

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	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	\$74,920	46.83	\$153,037	\$26,430	\$133,570	\$127,224	1.050	1,529	\$87.36	9AA
22-23-01-351-035	29666 MIDDLEBELT	08/20/20	\$162,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$162,500	\$74,920	46.10	\$153,037	\$26,430	\$136,070	\$127,224	1.070	1,529	\$88.99	9AA
22-23-01-351-040	29670 MIDDLEBELT	12/30/19	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$74,920	48.34	\$153,037	\$26,430	\$128,570	\$127,224	1.011	1,529	\$84.09	9AA
22-23-01-351-046	29610 MIDDLEBELT	10/31/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$74,350	49.57	\$151,901	\$26,430	\$123,570	\$126,053	0.980	1,529	\$80.82	9AA
22-23-01-351-054	29656 MIDDLEBELT	06/05/19	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$66,190	47.28	\$132,378	\$26,430	\$113,570	\$109,225	1.040	1,285	\$88.38	9AA
22-23-01-351-060	29656 MIDDLEBELT	12/21/20	\$126,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$126,000	\$66,640	52.89	\$133,289	\$26,430	\$99,570	\$110,164	0.904	1,285	\$77.49	9AA
22-23-01-351-083	29644 MIDDLEBELT	07/12/19	\$136,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$136,000	\$66,640	49.00	\$136,489	\$26,430	\$109,570	\$110,164	0.995	1,285	\$85.27	9AA
22-23-01-351-086	29640 MIDDLEBELT	07/31/20	\$134,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$134,000	\$66,190	49.40	\$135,578	\$26,430	\$107,570	\$109,225	0.985	1,285	\$83.71	9AA
22-23-01-351-101	29632 MIDDLEBELT	01/13/20	\$124,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$124,500	\$66,190	53.16	\$135,578	\$26,430	\$98,070	\$109,225	0.898	1,285	\$76.32	9AA
22-23-01-351-104	29632 MIDDLEBELT	08/27/19	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$66,190	50.53	\$135,578	\$26,430	\$104,570	\$109,225	0.957	1,285	\$81.38	9AA
22-23-01-351-114	29628 MIDDLEBELT	10/30/20	\$140,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$140,000	\$66,640	47.60	\$136,489	\$26,430	\$113,570	\$110,164	1.031	1,285	\$88.38	9AA
22-23-01-351-116	29628 MIDDLEBELT	10/28/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$66,640	53.31	\$136,489	\$26,430	\$98,570	\$110,164	0.895	1,285	\$76.71	9AA
22-23-01-351-121	29602 MIDDLEBELT	12/30/20	\$132,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$132,000	\$63,420	48.05	\$130,031	\$26,430	\$105,570	\$103,506	1.020	1,193	\$88.49	9AA
22-23-01-351-128	29606 MIDDLEBELT	08/26/19	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$63,330	56.04	\$129,867	\$26,430	\$86,570	\$103,337	0.838	1,193	\$72.56	9AA
22-23-01-351-146	29624 MIDDLEBELT	01/15/21	\$117,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$117,500	\$63,420	53.97	\$130,031	\$26,430	\$91,070	\$103,506	0.880	1,193	\$76.34	9AA
Totals:			\$2,046,500			\$2,046,500	\$1,020,600		\$2,082,809		\$1,650,050	\$1,695,628			\$82.42	
								Sale. Ratio =>	49.87			E.C.F. =>	0.973	Std. Deviation=>		0.071194415
								Std. Dev. =>	3.03			Ave. E.C.F. =>	0.970	Ave. Variance=>		5.9906

2022 ECF 0.970

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-01-102-007	29248 WYNDHAM CT	11/12/19	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$142,340	54.75	\$284,672	\$51,325	\$208,675	\$277,794	0.751	1,803	\$115.74	9AB
Totals:			\$260,000			\$260,000	\$142,340		\$284,672		\$208,675	\$277,794			\$115.74	
								Sale. Ratio =>	54.75			E.C.F. =>	0.751		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.751		Ave. Variance=>	0.0000

2022 ECF 0.840
1 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
22-23-02-126-036	30535 FOURTEEN MILE	08/09/19	\$79,500	WD	03-ARM'S LENGTH	\$79,500	\$37,230	46.83	\$74,458	\$26,230	\$53,270	\$65,173	0.817	787	\$67.69	9BA
22-23-02-126-043	30535 FOURTEEN MILE	08/30/19	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,280	49.71	\$74,559	\$26,230	\$48,770	\$65,309	0.747	789	\$61.81	9BA
22-23-02-126-044	30535 FOURTEEN MILE	07/10/20	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,740	50.32	\$75,478	\$26,230	\$48,770	\$66,551	0.733	807	\$60.43	9BA
22-23-02-126-047	30535 FOURTEEN MILE	01/22/21	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$37,950	51.28	\$75,894	\$26,230	\$47,770	\$67,114	0.712	816	\$58.54	9BA
22-23-02-126-063	30515 FOURTEEN MILE	03/19/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,130	49.51	\$74,264	\$26,230	\$48,770	\$64,911	0.751	784	\$62.21	9BA
22-23-02-126-071	30515 FOURTEEN MILE	03/17/21	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$37,950	48.04	\$75,894	\$26,230	\$52,770	\$67,114	0.786	816	\$64.67	9BA
22-23-02-126-077	30445 FOURTEEN MILE	09/23/19	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$36,790	47.17	\$73,588	\$26,370	\$51,630	\$63,808	0.809	782	\$66.02	9BA
22-23-02-126-081	30445 FOURTEEN MILE	10/08/20	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$36,850	47.86	\$73,692	\$26,370	\$50,630	\$63,949	0.792	784	\$64.58	9BA
22-23-02-126-102	30475 FOURTEEN MILE	09/14/20	\$70,000	CD	03-ARM'S LENGTH	\$70,000	\$36,380	51.97	\$72,768	\$26,370	\$43,630	\$62,700	0.696	766	\$56.96	9BA
22-23-02-126-103	30475 FOURTEEN MILE	07/10/20	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$36,850	54.19	\$73,692	\$26,370	\$41,630	\$63,949	0.651	784	\$53.10	9BA
Totals:			\$750,500			\$750,500	\$372,150		\$744,287		\$487,640	\$650,577			\$61.60	
								Sale. Ratio =>	49.59			E.C.F. =>	0.750	Std. Deviation=>		0.053326
								Std. Dev. =>	2.34			Ave. E.C.F. =>	0.749	Ave. Variance=>		4.1766

2022 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
22-23-02-156-010	30414 ORCHARD LAKE	10/23/19	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$87,210	56.26	\$174,424	\$26,230	\$128,770	\$154,369	0.834	1,821	\$70.71	9BB
22-23-02-156-012	30414 ORCHARD LAKE	06/01/20	\$100,010	WD	03-ARM'S LENGTH	\$100,010	\$52,580	52.57	\$105,161	\$26,230	\$73,780	\$82,220	0.897	903	\$81.71	9BB
22-23-02-156-013	30414 ORCHARD LAKE	07/26/19	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$71,010	45.81	\$142,017	\$26,230	\$128,770	\$120,611	1.068	1,379	\$93.38	9BB
22-23-02-156-014	30414 ORCHARD LAKE	02/28/20	\$149,250	WD	03-ARM'S LENGTH	\$149,250	\$71,010	47.58	\$142,017	\$26,230	\$123,020	\$120,611	1.020	1,379	\$89.21	9BB
22-23-02-156-016	30414 ORCHARD LAKE	03/12/20	\$132,600	WD	03-ARM'S LENGTH	\$132,600	\$71,010	53.55	\$142,017	\$26,230	\$106,370	\$120,611	0.882	1,379	\$77.14	9BB
22-23-02-156-023	30414 ORCHARD LAKE	05/29/20	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$71,010	49.83	\$142,017	\$26,230	\$116,270	\$120,611	0.964	1,379	\$84.31	9BB
22-23-02-156-030	30414 ORCHARD LAKE	08/19/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$71,010	47.34	\$142,017	\$26,230	\$123,770	\$120,611	1.026	1,379	\$89.75	9BB
22-23-02-156-041	30594 ORCHARD LAKE	11/04/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$71,010	45.81	\$142,017	\$26,230	\$128,770	\$120,611	1.068	1,379	\$93.38	9BB
22-23-02-156-054	30594 ORCHARD LAKE	08/19/19	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$71,010	48.97	\$142,017	\$26,230	\$118,770	\$120,611	0.985	1,379	\$86.13	9BB
22-23-02-156-062	30594 ORCHARD LAKE	12/26/19	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$71,070	46.76	\$142,148	\$26,230	\$125,770	\$120,748	1.042	1,381	\$91.07	9BB
22-23-02-156-067	30450 ORCHARD LAKE	02/04/21	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$85,430	47.73	\$170,858	\$26,230	\$152,770	\$150,654	1.014	1,821	\$83.89	9BB
22-23-02-156-081	30450 ORCHARD LAKE	05/15/19	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$71,010	56.36	\$142,017	\$26,230	\$99,770	\$120,611	0.827	1,379	\$72.35	9BB
22-23-02-156-083	30450 ORCHARD LAKE	09/22/20	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$71,010	50.01	\$142,017	\$26,230	\$115,770	\$120,611	0.960	1,379	\$83.95	9BB
Totals:			\$1,883,360			\$1,883,360	\$935,380		\$1,870,744		\$1,542,370	\$1,593,494			\$84.38	
								Sale. Ratio =>	49.67			E.C.F. =>	0.968	Std. Deviation=>		0.08365433
								Std. Dev. =>	3.69			Ave. E.C.F. =>	0.968	Ave. Variance=>		6.8394

2022 ECF 0.960

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-03-204-229	31775 RIDGESIDE DR	03/16/21	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$90,220	49.57	\$180,433	\$26,721	\$155,279	\$143,656	1.081	1,921	\$80.83	9C1
Totals:			\$182,000			\$182,000	\$90,220		\$180,433		\$155,279	\$143,656			\$80.83	
								Sale. Ratio =>	49.57				E.C.F. =>	1.081	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.081	Ave. Variance=>	0.0000

2022 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
22-23-03-203-053	31935 FOURTEEN MILE	05/10/19	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$96,190	50.10	\$192,377	\$33,730	\$158,270	\$134,447	1.177	1,640	\$96.51	9CA
Totals:			\$192,000			\$192,000	\$96,190		\$192,377		\$158,270	\$134,447			\$96.51	
							Sale. Ratio =>	50.10			E.C.F. =>	1.177	Std. Deviation=>	#DIV/0!		
							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.177	Ave. Variance=>	0.0000		

2022 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	
22-23-03-277-002	31488 HUNTERS CIRCLE	08/27/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$97,950	50.23	\$195,895	\$34,103	\$160,897	\$154,088	1.044	1,832	\$87.83	9CB	
22-23-03-277-005	31492 HUNTERS CIRCLE	11/21/19	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$98,980	55.02	\$197,957	\$34,103	\$145,797	\$156,051	0.934	1,832	\$79.58	9CB	
22-23-03-277-020	31460 HUNTERS CIRCLE	01/07/20	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$98,760	50.13	\$197,526	\$34,103	\$162,897	\$155,641	1.047	1,832	\$88.92	9CB	
22-23-03-277-036	31412 HUNTERS CIRCLE	12/13/19	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$97,950	48.98	\$195,895	\$34,103	\$165,897	\$154,088	1.077	1,832	\$90.56	9CB	
Totals:			\$771,900			\$771,900	\$393,640		\$787,273		\$635,488	\$619,868			\$86.72		
								Sale. Ratio =>	51.00					E.C.F. =>	1.025	Std. Deviation=>	0.06253103
								Std. Dev. =>	2.68					Ave. E.C.F. =>	1.025	Ave. Variance=>	4.5574

2022 ECF 1.050
19/'20 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
22-23-03-204-129	31045 PHEASANT RUN	03/26/21	\$85,050	WD	03-ARM'S LENGTH	\$85,050	\$53,380	62.76	\$106,762	\$26,230	\$58,820	\$84,771	0.694	999	\$58.88	9CC
Totals:			\$85,050			\$85,050	\$53,380		\$106,762		\$58,820	\$84,771			\$58.88	
								Sale. Ratio =>	62.76			E.C.F. =>	0.694	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.694	Ave. Variance=>		0.0000

2022 ECF 0.950
9C1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-03-278-007	31420 ORCHARD CREEK	01/22/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$72,100	53.41	\$144,205	\$25,000	\$110,000	\$104,566	1.052	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	\$70,390	45.41	\$140,776	\$25,166	\$129,834	\$101,412	1.280	1,217	\$106.68	9CD
22-23-03-278-012	31452 ORCHARD CREEK	01/08/20	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$70,120	47.38	\$140,234	\$25,166	\$122,834	\$100,937	1.217	1,210	\$101.52	9CD
22-23-03-278-016	31454 ORCHARD CREEK	01/08/20	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$71,990	50.52	\$143,974	\$25,000	\$117,500	\$104,363	1.126	1,247	\$94.23	9CD
22-23-03-278-023	31480 ORCHARD CREEK	11/25/20	\$142,400	WD	03-ARM'S LENGTH	\$142,400	\$72,100	50.63	\$144,205	\$25,000	\$117,400	\$104,566	1.123	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	\$70,120	45.24	\$140,234	\$25,166	\$129,834	\$100,937	1.286	1,210	\$107.30	9CD
22-23-03-278-031	31502 ORCHARD CREEK	08/30/19	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$71,990	47.68	\$143,974	\$25,000	\$126,000	\$104,363	1.207	1,247	\$101.04	9CD
22-23-03-278-035	31518 ORCHARD CREEK	08/26/19	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$72,100	48.10	\$144,205	\$25,000	\$124,900	\$104,566	1.194	1,250	\$99.92	9CD
22-23-03-278-036	31522 ORCHARD CREEK	08/27/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$71,990	55.38	\$143,974	\$25,000	\$105,000	\$104,363	1.006	1,247	\$84.20	9CD
22-23-03-278-041	31556 ORCHARD CREEK	02/21/20	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$70,120	57.24	\$140,234	\$25,166	\$97,334	\$100,937	0.964	1,210	\$80.44	9CD
22-23-03-278-043	31546 ORCHARD CREEK	09/24/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$72,100	48.07	\$144,205	\$25,000	\$125,000	\$104,566	1.195	1,250	\$100.00	9CD
22-23-03-278-045	31554 ORCHARD CREEK	07/18/19	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$72,100	55.46	\$144,205	\$25,000	\$105,000	\$104,566	1.004	1,250	\$84.00	9CD
22-23-03-278-052	31572 ORCHARD CREEK	04/22/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$71,990	47.99	\$143,974	\$25,000	\$125,000	\$104,363	1.198	1,247	\$100.24	9CD
Totals:			\$1,861,300			\$1,861,300	\$929,210		\$1,858,399		\$1,535,636	\$1,344,504			\$95.50	
								Sale. Ratio =>	49.92			E.C.F. =>	1.142	Std. Deviation=>		0.1065788
								Std. Dev. =>	3.98			Ave. E.C.F. =>	1.143	Ave. Variance=>		8.9285

2022 ECF 1.140

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-04-230-002	33535 HEIRLOOM CR	01/06/20	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$212,100	52.37	\$424,207	\$79,973	\$325,027	\$414,740	0.784	1,971	\$164.90	9DB
Totals:			\$405,000			\$405,000	\$212,100		\$424,207		\$325,027	\$414,740			\$164.90	
								Sale. Ratio =>	52.37				E.C.F. =>	0.784	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.784	Ave. Variance=>	0.0000

2022 ECF 0.830
Early '20 sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-05-480-014	29631 NOVA WOODS	02/25/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$145,130	54.77	\$290,261	\$43,875	\$221,125	\$304,180	0.727	2,215	\$99.83	9E1
Totals:			\$265,000			\$265,000	\$145,130		\$290,261		\$221,125	\$304,180			\$99.83	
								Sale. Ratio =>	54.77				E.C.F. =>	0.727	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.727	Ave. Variance=>	0.0000

2022 ECF 0.810
9EC

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-05-353-079	29671 SIERRA POINTE	11/12/19	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$116,070	49.82	\$232,145	\$37,551	\$195,449	\$231,660	0.844	1,939	\$100.80	9E2
		Totals:	\$233,000			\$233,000	\$116,070		\$232,145		\$195,449	\$231,660			\$100.80	
								Sale. Ratio =>	49.82			E.C.F. =>	0.844		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.844		Ave. Variance=>	0.0000
												2022 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
22-23-05-153-011	30669 RAMBLEWOOD CLUB	03/22/21	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$183,280	49.67	\$366,564	\$55,831	\$313,169	\$295,936	1.058	2,614	\$119.80	9EA
22-23-05-153-049	30436 RAMBLEWOOD CLUB	06/23/20	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$167,050	60.31	\$334,096	\$55,831	\$221,169	\$265,014	0.835	2,391	\$92.50	9EA
Totals:			\$646,000			\$646,000	\$350,330		\$700,660		\$534,338	\$560,950			\$106.15	
								Sale. Ratio =>	54.23			E.C.F. =>	0.953	Std. Deviation=>		0.158163163
								Std. Dev. =>	7.52			Ave. E.C.F. =>	0.946	Ave. Variance=>		11.1838

2022 ECF 1.050
21 Sale
Late '21 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
22-23-05-377-017	36764 TANGLEWOOD LN	05/31/19	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$146,110	52.65	\$292,215	\$58,054	\$219,446	\$285,562	0.768	2,146	\$102.26	9EB
22-23-05-377-044	29757 DEER RUN	07/11/19	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$148,410	46.97	\$296,815	\$58,054	\$257,946	\$291,172	0.886	2,395	\$107.70	9EB
22-23-05-377-046	29773 DEER RUN	09/25/20	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$149,640	48.43	\$299,270	\$58,054	\$250,946	\$294,166	0.853	2,395	\$104.78	9EB
22-23-05-377-049	29797 DEER RUN	05/16/19	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$161,020	50.64	\$322,044	\$58,920	\$259,080	\$320,883	0.807	2,197	\$117.92	9EB
22-23-05-377-055	36838 TANGLEWOOD LN	09/10/20	\$280,900	WD	03-ARM'S LENGTH	\$280,900	\$149,690	53.29	\$299,374	\$58,920	\$221,980	\$293,237	0.757	2,197	\$101.04	9EB
22-23-05-377-059	36843 TANGLEWOOD LN	12/19/19	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$148,930	49.64	\$297,868	\$58,054	\$241,946	\$292,456	0.827	2,395	\$101.02	9EB
22-23-05-377-059	36843 TANGLEWOOD LN	10/02/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$148,930	42.55	\$297,868	\$58,054	\$291,946	\$292,456	0.998	2,395	\$121.90	9EB
22-23-05-377-077	36833 ELK COVE	05/30/19	\$315,000	OTH	03-ARM'S LENGTH	\$315,000	\$156,850	49.79	\$313,707	\$61,412	\$253,588	\$307,677	0.824	2,383	\$106.42	9EB
22-23-05-377-078	36830 TANGLEWOOD LN	12/08/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$151,720	55.17	\$303,437	\$58,054	\$216,946	\$299,248	0.725	2,146	\$101.09	9EB
Totals:			\$2,741,400			\$2,741,400	\$1,361,300		\$2,722,598		\$2,213,824	\$2,676,856			\$107.13	
								Sale. Ratio =>	49.66			E.C.F. =>	0.827	Std. Deviation=>		0.081088543
								Std. Dev. =>	3.75			Ave. E.C.F. =>	0.827	Ave. Variance=>		5.6675

2022 ECF 0.820

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-05-480-005	29524 NOVAVALLEY	07/25/19	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$132,600	56.43	\$265,195	\$43,875	\$191,125	\$283,744	0.674	1,969	\$97.07	9EC	
22-23-05-480-018	29655 NOVA WOODS	05/31/19	\$291,500	WD	03-ARM'S LENGTH	\$291,500	\$133,180	45.69	\$266,358	\$43,875	\$247,625	\$285,235	0.868	1,969	\$125.76	9EC	
22-23-05-480-029	29715 NOVA WOODS	09/27/19	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$132,630	47.38	\$265,262	\$43,875	\$236,025	\$283,830	0.832	1,969	\$119.87	9EC	
22-23-05-480-032	29735 NOVA WOODS	11/13/19	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$132,630	50.05	\$265,262	\$43,875	\$221,125	\$283,830	0.779	1,969	\$112.30	9EC	
Totals:			\$1,071,400			\$1,071,400	\$531,040		\$1,062,077		\$895,900	\$1,136,637			\$113.75		
								Sale. Ratio =>	49.57					E.C.F. =>	0.788	Std. Deviation=>	0.08464152
								Std. Dev. =>	4.71					Ave. E.C.F. =>	0.788	Ave. Variance=>	6.1764

2022 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
22-23-05-352-007	29511 PINE RIDGE	08/07/19	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$94,280	52.38	\$188,550	\$32,540	\$147,460	\$144,454	1.021	1,578	\$93.45	9ED
22-23-05-352-007	29511 PINE RIDGE	03/18/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$94,280	52.38	\$188,550	\$32,540	\$147,460	\$144,454	1.021	1,578	\$93.45	9ED
22-23-05-352-008	29509 PINE RIDGE	12/06/19	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$96,200	59.20	\$192,407	\$32,540	\$129,960	\$148,025	0.878	1,674	\$77.63	9ED
22-23-05-352-008	29509 PINE RIDGE	07/14/20	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$96,200	43.24	\$192,407	\$32,540	\$189,960	\$148,025	1.283	1,674	\$113.48	9ED
22-23-05-352-010	29535 PINE RIDGE	12/11/20	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$96,430	51.02	\$192,865	\$32,540	\$156,460	\$148,449	1.054	1,674	\$93.46	9ED
22-23-05-352-012	29521 PINE RIDGE	12/10/20	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$96,570	51.37	\$193,133	\$32,540	\$155,460	\$148,697	1.045	1,674	\$92.87	9ED
22-23-05-352-024	29657 PINE RIDGE	03/02/21	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$96,430	44.44	\$192,865	\$32,540	\$184,460	\$148,449	1.243	1,674	\$110.19	9ED
22-23-05-352-031	37161 DEER RUN	12/29/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$94,280	50.96	\$188,550	\$32,540	\$152,460	\$144,454	1.055	1,578	\$96.62	9ED
22-23-05-352-033	29666 PINE RIDGE	02/18/20	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$94,810	56.10	\$189,615	\$32,540	\$136,460	\$145,440	0.938	1,578	\$86.48	9ED
22-23-05-352-033	29666 PINE RIDGE	09/04/20	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$94,810	42.33	\$189,615	\$32,540	\$191,460	\$145,440	1.316	1,578	\$121.33	9ED
22-23-05-352-041	37185 DEER RUN	09/18/19	\$178,500	WD	03-ARM'S LENGTH	\$178,500	\$94,280	52.82	\$188,550	\$32,540	\$145,960	\$144,454	1.010	1,578	\$92.50	9ED
22-23-05-352-047	29737 PINE RIDGE	01/29/21	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$94,280	45.77	\$188,550	\$32,540	\$173,460	\$144,454	1.201	1,578	\$109.92	9ED
22-23-05-352-052	29868 TANGLEWOOD	07/10/19	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$97,180	62.70	\$194,352	\$32,540	\$122,460	\$149,826	0.817	1,722	\$71.11	9ED
22-23-05-352-055	36986 DARTMOOR	11/22/19	\$194,900	WD	03-ARM'S LENGTH	\$194,900	\$95,400	48.95	\$190,808	\$32,540	\$162,360	\$146,544	1.108	1,627	\$99.79	9ED
22-23-05-352-060	36922 RIDGEDALE	06/28/19	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$107,300	43.80	\$214,596	\$32,540	\$212,460	\$168,570	1.260	2,026	\$104.87	9ED
22-23-05-352-060	36922 RIDGEDALE	09/15/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$107,300	42.08	\$214,596	\$32,540	\$222,460	\$168,570	1.320	2,026	\$109.80	9ED
22-23-05-352-067	37031 RIDGEDALE	09/25/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$95,720	51.74	\$191,439	\$32,540	\$152,460	\$147,129	1.036	1,627	\$93.71	9ED
22-23-05-352-073	29589 PINE RIDGE	06/01/20	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$94,280	51.66	\$188,550	\$32,540	\$149,960	\$144,454	1.038	1,578	\$95.03	9ED
22-23-05-352-083	36971 DARTMOOR	09/24/19	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$93,470	42.88	\$186,932	\$32,540	\$185,460	\$142,956	1.297	1,627	\$113.99	9ED
22-23-05-352-087	36972 DARTMOOR	05/18/20	\$175,000	LC	03-ARM'S LENGTH	\$175,000	\$95,720	54.70	\$191,439	\$32,540	\$142,460	\$147,129	0.968	1,627	\$87.56	9ED
22-23-05-352-088	36974 DARTMOOR	06/12/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$98,050	56.03	\$196,091	\$32,540	\$142,460	\$151,436	0.941	1,722	\$82.73	9ED
22-23-05-352-124	29822 INDIAN TRAIL	07/22/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$107,160	85.73	\$214,328	\$32,540	\$92,460	\$168,322	0.549	2,026	\$45.64	9ED
22-23-05-352-124	29822 INDIAN TRAIL	03/17/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$107,160	42.02	\$214,328	\$32,540	\$222,460	\$168,322	1.322	2,026	\$109.80	9ED
22-23-05-352-126	37252 BRENTWOOD	01/20/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$107,000	41.96	\$213,996	\$32,540	\$222,460	\$168,015	1.324	2,026	\$109.80	9ED
Totals:			\$4,721,900			\$4,721,900	\$2,348,590		\$4,697,112		\$3,940,940	\$3,626,067			\$96.05	
								Sale. Ratio =>	49.74			E.C.F. =>	1.087	Std. Deviation=>		0.19279624
								Std. Dev. =>	9.45			Ave. E.C.F. =>	1.085	Ave. Variance=>		15.1756

2022 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	
22-23-05-353-005	29573 SIERRA POINTE	10/31/19	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$97,650	47.63	\$195,302	\$37,551	\$167,449	\$159,344	1.051	1,301	\$128.71	9EE	
22-23-05-353-018	29584 SIERRA POINTE	10/28/19	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$111,920	57.39	\$223,847	\$37,551	\$157,449	\$188,178	0.837	1,832	\$85.94	9EE	
22-23-05-353-020	29691 SIERRA POINTE	03/18/20	\$231,900	WD	03-ARM'S LENGTH	\$231,900	\$103,180	44.49	\$206,360	\$37,551	\$194,349	\$170,514	1.140	1,407	\$138.13	9EE	
22-23-05-353-028	29727 SIERRA POINTE	10/16/19	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$97,650	46.72	\$195,302	\$37,551	\$171,449	\$159,344	1.076	1,301	\$131.78	9EE	
22-23-05-353-046	29755 SIERRA POINTE	06/27/19	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$145,570	61.16	\$291,147	\$37,551	\$200,449	\$256,158	0.783	1,921	\$104.35	9EE	
22-23-05-353-058	29780 SIERRA POINTE	07/14/20	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$111,920	52.79	\$223,847	\$37,551	\$174,449	\$188,178	0.927	1,832	\$95.22	9EE	
22-23-05-353-068	29623 SIERRA POINTE	08/04/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$103,180	47.99	\$206,360	\$37,551	\$177,449	\$170,514	1.041	1,407	\$126.12	9EE	
22-23-05-353-070	29635 SIERRA POINTE	05/08/19	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$111,920	46.63	\$223,847	\$37,551	\$202,449	\$188,178	1.076	1,832	\$110.51	9EE	
22-23-05-353-071	29639 SIERRA POINTE	09/10/20	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$97,650	43.42	\$195,302	\$37,551	\$187,349	\$159,344	1.176	1,301	\$144.00	9EE	
Totals:			\$1,970,800			\$1,970,800	\$980,640		\$1,961,314		\$1,632,841	\$1,639,753			\$118.31		
								Sale. Ratio =>	49.76				E.C.F. =>	0.996	Std. Deviation=>		0.13427894
								Std. Dev. =>	6.04				Ave. E.C.F. =>	1.012	Ave. Variance=>		10.8617

2022 ECF 0.990

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-05-302-009	36972 SANDALWOOD	10/28/19	\$259,500	WD	03-ARM'S LENGTH	\$259,500	\$140,670	54.21	\$281,333	\$51,576	\$207,924	\$247,051	0.842	1,650	\$126.01	9EG	
22-23-05-302-019	37091 SANDALWOOD	09/27/19	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$141,240	51.36	\$282,475	\$51,576	\$223,424	\$248,279	0.900	1,650	\$135.41	9EG	
22-23-05-302-022	37061 SANDALWOOD	03/08/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$146,860	45.19	\$293,715	\$51,576	\$273,424	\$260,365	1.050	1,650	\$165.71	9EG	
Totals:			\$859,500			\$859,500	\$428,770		\$857,523		\$704,772	\$755,694			\$142.38		
								Sale. Ratio =>	49.89				E.C.F. =>	0.933	Std. Deviation=>		0.107595639
								Std. Dev. =>	4.61				Ave. E.C.F. =>	0.931	Ave. Variance=>		7.9733

2022 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
22-23-05-152-009	30840 TANGLEWOOD TR	03/26/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$181,700	44.32	\$363,397	\$71,396	\$338,604	\$389,335	0.870	2,217	\$152.73	9EI
22-23-05-152-012	30820 TANGLEWOOD TR	05/30/19	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$182,790	51.49	\$365,576	\$71,206	\$283,794	\$392,493	0.723	2,238	\$126.81	9EI
22-23-05-152-013	30818 TANGLEWOOD TR	09/29/20	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$204,590	55.31	\$409,176	\$73,273	\$296,627	\$447,871	0.662	2,251	\$131.78	9EI
22-23-05-152-018	30764 TANGLEWOOD TR	12/29/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$166,880	55.63	\$333,757	\$63,915	\$236,085	\$359,789	0.656	2,473	\$95.47	9EI
22-23-05-152-024	30684 TANGLEWOOD TR	02/26/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$164,040	48.25	\$328,089	\$64,199	\$275,801	\$351,853	0.784	2,217	\$124.40	9EI
22-23-05-152-036	30538 HAZELWOOD	09/14/20	\$336,900	WD	03-ARM'S LENGTH	\$336,900	\$169,740	50.38	\$339,473	\$64,105	\$272,795	\$367,157	0.743	2,334	\$116.88	9EI
22-23-05-152-054	30640 SEQUOIA	09/09/19	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$173,350	54.17	\$346,694	\$63,632	\$256,368	\$377,416	0.679	2,654	\$96.60	9EI
22-23-05-152-060	30645 SEQUOIA	07/12/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$174,570	49.88	\$349,139	\$63,915	\$286,085	\$380,299	0.752	2,575	\$111.10	9EI
22-23-05-152-063	30691 TANGLEWOOD TR	11/03/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$174,020	46.41	\$348,046	\$64,199	\$310,801	\$378,463	0.821	2,601	\$119.49	9EI
22-23-05-152-066	30729 TANGLEWOOD TR	09/10/19	\$362,500	WD	03-ARM'S LENGTH	\$362,500	\$160,390	44.25	\$320,782	\$64,671	\$297,829	\$341,481	0.872	2,131	\$139.76	9EI
Totals:			\$3,519,300			\$3,519,300	\$1,752,070		\$3,504,129		\$2,854,789	\$3,786,157			\$121.50	
								Sale. Ratio =>	49.78				E.C.F. =>	0.754	Std. Deviation=>	0.079826437
								Std. Dev. =>	4.23				Ave. E.C.F. =>	0.756	Ave. Variance=>	6.4348

2022 ECF 0.750

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-05-429-011	35586 BRADFORD CT	09/16/19	\$384,500	WD	03-ARM'S LENGTH	\$384,500	\$215,360	56.01	\$430,717	\$86,747	\$297,753	\$498,507	0.597	2,788	\$106.80	9EJ
Totals:			\$384,500			\$384,500	\$215,360		\$430,717		\$297,753	\$498,507			\$106.80	
								Sale. Ratio =>	56.01				E.C.F. =>	0.597	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.597	Ave. Variance=>	0.0000

2022 ECF 0.690
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
22-23-06-100-024	31220 COUNTRY WAY	06/07/19	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$71,870	50.26	\$143,741	\$26,530	\$116,470	\$94,525	1.232	934	\$124.70	9F1
22-23-06-100-036	31260 COUNTRY WAY	06/09/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$71,490	47.66	\$142,987	\$27,924	\$122,076	\$92,793	1.316	934	\$130.70	9F1
22-23-06-100-041	31178 COUNTRY WAY	08/13/19	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$71,980	49.64	\$143,958	\$26,530	\$118,470	\$94,700	1.251	934	\$126.84	9F1
22-23-06-100-073	31162 COUNTRY WAY	01/12/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,800	44.25	\$141,593	\$26,530	\$133,470	\$92,793	1.438	934	\$142.90	9F1
22-23-06-100-074	31164 COUNTRY WAY	07/30/19	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$71,980	49.64	\$143,958	\$26,530	\$118,470	\$94,700	1.251	934	\$126.84	9F1
22-23-06-100-078	31152 COUNTRY WAY	02/25/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$71,840	44.90	\$143,683	\$28,620	\$131,380	\$92,793	1.416	934	\$140.66	9F1
22-23-06-100-081	31120 COUNTRY WAY	06/20/19	\$146,475	WD	03-ARM'S LENGTH	\$146,475	\$71,980	49.14	\$143,958	\$26,530	\$119,945	\$94,700	1.267	934	\$128.42	9F1
22-23-06-100-101	38839 COUNTRY CR	11/12/20	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$71,940	47.02	\$143,874	\$26,530	\$126,470	\$94,632	1.336	934	\$135.41	9F1
22-23-06-100-105	38851 COUNTRY CR	09/08/20	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$71,980	45.85	\$143,958	\$26,530	\$130,470	\$94,700	1.378	934	\$139.69	9F1
22-23-06-100-117	38860 COUNTRY CR	10/29/19	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$71,720	56.47	\$143,433	\$26,530	\$100,470	\$94,277	1.066	934	\$107.57	9F1
22-23-06-100-133	38842 COUNTRY CR	04/22/19	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$71,310	50.94	\$142,627	\$27,122	\$112,878	\$93,149	1.212	934	\$120.85	9F1
22-23-06-100-134	38844 COUNTRY CR	10/20/20	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$71,170	48.41	\$142,346	\$27,283	\$119,717	\$92,793	1.290	934	\$128.18	9F1
22-23-06-100-154	38887 COUNTRY CR	12/06/19	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$70,430	55.24	\$140,869	\$26,530	\$100,970	\$92,209	1.095	934	\$108.10	9F1
22-23-06-100-166	38907 COUNTRY CR	01/08/21	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$70,460	44.31	\$140,926	\$28,138	\$130,862	\$90,958	1.439	934	\$140.11	9F1
22-23-06-100-170	38935 COUNTRY CR	12/07/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$70,440	48.58	\$140,877	\$26,530	\$118,470	\$92,215	1.285	934	\$126.84	9F1
22-23-06-100-179	38961 COUNTRY CR	05/29/19	\$136,300	WD	03-ARM'S LENGTH	\$136,300	\$70,800	51.94	\$141,593	\$26,530	\$109,770	\$92,793	1.183	934	\$117.53	9F1
22-23-06-100-183	38949 COUNTRY CR	10/03/19	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$69,890	48.87	\$139,786	\$26,998	\$116,002	\$90,958	1.275	934	\$124.20	9F1
22-23-06-100-204	31139 COUNTRY BLUFF	02/19/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$71,490	64.99	\$142,985	\$26,530	\$83,470	\$93,915	0.889	934	\$89.37	9F1
22-23-06-100-208	31131 COUNTRY BLUFF	11/19/20	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$72,960	46.47	\$145,922	\$26,530	\$130,470	\$96,284	1.355	934	\$139.69	9F1
22-23-06-100-220	31120 COUNTRY BLUFF	09/11/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$71,940	47.96	\$143,874	\$27,005	\$122,995	\$94,249	1.305	934	\$131.69	9F1
22-23-06-100-227	31176 COUNTRY BLUFF	11/21/19	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$72,900	66.27	\$145,807	\$26,530	\$83,470	\$96,191	0.868	934	\$89.37	9F1
22-23-06-100-231	31168 COUNTRY BLUFF	10/16/19	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$70,370	52.16	\$140,737	\$27,005	\$107,895	\$91,719	1.176	934	\$115.52	9F1
Totals:			\$3,146,175			\$3,146,175	\$1,571,740		\$3,143,492		\$2,554,660	\$2,058,046			\$124.33	
								Sale. Ratio =>	49.96			E.C.F. =>	1.241	Std. Deviation=>		0.152646
								Std. Dev. =>	5.81			Ave. E.C.F. =>	1.242	Ave. Variance=>		11.0433

2022 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
22-23-06-226-008	37424 LEGENDS TRAIL	09/30/19	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$161,270	48.14	\$322,531	\$57,428	\$277,572	\$327,288	0.848	2,352	\$118.02	9FA
22-23-06-226-010	37432 LEGENDS TRAIL	04/15/20	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$161,190	54.46	\$322,387	\$57,428	\$238,572	\$327,110	0.729	2,158	\$110.55	9FA
22-23-06-226-012	37440 LEGENDS TRAIL	03/31/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$155,370	47.81	\$310,747	\$57,428	\$267,572	\$312,740	0.856	1,862	\$143.70	9FA
22-23-06-226-017	37478 LEGENDS TRAIL	09/05/19	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,070	48.02	\$288,131	\$57,428	\$242,572	\$284,819	0.852	1,862	\$130.27	9FA
22-23-06-226-023	37524 LEGENDS TRAIL	06/05/19	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$157,950	52.65	\$315,908	\$57,428	\$242,572	\$319,111	0.760	2,158	\$112.41	9FA
22-23-06-226-033	37505 LEGENDS TRAIL	06/22/20	\$330,050	WD	03-ARM'S LENGTH	\$330,050	\$157,350	47.67	\$314,709	\$57,428	\$272,622	\$317,631	0.858	1,862	\$146.41	9FA
Totals:			\$1,886,050			\$1,886,050	\$937,200		\$1,874,413		\$1,541,482	\$1,888,698			\$126.89	
								Sale. Ratio =>	49.69			E.C.F. =>	0.816	Std. Deviation=>		0.0570616
								Std. Dev. =>	2.97			Ave. E.C.F. =>	0.817	Ave. Variance=>		4.8298

2022 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
22-23-06-100-023	31218 COUNTRY WAY	08/28/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$78,320	47.47	\$156,647	\$26,530	\$138,470	\$113,145	1.224	1,025	\$135.09	9FB
22-23-06-100-038	31256 COUNTRY WAY	09/29/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$85,230	51.65	\$170,454	\$26,530	\$138,470	\$125,151	1.106	1,025	\$135.09	9FB
22-23-06-100-063	38812 COUNTRY CR	06/09/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$83,960	50.88	\$167,914	\$26,530	\$138,470	\$122,943	1.126	1,025	\$135.09	9FB
22-23-06-100-087	31128 COUNTRY WAY	02/13/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$78,670	49.17	\$157,338	\$26,530	\$133,470	\$113,746	1.173	1,025	\$130.21	9FB
22-23-06-100-111	38863 COUNTRY CR	11/03/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$77,570	41.93	\$155,145	\$26,530	\$158,470	\$111,839	1.417	1,025	\$154.60	9FB
22-23-06-100-135	38846 COUNTRY CR	06/07/19	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$83,140	49.78	\$166,278	\$26,530	\$140,470	\$121,520	1.156	1,025	\$137.04	9FB
22-23-06-100-148	38930 COUNTRY CR	02/16/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$82,320	53.11	\$164,635	\$26,530	\$128,470	\$120,091	1.070	1,025	\$125.34	9FB
22-23-06-100-157	38881 COUNTRY CR	06/21/19	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$85,420	55.11	\$170,844	\$27,602	\$127,398	\$124,558	1.023	1,025	\$124.29	9FB
22-23-06-100-184	38947 COUNTRY CR	08/20/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$81,040	50.65	\$162,082	\$26,998	\$133,002	\$117,464	1.132	1,025	\$129.76	9FB
22-23-06-100-206	31127 COUNTRY BLUFF	10/17/19	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$84,850	49.91	\$169,691	\$27,135	\$142,865	\$123,962	1.152	1,025	\$139.38	9FB
Totals:			\$1,647,000			\$1,647,000	\$820,520		\$1,641,028		\$1,379,555	\$1,194,420			\$134.59	
								Sale. Ratio =>	49.82			E.C.F. =>	1.155	Std. Deviation=>		0.10648373
								Std. Dev. =>	3.53			Ave. E.C.F. =>	1.158	Ave. Variance=>		6.8025

2022 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
22-23-07-426-008	37844 AMBER DR	08/27/19	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$140,290	46.00	\$280,589	\$49,741	\$255,259	\$245,583	1.039	1,663	\$153.49	9G1
22-23-07-426-009	37855 AMBER DR	08/29/19	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$156,600	55.93	\$313,191	\$53,233	\$226,767	\$276,551	0.820	1,663	\$136.36	9G1
22-23-07-426-027	37828 SIENA	03/12/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$137,360	47.37	\$274,712	\$50,390	\$239,610	\$238,640	1.004	1,663	\$144.08	9G1
22-23-07-426-028	37849 SIENA	09/06/19	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$141,100	47.83	\$282,197	\$49,741	\$245,259	\$247,294	0.992	1,663	\$147.48	9G1
22-23-07-426-058	37681 RUSSETT	04/17/19	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$139,250	53.56	\$278,501	\$50,261	\$209,739	\$242,809	0.864	1,663	\$126.12	9G1
Totals:			\$1,430,000			\$1,430,000	\$714,600		\$1,429,190		\$1,176,634	\$1,250,877			\$141.51	
								Sale. Ratio =>	49.97			E.C.F. =>	0.941	Std. Deviation=>		0.095919909
								Std. Dev. =>	4.34			Ave. E.C.F. =>	0.944	Ave. Variance=>		8.1529

2022 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	
22-23-07-426-024	37846 SIENA	11/06/20	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$154,910	46.96	\$309,816	\$49,741	\$280,159	\$295,540	0.948	2,207	\$126.94	9GA	
22-23-07-426-037	37793 SIENA	11/19/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,500	44.17	\$265,007	\$49,741	\$250,259	\$244,620	1.023	1,819	\$137.58	9GA	
22-23-07-426-056	37693 RUSSETT	02/21/20	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$136,270	54.53	\$272,549	\$49,481	\$200,419	\$253,486	0.791	1,819	\$110.18	9GA	
22-23-07-426-084	37650 RUSSETT	06/10/19	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$154,750	54.30	\$309,506	\$51,156	\$233,844	\$293,580	0.797	2,207	\$105.96	9GA	
Totals:			\$1,164,800			\$1,164,800	\$578,430		\$1,156,878		\$964,681	\$1,087,226			\$120.16		
								Sale. Ratio =>	49.66				E.C.F. =>	0.887	Std. Deviation=>		0.1149901
								Std. Dev. =>	5.24				Ave. E.C.F. =>	0.890	Ave. Variance=>		9.5958

2022 ECF 0.880

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-07-401-008	38218 FRENCH POND	02/16/21	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$171,510	51.99	\$343,014	\$72,837	\$257,063	\$325,514	0.790	2,182	\$117.81	9GB
22-23-07-401-014	28093 HICKORY	09/18/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$191,770	60.88	\$383,546	\$74,319	\$240,681	\$372,563	0.646	2,251	\$106.92	9GB
22-23-07-401-023	38317 GOLFVIEW	11/01/19	\$385,500	WD	03-ARM'S LENGTH	\$385,500	\$178,470	46.30	\$356,933	\$77,543	\$307,957	\$336,614	0.915	2,042	\$150.81	9GB
22-23-07-401-027	38318 GOLFVIEW	09/25/20	\$411,000	WD	03-ARM'S LENGTH	\$411,000	\$173,270	42.16	\$346,534	\$77,543	\$333,457	\$324,086	1.029	2,042	\$163.30	9GB
22-23-07-401-033	38303 GOLFVIEW	01/29/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$169,820	49.22	\$339,631	\$63,195	\$281,805	\$333,055	0.846	2,498	\$112.81	9GB
Totals:			\$1,786,400			\$1,786,400	\$884,840		\$1,769,658		\$1,420,963	\$1,691,833			\$130.33	
							Sale. Ratio =>	49.53				E.C.F. =>	0.840		Std. Deviation=>	0.14261791
							Std. Dev. =>	7.04				Ave. E.C.F. =>	0.845		Ave. Variance=>	10.1810

2022 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	
22-23-07-427-009	37536 BURTON CT	12/13/19	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$150,250	45.67	\$300,494	\$52,811	\$276,189	\$272,179	1.015	1,873	\$147.46	9GC	
22-23-07-427-012	37560 BURTON CT	04/08/19	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$150,160	45.52	\$300,326	\$53,417	\$276,483	\$271,329	1.019	1,873	\$147.62	9GC	
22-23-07-427-024	37684 BURTON DR	11/02/20	\$339,580	WD	03-ARM'S LENGTH	\$339,580	\$154,330	45.45	\$308,661	\$53,158	\$286,422	\$280,773	1.020	2,290	\$125.08	9GC	
22-23-07-427-039	37550 AVON LN	11/23/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$159,400	51.42	\$318,793	\$53,980	\$256,020	\$291,003	0.880	2,020	\$126.74	9GC	
22-23-07-427-042	37628 AVON CR	12/11/19	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$159,750	54.15	\$319,500	\$52,681	\$242,319	\$293,208	0.826	2,290	\$105.82	9GC	
22-23-07-427-048	37688 AVON LN	10/30/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$157,620	47.05	\$315,232	\$53,331	\$281,669	\$287,803	0.979	1,986	\$141.83	9GC	
22-23-07-427-062	28119 WARWICK	07/24/19	\$302,750	WD	03-ARM'S LENGTH	\$302,750	\$154,870	51.15	\$309,736	\$52,941	\$249,809	\$282,192	0.885	2,290	\$109.09	9GC	
22-23-07-427-066	28110 WARWICK	09/25/19	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$154,730	61.28	\$309,467	\$53,114	\$199,386	\$281,707	0.708	2,290	\$87.07	9GC	
22-23-07-427-067	28118 WARWICK	07/27/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$157,540	49.23	\$315,084	\$52,984	\$267,016	\$288,022	0.927	2,290	\$116.60	9GC	
22-23-07-427-071	37813 AVON LN	07/29/19	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$161,700	50.22	\$323,394	\$54,153	\$267,847	\$295,869	0.905	2,020	\$132.60	9GC	
Totals:			\$3,135,730			\$3,135,730	\$1,560,350		\$3,120,687		\$2,603,160	\$2,844,085			\$123.99		
								Sale. Ratio =>	49.76					E.C.F. =>	0.915	Std. Deviation=>	0.099441231
								Std. Dev. =>	4.91					Ave. E.C.F. =>	0.916	Ave. Variance=>	7.5507

2022 ECF 0.910

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-07-451-010	28042 HICKORY	08/05/20	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$249,620	51.47	\$499,231	\$88,911	\$396,089	\$586,171	0.676	3,601	\$109.99	9GD
22-23-07-451-022	28052 HICKORY	10/14/20	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$194,290	47.16	\$388,587	\$72,678	\$339,322	\$451,299	0.752	3,002	\$113.03	9GD
Totals:			\$897,000			\$897,000	\$443,910		\$887,818		\$735,411	\$1,037,470			\$111.51	
								Sale. Ratio =>	49.49			E.C.F. =>	0.709	Std. Deviation=>		0.05385119
								Std. Dev. =>	3.05			Ave. E.C.F. =>	0.714	Ave. Variance=>		3.8079

2022 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
22-23-07-127-013	38714 CHESSINGTON	07/22/19	\$208,500	WD	03-ARM'S LENGTH	\$208,500	\$103,630	49.70	\$207,261	\$31,200	\$177,300	\$160,055	1.108	1,238	\$143.21	9GE
22-23-07-127-023	38600 CHESSINGTON	02/22/21	\$192,600	WD	03-ARM'S LENGTH	\$192,600	\$99,050	51.43	\$198,100	\$31,200	\$161,400	\$151,727	1.064	1,215	\$132.84	9GE
22-23-07-127-042	38455 CHESSINGTON	12/30/20	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$99,050	55.65	\$198,100	\$31,200	\$146,800	\$151,727	0.968	1,215	\$120.82	9GE
22-23-07-127-045	38448 DARBYSHIRE	09/14/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$103,630	46.06	\$207,261	\$31,200	\$193,800	\$160,055	1.211	1,238	\$156.54	9GE
22-23-07-127-048	38526 DARBYSHIRE	01/03/20	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$110,950	53.34	\$221,898	\$31,200	\$176,800	\$173,362	1.020	1,238	\$142.81	9GE
22-23-07-127-050	38481 BRANDMILL	11/25/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$99,050	52.13	\$198,100	\$31,200	\$158,800	\$151,727	1.047	1,215	\$130.70	9GE
22-23-07-127-052	38421 BRANDMILL	08/02/19	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$110,950	52.58	\$221,898	\$31,200	\$179,800	\$173,362	1.037	1,238	\$145.23	9GE
22-23-07-127-067	29392 REGENTS POINTE	09/25/20	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$99,050	47.62	\$198,100	\$31,200	\$176,800	\$151,727	1.165	1,215	\$145.51	9GE
22-23-07-127-082	29360 BREEZEWOOD	10/09/20	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$94,230	44.24	\$188,465	\$31,200	\$181,800	\$142,968	1.272	1,215	\$149.63	9GE
22-23-07-127-087	38322 WYNMAR	12/04/20	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$99,050	51.45	\$198,100	\$31,200	\$161,300	\$151,727	1.063	1,215	\$132.76	9GE
22-23-07-127-097	38573 GLANSTONBERRY	06/26/20	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$110,950	47.62	\$221,898	\$31,200	\$201,800	\$173,362	1.164	1,238	\$163.00	9GE
22-23-07-127-106	38475 EVONSHIRE	07/16/20	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$99,050	45.44	\$198,100	\$31,200	\$186,800	\$151,727	1.231	1,215	\$153.74	9GE
22-23-07-127-132	38343 ASHBROOKE	09/16/19	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$110,950	53.09	\$221,898	\$31,200	\$177,800	\$173,362	1.026	1,238	\$143.62	9GE
22-23-07-127-134	29448 BREEZEWOOD	11/06/20	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$99,050	47.19	\$198,100	\$31,200	\$178,700	\$151,727	1.178	1,215	\$147.08	9GE
Totals:			\$2,896,500			\$2,896,500	\$1,438,640		\$2,877,279		\$2,459,700	\$2,218,617			\$143.39	
								Sale. Ratio =>	49.67			E.C.F. =>	1.109	Std. Deviation=>		0.092296721
								Std. Dev. =>	3.47			Ave. E.C.F. =>	1.111	Ave. Variance=>		7.9362

2022 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	\$212,970	50.11	\$425,935	\$87,778	\$337,222	\$412,387	0.818	2,743	\$122.94	9GF
22-23-07-252-012	28753 HIDDEN TRAIL	07/24/20	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$206,700	47.30	\$413,401	\$86,879	\$350,121	\$398,198	0.879	2,239	\$156.37	9GF
22-23-07-252-013	28757 HIDDEN TRAIL	04/17/19	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$223,680	49.82	\$447,358	\$85,833	\$363,167	\$440,884	0.824	2,734	\$132.83	9GF
22-23-07-252-030	28835 HIDDEN TRAIL	06/14/19	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$209,430	52.36	\$418,851	\$89,226	\$310,774	\$401,982	0.773	2,831	\$109.78	9GF
22-23-07-252-032	28847 HIDDEN TRAIL	07/15/19	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$184,170	43.85	\$368,345	\$77,790	\$342,210	\$354,335	0.966	2,472	\$138.43	9GF
22-23-07-252-035	28830 HIDDEN TRAIL	08/20/20	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$214,310	49.84	\$428,614	\$84,649	\$345,351	\$419,470	0.823	2,563	\$134.74	9GF
22-23-07-252-040	28810 HIDDEN TRAIL	09/18/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$225,510	56.38	\$451,018	\$83,182	\$316,818	\$448,581	0.706	2,720	\$116.48	9GF
22-23-07-252-042	28790 HIDDEN TRAIL	06/21/19	\$455,500	WD	03-ARM'S LENGTH	\$455,500	\$221,190	48.56	\$442,382	\$82,812	\$372,688	\$438,500	0.850	2,715	\$137.27	9GF
22-23-07-252-046	28756 HIDDEN TRAIL	08/27/20	\$399,999	WD	03-ARM'S LENGTH	\$399,999	\$186,650	46.66	\$373,298	\$79,157	\$320,842	\$358,709	0.894	2,667	\$120.30	9GF
22-23-07-252-047	28748 HIDDEN TRAIL	04/29/19	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$176,080	55.03	\$352,159	\$79,430	\$240,570	\$332,596	0.723	2,390	\$100.66	9GF
22-23-07-252-050	28726 HIDDEN TRAIL	06/27/19	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$163,560	51.11	\$327,118	\$77,448	\$242,552	\$304,476	0.797	2,014	\$120.43	9GF

Totals:		\$4,456,499				\$4,456,499	\$2,224,250		\$4,448,479		\$3,542,315	\$4,310,116			\$126.39	
							Sale. Ratio =>	49.91				E.C.F. =>	0.822		Std. Deviation=>	0.07493847
							Std. Dev. =>	3.62				Ave. E.C.F. =>	0.823		Ave. Variance=>	5.4213

2022 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	
22-23-07-253-008	28899 HIDDEN TRAIL	06/15/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$253,830	56.41	\$507,665	\$108,923	\$341,077	\$577,887	0.590	2,668	\$127.84	9GG	
22-23-07-253-016	28906 HIDDEN TRAIL	10/08/20	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$208,830	41.77	\$417,650	\$86,135	\$413,865	\$480,457	0.861	2,896	\$142.91	9GG	
22-23-07-253-021	28890 HIDDEN TRAIL	10/05/20	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$246,060	51.26	\$492,119	\$85,370	\$394,630	\$589,491	0.669	3,270	\$120.68	9GG	
Totals:			\$1,430,000			\$1,430,000	\$708,720		\$1,417,434		\$1,149,572	\$1,647,835			\$130.48		
								Sale. Ratio =>	49.56				E.C.F. =>	0.698	Std. Deviation=>		0.13944315
								Std. Dev. =>	7.43				Ave. E.C.F. =>	0.707	Ave. Variance=>		10.2921

2022 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
22-23-07-402-002	28092 GOLF POINTE	12/23/20	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$174,930	49.99	\$349,868	\$75,246	\$274,654	\$312,070	0.880	2,604	\$105.47	9GH
22-23-07-402-007	28168 GOLF POINTE	10/01/20	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$176,450	47.69	\$352,909	\$77,399	\$292,601	\$313,080	0.935	2,607	\$112.24	9GH
22-23-07-402-032	28586 GOLF POINTE	12/23/19	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$188,780	55.52	\$377,559	\$75,539	\$264,461	\$343,205	0.771	2,749	\$96.20	9GH
22-23-07-402-034	28610 GOLF POINTE	06/14/19	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$191,050	47.17	\$382,093	\$77,301	\$327,699	\$346,355	0.946	2,739	\$119.64	9GH
22-23-07-402-038	28640 GOLF POINTE	09/29/20	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$179,700	55.29	\$359,403	\$83,329	\$241,671	\$313,720	0.770	2,604	\$92.81	9GH
22-23-07-402-069	28235 GOLF POINTE	08/28/20	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$182,230	43.39	\$364,463	\$90,157	\$329,843	\$311,711	1.058	2,260	\$145.95	9GH
22-23-07-402-081	28099 GOLF POINTE	03/31/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$155,480	50.98	\$310,951	\$83,364	\$221,636	\$258,622	0.857	1,721	\$128.78	9GH
Totals:			\$2,514,900			\$2,514,900	\$1,248,620		\$2,497,246		\$1,952,565	\$2,198,763			\$114.44	
								Sale. Ratio =>	49.65			E.C.F. =>	0.888	Std. Deviation=>		0.10260531
								Std. Dev. =>	4.41			Ave. E.C.F. =>	0.888	Ave. Variance=>		7.8433

2022 ECF 0.880

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-07-201-010	38105 LANTERN HILL	08/14/20	\$389,999	WD	03-ARM'S LENGTH	\$389,999	\$207,800	53.28	\$415,592	\$71,557	\$318,442	\$373,951	0.852	2,847	\$111.85	9GI	
22-23-07-201-012	38151 LANTERN HILL	07/27/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$193,220	42.00	\$386,436	\$70,995	\$389,005	\$342,871	1.135	2,668	\$145.80	9GI	
22-23-07-227-019	37680 MCKENZIE	11/01/19	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$222,990	57.92	\$445,982	\$82,842	\$302,158	\$394,717	0.766	2,822	\$107.07	9GI	
22-23-07-227-026	37697 MCKENZIE	08/24/20	\$499,999	WD	03-ARM'S LENGTH	\$499,999	\$242,310	48.46	\$484,625	\$87,138	\$412,861	\$432,051	0.956	3,019	\$136.75	9GI	
Totals:			\$1,734,998			\$1,734,998	\$866,320		\$1,732,635		\$1,422,466	\$1,543,590			\$125.37		
								Sale. Ratio =>	49.93					E.C.F. =>	0.922	Std. Deviation=>	0.15881548
								Std. Dev. =>	6.81					Ave. E.C.F. =>	0.927	Ave. Variance=>	11.8268

2022 ECF 0.920

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-07-307-016	39236 SILVERTHORNE BEND	06/15/20	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$181,930	53.35	\$363,859	\$79,419	\$261,581	\$334,635	0.782	2,161	\$121.05	9GJ
22-23-07-307-019	39256 SILVERTHORNE BEND	12/04/20	\$418,500	WD	03-ARM'S LENGTH	\$418,500	\$195,030	46.60	\$390,056	\$79,942	\$338,558	\$364,840	0.928	1,868	\$181.24	9GJ
Totals:			\$759,500			\$759,500	\$376,960		\$753,915		\$600,139	\$699,475			\$151.14	
								Sale. Ratio =>	49.63			E.C.F. =>	0.858	Std. Deviation=>		0.103430702
								Std. Dev. =>	4.77			Ave. E.C.F. =>	0.855	Ave. Variance=>		7.3137

2022 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	
22-23-08-229-012	35599 WOODFIELD DR	01/13/20	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$180,320	49.13	\$360,648	\$61,992	\$305,008	\$368,711	0.827	2,617	\$116.55	9HA	
22-23-08-229-018	29420 WOODFIELD CT	04/12/19	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$150,080	50.03	\$300,156	\$61,651	\$238,349	\$294,451	0.809	2,120	\$112.43	9HA	
Totals:			\$667,000			\$667,000	\$330,400		\$660,804		\$543,357	\$663,162			\$114.49		
								Sale. Ratio =>	49.54								
								Std. Dev. =>	0.63			E.C.F. =>	0.819	Std. Deviation=>		0.01255636	
										Ave. E.C.F. =>		0.818	Ave. Variance=>		0.8879		

2022 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	
22-23-08-100-022	29441 LAUREL	09/09/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$91,210	52.12	\$182,419	\$27,527	\$147,473	\$134,689	1.095	1,383	\$106.63	9HB	
22-23-08-100-027	29435 LAUREL	03/30/21	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$91,210	51.24	\$182,419	\$27,527	\$150,473	\$134,689	1.117	1,383	\$108.80	9HB	
22-23-08-100-029	29409 LAUREL	07/30/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$80,050	45.74	\$160,100	\$27,847	\$147,153	\$115,003	1.280	1,077	\$136.63	9HB	
22-23-08-100-053	29369 LAUREL	12/30/19	\$159,500	WD	03-ARM'S LENGTH	\$159,500	\$80,050	50.19	\$160,100	\$27,847	\$131,653	\$115,003	1.145	1,077	\$122.24	9HB	
22-23-08-100-054	29371 LAUREL	03/06/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$91,210	52.12	\$182,419	\$27,527	\$147,473	\$134,689	1.095	1,383	\$106.63	9HB	
22-23-08-100-058	29363 LAUREL	08/14/20	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$91,210	52.72	\$182,419	\$27,527	\$145,473	\$134,689	1.080	1,383	\$105.19	9HB	
22-23-08-100-061	29368 LAUREL	02/28/20	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$80,050	47.79	\$160,100	\$27,847	\$139,653	\$115,003	1.214	1,077	\$129.67	9HB	
22-23-08-100-064	29374 LAUREL	07/10/19	\$175,050	WD	03-ARM'S LENGTH	\$175,050	\$80,050	45.73	\$160,100	\$27,847	\$147,203	\$115,003	1.280	1,077	\$136.68	9HB	
22-23-08-100-067	29364 LAUREL	11/02/20	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$91,210	51.24	\$182,419	\$27,527	\$150,473	\$134,689	1.117	1,383	\$108.80	9HB	
22-23-08-100-077	29318 LAUREL	05/28/19	\$166,500	WD	03-ARM'S LENGTH	\$166,500	\$80,050	48.08	\$160,100	\$27,847	\$138,653	\$115,003	1.206	1,077	\$128.74	9HB	
22-23-08-100-088	29263 LAUREL	08/31/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$91,210	52.12	\$182,419	\$27,527	\$147,473	\$134,689	1.095	1,383	\$106.63	9HB	
22-23-08-100-090	29275 LAUREL	10/30/20	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$80,050	44.97	\$160,100	\$27,847	\$150,153	\$115,003	1.306	1,077	\$139.42	9HB	
22-23-08-100-103	29258 LAUREL	03/02/21	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$91,210	52.15	\$182,419	\$27,527	\$147,373	\$134,689	1.094	1,383	\$106.56	9HB	
22-23-08-100-111	29250 LAUREL	02/19/20	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$80,050	50.35	\$160,100	\$27,847	\$131,153	\$115,003	1.140	1,077	\$121.78	9HB	
22-23-08-100-117	29486 LAUREL	10/24/19	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$80,050	47.93	\$160,100	\$27,847	\$139,153	\$115,003	1.210	1,077	\$129.20	9HB	
Totals:			\$2,576,450			\$2,576,450	\$1,278,870		\$2,557,733		\$2,160,985	\$1,862,842			\$119.57		
								Sale. Ratio =>	49.64					E.C.F. =>	1.160	Std. Deviation=>	0.0778236
								Std. Dev. =>	2.69					Ave. E.C.F. =>	1.165	Ave. Variance=>	6.7425

2022 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
22-23-08-378-007	28250 SECLUDED LN	08/29/19	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$217,790	51.98	\$435,580	\$74,317	\$344,683	\$380,277	0.906	2,782	\$123.90	9HC
Totals:			\$419,000			\$419,000	\$217,790		\$435,580		\$344,683	\$380,277			\$123.90	
								Sale. Ratio =>	51.98				E.C.F. =>	0.906	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.906	Ave. Variance=>	0.0000

2022 ECF 0.950
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	
22-23-08-101-013	29386 CHELSEA CROSSING	03/18/21	\$372,000	WD	03-ARM'S LENGTH	\$372,000	\$162,580	43.70	\$325,165	\$70,080	\$301,920	\$236,190	1.278	2,240	\$134.79	9HD	
22-23-08-101-015	29342 CHELSEA CROSSING	05/06/19	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$183,570	50.99	\$367,146	\$69,090	\$290,910	\$275,978	1.054	2,688	\$108.23	9HD	
22-23-08-101-016	29324 CHELSEA CROSSING	04/12/19	\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$198,310	54.63	\$396,620	\$68,839	\$294,161	\$303,501	0.969	3,003	\$97.96	9HD	
Totals:			\$1,095,000			\$1,095,000	\$544,460		\$1,088,931		\$886,991	\$815,669			\$113.66		
								Sale. Ratio =>	49.72				E.C.F. =>	1.087	Std. Deviation=>		0.159680746
								Std. Dev. =>	5.56				Ave. E.C.F. =>	1.101	Ave. Variance=>		11.8501

2022 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	
22-23-08-151-002	28759 WINTERGREEN DR	05/14/19	\$586,000	WD	03-ARM'S LENGTH	\$586,000	\$301,910	51.52	\$603,820	\$137,650	\$448,350	\$751,887	0.596	4,203	\$106.67	9HE	
22-23-08-151-009	28719 WINTERGREEN DR	09/21/20	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$271,430	51.70	\$542,857	\$140,590	\$384,410	\$648,818	0.592	3,831	\$100.34	9HE	
22-23-08-301-004	28589 WINTERGREEN DR	09/17/20	\$596,000	WD	03-ARM'S LENGTH	\$596,000	\$277,010	46.48	\$554,011	\$145,070	\$450,930	\$659,582	0.684	3,904	\$115.50	9HE	
Totals:			\$1,707,000			\$1,707,000	\$850,350		\$1,700,688		\$1,283,690	\$2,060,287			\$107.51		
								Sale. Ratio =>	49.82				E.C.F. =>	0.623	Std. Deviation=>		0.0515763
								Std. Dev. =>	2.96				Ave. E.C.F. =>	0.624	Ave. Variance=>		3.9676

2022 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
22-23-08-202-016	29311 PARAMOUNT COURT	11/06/20	\$510,000	LC	03-ARM'S LENGTH	\$510,000	\$265,330	52.03	\$530,658	\$98,285	\$411,715	\$561,523	0.733	3,381	\$121.77	9HF
22-23-08-202-019	29329 PARAMOUNT COURT	11/20/20	\$559,900	WD	03-ARM'S LENGTH	\$559,900	\$268,490	47.95	\$536,983	\$96,100	\$463,800	\$572,575	0.810	3,379	\$137.26	9HF
Totals:			\$1,069,900			\$1,069,900	\$533,820		\$1,067,641		\$875,515	\$1,134,099			\$129.52	
								Sale. Ratio =>	49.89			E.C.F. =>	0.772	Std. Deviation=>		0.054315453
								Std. Dev. =>	2.88			Ave. E.C.F. =>	0.772	Ave. Variance=>		3.8407

2022 ECF 0.770

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-08-201-022	29463 CRAWFORD COURT	02/10/20	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$277,150	51.80	\$554,308	\$95,180	\$439,820	\$546,581	0.805	3,343	\$131.56	9HG
Totals:			\$535,000			\$535,000	\$277,150		\$554,308		\$439,820	\$546,581			\$131.56	
								Sale. Ratio =>	51.80			E.C.F. =>	0.805	Std. Deviation=>	#DIV/0!	
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.805	Ave. Variance=>	0.0000	

2022 ECF 0.840
Early '20 sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-10-454-024	32254 TWELVE MILE	01/14/21	\$150,020	WD	03-ARM'S LENGTH	\$150,020	\$80,210	53.47	\$160,424	\$26,660	\$123,360	\$101,336	1.217	1,368	\$90.18	9JA
22-23-10-454-030	32266 TWELVE MILE	01/17/20	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$71,330	49.88	\$142,665	\$26,609	\$116,391	\$87,921	1.324	1,254	\$92.82	9JA
22-23-10-454-038	32286 TWELVE MILE	06/23/20	\$140,300	WD	03-ARM'S LENGTH	\$140,300	\$70,940	50.56	\$141,873	\$26,634	\$113,666	\$87,302	1.302	1,200	\$94.72	9JA
22-23-10-454-040	32290 TWELVE MILE	09/17/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$67,550	48.25	\$135,100	\$26,634	\$113,366	\$82,171	1.380	1,200	\$94.47	9JA
22-23-10-454-046	32304 TWELVE MILE	12/03/20	\$145,007	WD	03-ARM'S LENGTH	\$145,007	\$68,790	47.44	\$137,588	\$26,634	\$118,373	\$84,056	1.408	1,200	\$98.64	9JA
Totals:			\$718,327			\$718,327	\$358,820		\$717,650		\$585,156	\$442,787			\$94.17	
								Sale. Ratio =>	49.95			E.C.F. =>	1.322	Std. Deviation=>		0.074218684
								Std. Dev. =>	2.34			Ave. E.C.F. =>	1.326	Ave. Variance=>		5.4195

2022 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
22-23-11-453-002	29830 TWELVE MILE	09/05/19	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$39,160	48.35	\$78,316	\$26,230	\$54,770	\$66,777	0.820	731	\$74.92	9K1
22-23-11-453-004	29830 TWELVE MILE	12/06/19	\$73,200	WD	03-ARM'S LENGTH	\$73,200	\$39,160	53.50	\$78,316	\$26,230	\$46,970	\$66,777	0.703	731	\$64.25	9K1
22-23-11-453-008	29830 TWELVE MILE	04/17/20	\$75,500	WD	03-ARM'S LENGTH	\$75,500	\$39,290	52.04	\$78,577	\$26,230	\$49,270	\$67,112	0.734	739	\$66.67	9K1
22-23-11-453-021	29840 TWELVE MILE	07/17/20	\$100,000	LC	03-ARM'S LENGTH	\$100,000	\$39,980	39.98	\$79,967	\$26,230	\$73,770	\$68,894	1.071	763	\$96.68	9K1
22-23-11-453-028	29850 TWELVE MILE	10/22/20	\$64,900	WD	03-ARM'S LENGTH	\$64,900	\$39,160	60.34	\$78,316	\$26,230	\$38,670	\$66,777	0.579	731	\$52.90	9K1
Totals:			\$394,600			\$394,600	\$196,750		\$393,492		\$263,450	\$336,336			\$71.09	
								Sale. Ratio =>	49.86			E.C.F. =>	0.783	Std. Deviation=>		0.18336689
								Std. Dev. =>	7.46			Ave. E.C.F. =>	0.782	Ave. Variance=>		13.1173

2022 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
22-23-11-377-026	27824 ALYCEKAY	10/15/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$55,470	61.63	\$110,930	\$26,230	\$63,770	\$116,027	0.550	1,380	\$46.21	9KA
22-23-11-377-027	27828 ALYCEKAY	10/15/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$55,770	55.77	\$111,546	\$26,230	\$73,770	\$116,871	0.631	1,380	\$53.46	9KA
Totals:			\$190,000			\$190,000	\$111,240		\$222,476		\$137,540	\$232,899			\$49.83	
								Sale. Ratio =>	58.55			E.C.F. =>	0.591	Std. Deviation=>		0.05769704
								Std. Dev. =>	4.15			Ave. E.C.F. =>	0.590	Ave. Variance=>		4.0798

2022 ECF 0.730
Same buyer
Questionable sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-11-451-022	30022 TWELVE MILE	09/09/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$36,340	55.91	\$72,670	\$26,230	\$38,770	\$63,616	0.609	714	\$54.30	9KB
22-23-11-451-025	30022 TWELVE MILE	01/18/21	\$71,000	WD	03-ARM'S LENGTH	\$71,000	\$37,070	52.21	\$74,149	\$26,230	\$44,770	\$65,642	0.682	725	\$61.75	9KB
22-23-11-451-039	30024 TWELVE MILE	07/18/19	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$37,730	48.37	\$75,453	\$26,230	\$51,770	\$67,429	0.768	749	\$69.12	9KB
22-23-11-451-043	30028 TWELVE MILE	02/19/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$37,340	41.49	\$74,687	\$26,787	\$63,213	\$65,616	0.963	714	\$88.53	9KB
22-23-11-451-055	30038 TWELVE MILE	01/13/20	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$45,660	46.12	\$91,313	\$26,787	\$72,213	\$88,392	0.817	994	\$72.65	9KB
22-23-11-451-072	30042 TWELVE MILE	06/14/19	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$45,780	56.52	\$91,555	\$26,230	\$54,770	\$89,486	0.612	1,008	\$54.34	9KB
22-23-11-451-076	30042 TWELVE MILE	01/13/20	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$46,750	57.01	\$93,494	\$26,230	\$55,770	\$92,142	0.605	1,045	\$53.37	9KB
22-23-11-451-078	30042 TWELVE MILE	03/01/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$46,750	51.94	\$93,494	\$26,230	\$63,770	\$92,142	0.692	1,045	\$61.02	9KB
22-23-11-451-079	30052 TWELVE MILE	11/30/20	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$36,440	44.99	\$72,875	\$26,230	\$54,770	\$63,897	0.857	717	\$76.39	9KB
22-23-11-451-087	30052 TWELVE MILE	11/12/20	\$86,500	WD	03-ARM'S LENGTH	\$86,500	\$44,230	51.13	\$88,461	\$26,230	\$60,270	\$85,248	0.707	995	\$60.57	9KB
22-23-11-451-095	30056 TWELVE MILE	11/12/19	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$45,780	52.62	\$91,555	\$26,230	\$60,770	\$89,486	0.679	1,008	\$60.29	9KB
22-23-11-451-101	30056 TWELVE MILE	07/02/19	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$46,750	54.36	\$93,494	\$26,230	\$59,770	\$92,142	0.649	1,045	\$57.20	9KB
22-23-11-451-106	30060 TWELVE MILE	07/24/20	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$45,000	48.91	\$89,997	\$26,230	\$65,770	\$87,352	0.753	994	\$66.17	9KB
22-23-11-451-122	30078 TWELVE MILE	10/16/20	\$84,900	WD	03-ARM'S LENGTH	\$84,900	\$37,070	43.66	\$74,149	\$26,230	\$58,670	\$65,642	0.894	725	\$80.92	9KB
22-23-11-451-130	30074 TWELVE MILE	02/26/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$36,990	49.32	\$73,987	\$26,787	\$48,213	\$64,658	0.746	714	\$67.53	9KB
22-23-11-451-133	30074 TWELVE MILE	01/21/21	\$71,750	WD	03-ARM'S LENGTH	\$71,750	\$37,070	51.67	\$74,149	\$26,230	\$45,520	\$65,642	0.693	725	\$62.79	9KB
22-23-11-451-134	30074 TWELVE MILE	06/24/19	\$75,500	WD	03-ARM'S LENGTH	\$75,500	\$37,070	49.10	\$74,149	\$26,230	\$49,270	\$65,642	0.751	725	\$67.96	9KB
22-23-11-451-140	30070 TWELVE MILE	08/13/19	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$36,340	46.59	\$72,670	\$26,230	\$51,770	\$63,616	0.814	714	\$72.51	9KB

Totals:	\$1,473,650		\$1,473,650		\$736,160		\$1,472,301		\$999,839		\$1,367,795				\$65.97	
					Sale. Ratio =>		49.95		E.C.F. =>		0.731		Std. Deviation=>		0.10064804	
					Std. Dev. =>		4.44		Ave. E.C.F. =>		0.738		Ave. Variance=>		7.9608	

2022 ECF 0.730

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-11-453-039	29860 TWELVE MILE	01/07/20	\$95,000	LC	03-ARM'S LENGTH	\$95,000	\$47,460	49.96	\$94,927	\$26,230	\$68,770	\$89,217	0.771	997	\$68.98	9KC
22-23-11-453-042	29860 TWELVE MILE	12/05/19	\$101,500	WD	03-ARM'S LENGTH	\$101,500	\$47,730	47.02	\$95,463	\$26,230	\$75,270	\$89,913	0.837	1,008	\$74.67	9KC
22-23-11-453-043	29860 TWELVE MILE	12/23/19	\$94,850	WD	03-ARM'S LENGTH	\$94,850	\$47,730	50.32	\$95,463	\$26,230	\$68,620	\$89,913	0.763	1,008	\$68.08	9KC
22-23-11-453-045	29860 TWELVE MILE	09/13/19	\$96,500	WD	03-ARM'S LENGTH	\$96,500	\$48,750	50.52	\$97,509	\$26,230	\$70,270	\$92,570	0.759	1,045	\$67.24	9KC
22-23-11-453-053	29870 TWELVE MILE	08/05/19	\$94,500	WD	03-ARM'S LENGTH	\$94,500	\$47,730	50.51	\$95,463	\$26,230	\$68,270	\$89,913	0.759	1,008	\$67.73	9KC
22-23-11-453-054	29870 TWELVE MILE	04/24/20	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$47,730	46.34	\$95,463	\$26,230	\$76,770	\$89,913	0.854	1,008	\$76.16	9KC
22-23-11-453-056	29870 TWELVE MILE	07/31/20	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$47,730	44.61	\$95,463	\$26,230	\$80,770	\$89,913	0.898	1,008	\$80.13	9KC
22-23-11-453-057	29870 TWELVE MILE	01/21/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$48,630	51.19	\$97,252	\$26,230	\$68,770	\$92,236	0.746	1,045	\$65.81	9KC
22-23-11-453-072	29880 TWELVE MILE	02/14/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$48,750	57.35	\$97,509	\$26,230	\$58,770	\$92,570	0.635	1,045	\$56.24	9KC
Totals:			\$872,350			\$872,350	\$432,240		\$864,512		\$636,280	\$816,158			\$69.45	
								Sale. Ratio =>	49.55			E.C.F. =>	0.780	Std. Deviation=>		0.075987633
								Std. Dev. =>	3.66			Ave. E.C.F. =>	0.780	Ave. Variance=>		5.5238

2022 ECF 0.770

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-11-426-015	28472 VENICE CR	09/08/20	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$135,130	44.45	\$270,261	\$47,069	\$256,931	\$204,763	1.255	1,750	\$146.82	9KD
22-23-11-426-029	28610 VENICE CT	02/16/21	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$140,720	57.20	\$281,442	\$45,472	\$200,528	\$216,486	0.926	1,908	\$105.10	9KD
22-23-11-426-038	28683 VENICE CT	09/04/19	\$267,500	WD	03-ARM'S LENGTH	\$267,500	\$136,750	51.12	\$273,501	\$45,472	\$222,028	\$209,201	1.061	1,908	\$116.37	9KD
22-23-11-426-043	28601 VENICE CT	04/22/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$148,910	49.64	\$297,810	\$49,799	\$250,201	\$227,533	1.100	1,750	\$142.97	9KD
22-23-11-426-047	28551 VENICE CT	09/27/19	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$134,170	48.79	\$268,340	\$45,472	\$229,528	\$204,466	1.123	1,750	\$131.16	9KD
Totals:			\$1,392,500			\$1,392,500	\$695,680		\$1,391,354		\$1,159,216	\$1,062,450			\$128.48	
								Sale. Ratio =>	49.96			E.C.F. =>	1.091	Std. Deviation=>		0.1182011
								Std. Dev. =>	4.62			Ave. E.C.F. =>	1.093	Ave. Variance=>		7.9291

2022 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
22-23-11-477-022	27820 BERRYWOOD	12/06/19	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$57,140	54.42	\$114,272	\$26,230	\$78,770	\$97,824	0.805	1,156	\$68.14	9KF
22-23-11-477-026	27820 BERRYWOOD	04/18/19	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$56,560	54.91	\$113,118	\$26,230	\$76,770	\$96,542	0.795	1,156	\$66.41	9KF
22-23-11-477-041	27860 BERRYWOOD	08/26/20	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$56,560	50.05	\$113,118	\$26,230	\$86,770	\$96,542	0.899	1,156	\$75.06	9KF
22-23-11-477-074	27835 BERRYWOOD	10/14/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$59,540	47.63	\$119,074	\$26,230	\$98,770	\$103,160	0.957	1,385	\$71.31	9KF
22-23-11-477-078	27845 BERRYWOOD	01/31/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$59,540	54.13	\$119,074	\$26,230	\$83,770	\$103,160	0.812	1,385	\$60.48	9KF
22-23-11-477-083	27845 BERRYWOOD	03/17/20	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$59,540	50.89	\$119,074	\$26,230	\$90,770	\$103,160	0.880	1,385	\$65.54	9KF
22-23-11-477-087	27915 BERRYWOOD	07/29/20	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$59,540	48.80	\$119,074	\$26,230	\$95,770	\$103,160	0.928	1,385	\$69.15	9KF
22-23-11-477-091	27915 BERRYWOOD	12/08/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$59,540	47.63	\$119,074	\$26,230	\$98,770	\$103,160	0.957	1,385	\$71.31	9KF
22-23-11-477-093	27895 BERRYWOOD	07/22/20	\$125,350	WD	03-ARM'S LENGTH	\$125,350	\$59,540	47.50	\$119,074	\$26,230	\$99,120	\$103,160	0.961	1,385	\$71.57	9KF
22-23-11-477-097	27895 BERRYWOOD	10/01/20	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$59,540	48.02	\$119,074	\$26,230	\$97,770	\$103,160	0.948	1,385	\$70.59	9KF
22-23-11-477-102	27875 BERRYWOOD	05/29/19	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$59,540	51.77	\$119,074	\$26,230	\$88,770	\$103,160	0.861	1,385	\$64.09	9KF
22-23-11-477-104	27875 BERRYWOOD	02/01/21	\$130,000	OTH	03-ARM'S LENGTH	\$130,000	\$59,540	45.80	\$119,074	\$26,230	\$103,770	\$103,160	1.006	1,385	\$74.92	9KF
Totals:			\$1,414,350			\$1,414,350	\$706,120		\$1,412,174		\$1,099,590	\$1,219,349			\$69.05	
								Sale. Ratio =>	49.93				E.C.F. =>	0.902	Std. Deviation=>	0.070237101
								Std. Dev. =>	3.09				Ave. E.C.F. =>	0.901	Ave. Variance=>	5.8843

2022 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	
22-23-11-478-003	29433 SYLVAN	11/22/19	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$121,660	52.90	\$243,312	\$44,915	\$185,085	\$202,446	0.914	1,571	\$117.81	9KG	
22-23-11-478-015	29550 SYLVAN	11/06/19	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$119,370	56.84	\$238,747	\$44,915	\$165,085	\$197,788	0.835	1,739	\$94.93	9KG	
Totals:			\$440,000			\$440,000	\$241,030		\$482,059		\$350,170	\$400,234			\$106.37		
								Sale. Ratio =>	54.78								
								Std. Dev. =>	2.79								
												E.C.F. =>	0.875	Std. Deviation=>		0.05627636	
												Ave. E.C.F. =>	0.874	Ave. Variance=>		3.9793	

2022 ECF 0.900
19 Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-11-226-045	29490 COVE CREEK	10/22/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$131,350	52.54	\$262,702	\$44,850	\$205,150	\$242,058	0.848	1,502	\$136.58	9KH
Totals:			\$250,000			\$250,000	\$131,350		\$262,702		\$205,150	\$242,058			\$136.58	
								Sale. Ratio =>	52.54				E.C.F. =>	0.848	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.848	Ave. Variance=>	0.0000

2022 ECF
19 Sale 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
22-23-11-478-028	29585 SYLVAN CR	10/02/20	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$169,210	47.00	\$338,412	\$68,756	\$291,244	\$414,855	0.702	2,552	\$114.12	9KK
22-23-11-478-031	29605 SYLVAN CR	10/01/19	\$342,500	WD	03-ARM'S LENGTH	\$342,500	\$167,360	48.86	\$334,717	\$64,717	\$277,783	\$415,385	0.669	2,552	\$108.85	9KK
22-23-11-478-032	29617 SYLVAN CR	06/18/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$182,340	52.85	\$364,676	\$64,184	\$280,816	\$462,295	0.607	2,559	\$109.74	9KK
22-23-11-478-034	29629 SYLVAN CR	08/05/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$167,470	50.75	\$334,943	\$64,610	\$265,390	\$415,897	0.638	2,552	\$103.99	9KK
Totals:			\$1,377,500			\$1,377,500	\$686,380		\$1,372,748		\$1,115,233	\$1,708,432			\$109.18	
								Sale. Ratio =>	49.83			E.C.F. =>	0.653	Std. Deviation=>		0.040599901
								Std. Dev. =>	2.51			Ave. E.C.F. =>	0.654	Ave. Variance=>		3.1305

2022 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	
22-23-11-103-004	29422 W GLENOAKS BD	11/19/19	\$158,000	PTA	03-ARM'S LENGTH	\$158,000	\$81,050	51.30	\$162,092	\$32,500	\$125,500	\$118,892	1.056	1,146	\$109.51	9KL	
22-23-11-103-024	29407 E GLENOAKS BD	07/01/20	\$168,900	WD	03-ARM'S LENGTH	\$168,900	\$81,550	48.28	\$163,105	\$32,500	\$136,400	\$119,821	1.138	1,146	\$119.02	9KL	
22-23-11-103-025	29403 E GLENOAKS BD	11/19/19	\$157,000	PTA	03-ARM'S LENGTH	\$157,000	\$81,550	51.94	\$163,105	\$32,500	\$124,500	\$119,821	1.039	1,146	\$108.64	9KL	
22-23-11-103-041	29265 E GLENOAKS BD	04/02/19	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$81,550	47.97	\$163,105	\$32,500	\$137,500	\$119,821	1.148	1,146	\$119.98	9KL	
22-23-11-103-049	29298 W GLENOAKS BD	08/23/19	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$81,390	48.16	\$162,776	\$32,500	\$136,500	\$119,519	1.142	1,146	\$119.11	9KL	
22-23-11-103-052	29286 W GLENOAKS BD	10/18/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$81,550	49.42	\$163,105	\$32,500	\$132,500	\$119,821	1.106	1,146	\$115.62	9KL	
22-23-11-103-056	29270 W GLENOAKS BD	09/30/19	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$81,390	47.90	\$162,776	\$32,500	\$137,400	\$119,519	1.150	1,146	\$119.90	9KL	
22-23-11-103-060	29254 W GLENOAKS BD	07/13/20	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$81,390	52.85	\$162,776	\$32,500	\$121,500	\$119,519	1.017	1,146	\$106.02	9KL	
Totals:			\$1,311,800			\$1,311,800	\$651,420		\$1,302,840		\$1,051,800	\$956,734			\$114.73		
								Sale. Ratio =>	49.66			E.C.F. =>	1.099			Std. Deviation=>	0.05430278
								Std. Dev. =>	2.01			Ave. E.C.F. =>	1.099			Ave. Variance=>	4.6694

2022 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	
22-23-11-103-011	29394 W GLENOAKS BD	02/16/21	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$101,290	45.63	\$202,574	\$32,500	\$189,500	\$118,933	1.593	1,598	\$118.59	9KM	
22-23-11-103-014	29382 W GLENOAKS BD	04/02/19	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$101,730	53.26	\$203,459	\$32,500	\$158,500	\$119,552	1.326	1,598	\$99.19	9KM	
22-23-11-103-015	29378 W GLENOAKS BD	04/27/20	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$101,730	52.85	\$203,459	\$32,500	\$160,000	\$119,552	1.338	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	\$101,730	47.32	\$203,459	\$32,500	\$182,500	\$119,552	1.527	1,598	\$114.21	9KM	
22-23-11-103-031	29379 E GLENOAKS BD	09/27/19	\$191,500	WD	03-ARM'S LENGTH	\$191,500	\$101,730	53.12	\$203,459	\$32,500	\$159,000	\$119,552	1.330	1,598	\$99.50	9KM	
22-23-11-103-050	29294 W GLENOAKS BD	11/23/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$101,950	49.73	\$203,891	\$32,500	\$172,500	\$119,854	1.439	1,598	\$107.95	9KM	
22-23-11-103-062	29246 W GLENOAKS BD	10/15/19	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$101,730	47.99	\$203,459	\$32,500	\$179,500	\$119,552	1.501	1,598	\$112.33	9KM	
Totals:			\$1,429,000			\$1,429,000	\$711,890		\$1,423,760		\$1,201,500	\$836,545			\$107.41		
								Sale. Ratio =>	49.82					E.C.F. =>	1.436	Std. Deviation=>	0.10814526
								Std. Dev. =>	3.13					Ave. E.C.F. =>	1.436	Ave. Variance=>	9.0014

2022 ECF 1.430

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-12-126-058	29401 WINDMILL	05/31/19	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$199,700	52.83	\$399,402	\$81,541	\$296,459	\$392,421	0.755	2,729	\$108.63	9LA	
Totals:			\$378,000			\$378,000	\$199,700		\$399,402		\$296,459	\$392,421			\$108.63		
								Sale. Ratio =>					E.C.F. =>			Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.755		Ave. Variance=>	0.0000

2022 ECF 0.810
19 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
22-23-12-477-006	29454 BRADMOOR COURT	08/23/19	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$288,560	56.03	\$577,113	\$117,995	\$397,005	\$573,898	0.692	3,260	\$121.78	9LB
22-23-12-477-007	29406 BRADMOOR COURT	06/17/19	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$349,740	51.06	\$699,477	\$126,590	\$558,410	\$716,109	0.780	4,505	\$123.95	9LB
22-23-12-477-017	29257 BRADMOOR COURT	06/27/19	\$750,000	LC	03-ARM'S LENGTH	\$750,000	\$334,940	44.66	\$669,888	\$61,034	\$688,966	\$761,068	0.905	4,223	\$163.15	9LB
22-23-12-477-028	29875 BRADMOOR COURT	04/01/20	\$525,300	WD	03-ARM'S LENGTH	\$525,300	\$337,050	64.16	\$674,092	\$114,357	\$410,943	\$699,669	0.587	3,682	\$111.61	9LB
Totals:			\$2,475,300			\$2,475,300	\$1,310,290		\$2,620,570		\$2,055,324	\$2,750,743			\$130.12	
								Sale. Ratio =>	52.93			E.C.F. =>	0.747	Std. Deviation=>		0.134810483
								Std. Dev. =>	8.23			Ave. E.C.F. =>	0.741	Ave. Variance=>		10.1484

2022 ECF 0.800
1 Outlier

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-12-126-068	29211 CHESTNUT CT	07/09/19	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$177,040	43.71	\$354,082	\$67,831	\$337,169	\$392,125	0.860	2,346	\$143.72	9LC	
22-23-12-126-071	29239 CHESTNUT CT	10/01/20	\$364,000	WD	03-ARM'S LENGTH	\$364,000	\$184,940	50.81	\$369,885	\$68,077	\$295,923	\$413,436	0.716	2,577	\$114.83	9LC	
22-23-12-126-075	29273 CHESTNUT CT	06/05/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$182,820	56.25	\$365,649	\$69,250	\$255,750	\$406,026	0.630	2,577	\$99.24	9LC	
Totals:			\$1,094,000			\$1,094,000	\$544,800		\$1,089,616		\$888,842	\$1,211,586			\$119.27		
								Sale. Ratio =>	49.80				E.C.F. =>	0.734	Std. Deviation=>		0.11620414
								Std. Dev. =>	6.29				Ave. E.C.F. =>	0.735	Ave. Variance=>		8.3123

2022 ECF 0.730

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-13-102-024	29254 STILLWATER	04/12/19	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$166,320	51.18	\$332,639	\$59,991	\$265,009	\$250,136	1.059	2,223	\$119.21	9MA
22-23-13-102-041	29334 MORNINGVIEW	09/01/20	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$192,050	49.26	\$384,095	\$60,209	\$329,691	\$297,143	1.110	2,878	\$114.56	9MA
22-23-13-102-042	29348 MORNINGVIEW	10/16/19	\$371,000	WD	03-ARM'S LENGTH	\$371,000	\$183,510	49.46	\$367,013	\$58,738	\$312,262	\$282,821	1.104	2,767	\$112.85	9MA
22-23-13-151-018	29266 SUNRIDGE	09/13/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$189,860	54.25	\$379,715	\$66,502	\$283,498	\$287,351	0.987	2,709	\$104.65	9MA
22-23-13-151-019	29250 SUNRIDGE	08/07/20	\$418,500	WD	03-ARM'S LENGTH	\$418,500	\$183,320	43.80	\$366,649	\$64,849	\$353,651	\$276,881	1.277	2,632	\$134.37	9MA
22-23-13-151-057	27267 WINTERSET CIRCLE	12/20/19	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$175,130	52.91	\$350,266	\$60,409	\$270,591	\$265,924	1.018	2,486	\$108.85	9MA
22-23-13-152-020	27264 WINTERSET CIRCLE	03/03/21	\$377,500	WD	03-ARM'S LENGTH	\$377,500	\$174,970	46.35	\$349,935	\$60,241	\$317,259	\$265,774	1.194	2,190	\$144.87	9MA
22-23-13-152-022	27272 WINTERSET CIRCLE	10/06/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$195,760	50.85	\$391,517	\$60,409	\$324,591	\$303,769	1.069	2,804	\$115.76	9MA
Totals:			\$2,947,900			\$2,947,900	\$1,460,920		\$2,921,829		\$2,456,552	\$2,229,799			\$119.39	
								Sale. Ratio =>	49.56			E.C.F. =>	1.102	Std. Deviation=>		0.094545403
								Std. Dev. =>	3.39			Ave. E.C.F. =>	1.102	Ave. Variance=>		6.9059

2022 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
22-23-14-251-025	29654 S MEADOWRIDGE	02/05/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$119,870	44.40	\$239,736	\$44,850	\$225,150	\$196,855	1.144	1,702	\$132.29	9N1
Totals:			\$270,000			\$270,000	\$119,870		\$239,736		\$225,150	\$196,855			\$132.29	
								Sale. Ratio =>	44.40			E.C.F. =>	1.144	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.144	Ave. Variance=>		0.0000

2022 ECF 0.990
21 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
22-23-14-251-054	30113 S MEADOWRIDGE	04/23/19	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$142,610	49.60	\$285,220	\$54,916	\$232,584	\$184,243	1.262	1,366	\$170.27	9NA
22-23-14-251-078	30251 S MEADOWRIDGE	12/11/19	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$155,060	54.03	\$310,121	\$54,916	\$232,084	\$204,164	1.137	1,579	\$146.98	9NA
Totals:			\$574,500			\$574,500	\$297,670		\$595,341		\$464,668	\$388,407			\$158.62	
								Sale. Ratio =>	51.81			E.C.F. =>	1.196	Std. Deviation=>		0.08882825
								Std. Dev. =>	3.13			Ave. E.C.F. =>	1.200	Ave. Variance=>		6.2811

2022 ECF
19 Sales

1.250

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-15-201-029	27689 W ECHO VALLEY	06/03/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$57,590	54.85	\$115,185	\$26,806	\$78,194	\$105,213	0.743	1,259	\$62.11	90A
22-23-15-201-037	27635 W ECHO VALLEY	05/17/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$59,210	47.37	\$118,416	\$26,806	\$98,194	\$109,060	0.900	1,320	\$74.39	90A
22-23-15-201-043	27689 W ECHO VALLEY	07/10/19	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$46,580	64.69	\$93,156	\$26,806	\$45,194	\$78,988	0.572	972	\$46.50	90A
22-23-15-201-049	27653 W ECHO VALLEY	04/25/19	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$46,950	55.24	\$93,895	\$26,806	\$58,194	\$79,868	0.729	987	\$58.96	90A
22-23-15-201-050	27653 W ECHO VALLEY	12/17/20	\$86,500	WD	03-ARM'S LENGTH	\$86,500	\$46,580	53.85	\$93,156	\$26,806	\$59,694	\$78,988	0.756	972	\$61.41	90A
22-23-15-201-065	27633 E ECHO VALLEY	01/30/20	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$59,330	47.09	\$118,667	\$26,806	\$99,194	\$109,358	0.907	1,309	\$75.78	90A
22-23-15-201-066	27633 E ECHO VALLEY	07/27/20	\$130,500	WD	03-ARM'S LENGTH	\$130,500	\$59,330	45.46	\$118,667	\$26,806	\$103,694	\$109,358	0.948	1,309	\$79.22	90A
22-23-15-201-080	27654 E ECHO VALLEY	05/08/19	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$46,600	54.82	\$93,203	\$26,806	\$58,194	\$79,044	0.736	972	\$59.87	90A
22-23-15-201-085	27722 E ECHO VALLEY	02/05/21	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$59,230	59.83	\$118,466	\$26,806	\$72,194	\$109,119	0.662	1,320	\$54.69	90A
22-23-15-201-088	27690 E ECHO VALLEY	10/11/19	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$55,680	46.02	\$111,362	\$26,806	\$94,194	\$100,662	0.936	1,192	\$79.02	90A
22-23-15-201-091	27690 E ECHO VALLEY	04/24/20	\$126,525	WD	03-ARM'S LENGTH	\$126,525	\$57,530	45.47	\$115,058	\$26,806	\$99,719	\$105,062	0.949	1,257	\$79.33	90A
22-23-15-201-092	27672 E ECHO VALLEY	03/06/20	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$57,480	46.35	\$114,953	\$26,806	\$97,194	\$104,937	0.926	1,255	\$77.45	90A
22-23-15-201-102	27599 W ECHO VALLEY	12/08/20	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$59,550	48.02	\$119,091	\$26,806	\$97,194	\$109,863	0.885	1,309	\$74.25	90A
22-23-15-201-103	27599 W ECHO VALLEY	01/15/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$59,550	47.64	\$119,091	\$26,806	\$98,194	\$109,863	0.894	1,309	\$75.01	90A
22-23-15-201-119	27598 E ECHO VALLEY	01/22/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$59,550	47.64	\$119,091	\$26,806	\$98,194	\$109,863	0.894	1,309	\$75.01	90A
22-23-15-201-128	27542 E ECHO VALLEY	09/29/20	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$56,760	45.05	\$113,520	\$26,806	\$99,194	\$103,231	0.961	1,191	\$83.29	90A
Totals:			\$1,785,525			\$1,785,525	\$887,500		\$1,774,977		\$1,356,629	\$1,602,477			\$69.77	
								Sale. Ratio =>	49.71			E.C.F. =>	0.847	Std. Deviation=>		0.11940189
								Std. Dev. =>	5.89			Ave. E.C.F. =>	0.837	Ave. Variance=>		10.3311

2022 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
22-23-15-201-157	31993 TWELVE MILE	12/06/19	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$36,080	57.27	\$72,162	\$26,459	\$36,541	\$58,594	0.624	695	\$52.58	90B
22-23-15-201-161	31993 TWELVE MILE	05/17/19	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$35,970	46.71	\$71,943	\$26,463	\$50,537	\$58,308	0.867	691	\$73.14	90B
22-23-15-201-161	31993 TWELVE MILE	09/18/20	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$35,970	43.87	\$71,943	\$26,463	\$55,537	\$58,308	0.952	691	\$80.37	90B
22-23-15-201-168	31993 TWELVE MILE	04/26/19	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$35,820	49.07	\$71,634	\$26,230	\$46,770	\$58,210	0.803	691	\$67.68	90B
22-23-15-201-168	31993 TWELVE MILE	11/19/19	\$73,000	PTA	03-ARM'S LENGTH	\$73,000	\$35,820	49.07	\$71,634	\$26,230	\$46,770	\$58,210	0.803	691	\$67.68	90B
22-23-15-201-178	31993 TWELVE MILE	11/20/20	\$76,500	WD	03-ARM'S LENGTH	\$76,500	\$36,530	47.75	\$73,062	\$26,230	\$50,270	\$60,041	0.837	717	\$70.11	90B
22-23-15-201-180	31993 TWELVE MILE	10/21/19	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$36,090	49.78	\$72,188	\$26,230	\$46,270	\$58,921	0.785	701	\$66.01	90B
22-23-15-201-181	31993 TWELVE MILE	07/02/19	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$36,090	49.44	\$72,188	\$26,230	\$46,770	\$58,921	0.794	701	\$66.72	90B
22-23-15-201-194	32005 TWELVE MILE	07/07/20	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$40,300	51.67	\$80,596	\$26,463	\$51,537	\$69,401	0.743	851	\$60.56	90B
22-23-15-201-198	32005 TWELVE MILE	11/20/19	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$35,650	57.50	\$71,292	\$26,463	\$35,537	\$57,473	0.618	680	\$52.26	90B
22-23-15-201-210	32005 TWELVE MILE	02/21/20	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$35,490	48.62	\$70,983	\$26,230	\$46,770	\$57,376	0.815	680	\$68.78	90B
22-23-15-201-215	32005 TWELVE MILE	07/09/19	\$71,500	WD	03-ARM'S LENGTH	\$71,500	\$35,820	50.10	\$71,634	\$26,230	\$45,270	\$58,210	0.778	691	\$65.51	90B
22-23-15-201-215	32005 TWELVE MILE	12/24/20	\$77,800	WD	03-ARM'S LENGTH	\$77,800	\$35,820	46.04	\$71,634	\$26,230	\$51,570	\$58,210	0.886	691	\$74.63	90B
22-23-15-201-217	32005 TWELVE MILE	11/30/20	\$70,500	WD	03-ARM'S LENGTH	\$70,500	\$42,050	59.65	\$84,099	\$26,230	\$44,270	\$74,191	0.597	924	\$47.91	90B
22-23-15-201-222	32005 TWELVE MILE	08/28/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$36,480	52.11	\$72,953	\$26,230	\$43,770	\$59,901	0.731	715	\$61.22	90B
22-23-15-201-227	32005 TWELVE MILE	08/09/19	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$36,530	52.94	\$73,062	\$26,230	\$42,770	\$60,041	0.712	717	\$59.65	90B
22-23-15-201-241	32013 TWELVE MILE	08/28/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$42,960	53.70	\$85,918	\$26,463	\$53,537	\$76,224	0.702	905	\$59.16	90B
22-23-15-201-243	32013 TWELVE MILE	11/15/19	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$35,820	52.68	\$71,634	\$26,230	\$41,770	\$58,210	0.718	691	\$60.45	90B
22-23-15-201-250	32013 TWELVE MILE	12/04/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$40,140	50.18	\$80,286	\$26,230	\$53,770	\$69,303	0.776	851	\$63.18	90B
22-23-15-201-262	32013 TWELVE MILE	06/05/19	\$71,400	WD	03-ARM'S LENGTH	\$71,400	\$36,370	50.94	\$72,735	\$26,230	\$45,170	\$59,622	0.758	711	\$63.53	90B
Totals:			\$1,461,200			\$1,461,200	\$741,800		\$1,483,580		\$935,206	\$1,227,674			\$64.06	
								Sale. Ratio =>	50.77			E.C.F. =>	0.762	Std. Deviation=>		0.08968891
								Std. Dev. =>	3.94			Ave. E.C.F. =>	0.765	Ave. Variance=>		6.8270

2022 ECF 0.780
Late '21 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
22-23-15-202-004	32111 TWELVE MILE	07/14/20	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$73,820	49.54	\$147,644	\$26,681	\$122,319	\$106,108	1.153	1,278	\$95.71	90C
22-23-15-202-005	32115 TWELVE MILE	10/26/20	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$73,820	52.35	\$147,644	\$26,681	\$114,319	\$106,108	1.077	1,278	\$89.45	90C
22-23-15-202-007	32119 TWELVE MILE	01/06/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$74,670	49.13	\$149,335	\$26,681	\$125,319	\$107,591	1.165	1,278	\$98.06	90C
22-23-15-202-008	32121 TWELVE MILE	04/03/20	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$73,820	54.72	\$147,644	\$26,681	\$108,219	\$106,108	1.020	1,278	\$84.68	90C
22-23-15-202-011	32127 TWELVE MILE	07/08/19	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$73,820	51.62	\$147,644	\$26,681	\$116,319	\$106,108	1.096	1,278	\$91.02	90C
22-23-15-202-029	32163 TWELVE MILE	09/30/19	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$73,820	50.56	\$147,644	\$26,681	\$119,319	\$106,108	1.125	1,278	\$93.36	90C
22-23-15-202-031	32167 TWELVE MILE	07/30/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$73,820	52.73	\$147,644	\$26,681	\$113,319	\$106,108	1.068	1,278	\$88.67	90C
Totals:			\$1,005,900			\$1,005,900	\$517,590		\$1,035,199		\$819,133	\$744,239			\$91.56	
								Sale. Ratio =>	51.46			E.C.F. =>	1.101	Std. Deviation=>		0.05090588
								Std. Dev. =>	1.96			Ave. E.C.F. =>	1.101	Ave. Variance=>		4.0155

2022 ECF 1.140
Late '21 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-16-151-013	27246 CAMBRIDGE	06/25/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$215,930	53.98	\$431,853	\$79,970	\$320,030	\$418,908	0.764	2,713	\$117.96	9PA
22-23-16-151-015	27220 CAMBRIDGE	04/14/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$232,840	50.62	\$465,688	\$96,242	\$363,758	\$439,817	0.827	3,184	\$114.25	9PA
22-23-16-151-025	27267 CAMBRIDGE	10/04/19	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$213,580	53.40	\$427,160	\$78,130	\$321,870	\$415,512	0.775	2,874	\$111.99	9PA
22-23-16-151-036	27190 PEMBRIDGE	10/23/19	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$258,580	51.72	\$517,156	\$95,743	\$404,257	\$501,682	0.806	3,509	\$115.21	9PA
22-23-16-151-042	27227 HAMPSTEAD	01/02/20	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$234,040	49.80	\$468,071	\$100,060	\$369,940	\$438,108	0.844	3,310	\$111.76	9PA
22-23-16-151-053	27044 HAMPSTEAD	08/01/19	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$279,810	51.34	\$559,612	\$96,650	\$448,350	\$551,145	0.813	3,851	\$116.42	9PA
22-23-16-151-062	27269 WINCHESTER	12/01/20	\$468,000	WD	03-ARM'S LENGTH	\$468,000	\$208,200	44.49	\$416,409	\$79,023	\$388,977	\$401,650	0.968	2,485	\$156.53	9PA
22-23-16-151-064	27233 WINCHESTER	08/17/20	\$537,000	WD	03-ARM'S LENGTH	\$537,000	\$259,310	48.29	\$518,625	\$96,676	\$440,324	\$502,320	0.877	3,512	\$125.38	9PA
22-23-16-151-065	27189 WINCHESTER	11/02/20	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$268,250	49.68	\$536,497	\$100,460	\$439,540	\$519,092	0.847	3,230	\$136.08	9PA
22-23-16-151-066	27147 WINCHESTER	05/29/20	\$487,000	WD	03-ARM'S LENGTH	\$487,000	\$245,300	50.37	\$490,592	\$97,385	\$389,615	\$468,104	0.832	3,699	\$105.33	9PA
22-23-16-151-070	27063 WINCHESTER	04/30/19	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$265,650	51.09	\$531,296	\$129,133	\$390,867	\$478,765	0.816	3,541	\$110.38	9PA
Totals:			\$5,327,000			\$5,327,000	\$2,681,490		\$5,362,959		\$4,277,528	\$5,135,104			\$120.12	
								Sale. Ratio =>	50.34				E.C.F. =>	0.833	Std. Deviation=>	0.054921968
								Std. Dev. =>	2.55				Ave. E.C.F. =>	0.834	Ave. Variance=>	3.6669
													2022 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	\$372,250	44.45	\$744,493	\$100,750	\$736,750	\$869,923	0.847	5,030	\$146.47	9PB
22-23-16-326-018	34787 BERKSHIRE	05/22/20	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$340,290	60.23	\$680,570	\$132,464	\$432,536	\$740,684	0.584	3,622	\$119.42	9PB
22-23-16-326-023	34696 HUNTINGTON	06/14/19	\$810,000	WD	03-ARM'S LENGTH	\$810,000	\$392,290	48.43	\$784,581	\$116,875	\$693,125	\$902,305	0.768	5,663	\$122.40	9PB
Totals:			\$2,212,500			\$2,212,500	\$1,104,830		\$2,209,644		\$1,862,411	\$2,512,912			\$129.43	
								Sale. Ratio =>	49.94			E.C.F. =>	0.741	Std. Deviation=>		0.1349515
								Std. Dev. =>	8.21			Ave. E.C.F. =>	0.733	Ave. Variance=>		9.9366

2022 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	
22-23-17-302-002	26120 VALHALLA DR	04/04/19	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$190,320	46.42	\$380,640	\$79,071	\$330,929	\$363,336	0.911	2,343	\$141.24	9QA	
22-23-17-302-012	26248 VALHALLA DR	04/30/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$199,260	49.82	\$398,512	\$91,824	\$308,176	\$369,504	0.834	2,343	\$131.53	9QA	
22-23-17-302-013	26272 VALHALLA DR	09/17/19	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$211,710	49.23	\$423,425	\$89,071	\$340,929	\$402,836	0.846	2,087	\$163.36	9QA	
22-23-17-302-020	26173 VALHALLA DR	07/10/19	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$200,700	50.05	\$401,403	\$89,071	\$311,929	\$376,304	0.829	2,343	\$133.13	9QA	
22-23-17-302-021	26197 VALHALLA DR	07/31/19	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$223,470	58.81	\$446,934	\$89,071	\$290,929	\$431,160	0.675	2,087	\$139.40	9QA	
22-23-17-302-035	26403 VALHALLA DR	11/26/19	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$186,380	51.77	\$372,750	\$79,715	\$280,285	\$353,054	0.794	2,087	\$134.30	9QA	
22-23-17-302-040	37127 SOUTHWIND CT	05/02/19	\$400,100	WD	03-ARM'S LENGTH	\$400,100	\$198,710	49.67	\$397,412	\$89,715	\$310,385	\$370,719	0.837	2,343	\$132.47	9QA	
22-23-17-302-056	37167 BERKLEIGH CT	04/19/19	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$197,010	48.29	\$394,017	\$89,142	\$318,858	\$367,319	0.868	2,343	\$136.09	9QA	
22-23-17-302-059	37168 BERKLEIGH CT	09/14/20	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$187,540	47.00	\$375,078	\$79,142	\$319,858	\$356,549	0.897	2,087	\$153.26	9QA	
22-23-17-302-060	37166 BERKLEIGH CT	07/26/19	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$195,510	50.14	\$391,010	\$79,488	\$310,412	\$375,328	0.827	2,343	\$132.48	9QA	
22-23-17-302-068	37224 BERKLEIGH CT	04/30/20	\$391,000	WD	03-ARM'S LENGTH	\$391,000	\$193,820	49.57	\$387,645	\$79,538	\$311,462	\$371,213	0.839	2,343	\$132.93	9QA	
22-23-17-302-070	26522 VALHALLA DR	01/21/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$193,700	49.67	\$387,407	\$79,538	\$310,462	\$370,927	0.837	2,343	\$132.51	9QA	
22-23-17-302-071	26548 VALHALLA DR	11/06/19	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$185,610	45.27	\$371,212	\$79,142	\$330,858	\$351,892	0.940	2,087	\$158.53	9QA	
22-23-17-302-076	26586 VALHALLA DR	09/08/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$215,740	51.99	\$431,477	\$89,241	\$325,759	\$412,333	0.790	2,343	\$139.03	9QA	
Totals:			\$5,584,000			\$5,584,000	\$2,779,480		\$5,558,922		\$4,401,231	\$5,272,474			\$140.02		
								Sale. Ratio =>	49.78					E.C.F. =>	0.835	Std. Deviation=>	0.06283512
								Std. Dev. =>	3.19					Ave. E.C.F. =>	0.837	Ave. Variance=>	3.9540

2022 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
22-23-18-477-004	38152 SARATOGA CIRCLE	08/12/19	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$107,260	46.63	\$214,523	\$42,445	\$187,555	\$148,343	1.264	1,304	\$143.83	9RA
22-23-18-477-010	38422 SARATOGA CIRCLE	03/09/20	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$113,090	53.34	\$226,172	\$42,445	\$169,555	\$158,385	1.071	1,418	\$119.57	9RA
22-23-18-477-018	38399 SARATOGA CIRCLE	02/17/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$108,180	45.84	\$216,357	\$42,445	\$193,555	\$149,924	1.291	1,304	\$148.43	9RA
22-23-18-477-028	38454 LYNWOOD COURT	05/16/19	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$109,190	53.26	\$218,380	\$42,445	\$162,555	\$151,668	1.072	1,333	\$121.95	9RA
22-23-18-477-037	38480 LYNWOOD COURT	01/09/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$114,620	55.91	\$229,240	\$42,445	\$162,555	\$161,030	1.009	1,418	\$114.64	9RA
22-23-18-477-038	38323 SARATOGA CIRCLE	01/28/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$113,780	45.51	\$227,569	\$42,445	\$207,555	\$159,590	1.301	1,447	\$143.44	9RA
22-23-18-477-045	38293 SARATOGA CIRCLE	01/16/20	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$114,580	53.05	\$229,164	\$42,445	\$173,555	\$160,965	1.078	1,418	\$122.39	9RA
22-23-18-477-050	38300 SARATOGA CIRCLE	08/13/19	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$112,010	57.44	\$224,021	\$42,445	\$152,555	\$156,531	0.975	1,407	\$108.43	9RA
22-23-18-477-058	38282 SARATOGA CIRCLE	08/14/19	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$117,880	52.39	\$235,756	\$42,445	\$182,555	\$166,647	1.095	1,472	\$124.02	9RA
22-23-18-477-060	38260 SARATOGA CIRCLE	10/05/20	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$114,450	48.19	\$228,909	\$42,445	\$195,055	\$160,745	1.213	1,447	\$134.80	9RA
22-23-18-477-066	38232 SARATOGA CIRCLE	03/08/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$118,550	48.39	\$237,096	\$43,785	\$201,215	\$166,647	1.207	1,472	\$136.69	9RA
22-23-18-477-073	38202 SARATOGA CIRCLE	06/20/19	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$115,810	51.02	\$231,622	\$42,445	\$184,555	\$163,084	1.132	1,418	\$130.15	9RA
22-23-18-477-099	38231 REMINGTON PARK	03/05/21	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$114,950	47.30	\$229,901	\$42,445	\$200,555	\$161,600	1.241	1,447	\$138.60	9RA
22-23-18-477-121	38503 SARATOGA CIRCLE	09/29/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$113,250	47.19	\$226,501	\$42,445	\$197,555	\$158,669	1.245	1,447	\$136.53	9RA
22-23-18-477-128	38498 SARATOGA CIRCLE	12/17/19	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$107,570	47.81	\$215,141	\$42,445	\$182,555	\$148,876	1.226	1,304	\$140.00	9RA
22-23-18-477-133	38176 SARATOGA CIRCLE	11/19/20	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$111,140	47.70	\$222,283	\$42,445	\$190,555	\$155,033	1.229	1,447	\$131.69	9RA
22-23-18-477-134	38174 SARATOGA CIRCLE	12/22/20	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$107,870	47.10	\$215,737	\$43,041	\$185,959	\$148,876	1.249	1,304	\$142.61	9RA
22-23-18-477-135	38172 SARATOGA CIRCLE	01/31/20	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$115,740	53.21	\$231,489	\$43,227	\$174,273	\$162,295	1.074	1,418	\$122.90	9RA
22-23-18-477-137	38387 CHURCHILL LANE	10/25/19	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$114,450	50.42	\$228,909	\$42,445	\$184,555	\$160,745	1.148	1,447	\$127.54	9RA
22-23-18-477-154	38349 CHURCHILL LANE	03/03/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$113,850	46.47	\$227,706	\$42,445	\$202,555	\$159,708	1.268	1,447	\$139.98	9RA
Totals:			\$4,543,000			\$4,543,000	\$2,258,220		\$4,516,476		\$3,691,382	\$3,159,360			\$131.41	
								Sale. Ratio =>	49.71			E.C.F. =>	1.168	Std. Deviation=>	0.098890233	
								Std. Dev. =>	3.55			Ave. E.C.F. =>	1.169	Ave. Variance=>	8.7154	

2022 ECF 1.160

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	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	\$132,680	46.55	\$265,359	\$42,631	\$242,369	\$269,973	0.898	2,181	\$111.13	95A
22-23-20-376-013	36525 LOCHDALE	01/15/20	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$115,070	51.83	\$230,138	\$40,631	\$181,369	\$229,705	0.790	1,714	\$105.82	95A
22-23-20-376-018	24372 KENSINGTON	05/21/20	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$122,460	53.83	\$244,929	\$47,061	\$180,439	\$239,840	0.752	1,397	\$129.16	95A
22-23-20-376-019	24360 KENSINGTON	08/26/19	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$143,010	52.00	\$286,012	\$45,011	\$229,989	\$292,122	0.787	2,169	\$106.03	95A
22-23-20-376-021	24350 KENSINGTON	05/16/19	\$294,900	WD	03-ARM'S LENGTH	\$294,900	\$150,190	50.93	\$300,379	\$47,061	\$247,839	\$307,052	0.807	2,181	\$113.64	95A
22-23-20-376-024	24367 KENSINGTON	11/08/19	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$107,020	43.33	\$214,037	\$40,631	\$206,369	\$210,189	0.982	1,465	\$140.87	95A
22-23-20-376-039	36528 BINGHAM	11/23/20	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$116,070	54.24	\$232,138	\$42,631	\$171,369	\$229,705	0.746	1,714	\$99.98	95A
22-23-20-376-048	24483 WALDEN WOODS	06/05/19	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$116,300	45.61	\$232,600	\$42,631	\$212,369	\$230,265	0.922	1,714	\$123.90	95A
22-23-20-376-051	24474 MARTEL DR	05/31/19	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$116,070	50.47	\$232,138	\$42,631	\$187,369	\$229,705	0.816	1,714	\$109.32	95A
22-23-20-376-054	24506 MARTEL DR	06/07/19	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$132,210	49.89	\$264,418	\$42,631	\$222,369	\$268,833	0.827	2,181	\$101.96	95A
22-23-20-376-068	36553 MARTEL CT	10/27/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$149,780	52.55	\$299,551	\$47,061	\$237,939	\$306,049	0.777	2,181	\$109.10	95A
Totals:			\$2,800,400			\$2,800,400	\$1,400,860		\$2,801,699		\$2,319,789	\$2,813,440			\$113.72	
								Sale. Ratio =>	50.02			E.C.F. =>	0.825	Std. Deviation=>		0.074921934
								Std. Dev. =>	3.51			Ave. E.C.F. =>	0.828	Ave. Variance=>		5.7962

2022 ECF 0.825

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	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	\$112,910	52.52	\$225,823	\$36,260	\$178,740	\$189,374	0.944	1,502	\$119.00	9TA
22-23-21-301-056	35162 MEADOW LANE	06/05/19	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$111,500	49.56	\$223,008	\$36,260	\$188,740	\$186,561	1.012	1,502	\$125.66	9TA
22-23-21-301-069	35073 MEADOW LANE	08/10/20	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$106,640	50.18	\$213,285	\$35,800	\$176,700	\$177,308	0.997	1,502	\$117.64	9TA
22-23-21-301-077	35100 HILLSIDE	09/09/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$111,990	49.77	\$223,984	\$36,260	\$188,740	\$187,536	1.006	1,502	\$125.66	9TA
22-23-21-301-079	35080 HILLSIDE	09/25/19	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$112,990	48.08	\$225,982	\$36,260	\$198,740	\$189,532	1.049	1,502	\$132.32	9TA
22-23-21-301-083	35040 HILLSIDE	04/30/19	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$111,530	51.40	\$223,055	\$36,260	\$180,740	\$186,608	0.969	1,502	\$120.33	9TA
22-23-21-301-090	35145 HILLSIDE	12/02/19	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$103,310	51.14	\$206,629	\$35,800	\$166,200	\$170,658	0.974	1,502	\$110.65	9TA
22-23-21-301-104	34045 HILLSIDE	11/01/19	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$103,170	47.99	\$206,345	\$35,982	\$179,018	\$170,193	1.052	1,502	\$119.19	9TA
22-23-21-301-114	35012 MEADOW LANE	01/16/20	\$235,500	WD	03-ARM'S LENGTH	\$235,500	\$115,030	48.85	\$230,059	\$36,260	\$199,240	\$193,605	1.029	1,502	\$132.65	9TA
Totals:			\$1,982,000			\$1,982,000	\$989,070		\$1,978,170		\$1,656,858	\$1,651,377			\$122.57	
								Sale. Ratio =>	49.90			E.C.F. =>	1.003	Std. Deviation=>		0.036753214
								Std. Dev. =>	1.54			Ave. E.C.F. =>	1.003	Ave. Variance=>		2.9044

2022 ECF 1.001

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-21-452-022	24127 TANA	03/19/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$105,730	52.87	\$211,461	\$33,371	\$166,629	\$200,101	0.833	1,406	\$118.51	9TB
22-23-21-452-026	24139 TANA	04/30/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$101,820	47.36	\$203,632	\$33,412	\$181,588	\$191,258	0.949	1,521	\$119.39	9TB
Totals:			\$415,000			\$415,000	\$207,550		\$415,093		\$348,217	\$391,360			\$118.95	
								Sale. Ratio =>	50.01			E.C.F. =>	0.890	Std. Deviation=>		0.082529243
								Std. Dev. =>	3.89			Ave. E.C.F. =>	0.891	Ave. Variance=>		5.8357

2022 ECF 0.890

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	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	\$131,390	47.26	\$262,779	\$51,376	\$226,624	\$176,316	1.285	1,716	\$132.07	9TC
22-23-21-302-011	35164 PENNINGTON	03/24/21	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$145,350	42.50	\$290,704	\$51,376	\$290,624	\$199,606	1.456	1,962	\$148.13	9TC
22-23-21-303-030	34835 PICKFORD	06/18/19	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$156,210	57.86	\$312,413	\$51,265	\$218,735	\$217,805	1.004	2,186	\$100.06	9TC
22-23-21-326-037	24676 TODDY	09/30/19	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$166,090	52.07	\$332,187	\$72,032	\$246,968	\$216,977	1.138	2,198	\$112.36	9TC
22-23-21-326-043	24450 TODDY	04/04/19	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$165,650	54.31	\$331,303	\$56,836	\$248,164	\$228,913	1.084	2,179	\$113.89	9TC
22-23-21-326-057	34731 PICKFORD	04/10/20	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$148,570	48.39	\$297,143	\$51,265	\$255,735	\$205,069	1.247	2,006	\$127.49	9TC
22-23-21-326-058	34763 PICKFORD	09/04/19	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$156,390	49.03	\$312,780	\$51,265	\$267,735	\$218,111	1.228	2,186	\$122.48	9TC
Totals:			\$2,140,000			\$2,140,000	\$1,069,650		\$2,139,309		\$1,754,585	\$1,462,797			\$122.35	
								Sale. Ratio =>	49.98			E.C.F. =>	1.199	Std. Deviation=>		0.14780852
								Std. Dev. =>	5.03			Ave. E.C.F. =>	1.206	Ave. Variance=>		11.1891

2022 ECF 1.199

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-23-276-044	29501 MONTEREY	09/03/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$67,370	40.83	\$134,732	\$34,232	\$130,768	\$126,256	1.036	1,062	\$123.13	9V1
22-23-23-276-047	25176 DELPHI	09/27/19	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$67,220	50.73	\$134,434	\$34,733	\$97,767	\$125,253	0.781	1,008	\$96.99	9V1
22-23-23-276-048	25172 DELPHI	07/25/19	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$66,340	63.18	\$132,685	\$34,566	\$70,434	\$123,265	0.571	1,008	\$69.88	9V1
Totals:			\$402,500			\$402,500	\$200,930		\$401,851		\$298,969	\$374,774			\$96.67	
							Sale. Ratio =>	49.92				E.C.F. =>	0.798		Std. Deviation=>	0.232545708
							Std. Dev. =>	11.20				Ave. E.C.F. =>	0.796		Ave. Variance=>	15.9891

2022 ECF 0.796

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	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	\$100,880	49.94	\$201,763	\$35,736	\$166,264	\$174,765	0.951	1,555	\$106.92	9VA	
22-23-23-276-072	29621 MONTEREY	11/16/20	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$99,150	49.60	\$198,293	\$35,736	\$164,164	\$171,113	0.959	1,268	\$129.47	9VA	
22-23-23-276-075	25185 DUNHAM	02/05/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$91,230	52.13	\$182,467	\$35,736	\$139,264	\$154,454	0.902	1,268	\$109.83	9VA	
22-23-23-276-102	29719 MONTEREY	10/13/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$106,590	48.45	\$213,170	\$35,457	\$184,543	\$187,066	0.987	1,663	\$110.97	9VA	
Totals:			\$796,900			\$796,900	\$397,850		\$795,693		\$654,235	\$687,398			\$114.30		
								Sale. Ratio =>	49.92					E.C.F. =>	0.952	Std. Deviation=>	0.03540249
								Std. Dev. =>	1.54					Ave. E.C.F. =>	0.950	Ave. Variance=>	2.4037

2022 ECF 0.950

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-23-101-029	31176 MISTY PINES	07/02/19	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$88,920	46.31	\$177,833	\$34,512	\$157,488	\$144,915	1.087	1,220	\$129.09	9VB	
22-23-23-101-031	30928 MISTY PINES	03/12/21	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$95,090	50.58	\$190,186	\$34,512	\$153,488	\$157,405	0.975	1,454	\$105.56	9VB	
22-23-23-101-032	30920 MISTY PINES	08/28/19	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$91,530	52.60	\$183,055	\$34,512	\$139,488	\$150,195	0.929	1,220	\$114.33	9VB	
22-23-23-101-035	30816 MISTY PINES	02/20/20	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$95,120	52.12	\$190,247	\$34,512	\$147,988	\$157,467	0.940	1,454	\$101.78	9VB	
22-23-23-101-040	30786 MISTY PINES	12/16/19	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$98,700	50.10	\$197,391	\$34,512	\$162,488	\$164,691	0.987	1,220	\$133.19	9VB	
22-23-23-101-042	30759 MISTY PINES	04/30/19	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$97,490	47.56	\$194,981	\$34,512	\$170,488	\$162,254	1.051	1,454	\$117.25	9VB	
22-23-23-101-055	31115 MISTY PINES	02/04/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$95,030	51.37	\$190,052	\$34,512	\$150,488	\$157,270	0.957	1,454	\$103.50	9VB	
Totals:			\$1,323,500			\$1,323,500	\$661,880		\$1,323,745		\$1,081,916	\$1,094,197			\$114.96		
								Sale. Ratio =>	50.01					E.C.F. =>	0.989	Std. Deviation=>	0.05867306
								Std. Dev. =>	2.35					Ave. E.C.F. =>	0.989	Ave. Variance=>	4.5440

2022 ECF 0.989

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	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	\$48,720	51.28	\$97,445	\$33,730	\$61,270	\$78,660	0.779	810	\$75.64	9VC
22-23-23-226-023	29525 PENDLETON CLUB	08/09/19	\$99,500	WD	03-ARM'S LENGTH	\$99,500	\$56,600	56.88	\$113,193	\$33,730	\$65,770	\$98,102	0.670	1,020	\$64.48	9VC
22-23-23-226-024	29529 PENDLETON CLUB	03/31/21	\$135,100	WD	03-ARM'S LENGTH	\$135,100	\$56,600	41.89	\$113,193	\$33,730	\$101,370	\$98,102	1.033	1,020	\$99.38	9VC
22-23-23-226-035	29638 PENDLETON CLUB	03/02/21	\$130,500	WD	03-ARM'S LENGTH	\$130,500	\$56,600	43.37	\$113,193	\$33,730	\$96,770	\$98,102	0.986	1,020	\$94.87	9VC
22-23-23-226-043	29448 PENDLETON CLUB	11/26/19	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$56,600	60.21	\$113,193	\$33,730	\$60,270	\$98,102	0.614	1,020	\$59.09	9VC
Totals:			\$554,100			\$554,100	\$275,120		\$550,217		\$385,450	\$471,070			\$78.69	
								Sale. Ratio =>	49.65			E.C.F. =>	0.818	Std. Deviation=>		0.18674193
								Std. Dev. =>	8.07			Ave. E.C.F. =>	0.817	Ave. Variance=>		15.4543

2022 ecf 0.810

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-23-101-066	25716 PEBBLE COURT	09/06/19	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$135,800	44.38	\$271,606	\$60,148	\$245,852	\$186,143	1.321	2,184	\$112.57	9VE
22-23-23-101-067	25730 PEBBLE COURT	04/25/19	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$123,090	44.76	\$246,175	\$58,231	\$216,769	\$165,444	1.310	1,863	\$116.35	9VE
22-23-23-101-070	25695 PEBBLE COURT	12/10/19	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$149,690	48.29	\$299,373	\$56,294	\$253,706	\$213,978	1.186	2,214	\$114.59	9VE
22-23-23-101-073	25651 PEBBLE COURT	09/16/19	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$153,180	57.80	\$306,354	\$55,793	\$209,207	\$220,564	0.949	2,174	\$96.23	9VE
22-23-23-101-076	25686 BLUE CREEK	08/03/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$137,970	45.99	\$275,943	\$56,043	\$243,957	\$193,574	1.260	1,863	\$130.95	9VE
22-23-23-101-085	30745 CEDAR CREEK	08/02/19	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$150,560	54.95	\$301,125	\$60,492	\$213,508	\$211,825	1.008	2,214	\$96.44	9VE
22-23-23-101-088	30781 CEDAR CREEK	05/31/19	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$161,790	53.93	\$323,585	\$55,793	\$244,207	\$235,732	1.036	2,404	\$101.58	9VE
22-23-23-101-099	31061 CEDAR CREEK	04/23/19	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$146,700	51.03	\$293,407	\$56,127	\$231,373	\$208,873	1.108	2,184	\$105.94	9VE
Totals:			\$2,317,500			\$2,317,500	\$1,158,780		\$2,317,568		\$1,858,579	\$1,636,133			\$109.33	
								Sale. Ratio =>	50.00			E.C.F. =>	1.136	Std. Deviation=>		0.143316379
								Std. Dev. =>	5.07			Ave. E.C.F. =>	1.147	Ave. Variance=>		12.2102

2022 ECF 1.136

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-101-040	24066 MIDDLEBELT	04/23/19	\$104,900	WD	03-ARM'S LENGTH	\$104,900	\$53,180	50.70	\$106,368	\$25,000	\$79,900	\$93,526	0.854	1,012	\$78.95	9XC
22-23-25-101-041	24050 MIDDLEBELT	10/09/20	\$107,500	WD	03-ARM'S LENGTH	\$107,500	\$51,740	48.13	\$103,479	\$25,000	\$82,500	\$90,206	0.915	977	\$84.44	9XC
22-23-25-101-046	24050 MIDDLEBELT	04/19/19	\$104,900	WD	03-ARM'S LENGTH	\$104,900	\$53,180	50.70	\$106,368	\$25,000	\$79,900	\$93,526	0.854	1,012	\$78.95	9XC
22-23-25-101-051	24060 MIDDLEBELT	05/29/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$51,740	49.28	\$103,479	\$25,000	\$80,000	\$90,206	0.887	977	\$81.88	9XC
Totals:			\$422,300			\$422,300	\$209,840		\$419,694		\$322,300	\$367,464			\$81.06	
								Sale. Ratio =>	49.69			E.C.F. =>	0.877	Std. Deviation=>		0.02908821
								Std. Dev. =>	1.24			Ave. E.C.F. =>	0.878	Ave. Variance=>		2.3207

2022 ECF 0.870

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-26-376-045	30739 SHIAWASSEE	01/22/21	\$80,000	LC	03-ARM'S LENGTH	\$80,000	\$43,520	54.40	\$87,031	\$26,230	\$53,770	\$77,950	0.690	840	\$64.01	9YA	
22-23-26-376-050	30733 SHIAWASSEE	01/21/21	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$48,150	44.58	\$96,295	\$26,230	\$81,770	\$89,827	0.910	1,016	\$80.48	9YA	
22-23-26-376-067	30715 SHIAWASSEE	08/07/20	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$48,380	46.52	\$96,758	\$26,230	\$77,770	\$90,421	0.860	1,016	\$76.55	9YA	
22-23-26-376-074	30709 SHIAWASSEE	11/14/19	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$42,950	54.37	\$85,897	\$26,230	\$52,770	\$76,496	0.690	840	\$62.82	9YA	
Totals:			\$371,000			\$371,000	\$183,000		\$365,981		\$266,080	\$334,694			\$70.97		
								Sale. Ratio =>	49.33					E.C.F. =>	0.795	Std. Deviation=>	0.11464994
								Std. Dev. =>	5.16					Ave. E.C.F. =>	0.788	Ave. Variance=>	9.7690

2022 ECF 0.780

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-26-430-058	23227 MIDDLEBELT	05/30/19	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$68,850	52.96	\$137,692	\$25,000	\$105,000	\$118,999	0.882	1,167	\$89.97	9YB
22-23-26-430-061	23211 MIDDLEBELT	08/25/20	\$144,800	WD	03-ARM'S LENGTH	\$144,800	\$68,560	47.35	\$137,112	\$25,000	\$119,800	\$118,386	1.012	1,156	\$103.63	9YB
Totals:			\$274,800			\$274,800	\$137,410		\$274,804		\$224,800	\$237,385			\$96.80	
							Sale. Ratio =>	50.00				E.C.F. =>	0.947		Std. Deviation=>	0.09162624
							Std. Dev. =>	3.97				Ave. E.C.F. =>	0.947		Ave. Variance=>	6.4790

2022 ECF 0.947

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-26-226-030	24044 NOBLE DR	09/20/19	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$118,850	49.52	\$237,702	\$41,567	\$198,433	\$192,289	1.032	1,564	\$126.88	9YD	
22-23-26-226-045	23951 NOBLE DR	12/13/19	\$259,950	WD	03-ARM'S LENGTH	\$259,950	\$124,000	47.70	\$248,004	\$41,599	\$218,351	\$202,358	1.079	1,625	\$134.37	9YD	
22-23-26-226-048	23968 NOBLE DR	05/22/20	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$124,450	52.29	\$248,893	\$41,599	\$196,401	\$203,229	0.966	1,625	\$120.86	9YD	
Totals:			\$737,950			\$737,950	\$367,300		\$734,599		\$613,185	\$597,876			\$127.37		
								Sale. Ratio =>	49.77					E.C.F. =>	1.026	Std. Deviation=> 0.056568516	
								Std. Dev. =>	2.31					Ave. E.C.F. =>	1.026	Ave. Variance=> 3.9596	

2022 ECF 1.020

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-28-326-066	23313 LONGACRE	01/16/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$160,030	50.01	\$320,055	\$62,544	\$257,456	\$242,935	1.060	2,626	\$98.04	92A
		Totals:	\$320,000			\$320,000	\$160,030		\$320,055		\$257,456	\$242,935			\$98.04	
								Sale. Ratio =>	50.01				E.C.F. =>	1.060	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.060	Ave. Variance=>	0.0000

2022 ECF 1.060

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-28-301-008	23293 POTOMAC	03/06/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$123,390	44.87	\$246,775	\$51,605	\$223,395	\$174,259	1.282	1,648	\$135.56	9ZB
22-23-28-302-002	23174 POTOMAC	12/20/19	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$127,960	44.28	\$255,921	\$52,358	\$236,642	\$181,753	1.302	1,780	\$132.94	9ZB
22-23-28-302-016	23072 POTOMAC	01/30/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$144,820	62.97	\$289,643	\$51,856	\$178,144	\$212,310	0.839	1,912	\$93.17	9ZB
22-23-28-303-015	23009 POTOMAC	08/02/19	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$142,270	49.06	\$284,539	\$56,662	\$233,338	\$203,462	1.147	1,916	\$121.78	9ZB
Totals:			\$1,084,000			\$1,084,000	\$538,440		\$1,076,878		\$871,519	\$771,783			\$120.86	
								Sale. Ratio =>	49.67			E.C.F. =>	1.129	Std. Deviation=>		0.21368031
								Std. Dev. =>	8.71			Ave. E.C.F. =>	1.142	Ave. Variance=>		15.1698

2022 ECF 1.120

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-28-327-012	23208 JULIEANN CT	04/02/19	\$337,500	WD	03-ARM'S LENGTH	\$337,500	\$161,430	47.83	\$322,865	\$63,200	\$274,300	\$263,887	1.039	2,180	\$125.83	92C	
22-23-28-327-017	23098 JULIEANN CT	10/03/19	\$338,500	WD	03-ARM'S LENGTH	\$338,500	\$174,140	51.44	\$348,285	\$63,543	\$274,957	\$289,372	0.950	2,472	\$111.23	92C	
22-23-28-327-018	23076 JULIEANN CT	08/19/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$169,900	50.72	\$339,806	\$67,600	\$267,400	\$276,632	0.967	2,356	\$113.50	92C	
Totals:			\$1,011,000			\$1,011,000	\$505,470		\$1,010,956		\$816,657	\$829,891			\$116.85		
								Sale. Ratio =>	50.00					E.C.F. =>	0.984	Std. Deviation=> 0.04751269	
								Std. Dev. =>	1.91					Ave. E.C.F. =>	0.985	Ave. Variance=> 3.6024	

2022 ECF 0.984

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-31-302-005	38955 CHESHIRE	12/27/19	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$169,890	52.27	\$339,773	\$70,184	\$254,816	\$277,927	0.917	2,452	\$103.92	93A
22-23-31-302-016	39101 CHESHIRE	07/01/19	\$322,500	PTA	03-ARM'S LENGTH	\$322,500	\$168,680	52.30	\$337,354	\$69,217	\$253,283	\$276,430	0.916	2,488	\$101.80	93A
22-23-31-302-030	20972 MARSHVIEW DR	03/11/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$183,220	48.86	\$366,447	\$61,801	\$313,199	\$314,068	0.997	2,600	\$120.46	93A
22-23-31-302-035	21023 MARSHVIEW DR	09/04/20	\$364,900	WD	03-ARM'S LENGTH	\$364,900	\$173,810	47.63	\$347,623	\$62,394	\$302,506	\$294,051	1.029	2,652	\$114.07	93A
22-23-31-302-037	21053 MARSHVIEW DR	07/17/19	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$188,850	54.74	\$377,706	\$68,538	\$276,462	\$318,730	0.867	2,955	\$93.56	93A
22-23-31-302-051	38984 CHESHIRE	08/25/20	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$169,780	46.90	\$339,557	\$62,774	\$299,226	\$285,343	1.049	2,496	\$119.88	93A
22-23-31-302-054	38944 CHESHIRE	11/30/20	\$358,500	WD	03-ARM'S LENGTH	\$358,500	\$171,910	47.95	\$343,819	\$59,982	\$298,518	\$292,615	1.020	2,608	\$114.46	93A
Totals:			\$2,452,900			\$2,452,900	\$1,226,140		\$2,452,279		\$1,998,010	\$2,059,164			\$109.74	
								Sale. Ratio =>	49.99			E.C.F. =>	0.970	Std. Deviation=>		0.069684529
								Std. Dev. =>	2.99			Ave. E.C.F. =>	0.971	Ave. Variance=>		6.0508

2022 ECF 0.970

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-31-204-004	22243 LUJON DR	09/18/19	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$263,390	52.16	\$526,778	\$104,953	\$400,047	\$510,067	0.784	3,397	\$117.76	93B
22-23-31-204-006	22267 LUJON DR	04/26/19	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$238,010	47.60	\$476,029	\$93,103	\$406,897	\$463,030	0.879	3,042	\$133.76	93B
22-23-31-204-023	22383 ACADIA WAY	10/01/19	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$276,050	51.60	\$552,101	\$104,875	\$430,125	\$540,781	0.795	3,397	\$126.62	93B
22-23-31-204-033	22296 ACADIA WAY	08/28/20	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$274,270	51.75	\$548,539	\$95,497	\$434,503	\$547,814	0.793	3,528	\$123.16	93B
22-23-31-204-037	37813 ELLERLY LN	07/16/19	\$519,900	WD	03-ARM'S LENGTH	\$519,900	\$242,840	46.71	\$485,684	\$111,494	\$408,406	\$452,467	0.903	2,804	\$145.65	93B
Totals:			\$2,589,900			\$2,589,900	\$1,294,560		\$2,589,131		\$2,079,978	\$2,514,158			\$129.39	
								Sale. Ratio =>	49.98			E.C.F. =>	0.827	Std. Deviation=>		0.05543679
								Std. Dev. =>	2.59			Ave. E.C.F. =>	0.831	Ave. Variance=>		4.7880

2022 ECF 0.827

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-32-226-031	22090 RIVER RIDGE TR	08/12/20	\$261,900	WD	03-ARM'S LENGTH	\$261,900	\$117,270	44.78	\$234,549	\$46,797	\$215,103	\$191,584	1.123	1,432	\$150.21	94A
22-23-32-226-034	22030 RIVER RIDGE TR	10/26/20	\$281,500	WD	03-ARM'S LENGTH	\$281,500	\$119,980	42.62	\$239,967	\$41,250	\$240,250	\$202,772	1.185	1,516	\$158.48	94A
22-23-32-226-035	22020 RIVER RIDGE TR	09/12/19	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$114,360	46.68	\$228,719	\$41,250	\$203,750	\$191,295	1.065	1,432	\$142.28	94A
22-23-32-226-037	22000 RIVER RIDGE TR	06/18/20	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$139,370	45.25	\$278,740	\$41,250	\$266,750	\$242,337	1.101	2,092	\$127.51	94A
22-23-32-226-047	22065 RIVER RIDGE TR	10/08/20	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$105,920	47.71	\$211,831	\$41,250	\$180,750	\$174,062	1.038	1,432	\$126.22	94A
22-23-32-226-075	21975 RIVER RIDGE TR	03/23/20	\$225,000	OTH	03-ARM'S LENGTH	\$225,000	\$111,200	49.42	\$222,406	\$51,800	\$173,200	\$174,088	0.995	1,432	\$120.95	94A
22-23-32-226-078	21970 RIVER RIDGE TR	07/10/19	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$116,140	48.80	\$232,276	\$41,250	\$196,750	\$194,924	1.009	1,432	\$137.40	94A
22-23-32-226-080	35040 SILVER RIDGE	11/11/19	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$109,230	49.65	\$218,451	\$41,250	\$178,750	\$180,817	0.989	1,516	\$117.91	94A
22-23-32-226-085	35065 SILVER RIDGE	12/16/19	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$109,720	54.86	\$219,442	\$41,250	\$158,750	\$181,829	0.873	1,432	\$110.86	94A
22-23-32-226-112	21850 RIVER RIDGE TR	05/10/19	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$116,560	45.89	\$233,127	\$41,250	\$212,750	\$195,793	1.087	1,435	\$148.26	94A
22-23-32-226-113	21840 RIVER RIDGE TR	03/20/20	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$114,990	48.32	\$229,986	\$41,250	\$196,750	\$192,588	1.022	1,435	\$137.11	94A
22-23-32-226-114	21830 RIVER RIDGE TR	12/30/19	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$134,530	47.20	\$269,064	\$41,250	\$243,750	\$232,463	1.049	1,722	\$141.55	94A
22-23-32-226-132	22170 RIVER RIDGE TR	02/09/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$136,750	41.44	\$273,506	\$51,800	\$278,200	\$226,231	1.230	1,722	\$161.56	94A
22-23-32-226-141	34958 WHITE PINE	03/23/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$139,310	58.05	\$278,619	\$41,250	\$198,750	\$242,213	0.821	1,722	\$115.42	94A
22-23-32-226-152	35475 RIVER PINES CT	09/25/19	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$141,510	49.65	\$283,023	\$41,250	\$243,750	\$246,707	0.988	1,722	\$141.55	94A
22-23-32-226-176	35021 WHITE PINE	09/14/20	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$122,210	50.50	\$244,414	\$51,800	\$190,200	\$196,545	0.968	1,340	\$141.94	94A
22-23-32-226-184	22320 RIVER RIDGE TR	09/13/19	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$115,310	49.07	\$230,628	\$41,250	\$193,750	\$193,243	1.003	1,494	\$129.69	94A
22-23-32-226-203	35081 WHITE PINE	03/10/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$119,430	50.82	\$238,850	\$51,800	\$183,200	\$190,867	0.960	1,494	\$122.62	94A
22-23-32-226-208	35158 WHITE PINE	04/20/20	\$272,900	WD	03-ARM'S LENGTH	\$272,900	\$129,070	47.30	\$258,137	\$41,250	\$231,650	\$221,313	1.047	1,722	\$134.52	94A
22-23-32-226-212	21660 RIVER RIDGE TR	02/03/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$116,730	44.05	\$233,450	\$41,250	\$223,750	\$196,122	1.141	1,445	\$154.84	94A
22-23-32-226-214	21640 RIVER RIDGE TR	07/16/19	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$114,730	52.17	\$229,460	\$41,250	\$178,650	\$192,051	0.930	1,477	\$120.95	94A
22-23-32-226-221	21570 RIVER RIDGE CT	09/11/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$144,410	47.35	\$288,817	\$41,250	\$263,750	\$252,619	1.044	1,722	\$153.16	94A
22-23-32-226-231	35181 WHITE PINE	12/14/20	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$117,640	44.23	\$235,279	\$41,250	\$224,750	\$197,989	1.135	1,494	\$150.44	94A
22-23-32-226-232	35171 WHITE PINE	02/24/20	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$114,730	52.63	\$229,460	\$41,250	\$176,750	\$192,051	0.920	1,477	\$119.67	94A
22-23-32-226-233	35161 WHITE PINE	02/12/20	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$130,680	50.75	\$261,366	\$42,058	\$215,442	\$223,784	0.963	1,722	\$125.11	94A
22-23-32-226-257	35154 KNOLLWOOD	11/22/19	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$126,430	59.92	\$252,858	\$41,250	\$169,750	\$215,927	0.786	1,494	\$113.62	94A
22-23-32-226-264	35275 LONE PINE LN	12/21/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$137,420	51.86	\$274,835	\$41,250	\$223,750	\$238,352	0.939	1,722	\$129.94	94A
22-23-32-226-265	35285 LONE PINE LN	09/12/19	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$116,530	52.73	\$233,065	\$41,250	\$179,750	\$195,730	0.918	1,477	\$121.70	94A
22-23-32-226-268	35153 KNOLLWOOD	09/17/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$136,340	49.58	\$272,678	\$51,800	\$223,200	\$225,386	0.990	1,722	\$129.62	94A
22-23-32-226-272	35193 KNOLLWOOD	11/26/19	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$137,020	51.73	\$274,033	\$51,800	\$213,100	\$226,768	0.940	1,771	\$120.33	94A
22-23-32-226-277	35280 LONE PINE LN	12/13/19	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$139,480	56.93	\$278,967	\$41,250	\$203,750	\$242,568	0.840	1,722	\$118.32	94A
22-23-32-226-282	35340 LONE PINE LN	09/17/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$122,260	48.90	\$244,511	\$41,250	\$208,750	\$207,409	1.006	1,494	\$139.73	94A
22-23-32-226-292	22082 LANCREST	09/11/19	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$120,440	50.18	\$240,876	\$41,250	\$198,750	\$203,700	0.976	1,494	\$133.03	94A
22-23-32-226-296	22182 LANCREST	02/07/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$123,290	54.80	\$246,573	\$51,800	\$173,200	\$198,748	0.871	1,420	\$121.97	94A
22-23-32-226-300	22121 LANCREST	08/09/19	\$253,400	WD	03-ARM'S LENGTH	\$253,400	\$140,410	55.41	\$280,826	\$41,250	\$212,150	\$244,465	0.868	1,722	\$123.20	94A
22-23-32-226-325	21965 RIVER PINES DR	08/23/19	\$248,500	WD	03-ARM'S LENGTH	\$248,500	\$128,980	51.90	\$257,951	\$41,250	\$207,250	\$221,123	0.937	1,477	\$140.32	94A
22-23-32-226-328	35590 LONE PINE LN	06/24/19	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$121,440	51.68	\$242,889	\$41,250	\$193,750	\$205,754	0.942	1,494	\$129.69	94A
22-23-32-226-344	35655 LONE PINE LN	06/18/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$120,790	48.32	\$241,577	\$41,250	\$208,750	\$204,415	1.021	1,477	\$141.33	94A
22-23-32-226-353	35755 LONE PINE LN	12/30/19	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$121,930	56.98	\$243,862	\$41,250	\$172,750	\$206,747	0.836	1,494	\$115.63	94A
22-23-32-226-360	35852 LONE PINE LN	09/21/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$135,190	50.07	\$270,383	\$51,800	\$218,200	\$223,044	0.978	1,494	\$146.05	94A
22-23-32-226-361	35842 LONE PINE LN	11/22/19	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$144,150	49.71	\$288,296	\$41,250	\$248,750	\$252,088	0.987	1,722	\$144.45	94A
22-23-32-226-366	35575 COURT RIDGE CT	11/23/20	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$120,350	51.88	\$240,703	\$41,250	\$190,750	\$203,523	0.937	1,477	\$129.15	94A
Totals:			\$10,539,500			\$10,539,500	\$5,244,230		\$10,488,450		\$8,716,245	\$8,842,036			\$133.05	
								Sale. Ratio =>	49.76			E.C.F. =>	0.986	Std. Deviation=>	0.097138855	
								Std. Dev. =>	4.09			Ave. E.C.F. =>	0.987	Ave. Variance=>	7.3273	

2022 ECF 0.980

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	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	\$190,710	62.73	\$381,413	\$82,733	\$221,267	\$403,622	0.548	3,188	\$69.41	94B
22-23-32-203-005	22277 BOULDER	08/14/20	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$204,450	50.48	\$408,898	\$79,277	\$325,723	\$445,434	0.731	3,207	\$101.57	94B
Totals:			\$709,000			\$709,000	\$395,160		\$790,311		\$546,990	\$849,055			\$85.49	
								Sale. Ratio =>	55.73			E.C.F. =>	0.644	Std. Deviation=>		0.12943233
								Std. Dev. =>	8.66			Ave. E.C.F. =>	0.640	Ave. Variance=>		9.1522

2022 ecf
17 sale & 1 outlier

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-32-301-066	21114 PRESTWICK DR	04/30/19	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$288,590	50.19	\$577,174	\$108,787	\$466,213	\$586,217	0.795	3,542	\$131.62	94C
22-23-32-301-068	21098 PRESTWICK DR	05/09/19	\$579,000	WD	03-ARM'S LENGTH	\$579,000	\$303,900	52.49	\$607,798	\$101,650	\$477,350	\$633,477	0.754	3,730	\$127.98	94C
22-23-32-301-071	37373 WELLSLEY DR	02/28/20	\$541,000	WD	03-ARM'S LENGTH	\$541,000	\$255,000	47.13	\$509,990	\$99,600	\$441,400	\$513,630	0.859	3,156	\$139.86	94C
Totals:			\$1,695,000			\$1,695,000	\$847,490		\$1,694,962		\$1,384,963	\$1,733,323			\$133.15	
								Sale. Ratio =>	50.00			E.C.F. =>	0.799	Std. Deviation=>		0.053308467
								Std. Dev. =>	2.68			Ave. E.C.F. =>	0.803	Ave. Variance=>		3.7759

2022 ECF 0.799

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-32-227-022	22182 ABINGTON DRIVE	07/15/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$212,420	49.98	\$424,847	\$78,578	\$346,422	\$411,246	0.842	2,189	\$158.26	94D	
Totals:			\$425,000			\$425,000	\$212,420		\$424,847		\$346,422	\$411,246			\$158.26		
								Sale. Ratio =>	49.98					E.C.F. =>	0.842	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	0.842	Ave. Variance=>	0.0000

2022 ECF 0.842

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-32-134-006	22378 DIAMOND COURT	11/12/19	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$286,800	51.21	\$573,597	\$118,044	\$441,956	\$591,627	0.747	3,667	\$120.52	94F	
Totals:			\$560,000			\$560,000	\$286,800		\$573,597		\$441,956	\$591,627			\$120.52		
								Sale. Ratio =>	51.21				E.C.F. =>	0.747	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.747	Ave. Variance=>		0.0000

2022 ecf
19 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	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	\$385,700	46.47	\$771,407	\$118,251	\$711,749	\$810,367	0.878	4,937	\$144.17	94G
22-23-32-301-094	20861 DEERFIELD	05/06/19	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$305,350	54.04	\$610,700	\$106,213	\$458,787	\$625,914	0.733	3,771	\$121.66	94G
Totals:			\$1,395,000			\$1,395,000	\$691,050		\$1,382,107		\$1,170,536	\$1,436,282			\$132.91	
								Sale. Ratio =>	49.54			E.C.F. =>	0.815	Std. Deviation=>		0.10275493
								Std. Dev. =>	5.36			Ave. E.C.F. =>	0.806	Ave. Variance=>		7.2659

2022 ECF 0.806

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	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	\$49,230	42.81	\$98,466	\$26,406	\$88,594	\$103,983	0.852	1,112	\$79.67	95A	
22-23-33-376-056	34790 EIGHT MILE	06/28/19	\$70,000	OTH	03-ARM'S LENGTH	\$70,000	\$50,250	71.79	\$100,502	\$26,230	\$43,770	\$107,175	0.408	1,161	\$37.70	95A	
22-23-33-376-069	34780 EIGHT MILE	04/19/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$56,680	45.34	\$113,357	\$26,230	\$98,770	\$125,724	0.786	1,256	\$78.64	95A	
22-23-33-376-069	34780 EIGHT MILE	03/06/20	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$56,680	44.98	\$113,357	\$26,230	\$99,770	\$125,724	0.794	1,256	\$79.43	95A	
22-23-33-376-070	34780 EIGHT MILE	04/25/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$56,740	45.39	\$113,470	\$26,230	\$98,770	\$125,887	0.785	1,256	\$78.64	95A	
22-23-33-376-071	34780 EIGHT MILE	11/19/19	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$56,740	63.04	\$113,470	\$26,230	\$63,770	\$125,887	0.507	1,256	\$50.77	95A	
22-23-33-376-076	34780 EIGHT MILE	12/21/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$56,970	47.48	\$113,941	\$26,230	\$93,770	\$126,567	0.741	1,256	\$74.66	95A	
Totals:			\$771,000			\$771,000	\$383,290		\$766,563		\$587,214	\$840,948			\$68.50		
								Sale. Ratio =>	49.71					E.C.F. =>	0.698	Std. Deviation=>	0.168497276
								Std. Dev. =>	11.21					Ave. E.C.F. =>	0.696	Ave. Variance=>	13.6264

2022 ECF 0.693

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area		
22-23-33-102-003	22235 INDIAN CREEK DR	04/29/19	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$68,070	46.94	\$136,142	\$26,516	\$118,484	\$98,496	1.203	1,121	\$105.69	95B		
22-23-33-102-013	22071 INDIAN CREEK DR	08/26/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$52,730	50.22	\$105,453	\$26,706	\$78,294	\$70,752	1.107	767	\$102.08	95B		
22-23-33-102-028	21905 INDIAN CREEK DR	04/30/19	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$70,010	50.73	\$140,024	\$26,230	\$111,770	\$102,241	1.093	1,158	\$96.52	95B		
22-23-33-102-040	21440 INDIAN CREEK DR	12/11/19	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$66,880	50.29	\$133,765	\$26,230	\$106,770	\$96,617	1.105	1,072	\$99.60	95B		
22-23-33-102-043	21360 INDIAN CREEK DR	06/26/19	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$68,070	46.31	\$136,142	\$26,516	\$120,484	\$98,496	1.223	1,121	\$107.48	95B		
22-23-33-102-079	20795 INDIAN CREEK DR	08/27/19	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$64,710	58.83	\$129,429	\$26,611	\$83,389	\$92,379	0.903	1,038	\$80.34	95B		
22-23-33-102-081	20841 INDIAN CREEK DR	08/27/19	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$68,070	52.36	\$136,142	\$26,516	\$103,484	\$98,496	1.051	1,121	\$92.31	95B		
22-23-33-102-101	22000 INDIAN CREEK DR	02/05/20	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$68,070	46.31	\$136,142	\$26,516	\$120,484	\$98,496	1.223	1,121	\$107.48	95B		
Totals:			\$1,055,000			\$1,055,000	\$526,610		\$1,053,239		\$843,159	\$755,973			\$98.94			
													Sale. Ratio =>	49.92	E.C.F. =>	1.115	Std. Deviation=>	0.107576464
													Std. Dev. =>	4.15	Ave. E.C.F. =>	1.113	Ave. Variance=>	7.7263

2022 ECF 1.113

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	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	\$90,880	51.64	\$181,763	\$35,183	\$140,817	\$126,253	1.115	1,258	\$111.94	96C
22-23-34-278-046	21523 ORCHARD LAKE	06/28/19	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$92,050	48.47	\$184,095	\$35,183	\$154,717	\$128,262	1.206	1,258	\$122.99	96C
Totals:			\$365,900			\$365,900	\$182,930		\$365,858		\$295,534	\$254,515			\$117.46	
								Sale. Ratio =>	49.99			E.C.F. =>	1.161	Std. Deviation=>		0.06427975
								Std. Dev. =>	2.24			Ave. E.C.F. =>	1.161	Ave. Variance=>		4.5453

2022 ECF 1.161

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	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	\$186,020	49.74	\$372,038	\$59,685	\$314,315	\$342,117	0.919	2,834	\$110.91	96F	
22-23-34-155-004	32838 CADILLAC	08/13/20	\$390,500	WD	03-ARM'S LENGTH	\$390,500	\$182,160	46.65	\$364,326	\$59,685	\$330,815	\$333,670	0.991	3,008	\$109.98	96F	
22-23-34-155-010	21521 RIVERWALK CT	07/12/19	\$300,101	PTA	03-ARM'S LENGTH	\$300,101	\$156,420	52.12	\$312,842	\$59,257	\$240,844	\$277,749	0.867	2,139	\$112.60	96F	
22-23-34-155-015	21451 RIVERWALK CT	06/29/20	\$348,000	WD	03-ARM'S LENGTH	\$348,000	\$176,180	50.63	\$352,359	\$60,308	\$287,692	\$319,881	0.899	2,558	\$112.47	96F	
22-23-34-155-020	21402 RIVERWALK CT	04/21/20	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$164,710	53.65	\$329,427	\$59,615	\$247,385	\$295,522	0.837	2,334	\$105.99	96F	
22-23-34-155-029	21522 RIVERWALK CT	12/21/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$157,970	47.87	\$315,949	\$60,688	\$269,312	\$279,585	0.963	2,168	\$124.22	96F	
Totals:			\$2,049,601			\$2,049,601	\$1,023,460		\$2,046,941		\$1,690,363	\$1,848,525			\$112.69		
								Sale. Ratio =>	49.93			E.C.F. =>	0.914			Std. Deviation=>	0.057898005
								Std. Dev. =>	2.61			Ave. E.C.F. =>	0.913			Ave. Variance=>	4.4971

2022 ECF 0.913

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	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	\$98,200	46.76	\$196,404	\$38,190	\$171,810	\$188,350	0.912	1,499	\$114.62	97A
22-23-35-328-003	21386 MAGNOLIA CT	09/27/19	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$98,130	49.07	\$196,265	\$38,190	\$161,810	\$188,185	0.860	1,499	\$107.95	97A
22-23-35-328-006	21392 MAGNOLIA CT	04/14/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$97,470	42.38	\$194,936	\$38,190	\$191,810	\$186,602	1.028	1,499	\$127.96	97A
22-23-35-328-023	21425 ARCHWOOD CR	02/18/20	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$106,910	47.54	\$213,811	\$38,190	\$186,710	\$209,073	0.893	1,499	\$124.56	97A
22-23-35-328-039	21329 MULBERRY CT	01/31/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$96,980	49.73	\$193,969	\$38,190	\$156,810	\$185,451	0.846	1,426	\$109.96	97A
22-23-35-328-046	21326 MULBERRY CT	08/21/19	\$208,500	WD	03-ARM'S LENGTH	\$208,500	\$101,280	48.58	\$202,563	\$38,190	\$170,310	\$195,682	0.870	1,499	\$113.62	97A
22-23-35-328-049	21332 MULBERRY CT	11/14/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$81,050	50.66	\$162,093	\$38,190	\$121,810	\$147,504	0.826	1,231	\$98.95	97A
22-23-35-328-053	21340 MULBERRY CT	06/11/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$80,630	53.75	\$161,254	\$38,480	\$111,520	\$146,160	0.763	1,231	\$90.59	97A
22-23-35-328-062	21303 JUNIPER CT	09/25/20	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$82,170	48.36	\$164,349	\$38,190	\$131,710	\$150,189	0.877	1,320	\$99.78	97A
22-23-35-328-063	21301 JUNIPER CT	09/02/20	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$82,170	47.77	\$164,349	\$38,190	\$133,810	\$150,189	0.891	1,320	\$101.37	97A
22-23-35-328-064	21299 JUNIPER CT	07/26/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$80,500	50.31	\$161,001	\$38,190	\$121,810	\$146,204	0.833	1,231	\$98.95	97A
22-23-35-328-065	21297 JUNIPER CT	06/21/19	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$80,500	52.79	\$161,001	\$38,190	\$114,310	\$146,204	0.782	1,231	\$92.86	97A
22-23-35-328-069	21304 JUNIPER CT	06/04/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$80,500	55.52	\$161,001	\$38,190	\$106,810	\$146,204	0.731	1,231	\$86.77	97A
22-23-35-328-070	21302 JUNIPER CT	07/16/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$82,170	51.36	\$164,349	\$38,190	\$121,810	\$150,189	0.811	1,320	\$92.28	97A
22-23-35-328-075	21292 JUNIPER CT	09/19/19	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$82,170	50.10	\$164,349	\$38,190	\$125,810	\$150,189	0.838	1,320	\$95.31	97A
22-23-35-328-079	21260 SYCAMORE CT	06/19/20	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$97,080	56.12	\$194,154	\$38,190	\$134,810	\$185,671	0.726	1,499	\$89.93	97A
Totals:			\$2,874,800			\$2,874,800	\$1,427,910		\$2,855,848		\$2,263,470	\$2,672,045			\$102.84	
							Sale. Ratio =>	49.67				E.C.F. =>	0.847		Std. Deviation=>	0.074774204
							Std. Dev. =>	3.44				Ave. E.C.F. =>	0.843		Ave. Variance=>	5.4226

2022 ECF 0.840

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-35-202-002	22034 CAPE COD WAY	07/11/19	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$55,020	53.42	\$110,036	\$26,808	\$76,192	\$97,800	0.779	1,011	\$75.36	97B
22-23-35-202-012	22070 CAPE COD WAY	10/30/20	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$58,720	49.97	\$117,430	\$26,617	\$90,883	\$106,713	0.852	1,134	\$80.14	97B
22-23-35-202-015	22088 CAPE COD WAY	09/04/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$54,980	52.36	\$109,958	\$27,228	\$77,772	\$97,215	0.800	1,015	\$76.62	97B
22-23-35-202-017	22100 CAPE COD WAY	11/26/19	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$55,610	50.55	\$111,227	\$26,803	\$83,197	\$99,206	0.839	1,030	\$80.77	97B
22-23-35-202-044	22167 ATLANTIC POINTE	02/11/21	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$54,980	50.91	\$109,958	\$27,228	\$80,772	\$97,215	0.831	1,015	\$79.58	97B
22-23-35-202-046	22179 ATLANTIC POINTE	02/12/21	\$113,500	WD	03-ARM'S LENGTH	\$113,500	\$55,350	48.77	\$110,701	\$26,230	\$87,270	\$99,261	0.879	1,011	\$86.32	97B
22-23-35-202-066	22278 CAPE COD WAY	09/15/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$54,460	51.87	\$108,914	\$27,228	\$77,772	\$95,988	0.810	998	\$77.93	97B
22-23-35-202-072	22314 CAPE COD WAY	03/19/21	\$119,500	WD	03-ARM'S LENGTH	\$119,500	\$54,480	45.59	\$108,962	\$27,276	\$92,224	\$95,988	0.961	998	\$92.41	97B
22-23-35-202-073	22320 CAPE COD WAY	05/19/20	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$54,980	50.91	\$109,958	\$27,228	\$80,772	\$97,215	0.831	1,015	\$79.58	97B
22-23-35-202-087	30334 NANTUCKET DRIVE	11/12/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$54,480	49.53	\$108,962	\$27,276	\$82,724	\$95,988	0.862	998	\$82.89	97B
22-23-35-202-091	30286 NANTUCKET DRIVE	06/03/19	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$54,980	49.09	\$109,958	\$27,228	\$84,772	\$97,215	0.872	1,015	\$83.52	97B
22-23-35-202-097	22367 ATLANTIC POINTE	02/02/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$54,980	46.59	\$109,958	\$27,228	\$90,772	\$97,215	0.934	1,015	\$89.43	97B
22-23-35-202-098	22361 ATLANTIC POINTE	11/30/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$54,980	47.81	\$109,958	\$27,228	\$87,772	\$97,215	0.903	1,015	\$86.47	97B
22-23-35-202-105	22313 ATLANTIC POINTE	08/07/19	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$54,460	47.36	\$108,914	\$27,228	\$87,772	\$95,988	0.914	998	\$87.95	97B
22-23-35-202-113	22259 ATLANTIC POINTE	07/03/19	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$55,620	52.47	\$111,232	\$26,808	\$79,192	\$99,206	0.798	1,030	\$76.89	97B
Totals:			\$1,665,500			\$1,665,500	\$828,080		\$1,656,126		\$1,259,858	\$1,469,429			\$82.39	
								Sale. Ratio =>	49.72			E.C.F. =>	0.857	Std. Deviation=>		0.05310816
								Std. Dev. =>	2.29			Ave. E.C.F. =>	0.858	Ave. Variance=>		4.2858

2022 ECF 0.851

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-35-402-045	30111 KIMBERLY CT	12/17/20	\$395,000	MLC	03-ARM'S LENGTH	\$395,000	\$175,560	44.45	\$351,112	\$56,853	\$338,147	\$319,847	1.057	2,454	\$137.79	97C
Totals:			\$395,000			\$395,000	\$175,560		\$351,112		\$338,147	\$319,847			\$137.79	
								Sale. Ratio =>	44.45				E.C.F. =>	1.057	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.057	Ave. Variance=>	0.0000

2022 ecf 0.920

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-36-377-052	28418 EIGHT MILE	12/23/19	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$30,540	48.86	\$61,075	\$26,230	\$36,270	\$65,009	0.558	910	\$39.86	98A	
22-23-36-377-066	28420 EIGHT MILE	09/21/20	\$58,500	WD	03-ARM'S LENGTH	\$58,500	\$30,770	52.60	\$61,539	\$26,230	\$32,270	\$65,875	0.490	924	\$34.92	98A	
22-23-36-377-088	28426 EIGHT MILE	08/16/19	\$61,000	WD	03-ARM'S LENGTH	\$61,000	\$30,570	50.11	\$61,135	\$26,230	\$34,770	\$65,121	0.534	910	\$38.21	98A	
22-23-36-377-088	28426 EIGHT MILE	11/25/19	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$30,570	48.52	\$61,135	\$26,230	\$36,770	\$65,121	0.565	910	\$40.41	98A	
Totals:			\$245,000			\$245,000	\$122,450		\$244,884		\$140,080	\$261,127			\$38.35		
								Sale. Ratio =>	49.98					E.C.F. =>	0.536	Std. Deviation=>	0.03382218
								Std. Dev. =>	1.85					Ave. E.C.F. =>	0.537	Ave. Variance=>	2.4691

2022 ECF 0.536