev. =>	6.27			Ave. E.C.F. =>	0.987	Ave. Variance=>		9.4922

2023 ECF 0.950

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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	
Totals:			\$1,025,000			\$1,025,000	\$463,300		\$926,574		\$890,140	\$670,944			\$118.75		
								Sale. Ratio =>	45.20					E.C.F. =>	1.327	Std. Deviation=>	0.29912115
								Std. Dev. =>	9.01					Ave. E.C.F. =>	1.330	Ave. Variance=>	25.5783

2023 ECF 1.180

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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	
Totals:			\$870,000			\$870,000	\$428,160		\$856,326		\$733,919	\$685,948			\$100.15		
								Sale. Ratio =>	49.21					E.C.F. =>	1.070	Std. Deviation=>	0.10147755
								Std. Dev. =>	3.93					Ave. E.C.F. =>	1.071	Ave. Variance=>	7.7557

2023 ECF 1.050

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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
Totals:			\$352,050			\$352,050	\$170,500		\$341,025		\$273,405	\$276,189			\$91.69	
							Sale. Ratio =>	48.43				E.C.F. =>	0.990		Std. Deviation=>	0.3064373
							Std. Dev. =>	14.13				Ave. E.C.F. =>	0.990		Ave. Variance=>	23.5563

2023 ECF 0.950

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22-23-03-278-007	31420 ORCHARD CREEK	01/22/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$74,690	55.33	\$149,373	\$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	\$72,900	47.03	\$145,802	\$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	\$74,690	52.45	\$149,373	\$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	\$72,620	46.85	\$145,240	\$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	\$72,620	42.72	\$145,240	\$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	\$72,620	49.07	\$145,240	\$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	\$74,570	57.36	\$149,135	\$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	\$74,690	44.72	\$149,373	\$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	\$72,620	55.86	\$145,240	\$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	\$74,570	49.71	\$149,135	\$25,000	\$125,000	\$113,885	1.098	1,247	\$100.24	9CD
Totals:			\$1,482,400			\$1,482,400	\$736,590		\$1,473,151		\$1,231,500	\$1,121,331			\$100.17	
								Sale. Ratio =>	49.69			E.C.F. =>	1.098	Std. Deviation=>		0.13165776
								Std. Dev. =>	4.98			Ave. E.C.F. =>	1.099	Ave. Variance=>		10.6192

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	
Totals:			\$1,119,250			\$1,119,250	\$550,540		\$1,101,082		\$919,594	\$850,402			\$127.23		
								Sale. Ratio =>	49.19				E.C.F. =>	1.081	Std. Deviation=>		0.09265076
								Std. Dev. =>	3.28				Ave. E.C.F. =>	1.079	Ave. Variance=>		6.9379

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	\$148,310	47.84	\$296,628	\$41,107	\$268,893	\$252,991	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	\$148,310	50.27	\$296,628	\$41,107	\$253,893	\$252,991	1.004	1,939	\$130.94	9E2
Totals:			\$605,000			\$605,000	\$296,620		\$593,256		\$522,786	\$505,982			\$134.81	
								Sale. Ratio =>	49.03			E.C.F. =>	1.033	Std. Deviation=>		0.041924803
								Std. Dev. =>	1.72			Ave. E.C.F. =>	1.033	Ave. Variance=>		2.9645

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	\$152,550	50.85	\$305,094	\$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	\$169,480	45.93	\$338,963	\$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	\$157,270	56.17	\$314,549	\$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	\$159,890	41.77	\$319,786	\$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	\$153,790	54.93	\$307,586	\$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	\$166,090	50.33	\$332,177	\$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	\$154,960	55.94	\$309,920	\$61,215	\$215,785	\$289,192	0.746	2,391	\$90.25	9EA
Totals:			\$2,218,815			\$2,218,815	\$1,114,030		\$2,228,075		\$1,790,310	\$2,092,523			\$118.96	
								Sale. Ratio =>	50.21			E.C.F. =>	0.856	Std. Deviation=>		0.121518431
								Std. Dev. =>	5.44			Ave. E.C.F. =>	0.853	Ave. Variance=>		9.0573

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	\$190,260	52.85	\$380,529	\$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	\$168,260	54.45	\$336,528	\$63,658	\$245,342	\$321,024	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	\$168,300	59.91	\$336,604	\$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	\$167,470	47.85	\$334,942	\$63,658	\$286,342	\$319,158	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	\$182,410	48.64	\$364,822	\$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	\$181,790	43.80	\$363,585	\$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	\$176,370	43.28	\$352,731	\$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	\$170,740	62.09	\$341,484	\$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	\$174,330	45.58	\$348,664	\$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	\$170,740	45.53	\$341,484	\$63,658	\$311,342	\$326,854	0.953	2,146	\$145.08	9EB	
Totals:			\$3,529,900			\$3,529,900	\$1,750,670		\$3,501,373		\$2,880,527	\$3,355,294			\$122.14		
								Sale. Ratio =>	49.60					E.C.F. =>	0.859	Std. Deviation=>	0.130512023
								Std. Dev. =>	6.67					Ave. E.C.F. =>	0.857	Ave. Variance=>	10.9340

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	\$100,580	55.88	\$201,160	\$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	\$102,630	46.13	\$205,259	\$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	\$102,870	54.43	\$205,746	\$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	\$100,580	48.36	\$201,160	\$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	\$103,010	54.79	\$206,029	\$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	\$102,870	47.41	\$205,746	\$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	\$100,580	54.37	\$201,160	\$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	\$101,150	45.16	\$202,290	\$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	\$100,580	48.83	\$201,160	\$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	\$112,950	51.81	\$225,894	\$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	\$114,400	44.86	\$228,799	\$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	\$102,120	45.39	\$204,234	\$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	\$102,120	55.20	\$204,234	\$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	\$100,580	55.11	\$201,160	\$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	\$102,120	58.35	\$204,234	\$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	\$104,590	59.77	\$209,171	\$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	\$102,880	45.72	\$205,769	\$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	\$114,260	57.13	\$228,516	\$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	\$105,050	56.18	\$210,093	\$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	\$102,120	46.42	\$204,234	\$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	\$102,120	42.55	\$204,234	\$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	\$114,260	44.81	\$228,516	\$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	\$114,080	44.74	\$228,166	\$35,654	\$219,346	\$183,345	1.196	2,026	\$108.27	9ED
Totals:			\$4,817,000			\$4,817,000	\$2,408,500		\$4,816,964		\$3,996,958	\$3,806,592			\$101.62	
								Sale. Ratio =>	50.00			E.C.F. =>	1.050	Std. Deviation=>		0.13339586
								Std. Dev. =>	5.38			Ave. E.C.F. =>	1.049	Ave. Variance=>		12.2017

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	\$111,910	46.63	\$223,812	\$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	\$111,910	44.75	\$223,812	\$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	\$128,440	45.07	\$256,879	\$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	\$128,440	46.71	\$256,879	\$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	\$111,910	46.63	\$223,812	\$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	\$128,440	47.57	\$256,879	\$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	\$128,440	60.58	\$256,879	\$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	\$118,320	55.03	\$236,630	\$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	\$111,910	49.76	\$223,812	\$41,107	\$183,793	\$174,005	1.056	1,301	\$141.27	9EE
Totals:			\$2,212,000			\$2,212,000	\$1,079,720		\$2,159,394		\$1,842,037	\$1,704,220			\$134.48	
								Sale. Ratio =>	48.81			E.C.F. =>	1.081	Std. Deviation=>		0.12353712
								Std. Dev. =>	5.28			Ave. E.C.F. =>	1.083	Ave. Variance=>		9.5008

2023 ECF 1.050
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
22-23-05-302-022	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
		Totals:	\$325,000			\$325,000	\$160,610		\$321,218		\$268,266	\$284,391			\$162.59	
								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	\$230,620	48.56	\$461,236	\$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	\$189,040	50.99	\$378,087	\$97,108	\$273,642	\$419,372	0.653	2,624	\$104.28	9EH
Totals:			\$845,650			\$845,650	\$419,660		\$839,323		\$657,582	\$972,022			\$115.02	
								Sale. Ratio =>	49.63			E.C.F. =>	0.677	Std. Deviation=>		0.029853847
								Std. Dev. =>	1.72			Ave. E.C.F. =>	0.674	Ave. Variance=>		2.1110

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	\$186,000	45.37	\$371,994	\$78,298	\$331,702	\$425,646	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	\$209,130	56.54	\$418,265	\$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	\$159,110	46.66	\$318,215	\$70,691	\$270,309	\$358,730	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	\$170,770	56.92	\$341,536	\$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	\$167,900	49.38	\$335,801	\$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	\$173,620	51.53	\$347,238	\$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	\$176,260	45.49	\$352,514	\$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	\$157,800	50.90	\$315,603	\$71,467	\$238,533	\$353,820	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	\$177,950	47.45	\$355,890	\$70,381	\$304,619	\$413,781	0.736	2,601	\$117.12	9EI	
Totals:			\$3,170,300			\$3,170,300	\$1,578,540		\$3,157,056		\$2,517,999	\$3,630,080			\$122.49		
								Sale. Ratio =>	49.79					E.C.F. =>	0.694	Std. Deviation=> 0.073417418	
								Std. Dev. =>	4.38					Ave. E.C.F. =>	0.696	Ave. Variance=> 5.9543	

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	\$81,060	51.88	\$162,127	\$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	\$80,090	53.39	\$160,175	\$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	\$80,660	48.88	\$161,316	\$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	\$81,700	48.09	\$163,404	\$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	\$79,330	49.58	\$158,654	\$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	\$80,660	44.20	\$161,316	\$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	\$80,470	50.29	\$160,936	\$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	\$80,610	52.69	\$161,220	\$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	\$80,660	51.38	\$161,316	\$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	\$79,330	44.82	\$158,654	\$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	\$79,740	54.24	\$159,476	\$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	\$83,470	52.17	\$166,945	\$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	\$78,920	49.64	\$157,845	\$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	\$78,920	54.43	\$157,846	\$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	\$82,210	44.92	\$164,415	\$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	\$80,120	45.27	\$160,240	\$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	\$81,770	52.08	\$163,549	\$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	\$81,740	52.40	\$163,485	\$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	\$80,610	53.74	\$161,225	\$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	\$81,360	43.98	\$162,718	\$29,403	\$155,597	\$104,152	1.494	934	\$166.59	9F1
Totals:			\$3,249,650			\$3,249,650	\$1,613,430		\$3,226,862		\$2,659,972	\$2,060,300			\$142.40	
								Sale. Ratio =>	49.65				E.C.F. =>	1.291	Std. Deviation=> 0.11684255	
								Std. Dev. =>	3.56				Ave. E.C.F. =>	1.291	Ave. Variance=> 9.6489	

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	\$163,630	55.28	\$327,262	\$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	\$163,870	54.62	\$327,730	\$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	\$158,240	43.00	\$316,480	\$62,974	\$305,026	\$342,576	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	\$159,860	48.44	\$319,710	\$62,974	\$267,076	\$346,941	0.770	1,862	\$143.44	9FA	
Totals:			\$1,294,050			\$1,294,050	\$645,600		\$1,291,182		\$1,042,154	\$1,404,441			\$129.00		
								Sale. Ratio =>	49.89					E.C.F. =>	0.742	Std. Deviation=>	0.11123128
								Std. Dev. =>	5.78					Ave. E.C.F. =>	0.744	Ave. Variance=>	8.6308

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	
Totals:			\$2,192,400			\$2,192,400	\$1,086,750		\$2,173,507		\$1,842,179	\$1,585,466			\$149.77		
								Sale. Ratio =>	49.57				E.C.F. =>	1.162	Std. Deviation=>		0.1322152
								Std. Dev. =>	4.95				Ave. E.C.F. =>	1.161	Ave. Variance=>		11.6916

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
Totals:			\$640,000			\$640,000	\$299,800		\$599,583		\$529,687	\$520,500			\$159.26	
							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	\$149,280	47.39	\$298,551	\$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	\$174,150	52.79	\$348,290	\$54,516	\$275,384	\$322,829	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	\$148,810	49.60	\$297,617	\$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	\$180,940	47.37	\$361,881	\$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	\$151,100	47.22	\$302,193	\$54,658	\$265,342	\$272,016	0.975	1,819	\$145.87	9GA
Totals:			\$1,646,900			\$1,646,900	\$804,280		\$1,608,532		\$1,374,036	\$1,467,767			\$139.43	
								Sale. Ratio =>	48.84			E.C.F. =>	0.936	Std. Deviation=>		0.052667759
								Std. Dev. =>	2.40			Ave. E.C.F. =>	0.938	Ave. Variance=>		4.1354

2023 ECF 0.910
2 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
22-23-07-401-002	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
Totals:			\$3,794,900			\$3,794,900	\$1,880,540		\$3,761,106		\$3,006,858	\$3,582,005			\$134.48	
								Sale. Ratio =>	49.55			E.C.F. =>	0.839	Std. Deviation=>		0.13394576
								Std. Dev. =>	7.26			Ave. E.C.F. =>	0.846	Ave. Variance=>		11.2013

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	\$168,640	44.96	\$337,273	\$58,558	\$316,542	\$296,505	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	\$175,100	46.08	\$350,191	\$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	\$173,340	51.05	\$346,686	\$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	\$180,160	51.33	\$360,322	\$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	\$178,640	57.63	\$357,272	\$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	\$177,060	52.85	\$354,114	\$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	\$168,260	48.77	\$336,525	\$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	\$176,970	55.30	\$353,943	\$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	\$168,410	47.44	\$336,823	\$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	\$179,850	42.32	\$359,706	\$58,037	\$366,963	\$320,924	1.143	2,290	\$160.25	9GC	
Totals:			\$3,535,680			\$3,535,680	\$1,746,430		\$3,492,855		\$2,951,757	\$3,094,609			\$139.56		
								Sale. Ratio =>	49.39					E.C.F. =>	0.954	Std. Deviation=>	0.109651068
								Std. Dev. =>	4.77					Ave. E.C.F. =>	0.955	Ave. Variance=>	8.8679

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	
Totals:			\$1,356,000			\$1,356,000	\$681,140		\$1,362,274		\$1,100,294	\$1,580,811			\$121.50		
								Sale. Ratio =>	50.23					E.C.F. =>	0.696	Std. Deviation=>	0.12593487
								Std. Dev. =>	6.87					Ave. E.C.F. =>	0.710	Ave. Variance=>	9.3290

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
Totals:			\$3,841,500			\$3,841,500	\$1,901,440		\$3,802,909		\$3,249,810	\$2,919,290			\$156.18	
							Sale. Ratio =>	49.50				E.C.F. =>	1.113		Std. Deviation=>	0.136781113
							Std. Dev. =>	5.01				Ave. E.C.F. =>	1.111		Ave. Variance=>	10.8606

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	\$214,910	50.57	\$429,819	\$96,332	\$328,668	\$450,658	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	\$208,700	47.76	\$417,405	\$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	\$173,880	47.64	\$347,765	\$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	\$216,110	50.26	\$432,210	\$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	\$227,080	56.77	\$454,151	\$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	\$188,420	47.11	\$376,838	\$86,842	\$313,157	\$391,887	0.799	2,667	\$117.42	9GF	
Totals:			\$2,456,999			\$2,456,999	\$1,229,100		\$2,458,188		\$1,909,802	\$2,582,420			\$126.55		
								Sale. Ratio =>	50.02					E.C.F. =>	0.740	Std. Deviation=> 0.06337381	
								Std. Dev. =>	3.61					Ave. E.C.F. =>	0.744	Ave. Variance=> 4.6419	

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	\$268,070	59.57	\$536,135	\$119,383	\$330,617	\$631,442	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	\$220,470	44.09	\$440,947	\$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	\$259,550	54.07	\$519,097	\$93,633	\$386,367	\$644,642	0.599	3,270	\$118.16	9GG	
Totals:			\$1,430,000			\$1,430,000	\$748,090		\$1,496,179		\$1,122,520	\$1,801,059			\$127.37		
								Sale. Ratio =>	52.31					E.C.F. =>	0.623	Std. Deviation=>	0.12758385
								Std. Dev. =>	7.85					Ave. E.C.F. =>	0.632	Ave. Variance=>	9.3785

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	\$203,330	58.11	\$406,660	\$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	\$223,240	45.93	\$446,470	\$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	\$205,030	55.41	\$410,065	\$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	\$206,580	43.31	\$413,162	\$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	\$198,770	50.32	\$397,537	\$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	\$208,620	64.19	\$417,247	\$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	\$222,150	45.02	\$444,294	\$89,560	\$403,940	\$373,404	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	\$200,310	41.73	\$400,629	\$93,560	\$386,440	\$323,231	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	\$222,860	50.42	\$445,729	\$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	\$230,950	44.50	\$461,907	\$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	\$211,330	50.32	\$422,650	\$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	\$180,030	59.03	\$360,054	\$91,469	\$213,531	\$282,721	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	\$213,280	51.89	\$426,564	\$88,381	\$322,619	\$355,982	0.906	2,627	\$122.81	9GH
Totals:			\$5,473,400			\$5,473,400	\$2,726,480		\$5,452,968		\$4,310,906	\$4,516,288			\$139.66	
								Sale. Ratio =>	49.81			E.C.F. =>	0.955	Std. Deviation=>		0.15792057
								Std. Dev. =>	6.82			Ave. E.C.F. =>	0.950	Ave. Variance=>		12.5618

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
Totals:			\$1,349,998			\$1,349,998	\$704,070		\$1,408,114		\$1,098,066	\$1,256,720			\$128.87	
								Sale. Ratio =>	52.15			E.C.F. =>	0.874	Std. Deviation=>		0.13014252
								Std. Dev. =>	6.19			Ave. E.C.F. =>	0.879	Ave. Variance=>		9.3349

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	\$192,130	56.34	\$384,265	\$87,143	\$253,857	\$366,817	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	\$205,810	49.18	\$411,619	\$87,720	\$330,780	\$399,875	0.827	1,868	\$177.08	9GJ
Totals:			\$759,500			\$759,500	\$397,940		\$795,884		\$584,637	\$766,693			\$147.27	
								Sale. Ratio =>	52.39			E.C.F. =>	0.763	Std. Deviation=>		0.095568915
								Std. Dev. =>	5.07			Ave. E.C.F. =>	0.760	Ave. Variance=>		6.7577

2023 ECF 0.810
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	
22-23-08-229-003	35467 WOODFIELD DR	08/23/21	\$386,500	WD	03-ARM'S LENGTH	\$386,500	\$175,030	45.29	\$350,056	\$59,161	\$327,339	\$323,217	1.013	2,120	\$154.41	9HA	
		Totals:	\$386,500			\$386,500	\$175,030		\$350,056		\$327,339	\$323,217			\$154.41		
								Sale. Ratio =>	45.29				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	\$100,600	57.49	\$201,203	\$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	\$100,600	56.52	\$201,203	\$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	\$88,090	45.88	\$176,179	\$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	\$88,090	50.34	\$176,179	\$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	\$88,090	48.67	\$176,179	\$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	\$100,600	43.36	\$201,203	\$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	\$88,090	39.33	\$176,179	\$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	\$88,090	46.36	\$176,179	\$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	\$100,600	58.15	\$201,203	\$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	\$100,600	56.52	\$201,203	\$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	\$88,090	41.75	\$176,179	\$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	\$88,090	49.49	\$176,179	\$28,003	\$149,997	\$125,573	1.195	1,077	\$139.27	9HB	
22-23-08-100-088	29263 LAUREL	08/31/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$100,600	57.49	\$201,203	\$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	\$88,090	49.49	\$176,179	\$28,003	\$149,997	\$125,573	1.195	1,077	\$139.27	9HB	
22-23-08-100-091	29273 LAUREL	08/03/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$100,600	44.71	\$201,203	\$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	\$100,600	57.52	\$201,203	\$27,653	\$147,247	\$147,076	1.001	1,383	\$106.47	9HB	
Totals:			\$3,039,900			\$3,039,900	\$1,509,520		\$3,019,056		\$2,594,652	\$2,181,193			\$134.01		
								Sale. Ratio =>	49.66					E.C.F. =>	1.190	Std. Deviation=>	0.18239078
								Std. Dev. =>	6.36					Ave. E.C.F. =>	1.198	Ave. Variance=>	14.7606

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	\$238,570	49.70	\$477,131	\$86,598	\$393,402	\$398,503	0.987	2,633	\$149.41	9HC
Totals:			\$480,000			\$480,000	\$238,570		\$477,131		\$393,402	\$398,503			\$149.41	
								Sale. Ratio =>	49.70				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	\$219,330	52.85	\$438,665	\$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	\$198,660	53.40	\$397,314	\$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	\$187,150	42.88	\$374,305	\$75,294	\$361,206	\$241,138	1.498	1,983	\$182.15	9HD	
Totals:			\$1,223,500			\$1,223,500	\$605,140		\$1,210,284		\$996,262	\$792,779			\$147.36		
								Sale. Ratio =>	49.46				E.C.F. =>	1.257	Std. Deviation=>		0.200674912
								Std. Dev. =>	5.93				Ave. E.C.F. =>	1.266	Ave. Variance=>		15.4336

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	\$286,520	54.58	\$573,033	\$154,352	\$370,648	\$709,629	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	\$292,530	49.08	\$585,065	\$159,226	\$436,774	\$721,761	0.605	3,904	\$111.88	9HE	
Totals:			\$1,121,000			\$1,121,000	\$579,050		\$1,158,098		\$807,422	\$1,431,390			\$104.31		
								Sale. Ratio =>	51.65				E.C.F. =>	0.564	Std. Deviation=>		0.058575281
								Std. Dev. =>	3.88				Ave. E.C.F. =>	0.564	Ave. Variance=>		4.1419

2023 ECF 0.590

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-08-202-016	29311 PARAMOUNT COURT	11/06/20	\$510,000	LC	03-ARM'S LENGTH	\$510,000	\$288,610	56.59	\$577,218	\$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	\$278,280	49.70	\$556,562	\$105,424	\$454,476	\$626,581	0.725	3,379	\$134.50	9HF
Totals:			\$1,069,900			\$1,069,900	\$566,890		\$1,133,780		\$829,663	\$1,241,032			\$122.73	
								Sale. Ratio =>	52.99			E.C.F. =>	0.669	Std. Deviation=>		0.081121024
								Std. Dev. =>	4.87			Ave. E.C.F. =>	0.668	Ave. Variance=>		5.7361

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	\$423,150	52.89	\$846,292	\$237,751	\$562,249	\$936,217	0.601	4,555	\$123.44	9HI
		Totals:	\$800,000			\$800,000	\$423,150		\$846,292		\$562,249	\$936,217			\$123.44	
							Sale. Ratio =>	52.89				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 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	
22-23-08-102-002	28988 WINTERGREEN	05/07/21	\$974,900	WD	03-ARM'S LENGTH	\$974,900	\$492,100	50.48	\$984,196	\$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	\$526,530	45.43	\$1,053,057	\$214,128	\$944,872	\$1,035,715	0.912	4,543	\$207.98	9HJ	
Totals:			\$2,133,900			\$2,133,900	\$1,018,630		\$2,037,253		\$1,703,230	\$1,983,436			\$192.63		
								Sale. Ratio =>	47.74				E.C.F. =>	0.859	Std. Deviation=>		0.07926564
								Std. Dev. =>	3.57				Ave. E.C.F. =>	0.856	Ave. Variance=>		5.6049

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
Totals:			\$760,000			\$760,000	\$373,110		\$746,212		\$647,975	\$773,399			\$174.09	
								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
Totals:			\$1,627,358			\$1,627,358	\$813,160		\$1,626,323		\$1,360,387	\$1,029,812			\$100.16	
								Sale. Ratio =>	49.97			E.C.F. =>	1.321	Std. Deviation=>		0.11110339
								Std. Dev. =>	3.64			Ave. E.C.F. =>	1.320	Ave. Variance=>		8.7542

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	\$43,500	36.25	\$86,999	\$26,215	\$93,785	\$73,234	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	\$43,500	57.62	\$86,999	\$26,215	\$49,285	\$73,234	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	\$44,310	44.31	\$88,614	\$26,215	\$73,785	\$75,180	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	\$43,350	66.80	\$86,697	\$26,215	\$38,685	\$72,870	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	\$43,240	56.89	\$86,483	\$26,215	\$49,785	\$72,612	0.686	731	\$68.11	9K1
Totals:			\$436,400			\$436,400	\$217,900		\$435,792		\$305,325	\$367,129			\$82.27	
								Sale. Ratio =>	49.93			E.C.F. =>	0.832	Std. Deviation=>		0.300404625
								Std. Dev. =>	12.05			Ave. E.C.F. =>	0.830	Ave. Variance=>		24.0580

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
22-23-11-451-022	30022 TWELVE MILE	09/09/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$43,310	66.63	\$86,611	\$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	\$44,270	62.35	\$88,533	\$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	\$44,560	49.51	\$89,118	\$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	\$55,590	44.47	\$111,170	\$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	\$57,250	44.38	\$114,500	\$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	\$56,850	52.16	\$113,694	\$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	\$55,590	41.21	\$111,170	\$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	\$56,850	48.59	\$113,694	\$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	\$56,850	43.73	\$113,694	\$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	\$56,850	37.90	\$113,694	\$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	\$43,440	53.63	\$86,878	\$26,215	\$54,785	\$69,728	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	\$44,270	48.12	\$88,533	\$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	\$53,570	61.93	\$107,146	\$26,215	\$60,285	\$93,024	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	\$53,570	59.52	\$107,146	\$26,215	\$63,785	\$93,024	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	\$56,580	46.57	\$113,161	\$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	\$54,570	59.32	\$109,143	\$26,215	\$65,785	\$95,320	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	\$44,270	35.42	\$88,533	\$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	\$43,310	48.18	\$86,611	\$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	\$44,100	58.80	\$88,207	\$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	\$44,270	61.70	\$88,533	\$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	\$44,270	58.64	\$88,533	\$26,215	\$49,285	\$71,630	0.688	725	\$67.98	9KB
Totals:			\$2,121,050			\$2,121,050	\$1,054,190		\$2,108,302		\$1,569,319	\$1,789,162			\$84.11	
							Sale. Ratio =>	49.70				E.C.F. =>	0.877		Std. Deviation=>	0.21592734
							Std. Dev. =>	8.84				Ave. E.C.F. =>	0.866		Ave. Variance=>	17.4538

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	\$60,810	50.68	\$121,621	\$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	\$61,180	45.32	\$122,367	\$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	\$60,810	46.07	\$121,621	\$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	\$61,180	55.62	\$122,367	\$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	\$61,180	59.40	\$122,367	\$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	\$61,180	57.18	\$122,367	\$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	\$61,180	47.06	\$122,367	\$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	\$59,860	41.28	\$119,716	\$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	\$61,250	45.04	\$122,505	\$26,215	\$109,785	\$98,255	1.117	1,009	\$108.81	9KC
Totals:			\$1,118,000			\$1,118,000	\$548,630		\$1,097,298		\$881,255	\$878,115			\$97.99	
								Sale. Ratio =>	49.07			E.C.F. =>	1.004	Std. Deviation=>		0.15753929
								Std. Dev. =>	6.30			Ave. E.C.F. =>	1.005	Ave. Variance=>		13.2220

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	\$141,430	51.43	\$282,853	\$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	\$143,160	47.09	\$286,317	\$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	\$147,040	43.25	\$294,071	\$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	\$149,000	60.57	\$298,004	\$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	\$152,200	47.56	\$304,397	\$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	\$157,700	52.57	\$315,405	\$54,612	\$245,388	\$248,374	0.988	1,750	\$140.22	9KD	
Totals:			\$1,785,000			\$1,785,000	\$890,530		\$1,781,047		\$1,476,779	\$1,402,691			\$137.32		
								Sale. Ratio =>	49.89					E.C.F. =>	1.053	Std. Deviation=> 0.143965479	
								Std. Dev. =>	5.99					Ave. E.C.F. =>	1.054	Ave. Variance=> 11.0080	

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
Totals:			\$767,000			\$767,000	\$378,060		\$756,115		\$642,590	\$595,948			\$169.23	
								Sale. Ratio =>	49.29			E.C.F. =>	1.078	Std. Deviation=>		0.06020026
								Std. Dev. =>	2.29			Ave. E.C.F. =>	1.080	Ave. Variance=>		4.2568

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
Totals:			\$1,258,350			\$1,258,350	\$620,080		\$1,240,198		\$996,200	\$1,086,720			\$78.62	
								Sale. Ratio =>	49.28			E.C.F. =>	0.917	Std. Deviation=>		0.078114541
								Std. Dev. =>	3.18			Ave. E.C.F. =>	0.919	Ave. Variance=>		6.4555

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	\$133,270	49.36	\$266,549	\$49,264	\$220,736	\$203,070	1.087	1,571	\$140.51	9KG
Totals:			\$270,000			\$270,000	\$133,270		\$266,549		\$220,736	\$203,070			\$140.51	
								Sale. Ratio =>	49.36				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	\$224,030	41.61	\$448,062	\$71,132	\$467,218	\$471,163	0.992	2,623	\$178.12	9KJ
Totals:			\$538,350			\$538,350	\$224,030		\$448,062		\$467,218	\$471,163			\$178.12	
								Sale. Ratio =>	41.61			E.C.F. =>	0.992	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.992	Ave. Variance=>		0.0000

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	\$176,200	48.94	\$352,406	\$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	\$189,540	54.94	\$379,081	\$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	\$174,280	52.81	\$348,565	\$70,828	\$259,172	\$455,307	0.569	2,552	\$101.56	9KK
Totals:			\$1,035,000			\$1,035,000	\$540,020		\$1,080,052		\$818,445	\$1,415,569			\$106.80	
								Sale. Ratio =>	52.18			E.C.F. =>	0.578	Std. Deviation=>		0.042968591
								Std. Dev. =>	3.04			Ave. E.C.F. =>	0.580	Ave. Variance=>		3.1457

2023 ECF 0.610

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	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	\$92,300	54.65	\$184,605	\$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	\$92,110	44.67	\$184,221	\$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	\$92,110	44.93	\$184,221	\$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	\$92,300	47.82	\$184,604	\$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	\$92,110	46.06	\$184,221	\$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	\$92,110	54.83	\$184,221	\$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	\$92,110	59.81	\$184,221	\$32,500	\$121,500	\$130,794	0.929	1,146	\$106.02	9KL	
Totals:			\$1,295,100			\$1,295,100	\$645,150		\$1,290,314		\$1,067,600	\$916,219			\$133.08		
								Sale. Ratio =>	49.81					E.C.F. =>	1.165	Std. Deviation=>	0.16075476
								Std. Dev. =>	5.98					Ave. E.C.F. =>	1.165	Ave. Variance=>	14.0169

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	\$106,710	48.07	\$213,414	\$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	\$107,180	45.61	\$214,358	\$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	\$107,180	55.68	\$214,358	\$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	\$107,180	49.85	\$214,358	\$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	\$107,410	52.40	\$214,817	\$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	\$107,180	48.72	\$214,358	\$32,500	\$187,500	\$130,833	1.433	1,598	\$117.33	9KM
Totals:			\$1,289,500			\$1,289,500	\$642,840		\$1,285,663		\$1,094,500	\$784,650			\$114.15	
								Sale. Ratio =>	49.85			E.C.F. =>	1.395	Std. Deviation=>		0.11357195
								Std. Dev. =>	3.54			Ave. E.C.F. =>	1.395	Ave. Variance=>		8.3979

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	\$59,670	47.36	\$119,334	\$28,139	\$97,861	\$91,195	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	\$60,890	44.28	\$121,788	\$28,139	\$109,361	\$93,649	1.168	965	\$113.33	9KN
Totals:			\$263,500			\$263,500	\$120,560		\$241,122		\$207,222	\$184,844			\$109.05	
							Sale. Ratio =>	45.75				E.C.F. =>	1.121		Std. Deviation=>	0.06694838
							Std. Dev. =>	2.17				Ave. E.C.F. =>	1.120		Ave. Variance=>	4.7340

2023 ECF 1.000
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
22-23-12-477-015	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
Totals:			\$3,020,300			\$3,020,300	\$1,538,740		\$3,077,486		\$2,503,602	\$3,200,985			\$150.72	
								Sale. Ratio =>	50.95			E.C.F. =>	0.782	Std. Deviation=>		0.195639465
								Std. Dev. =>	12.39			Ave. E.C.F. =>	0.779	Ave. Variance=>		15.2331

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	\$186,670	51.28	\$373,331	\$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	\$184,680	56.82	\$369,364	\$75,919	\$249,081	\$444,614	0.560	2,577	\$96.66	9LC
Totals:			\$689,000			\$689,000	\$371,350		\$742,695		\$538,446	\$897,183			\$104.47	
								Sale. Ratio =>	53.90			E.C.F. =>	0.600	Std. Deviation=>		0.055976832
								Std. Dev. =>	3.92			Ave. E.C.F. =>	0.600	Ave. Variance=>		3.9582

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	\$213,840	51.53	\$427,677	\$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	\$199,880	42.08	\$399,757	\$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	\$185,390	48.79	\$370,776	\$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	\$193,330	45.49	\$386,666	\$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	\$210,880	47.93	\$421,750	\$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	\$216,700	55.58	\$433,393	\$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	\$207,070	41.41	\$414,130	\$64,460	\$435,540	\$309,442	1.407	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	\$203,900	50.85	\$407,797	\$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	\$212,690	45.74	\$425,386	\$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	\$207,010	49.46	\$414,018	\$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	\$208,160	46.26	\$416,324	\$75,977	\$374,023	\$301,192	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	\$203,010	53.28	\$406,029	\$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	\$214,830	57.29	\$429,665	\$65,558	\$309,442	\$322,219	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	\$197,640	59.89	\$395,289	\$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	\$197,470	52.31	\$394,931	\$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	\$221,170	57.45	\$442,331	\$66,290	\$318,710	\$332,780	0.958	2,804	\$113.66	9MA
Totals:			\$6,607,900			\$6,607,900	\$3,292,970		\$6,585,919		\$5,532,895	\$4,876,915			\$134.10	
								Sale. Ratio =>	49.83			E.C.F. =>	1.135	Std. Deviation=>		0.148723936
								Std. Dev. =>	5.48			Ave. E.C.F. =>	1.137	Ave. Variance=>		11.9831

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	\$217,720	49.48	\$435,446	\$67,988	\$372,012	\$442,720	0.840	3,043	\$122.25	9MB
Totals:			\$440,000			\$440,000	\$217,720		\$435,446		\$372,012	\$442,720			\$122.25	
							Sale. Ratio =>	49.48				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	\$134,400	49.78	\$268,792	\$49,335	\$220,665	\$215,154	1.026	1,702	\$129.65	9N1
Totals:			\$270,000			\$270,000	\$134,400		\$268,792		\$220,665	\$215,154			\$129.65	
								Sale. Ratio =>	49.78			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	\$129,260	49.72	\$258,510	\$41,853	\$218,147	\$182,065	1.198	1,368	\$159.46	9NB
		Totals:	\$260,000			\$260,000	\$129,260		\$258,510		\$218,147	\$182,065			\$159.46	
							Sale. Ratio =>	49.72				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	\$207,210	53.27	\$414,427	\$95,993	\$293,007	\$489,898	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	\$222,300	47.56	\$444,594	\$84,454	\$382,996	\$554,062	0.691	2,748	\$139.37	9NC
Totals:			\$856,450			\$856,450	\$429,510		\$859,021		\$676,003	\$1,043,960			\$139.52	
								Sale. Ratio =>	50.15			E.C.F. =>	0.648	Std. Deviation=>		0.065870042
								Std. Dev. =>	4.04			Ave. E.C.F. =>	0.645	Ave. Variance=>		4.6577

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	
Totals:			\$2,051,025			\$2,051,025	\$1,016,130		\$2,032,318		\$1,594,677	\$1,876,155			\$77.62		
								Sale. Ratio =>	49.54					E.C.F. =>	0.850	Std. Deviation=>	0.11990719
								Std. Dev. =>	5.71					Ave. E.C.F. =>	0.856	Ave. Variance=>	8.7020

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	
Totals:			\$1,720,300			\$1,720,300	\$849,860		\$1,699,772		\$1,167,588	\$1,470,590			\$71.61		
								Sale. Ratio =>	49.40					E.C.F. =>	0.794	Std. Deviation=>	0.17824359
								Std. Dev. =>	8.47					Ave. E.C.F. =>	0.792	Ave. Variance=>	13.2596

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	\$73,080	49.05	\$146,166	\$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	\$73,080	51.83	\$146,166	\$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	\$73,830	48.57	\$147,668	\$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	\$73,080	54.17	\$146,166	\$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	\$73,080	45.68	\$146,166	\$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	\$73,080	52.20	\$146,166	\$26,706	\$113,294	\$115,981	0.977	1,278	\$88.65	90C	
Totals:			\$876,900			\$876,900	\$439,230		\$878,498		\$716,664	\$697,342			\$93.46		
								Sale. Ratio =>	50.09					E.C.F. =>	1.028	Std. Deviation=>	0.077970908
								Std. Dev. =>	3.06					Ave. E.C.F. =>	1.028	Ave. Variance=>	6.2574

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	
Totals:			\$7,122,000			\$7,122,000	\$3,554,200		\$7,108,393		\$5,734,909	\$6,811,074			\$133.74		
								Sale. Ratio =>	49.90				E.C.F. =>	0.842	Std. Deviation=>		0.108718873
								Std. Dev. =>	5.09				Ave. E.C.F. =>	0.840	Ave. Variance=>		9.0034

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	\$374,210	44.68	\$748,418	\$110,536	\$726,964	\$952,063	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	\$101,740	37.68	\$203,486	\$138,517	\$131,483	\$96,969	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	\$610,530	61.38	\$1,221,060	\$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	\$343,730	60.84	\$687,462	\$144,401	\$420,599	\$810,539	0.519	3,622	\$116.12	9PB	
Totals:			\$2,667,125			\$2,667,125	\$1,430,210		\$2,860,426		\$2,106,075	\$3,431,905			\$117.30		
								Sale. Ratio =>	53.62					E.C.F. =>	0.614	Std. Deviation=>	0.393346572
								Std. Dev. =>	11.86					Ave. E.C.F. =>	0.791	Ave. Variance=>	28.2416

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	
Totals:			\$4,366,000			\$4,366,000	\$2,150,410		\$4,300,816		\$3,437,883	\$4,063,493			\$150.30		
								Sale. Ratio =>	49.25					E.C.F. =>	0.846	Std. Deviation=>	0.1023689
								Std. Dev. =>	4.54					Ave. E.C.F. =>	0.847	Ave. Variance=>	8.5085

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	\$126,250	47.02	\$252,505	\$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	\$119,830	46.45	\$239,658	\$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	\$127,700	44.81	\$255,400	\$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	\$120,860	51.21	\$241,719	\$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	\$129,990	43.04	\$259,975	\$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	\$121,990	51.69	\$243,973	\$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	\$127,860	48.16	\$255,723	\$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	\$127,660	50.06	\$255,315	\$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	\$127,150	50.86	\$254,302	\$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	\$126,480	50.80	\$252,969	\$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	\$138,160	47.97	\$276,324	\$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	\$127,290	50.92	\$254,577	\$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	\$128,470	49.99	\$256,947	\$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	\$127,740	50.09	\$255,472	\$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	\$127,920	53.86	\$255,842	\$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	\$121,000	49.79	\$242,006	\$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	\$132,490	54.08	\$264,970	\$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	\$129,650	46.81	\$259,290	\$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	\$128,130	52.30	\$256,257	\$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	\$131,750	49.72	\$263,501	\$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	\$128,480	52.87	\$256,953	\$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	\$128,120	47.99	\$256,232	\$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	\$125,860	49.55	\$251,720	\$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	\$126,570	52.74	\$253,139	\$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	\$128,970	48.67	\$257,934	\$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	\$124,200	53.30	\$248,406	\$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	\$120,520	52.63	\$241,041	\$47,200	\$181,800	\$162,892	1.116	1,304	\$139.42	9RA
Totals:			\$6,898,500			\$6,898,500	\$3,431,090		\$6,862,150		\$5,639,487	\$4,708,518			\$147.35	
							Sale. Ratio =>	49.74				E.C.F. =>	1.198		Std. Deviation=>	0.083988091
							Std. Dev. =>	2.76				Ave. E.C.F. =>	1.197		Ave. Variance=>	6.4209

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	\$138,350	48.54	\$276,703	\$46,697	\$238,303	\$294,880	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	\$127,960	44.90	\$255,910	\$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	\$121,210	56.64	\$242,412	\$46,697	\$167,303	\$250,917	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	\$137,380	47.70	\$274,759	\$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	\$149,850	52.58	\$299,709	\$53,989	\$231,011	\$315,026	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	\$156,150	54.79	\$312,307	\$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	\$140,600	46.56	\$281,192	\$51,569	\$250,431	\$294,388	0.851	2,181	\$114.82	9SA
Totals:			\$1,944,000			\$1,944,000	\$971,500		\$1,942,992		\$1,595,213	\$2,043,853			\$116.05	
								Sale. Ratio =>	49.97			E.C.F. =>	0.780	Std. Deviation=>		0.08348378
								Std. Dev. =>	4.45			Ave. E.C.F. =>	0.782	Ave. Variance=>		7.0689

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	\$118,100	54.93	\$236,192	\$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	\$118,960	47.30	\$237,928	\$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	\$117,130	48.40	\$234,269	\$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	\$111,590	52.51	\$223,183	\$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	\$117,140	52.06	\$234,286	\$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	\$118,180	45.28	\$236,354	\$39,882	\$221,118	\$206,813	1.069	1,502	\$147.22	9TA	
Totals:			\$1,407,000			\$1,407,000	\$701,100		\$1,402,212		\$1,168,210	\$1,224,655			\$129.63		
								Sale. Ratio =>	49.83				E.C.F. =>	0.954	Std. Deviation=>		0.08418235
								Std. Dev. =>	3.66				Ave. E.C.F. =>	0.953	Ave. Variance=>		7.0867

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	\$110,470	45.46	\$220,941	\$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	\$110,470	46.03	\$220,941	\$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	\$110,470	50.67	\$220,941	\$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	\$113,430	56.72	\$226,864	\$36,705	\$163,295	\$218,574	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	\$109,250	50.81	\$218,504	\$36,750	\$178,250	\$208,913	0.853	1,521	\$117.19	9TB	
Totals:			\$1,116,000			\$1,116,000	\$554,090		\$1,108,191		\$932,430	\$1,062,783			\$130.72		
								Sale. Ratio =>	49.65					E.C.F. =>	0.877	Std. Deviation=>	0.09246792
								Std. Dev. =>	4.54					Ave. E.C.F. =>	0.878	Ave. Variance=>	7.1171

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	\$148,660	53.47	\$297,325	\$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	\$162,670	48.56	\$325,331	\$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	\$164,600	48.13	\$329,197	\$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	\$153,020	43.72	\$306,034	\$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	\$149,570	45.46	\$299,148	\$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	\$157,140	51.52	\$314,274	\$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	\$177,010	56.55	\$354,029	\$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	\$177,810	48.72	\$355,621	\$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	\$195,530	48.88	\$391,065	\$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	\$178,620	49.48	\$357,233	\$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	\$168,310	54.82	\$336,615	\$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	\$155,530	45.08	\$311,058	\$56,249	\$288,751	\$203,847	1.417	1,692	\$170.66	9TC
Totals:			\$4,030,001			\$4,030,001	\$1,988,470		\$3,976,930		\$3,309,502	\$2,605,145			\$144.18	
								Sale. Ratio =>	49.34			E.C.F. =>	1.270	Std. Deviation=>		0.12094909
								Std. Dev. =>	3.94			Ave. E.C.F. =>	1.274	Ave. Variance=>		9.2257

2023 ECF 1.250
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
22-23-22-278-015	31460 ORCHARD BROOK CT	12/01/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$92,440	33.61	\$184,888	\$35,735	\$239,265	\$149,153	1.604	1,261	\$189.74	9UA
		Totals:	\$275,000			\$275,000	\$92,440		\$184,888		\$239,265	\$149,153			\$189.74	
								Sale. Ratio =>	33.61			E.C.F. =>	1.604		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.604		Ave. Variance=>	0.0000

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	\$460,080	49.74	\$920,151	\$109,811	\$815,189	\$900,378	0.905	5,330	\$152.94	9UB
		Totals:	\$925,000			\$925,000	\$460,080		\$920,151		\$815,189	\$900,378			\$152.94	
								Sale. Ratio =>	49.74			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	\$114,500	56.68	\$228,992	\$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	\$103,600	39.69	\$207,203	\$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	\$112,480	56.27	\$224,958	\$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	\$109,730	43.89	\$219,462	\$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	\$121,240	55.11	\$242,478	\$35,605	\$184,395	\$204,825	0.900	1,663	\$110.88	9VA
Totals:			\$1,132,900			\$1,132,900	\$561,550		\$1,123,093		\$953,651	\$934,499			\$135.60	
								Sale. Ratio =>	49.57			E.C.F. =>	1.020	Std. Deviation=>		0.210202789
								Std. Dev. =>	7.95			Ave. E.C.F. =>	1.030	Ave. Variance=>		17.8028

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	\$93,790	49.89	\$187,579	\$34,572	\$153,428	\$171,918	0.892	1,454	\$105.52	9VB
Totals:			\$188,000			\$188,000	\$93,790		\$187,579		\$153,428	\$171,918			\$105.52	
							Sale. Ratio =>	49.89					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	\$54,240	57.09	\$108,476	\$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	\$63,480	47.02	\$126,954	\$33,715	\$101,285	\$107,171	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	\$63,480	46.99	\$126,954	\$33,715	\$101,385	\$107,171	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	\$54,240	54.24	\$108,476	\$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	\$63,480	48.64	\$126,954	\$33,715	\$96,785	\$107,171	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	\$63,480	47.73	\$126,954	\$33,715	\$99,285	\$107,171	0.926	1,020	\$97.34	9VC	
Totals:			\$728,600			\$728,600	\$362,400		\$724,768		\$526,310	\$600,549			\$91.40		
								Sale. Ratio =>	49.74				E.C.F. =>	0.876	Std. Deviation=>		0.09997629
								Std. Dev. =>	4.31				Ave. E.C.F. =>	0.868	Ave. Variance=>		8.3500

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	\$156,600	52.20	\$313,198	\$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	\$167,940	47.98	\$335,872	\$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	\$169,420	48.97	\$338,843	\$61,577	\$284,423	\$232,997	1.221	2,193	\$129.70	9VE
Totals:			\$996,000			\$996,000	\$493,960		\$987,913		\$812,092	\$675,634			\$129.86	
								Sale. Ratio =>	49.59			E.C.F. =>	1.202	Std. Deviation=>		0.064359972
								Std. Dev. =>	2.21			Ave. E.C.F. =>	1.200	Ave. Variance=>		4.8142

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	\$43,180	50.21	\$86,351	\$26,215	\$59,785	\$96,994	0.616	957	\$62.47	9XA
Totals:			\$86,000			\$86,000	\$43,180		\$86,351		\$59,785	\$96,994			\$62.47	
								Sale. Ratio =>	50.21			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	\$47,660	56.40	\$95,317	\$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	\$60,510	43.53	\$121,017	\$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	\$58,810	54.71	\$117,610	\$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	\$58,810	56.01	\$117,610	\$25,000	\$80,000	\$98,521	0.812	977	\$81.88	9XC	
Totals:			\$436,000			\$436,000	\$225,790		\$451,554		\$336,000	\$373,994			\$90.01		
								Sale. Ratio =>	51.79					E.C.F. =>	0.898	Std. Deviation=>	0.151548115
								Std. Dev. =>	6.13					Ave. E.C.F. =>	0.890	Ave. Variance=>	11.2921

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
22-23-26-376-043	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
Totals:			\$504,000			\$504,000	\$250,240		\$500,478		\$372,925	\$473,594			\$77.56	
								Sale. Ratio =>	49.65			E.C.F. =>	0.787	Std. Deviation=>		0.106636721
								Std. Dev. =>	5.08			Ave. E.C.F. =>	0.787	Ave. Variance=>		7.1901

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
Totals:			\$144,800			\$144,800	\$73,750		\$147,493		\$119,800	\$129,348			\$103.63	
								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	\$172,060	48.74	\$344,121	\$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	\$169,180	50.50	\$338,351	\$73,533	\$261,467	\$281,721	0.928	2,344	\$111.55	9YC	
Totals:			\$688,000			\$688,000	\$341,240		\$682,472		\$540,842	\$569,483			\$115.16		
								Sale. Ratio =>	49.60				E.C.F. =>	0.950	Std. Deviation=>		0.03022895
								Std. Dev. =>	1.24				Ave. E.C.F. =>	0.949	Ave. Variance=>		2.1375

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	\$128,680	51.47	\$257,366	\$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	\$133,180	42.28	\$266,357	\$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	\$131,850	55.40	\$263,699	\$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	\$128,720	52.54	\$257,443	\$45,612	\$199,388	\$216,154	0.922	1,605	\$124.23	9YD	
Totals:			\$1,048,000			\$1,048,000	\$522,430		\$1,044,865		\$865,552	\$880,017			\$133.94		
								Sale. Ratio =>	49.85					E.C.F. =>	0.984	Std. Deviation=>	0.146546196
								Std. Dev. =>	5.68					Ave. E.C.F. =>	0.982	Ave. Variance=>	10.6874

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	\$139,920	48.25	\$279,834	\$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	\$164,260	46.80	\$328,528	\$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	\$141,970	49.90	\$283,939	\$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	\$149,670	48.28	\$299,347	\$56,893	\$253,107	\$203,743	1.242	1,762	\$143.65	92B
Totals:			\$1,235,500			\$1,235,500	\$595,820		\$1,191,648		\$1,002,440	\$805,536			\$153.59	
								Sale. Ratio =>	48.23			E.C.F. =>	1.244	Std. Deviation=>		0.039837661
								Std. Dev. =>	1.27			Ave. E.C.F. =>	1.242	Ave. Variance=>		2.4878

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	\$176,460	52.67	\$352,921	\$74,187	\$260,813	\$302,972	0.861	2,356	\$110.70	92C
Totals:			\$335,000			\$335,000	\$176,460		\$352,921		\$260,813	\$302,972			\$110.70	
								Sale. Ratio =>	52.67			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	\$177,560	47.99	\$355,116	\$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	\$181,720	47.20	\$363,434	\$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	\$197,310	52.62	\$394,622	\$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	\$180,250	47.43	\$360,491	\$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	\$187,210	51.30	\$374,415	\$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	\$182,890	50.52	\$365,771	\$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	\$185,120	51.64	\$370,249	\$65,820	\$292,680	\$320,452	0.913	2,608	\$112.22	93A	
Totals:			\$2,595,400			\$2,595,400	\$1,292,060		\$2,584,098		\$2,108,981	\$2,208,083			\$118.69		
								Sale. Ratio =>	49.78					E.C.F. =>	0.955	Std. Deviation=>	0.05298902
								Std. Dev. =>	2.23					Ave. E.C.F. =>	0.957	Ave. Variance=>	4.6687

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	\$264,440	48.08	\$528,877	\$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	\$304,710	49.15	\$609,413	\$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	\$293,690	52.44	\$587,384	\$112,972	\$447,028	\$564,776	0.792	3,438	\$130.03	93B	
Totals:			\$1,730,000			\$1,730,000	\$862,840		\$1,725,674		\$1,403,212	\$1,665,340			\$144.71		
								Sale. Ratio =>	49.88				E.C.F. =>	0.843	Std. Deviation=>		0.046926087
								Std. Dev. =>	2.28				Ave. E.C.F. =>	0.844	Ave. Variance=>		3.4857

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
Totals:			\$7,806,600			\$7,806,600	\$3,870,090		\$7,740,188		\$6,424,241	\$6,487,581			\$146.37	
							Sale. Ratio =>	49.57				E.C.F. =>	0.990		Std. Deviation=>	0.14471303
							Std. Dev. =>	6.97				Ave. E.C.F. =>	0.993		Ave. Variance=>	10.5987

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
Totals:			\$1,289,000			\$1,289,000	\$647,330		\$1,294,673		\$1,022,290	\$1,389,139			\$107.34	
								Sale. Ratio =>	50.22			E.C.F. =>	0.736	Std. Deviation=>		0.30097813
								Std. Dev. =>	15.90			Ave. E.C.F. =>	0.734	Ave. Variance=>		22.2314

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	\$196,510	46.24	\$393,026	\$75,919	\$349,081	\$406,547	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	\$209,960	51.84	\$419,913	\$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	\$218,660	51.45	\$437,317	\$86,172	\$338,828	\$450,186	0.753	2,189	\$154.79	94D
Totals:			\$1,255,000			\$1,255,000	\$625,130		\$1,250,256		\$991,656	\$1,265,272			\$150.21	
								Sale. Ratio =>	49.81				E.C.F. =>	0.784	Std. Deviation=>	0.064006418
								Std. Dev. =>	3.13				Ave. E.C.F. =>	0.785	Ave. Variance=>	4.9146

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
Totals:			\$2,061,900			\$2,061,900	\$1,017,980		\$2,035,932		\$1,691,004	\$2,065,802			\$146.62	
								Sale. Ratio =>	49.37			E.C.F. =>	0.819	Std. Deviation=>		0.061102177
								Std. Dev. =>	2.92			Ave. E.C.F. =>	0.830	Ave. Variance=>		4.1874

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	\$308,350	49.74	\$616,697	\$174,999	\$444,901	\$532,166	0.836	2,790	\$159.46	94H
Totals:			\$619,900			\$619,900	\$308,350		\$616,697		\$444,901	\$532,166			\$159.46	
								Sale. Ratio =>	49.74				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	\$54,090	47.03	\$108,179	\$26,407	\$88,593	\$113,572	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	\$62,970	52.48	\$125,934	\$26,215	\$93,785	\$138,499	0.677	1,256	\$74.67	95A
Totals:			\$235,000			\$235,000	\$117,060		\$234,113		\$182,378	\$252,071			\$77.17	
								Sale. Ratio =>	49.81			E.C.F. =>	0.724	Std. Deviation=>		0.07276405
								Std. Dev. =>	3.85			Ave. E.C.F. =>	0.729	Ave. Variance=>		5.1452

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	\$73,400	44.48	\$146,791	\$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	\$71,340	50.96	\$142,685	\$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	\$57,530	47.55	\$115,068	\$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	\$55,090	52.47	\$110,174	\$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	\$67,790	51.75	\$135,576	\$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	\$57,530	50.46	\$115,068	\$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	\$55,090	44.07	\$110,174	\$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	\$70,080	47.51	\$140,157	\$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	\$70,080	51.91	\$140,157	\$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	\$71,340	57.07	\$142,685	\$26,527	\$98,473	\$107,554	0.916	1,121	\$87.84	95B	
Totals:			\$1,308,500			\$1,308,500	\$649,270		\$1,298,535		\$1,044,267	\$957,687			\$108.02		
								Sale. Ratio =>	49.62					E.C.F. =>	1.090	Std. Deviation=>	0.109777696
								Std. Dev. =>	3.96					Ave. E.C.F. =>	1.093	Ave. Variance=>	8.8692

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	\$80,370	49.31	\$160,740	\$27,044	\$135,956	\$123,793	1.098	1,266	\$107.39	96A
Totals:			\$163,000			\$163,000	\$80,370		\$160,740		\$135,956	\$123,793			\$107.39	
								Sale. Ratio =>	49.31			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	\$92,800	52.73	\$185,597	\$35,307	\$140,693	\$137,881	1.020	1,258	\$111.84	96C	
		Totals:	\$176,000			\$176,000	\$92,800		\$185,597			\$140,693	\$137,881			\$111.84	
						Sale. Ratio =>		52.73			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

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	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	\$85,530	45.02	\$171,051	\$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	\$86,290	45.42	\$172,575	\$36,938	\$153,062	\$131,686	1.162	1,061	\$144.26	96D
Totals:			\$380,000			\$380,000	\$171,820		\$343,626		\$305,545	\$261,331			\$143.99	
								Sale. Ratio =>	45.22			E.C.F. =>	1.169	Std. Deviation=>		0.009785701
								Std. Dev. =>	0.28			Ave. E.C.F. =>	1.169	Ave. Variance=>		0.6920

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
Totals:			\$2,983,500			\$2,983,500	\$1,477,810		\$2,955,607		\$2,455,251	\$2,658,662			\$128.06	
								Sale. Ratio =>	49.53			E.C.F. =>	0.923	Std. Deviation=>		0.16008504
								Std. Dev. =>	6.62			Ave. E.C.F. =>	0.930	Ave. Variance=>		13.2289

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	\$110,620	52.68	\$221,231	\$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	\$109,770	47.73	\$219,548	\$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	\$108,700	44.01	\$217,402	\$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	\$116,700	50.09	\$233,406	\$42,009	\$190,991	\$219,997	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	\$109,910	45.05	\$219,823	\$42,009	\$201,991	\$204,384	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	\$92,450	54.41	\$184,903	\$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	\$92,450	53.75	\$184,903	\$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	\$92,450	42.41	\$184,903	\$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	\$90,560	41.16	\$181,110	\$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	\$90,560	62.46	\$181,110	\$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	\$92,450	57.78	\$184,903	\$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	\$92,450	44.66	\$184,903	\$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	\$109,330	63.20	\$218,663	\$42,009	\$130,991	\$203,051	0.645	1,499	\$87.39	97A
Totals:			\$2,628,900			\$2,628,900	\$1,308,400		\$2,616,808		\$2,082,783	\$2,380,105			\$116.08	
								Sale. Ratio =>	49.77			E.C.F. =>	0.875	Std. Deviation=>		0.15752123
								Std. Dev. =>	7.38			Ave. E.C.F. =>	0.875	Ave. Variance=>		13.3029

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
Totals:			\$2,416,000			\$2,416,000	\$1,186,920		\$2,373,838		\$1,873,345	\$2,151,801			\$91.17	
								Sale. Ratio =>	49.13			E.C.F. =>	0.871	Std. Deviation=>		0.140697132
								Std. Dev. =>	6.59			Ave. E.C.F. =>	0.871	Ave. Variance=>		11.0829

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	\$194,880	47.53	\$389,761	\$65,417	\$344,583	\$356,422	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	\$186,100	54.74	\$372,192	\$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	\$190,700	48.28	\$381,408	\$62,367	\$332,633	\$350,595	0.949	2,454	\$135.55	97C
Totals:			\$1,145,000			\$1,145,000	\$571,680		\$1,143,361		\$957,714	\$1,050,632			\$139.61	
							Sale. Ratio =>	49.93				E.C.F. =>	0.912		Std. Deviation=>	0.082168502
							Std. Dev. =>	3.96				Ave. E.C.F. =>	0.911		Ave. Variance=>	6.2872

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	\$28,620	65.05	\$57,247	\$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	\$32,920	56.27	\$65,846	\$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	\$32,490	50.77	\$64,986	\$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	\$33,050	50.85	\$66,091	\$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	\$30,130	42.44	\$60,262	\$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	\$34,880	37.91	\$69,754	\$26,215	\$65,785	\$79,162	0.831	1,071	\$61.42	98A
Totals:			\$394,500			\$394,500	\$192,090		\$384,186		\$236,899	\$411,973			\$43.60	
								Sale. Ratio =>	48.69			E.C.F. =>	0.575	Std. Deviation=>		0.18665407
								Std. Dev. =>	9.68			Ave. E.C.F. =>	0.565	Ave. Variance=>		14.1992

2023 ECF 0.550
Std Dev