

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Dep.	
22-23-01-351-036	29666 MIDDLEBELT	01/19/22	\$160,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$160,000	\$88,370	55.23	\$176,739	\$29,400	\$130,600	\$144,450	0.904	1,529	\$85.42	9AA	12.1796	OTHER		\$26,000	No	//	22-23-01-351-156	APARTMENT STYLE CONDOS	407	53	
22-23-01-351-044	29676 MIDDLEBELT	02/16/22	\$170,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$170,000	\$88,370	51.98	\$176,739	\$29,400	\$140,600	\$144,450	0.973	1,529	\$91.96	9AA	5.2568	OTHER		\$26,000	No	//	22-23-01-351-164	APARTMENT STYLE CONDOS	407	53	
22-23-01-351-048	29610 MIDDLEBELT	02/15/22	\$170,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$170,000	\$88,370	51.98	\$176,739	\$29,400	\$140,600	\$144,450	0.973	1,529	\$91.96	9AA	5.2568	OTHER		\$26,000	No	//	22-23-01-351-166	APARTMENT STYLE CONDOS	407	53	
22-23-01-351-053	29656 MIDDLEBELT	11/23/21	\$158,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$158,500	\$77,950	49.18	\$155,897	\$29,400	\$129,100	\$124,017	1.041	1,285	\$100.47	9AA	1.5074	OTHER		\$26,000	No	//	22-23-01-351-174	APARTMENT STYLE CONDOS	407	53	
22-23-01-351-054	29656 MIDDLEBELT	10/21/22	\$165,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$165,000	\$77,950	47.24	\$155,897	\$29,400	\$135,600	\$124,017	1.093	1,285	\$105.53	9AA	6.7486	OTHER		\$26,000	No	//	22-23-01-351-181	APARTMENT STYLE CONDOS	407	53	
22-23-01-351-059	29656 MIDDLEBELT	06/09/21	\$160,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$160,500	\$78,490	48.90	\$156,984	\$29,400	\$131,100	\$125,082	1.048	1,285	\$102.02	9AA	2.2194	OTHER		\$26,000	No	//	22-23-01-351-179	APARTMENT STYLE CONDOS	407	53	
22-23-01-351-067	29652 MIDDLEBELT	08/22/22	\$155,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$155,000	\$78,490	52.33	\$156,984	\$29,400	\$120,600	\$125,082	0.964	1,285	\$93.85	9AA	6.1751	OTHER		\$26,000	No	//	22-23-01-351-188	APARTMENT STYLE CONDOS	407	53	
22-23-01-351-076	29648 MIDDLEBELT	07/22/22	\$155,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$155,000	\$78,490	50.64	\$156,984	\$29,400	\$125,600	\$125,082	1.004	1,285	\$97.74	9AA	2.1777	OTHER		\$26,000	No	//	22-23-01-351-190	APARTMENT STYLE CONDOS	407	53	
22-23-01-351-082	29644 MIDDLEBELT	03/30/22	\$165,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$165,000	\$78,490	47.57	\$156,984	\$29,400	\$135,600	\$125,082	1.084	1,285	\$105.53	9AA	5.8170	OTHER		\$26,000	No	//	22-23-01-351-206	APARTMENT STYLE CONDOS	407	53	
22-23-01-351-088	29640 MIDDLEBELT	06/10/21	\$138,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$138,000	\$79,550	57.64	\$159,097	\$32,600	\$105,400	\$124,017	0.850	1,285	\$82.02	9AA	17.6030	OTHER		\$27,000	No	//	22-23-01-351-207, 22-23-01-351-214	APARTMENT STYLE CONDOS	407	53	
22-23-01-351-089	29640 MIDDLEBELT	09/09/22	\$149,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$149,000	\$80,090	53.75	\$160,184	\$32,600	\$116,400	\$125,082	0.931	1,285	\$90.58	9AA	9.5329	OTHER		\$27,000	No	//	22-23-01-351-209, 22-23-01-351-211	APARTMENT STYLE CONDOS	407	53	
22-23-01-351-090	29640 MIDDLEBELT	02/19/21	\$166,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$166,000	\$78,490	47.28	\$156,984	\$29,400	\$136,600	\$125,082	1.092	1,285	\$106.30	9AA	6.6165	OTHER		\$26,000	No	//	22-23-01-351-213	APARTMENT STYLE CONDOS	407	53	
22-23-01-351-104	29632 MIDDLEBELT	12/16/22	\$174,700	WD	19-MULTI PARCEL ARM'S LENGTH	\$174,700	\$77,950	44.62	\$155,897	\$29,400	\$145,300	\$124,017	1.172	1,285	\$113.07	9AA	14.5701	OTHER		\$26,000	No	//	22-23-01-351-226	APARTMENT STYLE CONDOS	407	53	
22-23-01-351-105	29632 MIDDLEBELT	08/05/22	\$160,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$160,000	\$78,490	49.06	\$156,984	\$29,400	\$130,600	\$125,082	1.044	1,285	\$101.63	9AA	1.8197	OTHER		\$26,000	No	//	22-23-01-351-228	APARTMENT STYLE CONDOS	407	53	
22-23-01-351-116	29628 MIDDLEBELT	02/07/22	\$155,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$155,000	\$78,490	50.64	\$156,984	\$29,400	\$125,600	\$125,082	1.004	1,285	\$97.74	9AA	2.1777	OTHER		\$26,000	No	//	22-23-01-351-235	APARTMENT STYLE CONDOS	407	53	
22-23-01-351-124	29602 MIDDLEBELT	01/24/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$74,640	48.15	\$149,279	\$29,400	\$125,600	\$117,528	1.069	1,193	\$105.28	9AA	4.2762	OTHER		\$26,000	No	//	22-23-01-351-245	APARTMENT STYLE CONDOS	407	53	
22-23-01-351-132	29606 MIDDLEBELT	08/23/21	\$155,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$155,000	\$74,540	48.09	\$149,083	\$29,400	\$125,600	\$117,336	1.070	1,193	\$105.28	9AA	4.4512	OTHER		\$26,000	No	//	22-23-01-351-257	APARTMENT STYLE CONDOS	407	53	
22-23-01-351-132	29606 MIDDLEBELT	07/07/22	\$169,150	WD	19-MULTI PARCEL ARM'S LENGTH	\$169,150	\$74,640	44.13	\$149,279	\$29,400	\$139,750	\$117,528	1.189	1,193	\$117.14	9AA	16.3159	OTHER		\$26,000	No	//	22-23-01-351-256	APARTMENT STYLE CONDOS	407	53	
22-23-01-351-138	29620 MIDDLEBELT	02/18/22	\$153,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$153,000	\$74,640	48.78	\$149,279	\$29,400	\$123,600	\$117,528	1.052	1,193	\$103.60	9AA	2.5745	OTHER		\$26,000	No	//	22-23-01-351-259	APARTMENT STYLE CONDOS	407	53	
22-23-01-351-147	29624 MIDDLEBELT	03/15/22	\$142,268	WD	19-MULTI PARCEL ARM'S LENGTH	\$142,268	\$74,640	52.46	\$149,279	\$29,400	\$112,868	\$117,528	0.960	1,193	\$94.61	9AA	6.5989	OTHER		\$26,000	No	//	22-23-01-351-273	APARTMENT STYLE CONDOS	407	53	
Totals:						\$3,171,118	\$1,581,130		\$3,162,276	\$2,976,718	\$2,517,525			999.59	0.2403												
						Sale. Ratio =>	49.86							E.C.F. =>	1.024							Std. Deviation=>	0.08435055				
						Std. Dev. =>	3.37							Ave. E.C.F. =>	1.026							Ave. Variance=>	6.6916	Coefficient of Var=>	6.522612883		
														2024 ECF	1.020												

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22-23-02-126-028	30535 FOURTEEN MILE	09/16/22	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$43,710	47.00	\$87,411	\$26,360	\$66,640	\$72,680	0.917	782	\$85.22	98A	6.7823	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58	
22-23-02-126-035	30535 FOURTEEN MILE	12/27/21	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$43,770	42.50	\$87,546	\$26,360	\$76,640	\$72,840	1.052	784	\$97.76	98A	20.3095	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58	
22-23-02-126-045	30535 FOURTEEN MILE	04/11/22	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$44,940	54.80	\$89,875	\$26,200	\$55,800	\$75,804	0.736	807	\$69.14	98A	11.2954	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58	
22-23-02-126-051	30535 FOURTEEN MILE	08/29/22	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$44,940	54.80	\$89,875	\$26,200	\$55,800	\$75,804	0.736	807	\$69.14	98A	11.2954	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58	
22-23-02-126-061	30515 FOURTEEN MILE	02/28/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$54,350	45.29	\$108,706	\$26,200	\$93,800	\$98,221	0.955	1,053	\$89.08	98A	10.5918	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58	
22-23-02-126-069	30515 FOURTEEN MILE	04/22/22	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$54,990	40.14	\$109,970	\$26,200	\$110,800	\$99,726	1.111	1,074	\$103.17	98A	26.1975	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58	
22-23-02-126-079	30445 FOURTEEN MILE	04/20/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$43,770	54.71	\$87,546	\$26,360	\$53,640	\$72,840	0.736	784	\$68.42	98A	11.2663	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58	
22-23-02-126-090	30445 FOURTEEN MILE	07/28/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$44,340	44.34	\$88,688	\$26,200	\$73,800	\$74,390	0.992	789	\$93.54	98A	14.2996	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58	
22-23-02-126-094	30445 FOURTEEN MILE	06/28/21	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$44,420	56.23	\$88,835	\$26,200	\$52,800	\$74,565	0.708	792	\$66.67	98A	14.0964	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58	
22-23-02-126-104	30475 FOURTEEN MILE	05/03/21	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$43,710	57.51	\$87,411	\$26,360	\$49,640	\$72,680	0.683	782	\$63.48	98A	16.6071	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58	
22-23-02-126-106	30475 FOURTEEN MILE	01/31/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$43,770	54.71	\$87,546	\$26,360	\$53,640	\$72,840	0.736	784	\$68.42	98A	11.2663	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58	
22-23-02-126-107	30475 FOURTEEN MILE	01/31/22	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$43,770	48.69	\$87,546	\$26,360	\$63,540	\$72,840	0.872	784	\$81.05	98A	2.3250	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58	
22-23-02-126-108	30475 FOURTEEN MILE	04/12/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$54,350	51.76	\$108,706	\$26,200	\$78,800	\$98,221	0.802	1,053	\$74.83	98A	4.6798	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58	
Totals:						\$1,226,900	\$804,890		\$1,209,661		\$885,340	\$1,033,454			\$79.22												
						Sale. Ratio =>	49.30					E.C.F. =>	0.857		Std. Deviation=>	0.14353586											
						Std. Dev. =>	5.82					Ave. E.C.F. =>	0.849		Ave. Variance=>	12.3856		Coefficient of Var=>	14.58736016								

2024 ECF 0.840

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22-23-02-156-006	30414 ORCHARD LAKE	11/10/21	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$82,050	47.43	\$164,101	\$26,200	\$146,800	\$137,901	1.065	1,381	\$106.30	988	5.4936	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	63	
22-23-02-156-015	30414 ORCHARD LAKE	10/22/21	\$148,500	WD	03-ARM'S LENGTH	\$148,500	\$81,970	55.20	\$163,946	\$26,200	\$122,300	\$137,746	0.888	1,379	\$88.69	988	12.1730	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	63	
22-23-02-156-022	30414 ORCHARD LAKE	10/11/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$81,970	48.22	\$163,946	\$26,200	\$143,800	\$137,746	1.044	1,379	\$104.28	988	3.4354	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	63	
22-23-02-156-025	30414 ORCHARD LAKE	08/30/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$60,050	42.89	\$120,097	\$26,200	\$113,800	\$93,897	1.212	903	\$126.02	988	20.2370	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	63	
22-23-02-156-030	30414 ORCHARD LAKE	07/01/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$81,970	48.22	\$163,946	\$26,200	\$143,800	\$137,746	1.044	1,379	\$104.28	988	3.4354	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	63	
22-23-02-156-037	30594 ORCHARD LAKE	10/29/21	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$82,050	53.28	\$164,101	\$26,200	\$127,800	\$137,901	0.927	1,381	\$92.54	988	8.2844	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	63	
22-23-02-156-053	30594 ORCHARD LAKE	12/22/21	\$120,500	WD	03-ARM'S LENGTH	\$120,500	\$60,050	49.83	\$120,097	\$26,200	\$94,300	\$93,897	1.004	903	\$104.43	988	0.5304	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	63	
22-23-02-156-068	30450 ORCHARD LAKE	02/09/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$81,970	48.79	\$163,946	\$26,200	\$141,800	\$137,746	1.029	1,379	\$103.83	988	1.9835	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	63	
22-23-02-156-070	30450 ORCHARD LAKE	11/19/21	\$160,500	WD	03-ARM'S LENGTH	\$160,500	\$81,970	51.07	\$163,946	\$26,200	\$134,300	\$137,746	0.975	1,379	\$97.39	988	3.4613	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	63	
22-23-02-156-075	30450 ORCHARD LAKE	08/09/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$82,050	48.26	\$164,101	\$26,200	\$143,800	\$137,901	1.043	1,381	\$104.13	988	3.3181	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	63	
22-23-02-156-082	30450 ORCHARD LAKE	10/12/21	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$61,550	55.45	\$123,108	\$26,200	\$84,800	\$96,908	0.875	940	\$90.21	988	13.4539	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	63	
Totals:						\$1,685,500	\$837,650		\$1,675,335	\$1,397,300	\$1,387,135			\$101.92		0.2268											
						Sale Ratio =>	49.70		E.C.F. =>	1.007		Std. Deviation=>	0.09425226														
						Std. Dev. =>	3.69		Ave. E.C.F. =>	1.010		Ave. Variance=>	6.8915		Coefficient of Var=>	6.825965988											

2024 ECF 1.000

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22-23-03-204-085	31061 POINTE OF WOODS DR	05/27/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$75,300	51.93	\$150,598	\$26,957	\$118,043	\$115,552	1.022	1,344	\$87.83	9C1	1.2623	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	56	
22-23-03-204-187	30973 POINTE OF WOODS DR	08/20/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$75,819	50.90	\$147,621	\$26,741	\$118,259	\$112,972	1.047	1,374	\$86.07	9C1	1.2623	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	56	
Totals:						\$290,000	\$149,119		\$298,219		\$236,302	\$228,524			\$86.95												
						Sale. Ratio =>	51.42							E.C.F. =>	1.034			Std. Deviation=>	0.017851013								
						Std. Dev. =>	0.73							Ave. E.C.F. =>	1.034			Ave. Variance=>	1.2623			Coefficient of Var=>	1.220542748				
													2024 ECF	1.070													
													2021 Sales														

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22-23-03-203-037	31935 FOURTEEN MILE	08/03/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$132,180	57.47	\$264,359	\$33,700	\$196,300	\$195,474	1.004	2,128	\$92.25	9CA	21.0492	OTHER		\$32,500	No	/ /		ATTACHED CONDOS	407	56
22-23-03-203-042	31935 FOURTEEN MILE	10/08/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$134,120	41.27	\$268,240	\$33,700	\$291,300	\$198,763	1.466	2,128	\$136.89	9CA	25.0848	OTHER		\$32,500	No	/ /		ATTACHED CONDOS	407	56
22-23-03-203-047	31935 FOURTEEN MILE	06/09/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$107,820	39.21	\$215,648	\$33,700	\$281,300	\$154,193	1.565	1,640	\$147.13	9CA	35.0201	OTHER		\$32,500	No	/ /		ATTACHED CONDOS	407	56
22-23-03-203-056	31915 FOURTEEN MILE	03/23/23	\$256,250	WD	03-ARM'S LENGTH	\$256,250	\$132,180	51.58	\$264,359	\$33,700	\$222,550	\$195,474	1.139	2,128	\$104.58	9CA	7.6203	OTHER		\$32,500	No	/ /		ATTACHED CONDOS	407	56
22-23-03-203-061	31915 FOURTEEN MILE	08/16/22	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$132,180	59.54	\$264,359	\$33,700	\$188,300	\$195,474	0.963	2,128	\$88.49	9CA	25.1418	OTHER		\$32,500	No	/ /		ATTACHED CONDOS	407	56
22-23-03-203-066	31915 FOURTEEN MILE	03/18/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$107,590	55.17	\$215,186	\$33,700	\$161,300	\$153,802	1.049	1,633	\$98.78	9CA	16.5966	OTHER		\$32,500	No	/ /		ATTACHED CONDOS	407	56
22-23-03-203-070	31915 FOURTEEN MILE	10/24/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$111,460	45.49	\$222,912	\$33,700	\$211,300	\$160,349	1.318	1,722	\$122.71	9CA	10.3030	OTHER		\$32,500	No	/ /		ATTACHED CONDOS	407	56

Totals: \$1,748,250

\$1,748,250

\$857,530

Sale. Ratio => 49.05

Std. Dev. => 8.05

\$1,715,063

\$1,512,350

\$1,253,528

E.C.F. => 1.206

Ave. E.C.F. => 1.215

Std. Deviation=> 0.2370126

Ave. Variance=> 20.1165

Coefficient of Var=> 16.56065092

\$112.97

0.8244

2024 ECF 1.180
2023 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.							
22-23-03-277-013	31476 HUNTERS CIRCLE	09/16/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$116,640	49.63	\$233,287	\$34,125	\$200,875	\$176,250	1.140	1,832	\$109.65	9CB	0.4109	OTHER		\$32,500	No	//			ATTACHED CONDOS	407	58						
22-23-03-277-018	31464 HUNTERS CIRCLE	03/22/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$116,640	41.66	\$233,287	\$34,125	\$245,875	\$176,250	1.395	1,832	\$134.21	9CB	25.1211	OTHER		\$32,500	No	//			ATTACHED CONDOS	407	58						
22-23-03-277-026	31436 HUNTERS CIRCLE	06/24/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$123,610	56.19	\$247,221	\$33,700	\$186,300	\$188,957	0.986	1,832	\$101.69	9CB	15.7887	OTHER		\$32,500	No	//			ATTACHED CONDOS	407	58						
22-23-03-277-029	31428 HUNTERS CIRCLE	05/21/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$116,640	53.02	\$233,287	\$34,125	\$185,875	\$176,350	1.055	1,832	\$101.46	9CB	8.9215	OTHER		\$32,500	No	//			ATTACHED CONDOS	407	58						
Totals:						\$955,000	\$473,530		\$947,082		\$818,925	\$717,705			\$111.75		0.2795																
								Sale. Ratio =>	49.58									E.C.F. =>	1.141			Std. Deviation=>	0.178896319										
								Std. Dev. =>	6.25									Ave. E.C.F. =>	1.144			Ave. Variance=>	12.5606			Coefficient of Var=>	10.9811616						
													2024 ECF	1.130																			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-03-204-143	30885 RUNNING STREAM	05/28/21	\$131,500	WD	03-ARM'S LENGTH	\$131,500	\$64,210	48.83	\$128,422	\$26,200	\$105,300	\$95,535	1.102	986	\$106.80	9CC	1.5569	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	56	
22-23-03-204-183	30980 HUNTERS DR	07/02/21	\$135,500	WD	03-ARM'S LENGTH	\$135,500	\$64,700	47.75	\$129,390	\$26,200	\$109,300	\$96,439	1.133	999	\$109.41	9CC	1.5569	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	56	
Totals:			\$267,000			\$267,000	\$128,910		\$257,812		\$214,600	\$191,974			\$108.10		0.0073										
						Sale Ratio =>	48.28		E.C.F. =>	1.118				Std. Deviation=>	0.02201737												
						Std. Dev. =>	0.76		Ave. E.C.F. =>	1.118				Ave. Variance=>	1.5569	Coefficient of Var=>	1.392807734										
													2024 ECF	1.070													
													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	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-03-278-027	31508 ORCHARD CREEK	02/17/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$81,150	47.74	\$162,306	\$25,189	\$144,811	\$115,224	1.257	1,210	\$119.68	9CD	5.9419	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	62	
22-23-03-278-028	31512 ORCHARD CREEK	06/03/21	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$81,150	54.83	\$162,306	\$25,189	\$122,811	\$115,224	1.066	1,210	\$101.50	9CD	13.1513	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	62	
22-23-03-278-033	31510 ORCHARD CREEK	10/12/22	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$83,300	47.33	\$165,591	\$25,000	\$151,000	\$118,984	1.269	1,245	\$121.29	9CD	7.1722	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	62	
22-23-03-278-040	31552 ORCHARD CREEK	07/18/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$81,470	41.78	\$162,940	\$25,189	\$169,811	\$115,757	1.467	1,217	\$139.53	9CD	26.9604	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	62	
22-23-03-278-043	31546 ORCHARD CREEK	09/27/21	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$83,520	50.01	\$167,043	\$25,000	\$142,000	\$119,364	1.190	1,250	\$113.60	9CD	0.7716	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	62	
22-23-03-278-049	31570 ORCHARD CREEK	05/21/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$81,150	62.42	\$162,306	\$25,189	\$104,811	\$115,224	0.910	1,210	\$86.62	9CD	28.7730	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	62	
22-23-03-278-051	31576 ORCHARD CREEK	12/30/22	\$171,050	WD	03-ARM'S LENGTH	\$171,050	\$83,520	48.83	\$167,043	\$25,000	\$146,050	\$119,364	1.224	1,250	\$116.84	9CD	2.6214	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	62	
Totals:						\$1,157,050	\$575,260		\$1,150,535		\$981,294	\$819,142			\$114.15		0.0598										
						Sale. Ratio =>	49.72					E.C.F. =>	1.198			Std. Deviation=>	0.17425648										
						Std. Dev. =>	6.55					Ave. E.C.F. =>	1.197			Ave. Variance=>	12.1988										

2024 ECF 1.190

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-04-476-040	29643 VISTA CT	05/24/21	\$260,500	WD	03-ARM'S LENGTH	\$260,500	\$144,970	55.65	\$289,931	\$62,466	\$198,034	\$212,584	0.932	1,590	\$124.55	9DA	15.6590	RANCH		\$60,000	No	/ /		LAND TABLE SEC03	407	65	
22-23-04-476-042	29675 VISTA CT	06/28/22	\$336,000	WD	03-ARM'S LENGTH	\$336,000	\$155,500	46.28	\$311,007	\$63,235	\$272,765	\$231,563	1.178	2,043	\$133.51	9DA	8.9786	COLONIAL		\$60,000	No	/ /		LAND TABLE SEC03	407	65	
22-23-04-476-043	29679 VISTA CT	12/12/22	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$146,040	48.20	\$292,078	\$61,970	\$241,030	\$215,054	1.121	1,590	\$151.59	9DA	3.2641	RANCH		\$60,000	No	/ /		LAND TABLE SEC03	407	65	
22-23-04-476-045	29685 VISTA CT	07/07/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$155,740	48.67	\$311,470	\$62,739	\$257,261	\$232,459	1.107	2,043	\$125.92	9DA	1.8548	COLONIAL		\$60,000	No	/ /		LAND TABLE SEC03	407	65	
22-23-04-476-060	33781 VISTA DR	11/07/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$146,020	41.72	\$292,044	\$62,466	\$287,534	\$214,559	1.340	1,590	\$180.84	9DA	25.1971	RANCH		\$60,000	No	/ /		LAND TABLE SEC03	407	65	
22-23-04-476-065	33793 VISTA DR	08/16/22	\$326,111	WD	03-ARM'S LENGTH	\$326,111	\$159,130	48.80	\$318,255	\$63,235	\$262,876	\$238,336	1.103	2,043	\$128.67	9DA	1.4815	COLONIAL		\$60,000	No	/ /		LAND TABLE SEC03	407	65	
22-23-04-476-068	33800 VISTA DR	08/18/21	\$261,250	WD	03-ARM'S LENGTH	\$261,250	\$146,440	56.05	\$292,885	\$64,329	\$196,921	\$213,604	0.922	1,590	\$123.85	9DA	16.6248	RANCH		\$60,000	No	/ /		LAND TABLE SEC03	407	65	
22-23-04-476-073	33784 VISTA DR	02/06/23	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$155,730	52.61	\$311,463	\$63,691	\$232,309	\$231,563	1.003	2,043	\$113.71	9DA	8.4923	COLONIAL		\$60,000	No	/ /		LAND TABLE SEC03	407	65	
Totals:						\$2,452,861	\$1,209,570		\$2,419,133		\$1,948,730	\$1,789,721			\$135.33		0.0699										
								Sale. Ratio =>	49.31			E.C.F. =>	1.089	Std. Deviation=>		0.137607307											
								Std. Dev. =>	4.84			Ave. E.C.F. =>	1.088	Ave. Variance=>		10.1940	Coefficient of Var=>		9.368249107								

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
22-23-05-153-004	30449 RAMBLEWOOD CLUB	07/01/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$159,140	53.05	\$318,272	\$63,174	\$236,826	\$296,626	0.798	1,942	\$121.95	9EA	1.2093	OTHER		\$60,000	No	/ /		LAND TABLE SEC05	407	62
22-23-05-153-020	30784 RAMBLEWOOD CLUB	09/17/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$164,080	58.60	\$328,162	\$63,174	\$216,826	\$308,126	0.704	1,942	\$111.65	9EA	10.6800	OTHER		\$60,000	No	/ /		LAND TABLE SEC05	407	62
22-23-05-153-028	30688 RAMBLEWOOD CLUB	06/14/21	\$382,815	WD	08-ESTATE	\$382,815	\$166,820	43.58	\$333,646	\$63,174	\$319,641	\$314,502	1.016	2,314	\$138.13	9EA	20.5846	OTHER		\$60,000	No	/ /		LAND TABLE SEC05	407	62
22-23-05-153-040	30544 RAMBLEWOOD CLUB	09/13/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$160,440	57.30	\$320,880	\$63,174	\$216,826	\$299,658	0.724	1,942	\$111.65	9EA	8.6916	OTHER		\$60,000	No	/ /		LAND TABLE SEC05	407	62
22-23-05-153-047	30460 RAMBLEWOOD CLUB	09/17/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$173,160	52.47	\$346,311	\$63,174	\$266,826	\$329,229	0.810	1,955	\$136.48	9EA	0.0037	OTHER		\$60,000	No	/ /		LAND TABLE SEC05	407	58

Totals:	\$1,572,815		\$1,572,815	\$823,640		\$1,647,271			\$1,256,945	\$1,548,141			0.812		\$123.97		0.1413										
				Sale. Ratio =>		52.37							E.C.F. =>		0.12398		Std. Deviation=>										
				Std. Dev. =>		5.89							Ave. E.C.F. =>		0.810		Ave. Variance=>		8.2338		Coefficient of Var=>		10.1590193				

2024 ECF 0.860
All 2021 Sales
Late 2023 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-05-377-017	36764 TANGLEWOOD LN	07/08/22	\$491,000	WD	03-ARM'S LENGTH	\$491,000	\$189,930	38.68	\$379,866	\$63,672	\$427,328	\$325,973	1.311	2,146	\$199.13	9EB	32.9971	OTHER		\$60,000	No	/ /		LAND TABLE SEC05	407	62	
22-23-05-377-019	36748 TANGLEWOOD LN	10/19/22	\$467,000	WD	03-ARM'S LENGTH	\$467,000	\$195,480	41.86	\$390,966	\$63,672	\$403,328	\$337,417	1.195	2,395	\$168.40	9EB	21.4382	OTHER		\$60,000	No	/ /		LAND TABLE SEC05	407	62	
22-23-05-377-043	29749 DEER RUN	07/13/22	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$191,560	49.37	\$383,127	\$63,672	\$324,328	\$329,335	0.985	2,146	\$151.13	9EB	0.3837	OTHER		\$60,000	No	/ /		LAND TABLE SEC05	407	62	
22-23-05-377-045	29765 DEER RUN	11/12/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$220,970	61.38	\$441,935	\$63,672	\$296,328	\$389,962	0.760	2,395	\$123.73	9EB	22.1069	OTHER		\$60,000	No	/ /		LAND TABLE SEC05	407	62	
22-23-05-377-066	29741 DEER RUN	05/21/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$211,050	56.28	\$422,103	\$71,409	\$303,591	\$361,540	0.840	2,357	\$128.80	9EB	14.1243	OTHER		\$60,000	No	/ /		LAND TABLE SEC05	407	62	
22-23-05-377-075	36849 ELK COVE	11/11/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$210,780	50.79	\$421,565	\$64,493	\$350,507	\$368,115	0.952	2,722	\$128.77	9EB	2.8793	OTHER		\$60,000	No	/ /		LAND TABLE SEC05	407	62	
22-23-05-377-077	36833 ELK COVE	02/15/22	\$407,500	WD	03-ARM'S LENGTH	\$407,500	\$204,100	50.09	\$408,200	\$67,530	\$339,970	\$351,206	0.968	2,383	\$142.66	9EB	1.2952	OTHER		\$60,000	No	/ /		LAND TABLE SEC05	407	62	
22-23-05-377-082	36729 TANGLEWOOD LN	07/14/21	\$382,500	WD	03-ARM'S LENGTH	\$382,500	\$202,110	52.84	\$404,226	\$63,672	\$338,828	\$351,087	0.908	2,395	\$133.12	9EB	7.2841	OTHER		\$60,000	No	/ /		LAND TABLE SEC05	407	66	
22-23-05-377-089	36700 TANGLEWOOD LN	04/16/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$197,830	52.75	\$395,648	\$63,672	\$311,328	\$342,243	0.910	2,146	\$145.07	9EB	7.1291	OTHER		\$60,000	No	/ /		LAND TABLE SEC05	407	66	
Totals:						\$3,661,000	\$1,823,800		\$3,647,636		\$3,075,536	\$3,156,878			\$146.76		0.6726										
						Sale. Ratio =>	49.82		E.C.F. =>	0.974		Std. Deviation=>	0.17141386			Std. Deviation=>	12.1820	Coefficient of Var=>	12.41846786								
						Std. Dev. =>	6.88		Ave. E.C.F. =>	0.981		Ave. Variance=>															

2024 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-05-352-011	29523 PINE RIDGE	08/04/21	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$105,400	50.67	\$210,791	\$34,360	\$173,640	\$164,889	1.053	1,578	\$110.04	9ED	3.0316	SINGLE FAMILY		\$32,500	No	/ /		ATTACHED CONDOS	407	62	
22-23-05-352-058	36988 DARTMOOR	05/27/22	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$107,780	47.07	\$215,558	\$34,360	\$194,640	\$169,344	1.149	1,722	\$133.03	9ED	6.5988	SINGLE FAMILY		\$32,500	No	/ /		ATTACHED CONDOS	407	62	
22-23-05-352-059	36920 RIDGEDALE	05/10/21	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$118,580	54.39	\$237,159	\$34,360	\$183,640	\$189,532	0.969	1,918	\$95.75	9ED	11.4475	SINGLE FAMILY		\$32,500	No	/ /		ATTACHED CONDOS	407	62	
22-23-05-352-065	37027 RIDGEDALE	03/23/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$107,030	47.57	\$214,061	\$34,360	\$190,640	\$167,945	1.135	1,627	\$117.17	9ED	5.1745	SINGLE FAMILY		\$32,500	No	/ /		ATTACHED CONDOS	407	62	
22-23-05-352-076	29575 PINE RIDGE	11/04/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$107,840	54.19	\$215,681	\$34,360	\$164,640	\$169,459	0.972	1,674	\$98.35	9ED	11.1826	SINGLE FAMILY		\$32,500	No	/ /		ATTACHED CONDOS	407	62	
22-23-05-352-089	36981 DARTMOOR	11/08/22	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$107,030	40.85	\$214,061	\$34,360	\$227,640	\$167,945	1.355	1,627	\$139.91	9ED	27.2056	SINGLE FAMILY		\$32,500	No	/ /		ATTACHED CONDOS	407	62	
22-23-05-352-090	36983 DARTMOOR	05/10/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$108,760	46.28	\$217,526	\$34,360	\$200,640	\$171,183	1.172	1,722	\$116.52	9ED	8.8689	SINGLE FAMILY		\$32,500	No	/ /		ATTACHED CONDOS	407	62	
22-23-05-352-093	36944 RIDGEDALE	11/24/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$107,850	47.93	\$215,697	\$34,360	\$190,640	\$169,474	1.125	1,627	\$117.17	9ED	4.1504	SINGLE FAMILY		\$32,500	No	/ /		ATTACHED CONDOS	407	62	
22-23-05-352-096	37093 KIRKSHIRE	10/15/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$119,980	59.99	\$239,956	\$34,360	\$165,640	\$192,146	0.862	2,026	\$81.76	9ED	22.1335	SINGLE FAMILY		\$32,500	No	/ /		ATTACHED CONDOS	407	62	
22-23-05-352-102	29825 INDIAN TRAIL	04/08/21	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$110,160	58.91	\$220,310	\$34,360	\$152,640	\$173,785	0.878	1,722	\$88.64	9ED	20.5063	SINGLE FAMILY		\$32,500	No	/ /		ATTACHED CONDOS	407	62	
22-23-05-352-107	37125 BRENTWOOD	12/04/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$107,030	48.65	\$214,061	\$34,360	\$185,640	\$167,945	1.105	1,627	\$114.10	9ED	2.1974	SINGLE FAMILY		\$32,500	No	/ /		ATTACHED CONDOS	407	62	
22-23-05-352-115	37064 KIRKSHIRE	11/10/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$107,030	44.60	\$214,061	\$34,360	\$205,640	\$167,945	1.224	1,627	\$126.39	9ED	14.1060	SINGLE FAMILY		\$32,500	No	/ /		ATTACHED CONDOS	407	62	
Totals:						\$2,648,000	\$1,314,470		\$2,628,922	\$2,235,680	\$2,071,591			\$109.90			0.4180										
						Sale. Ratio =>	49.64	E.C.F. =>						1.079	Std. Deviation=>						0.14415401						
						Std. Dev. =>	5.75	Ave. E.C.F. =>						1.083	Ave. Variance=>						11.3836	Coefficient of Var=>	10.50738594				

2024 ECF 1.070

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-05-353-002	29561 SIERRA POINTE	08/12/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$117,110	48.80	\$234,225	\$35,674	\$204,326	\$182,157	1.122	1,301	\$157.05	9EE	1.7732	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	65	
22-23-05-353-005	29573 SIERRA POINTE	07/30/21	\$250,100	WD	03-ARM'S LENGTH	\$250,100	\$117,110	46.83	\$234,225	\$35,674	\$214,426	\$182,157	1.177	1,301	\$164.82	9EE	7.3179	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	65	
22-23-05-353-007	29540 SIERRA POINTE	02/03/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$135,080	47.40	\$270,150	\$35,674	\$240,326	\$215,116	1.159	1,832	\$136.09	9EE	5.5063	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	65	
22-23-05-353-015	29572 SIERRA POINTE	10/12/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$134,080	46.82	\$248,150	\$35,674	\$229,326	\$194,932	1.176	1,407	\$162.99	9EE	7.2469	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	65	
22-23-05-353-024	29711 SIERRA POINTE	01/20/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$135,080	49.12	\$270,150	\$35,674	\$239,326	\$215,116	1.113	1,832	\$130.64	9EE	0.8575	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	65	
22-23-05-353-025	29715 SIERRA POINTE	07/01/22	\$230,000	OTH	03-ARM'S LENGTH	\$230,000	\$117,110	50.92	\$234,225	\$35,674	\$194,326	\$182,157	1.067	1,301	\$149.37	9EE	3.7166	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	65	
22-23-05-353-039	29541 SIERRA POINTE	08/24/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$162,170	52.31	\$324,345	\$35,674	\$274,326	\$264,836	1.036	1,939	\$141.48	9EE	6.8137	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	65	
22-23-05-353-040	29545 SIERRA POINTE	08/31/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$117,110	48.80	\$234,225	\$35,674	\$204,326	\$182,157	1.122	1,301	\$157.05	9EE	1.7732	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	65	
22-23-05-353-052	29779 SIERRA POINTE	06/08/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$135,080	50.03	\$270,150	\$35,674	\$234,326	\$215,116	1.089	1,832	\$127.91	9EE	1.4669	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	65	
22-23-05-353-072	29643 SIERRA POINTE	07/16/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$162,170	54.97	\$324,345	\$35,674	\$259,326	\$264,836	0.979	1,939	\$133.74	9EE	12.4776	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	65	
Totals:						\$2,660,100	\$1,322,100		\$2,644,190		\$2,303,360	\$2,098,578			\$146.11		0.6390										
						Sale. Ratio =>	49.70		E.C.F. =>	1.098		Std. Deviation=>	0.063376432			Ave. Variance=>	4.8950	Coefficient of Var=>	4.433946295								
						Std. Dev. =>	2.58		Ave. E.C.F. =>	1.104																	

2024 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-05-302-007	37011 DRIFTWOOD	04/12/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$177,200	50.63	\$354,396	\$60,000	\$290,000	\$309,891	0.936	1,650	\$175.76	9EG	2.9211	RANCH		\$60,000	No	/ /		LAND TABLE SEC05	407	66	
22-23-05-302-019	37091 SANDALWOOD	07/08/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$164,880	49.22	\$329,753	\$60,000	\$275,000	\$283,951	0.968	1,650	\$166.67	9EG	0.3454	RANCH		\$60,000	No	/ /		LAND TABLE SEC05	407	66	
22-23-05-302-020	37083 SANDALWOOD	08/15/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$162,770	50.87	\$325,532	\$60,000	\$260,000	\$279,507	0.930	1,650	\$157.58	9EG	3.4817	RANCH		\$60,000	No	/ /		LAND TABLE SEC05	407	66	
22-23-05-302-031	36987 SANDALWOOD	08/17/22	\$336,509	WD	03-ARM'S LENGTH	\$336,509	\$158,060	46.97	\$316,127	\$60,000	\$276,509	\$289,507	1.026	1,650	\$167.58	9EG	6.0574	RANCH		\$60,000	No	/ /		LAND TABLE SEC05	407	65	
Totals:						\$1,341,509	\$662,910		\$1,325,808		\$1,101,509	\$1,142,956			\$166.90		0.1288										
						Sale. Ratio =>	49.42			E.C.F. =>	0.964			Std. Deviation=>	0.043766798												
						Std. Dev. =>	1.79			Ave. E.C.F. =>	0.965			Ave. Variance=>	3.2014			Coefficient of Var=>	3.317401613								

2024 ECF 0.950

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-05-428-006	35613 N CROSS CREEK	06/23/21	\$474,900	WD	03-ARM'S LENGTH	\$474,900	\$248,480	52.32	\$496,950	\$85,289	\$389,611	\$579,804	0.672	3,053	\$127.62	9EH	4.8746	SINGLE FAMILY		\$80,000	No	/ /		LAND TABLE SEC05	407	76	
22-23-05-428-007	35613 N CROSS CREEK	07/22/22	\$503,888	WD	03-ARM'S LENGTH	\$503,888	\$210,300	41.74	\$420,595	\$84,930	\$418,958	\$472,768	0.886	2,732	\$153.35	9EH	16.2466	SINGLE FAMILY		\$80,000	No	/ /		LAND TABLE SEC05	407	74	
22-23-05-428-008	35661 N CROSS CREEK	06/04/21	\$370,750	WD	03-ARM'S LENGTH	\$370,750	\$202,100	54.51	\$404,194	\$91,768	\$278,982	\$440,037	0.634	2,628	\$106.32	9EH	8.6719	COLONIAL		\$80,000	No	/ /		LAND TABLE SEC05	407	77	
22-23-05-428-014	35642 N CROSS CREEK	12/12/22	\$467,500	WD	03-ARM'S LENGTH	\$467,500	\$238,980	51.12	\$477,952	\$93,140	\$374,360	\$541,989	0.691	3,142	\$119.15	9EH	3.0001	COLONIAL		\$90,000	No	/ /		LAND TABLE SEC05	407	70	
Totals:						\$1,817,038	\$899,860		\$1,799,691		\$1,461,911	\$2,034,597			\$126.61		0.2190										
						Sale. Ratio =>	49.52					E.C.F. =>	0.719		Std. Deviation=>	0.112805536											
						Std. Dev. =>	5.64					Ave. E.C.F. =>	0.721		Ave. Variance=>	8.2733	Coefficient of Var=>	11.47925352									
													2024 ECF	0.710													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-05-152-016	30798 TANGLEWOOD TR	01/13/22	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$167,970	49.26	\$335,948	\$83,954	\$257,046	\$376,110	0.683	2,185	\$117.64	9E1	0.4301	COLONIAL		\$80,000	No	/ /		LAND TABLE SEC05	407	72	
22-23-05-152-035	30544 HAZELWOOD	01/06/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$184,430	51.95	\$368,865	\$99,302	\$261,698	\$411,288	0.636	2,236	\$117.04	9E1	4.2842	RANCH		\$90,000	No	/ /		LAND TABLE SEC05	407	71	
22-23-05-152-043	30553 SEQUOIA	12/20/21	\$387,500	WD	03-ARM'S LENGTH	\$387,500	\$185,380	47.84	\$370,761	\$83,628	\$303,872	\$428,557	0.709	2,403	\$128.46	9E1	2.9928	RANCH		\$80,000	No	/ /		LAND TABLE SEC05	407	71	
22-23-05-152-052	30612 SEQUOIA	09/22/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$165,910	45.45	\$331,828	\$83,791	\$281,209	\$370,204	0.760	2,188	\$128.52	9E1	8.0474	COLONIAL		\$80,000	No	/ /		LAND TABLE SEC05	407	71	
22-23-05-152-062	30683 TANGLEWOOD TR	12/30/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$166,630	53.75	\$333,266	\$84,768	\$225,232	\$370,893	0.607	1,946	\$115.74	9E1	7.1861	RANCH		\$80,000	No	/ /		LAND TABLE SEC05	407	71	
Totals:						\$1,758,500	\$870,320		\$1,740,668		\$1,329,057	\$1,957,052			\$121.08		0.0019										
						Sale. Ratio =>	49.49							E.C.F. =>	0.679							Std. Deviation=>	0.05997832				
						Std. Dev. =>	3.28							Ave. E.C.F. =>	0.679							Ave. Variance=>	4.5881	Coefficient of Var=>	6.755861619		
												2024 ECF		0.670													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-06-100-033	31244 COUNTRY WAY	05/28/21	\$156,250	WD	03-ARM'S LENGTH	\$156,250	\$90,790	58.11	\$181,584	\$33,700	\$122,550	\$108,738	1.127	934	\$131.21	9F1	24.1520	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	62	
22-23-06-100-057	38804 COUNTRY CR	04/13/22	\$203,507	WD	03-ARM'S LENGTH	\$203,507	\$90,340	44.39	\$180,682	\$33,700	\$169,807	\$108,075	1.571	934	\$181.81	9F1	20.2657	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	62	
22-23-06-100-062	38814 COUNTRY CR	05/07/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$90,340	54.75	\$180,682	\$33,700	\$131,300	\$108,075	1.215	934	\$140.58	9F1	15.3641	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	62	
22-23-06-100-070	38834 COUNTRY CR	09/24/21	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$91,500	53.86	\$183,001	\$33,700	\$136,200	\$109,780	1.241	934	\$145.82	9F1	12.7877	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	62	
22-23-06-100-074	31164 COUNTRY WAY	03/04/22	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$90,340	49.50	\$180,682	\$33,700	\$148,800	\$108,075	1.377	934	\$159.31	9F1	0.8283	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	62	
22-23-06-100-130	38852 COUNTRY CR	10/07/21	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$88,860	50.20	\$177,723	\$33,700	\$143,300	\$105,899	1.353	934	\$153.43	9F1	1.5366	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	62	
22-23-06-100-146	38926 COUNTRY CR	08/17/22	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$89,360	46.06	\$178,717	\$34,694	\$159,306	\$105,899	1.504	934	\$170.56	9F1	13.5778	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	62	
22-23-06-100-154	38887 COUNTRY CR	07/22/22	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$88,410	40.74	\$176,816	\$33,700	\$183,300	\$105,232	1.742	934	\$196.25	9F1	37.3321	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	62	
22-23-06-100-163	38917 COUNTRY CR	09/10/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$93,420	58.39	\$186,839	\$35,291	\$124,709	\$111,432	1.119	934	\$133.52	9F1	24.9393	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	62	
22-23-06-100-187	30979 COUNTRY BLUFF	06/24/22	\$180,223	WD	03-ARM'S LENGTH	\$180,223	\$90,340	50.13	\$180,682	\$33,700	\$146,523	\$108,075	1.356	934	\$156.88	9F1	1.2786	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	62	
22-23-06-100-191	30979 COUNTRY BLUFF	07/18/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$90,810	46.57	\$181,624	\$33,700	\$161,300	\$108,768	1.483	934	\$172.70	9F1	11.4439	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	62	
22-23-06-100-195	31117 COUNTRY BLUFF	04/19/21	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$92,090	50.32	\$184,179	\$33,700	\$149,300	\$110,646	1.349	934	\$159.85	9F1	1.9194	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	63	
22-23-06-100-200	31107 COUNTRY BLUFF	07/29/22	\$184,300	WD	03-ARM'S LENGTH	\$184,300	\$90,970	49.36	\$181,939	\$33,700	\$150,600	\$108,999	1.382	934	\$161.24	9F1	1.3122	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	63	
22-23-06-100-204	31139 COUNTRY BLUFF	05/06/21	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$89,770	50.72	\$179,536	\$33,700	\$143,300	\$107,232	1.336	934	\$153.43	9F1	3.2188	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	63	
22-23-06-100-216	31006 COUNTRY BLUFF	05/13/21	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$91,570	58.70	\$183,144	\$33,700	\$122,300	\$109,885	1.113	934	\$130.94	9F1	25.5560	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	63	
22-23-06-100-219	31118 COUNTRY BLUFF	08/22/22	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$90,300	48.29	\$180,598	\$34,243	\$152,757	\$107,614	1.419	934	\$163.55	9F1	5.0952	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	63	
22-23-06-100-224	31128 COUNTRY BLUFF	11/08/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$91,470	44.62	\$182,946	\$33,700	\$171,300	\$109,740	1.561	934	\$183.40	9F1	19.2428	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	63	
22-23-06-100-232	31166 COUNTRY BLUFF	07/28/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$91,130	49.26	\$182,267	\$34,075	\$150,925	\$108,965	1.385	934	\$161.59	9F1	1.6543	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	63	
Totals:			\$3,277,680			\$3,277,680	\$1,631,810		\$3,263,641		\$2,667,577	\$1,951,131			\$158.67		0.1343										
							Sale. Ratio =>	49.79				E.C.F. =>	1.367				Std. Deviation=>	0.16796316									
							Std. Dev. =>	5.01				Ave. E.C.F. =>	1.369				Ave. Variances=>	12.3058						Coefficient of Var=>	8.991948415		
													2024 ECF	1.360													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-06-226-013	37446 LEGENDS TRAIL	08/30/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$172,380	57.46	\$344,766	\$67,676	\$232,324	\$374,446	0.620	2,352	\$98.78	9FA	10.8403	COLONIAL		\$65,000	No	/ /		LAND TABLE SEC06	407	64	
22-23-06-226-024	37536 LEGENDS TRAIL	11/12/21	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$166,560	45.26	\$333,115	\$67,676	\$300,324	\$358,701	0.837	1,862	\$161.29	9FA	10.8403	RANCH		\$65,000	No	/ /		LAND TABLE SEC06	407	66	
Totals:						\$668,000	\$338,940		\$677,881		\$532,648	\$733,147			\$130.03		0.2328										
							Sale. Ratio =>	50.74				E.C.F. =>	0.727		Std. Deviation=>	0.153305167											
							Std. Dev. =>	8.63				Ave. E.C.F. =>	0.729		Ave. Variance=>	10.8403		Coefficient of Var=>	14.87316302								
													2024 ECF	0.740													
													2021 Sales														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
22-23-06-100-031	31240 COUNTRY WAY	02/22/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$99,640	49.82	\$199,280	\$33,700	\$166,300	\$140,322	1.185	1,025	\$162.24	9FB	0.7309	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	62
22-23-06-100-056	38802 COUNTRY CR	04/16/21	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$100,920	51.23	\$201,848	\$33,700	\$169,300	\$142,498	1.146	1,025	\$159.32	9FB	4.6461	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	62
22-23-06-100-071	38832 COUNTRY CR	02/23/22	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$100,920	47.83	\$201,848	\$33,700	\$177,300	\$142,498	1.244	1,025	\$172.98	9FB	5.1785	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	62
22-23-06-100-075	31166 COUNTRY WAY	02/03/23	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$97,260	45.45	\$194,519	\$36,087	\$177,913	\$134,264	1.325	1,025	\$173.57	9FB	13.2654	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	62
22-23-06-100-116	38858 COUNTRY CR	07/15/21	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$100,510	50.28	\$201,017	\$33,700	\$166,200	\$141,794	1.172	1,025	\$162.15	9FB	2.0318	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	62
22-23-06-100-124	38886 COUNTRY CR	05/25/21	\$189,500	WD	03-ARM'S LENGTH	\$189,500	\$100,520	53.04	\$201,037	\$33,700	\$155,800	\$141,811	1.099	1,025	\$152.00	9FB	9.3795	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	62
22-23-06-100-165	38909 COUNTRY CR	02/14/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$100,290	50.15	\$200,578	\$34,924	\$165,076	\$140,385	1.176	1,025	\$161.05	9FB	1.6557	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	62

Totals:	\$1,411,400		\$1,411,400	\$700,060		\$1,400,127				\$1,171,889		\$983,573			\$163.33		0.0979									
			Sale. Ratio =>			49.60						E.C.F. =>	1.191		Std. Deviation=>	0.073001566										
			Std. Dev. =>			2.44						Ave. E.C.F. =>	1.192		Ave. Variance=>	5.2697		Coefficient of Var=>	4.41926313							

2024 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-07-426-014	37814 AMBER DR	06/28/22	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$196,800	50.59	\$393,609	\$69,468	\$319,532	\$368,342	0.867	2,207	\$144.78	9GA	2.4044	COLONIAL		\$65,000	No	/ /		LAND TABLE SEC06	407	65	
22-23-07-426-020	28641 AUBURN	06/28/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$175,580	48.77	\$351,153	\$290,482	\$290,040	0.908	1.663	\$174.67	9GA	1.6112	RANCH		\$65,000	No	/ /		LAND TABLE SEC06	407	65		
22-23-07-426-022	28625 AUBURN	03/22/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$157,600	50.03	\$315,205	\$68,174	\$246,826	\$280,717	0.879	1,819	\$135.69	9GA	1.2261	COLONIAL		\$65,000	No	/ /		LAND TABLE SEC06	407	65	
22-23-07-426-026	37834 SIENA	10/31/22	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$166,800	53.29	\$333,595	\$68,174	\$244,826	\$301,615	0.812	1,819	\$134.59	9GA	7.9814	COLONIAL		\$65,000	No	/ /		LAND TABLE SEC06	407	65	
22-23-07-426-029	37843 SIENA	10/28/22	\$324,000	WD	03-ARM'S LENGTH	\$324,000	\$155,630	48.03	\$311,260	\$68,024	\$255,976	\$276,405	0.926	1,819	\$140.72	9GA	3.4561	COLONIAL		\$65,000	No	/ /		LAND TABLE SEC06	407	65	
22-23-07-426-030	37839 SIENA	07/14/22	\$302,500	WD	03-ARM'S LENGTH	\$302,500	\$157,700	52.13	\$315,401	\$68,174	\$234,326	\$280,940	0.834	1,819	\$128.82	9GA	5.7452	COLONIAL		\$65,000	No	/ /		LAND TABLE SEC06	407	65	
22-23-07-426-031	37833 SIENA	12/06/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$180,680	50.90	\$361,368	\$68,174	\$286,826	\$333,175	0.861	1,663	\$172.48	9GA	3.0644	RANCH		\$65,000	No	/ /		LAND TABLE SEC06	407	65	
22-23-07-426-037	37793 SIENA	07/01/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$157,130	46.90	\$314,259	\$68,174	\$266,826	\$279,642	0.954	1,819	\$146.69	9GA	6.2639	COLONIAL		\$65,000	No	/ /		LAND TABLE SEC06	407	65	
22-23-07-426-038	37787 SIENA	05/26/21	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$189,660	49.65	\$379,326	\$68,323	\$313,677	\$353,413	0.888	2,207	\$142.13	9GA	0.3965	COLONIAL		\$65,000	No	/ /		LAND TABLE SEC06	407	65	
22-23-07-426-045	37752 AMBER DR	02/07/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$154,100	44.03	\$308,191	\$68,771	\$381,229	\$272,068	1.034	1,663	\$169.11	9GA	14.2140	RANCH		\$65,000	No	/ /		LAND TABLE SEC06	407	66	
22-23-07-426-046	37748 AMBER DR	01/13/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$159,580	49.87	\$319,167	\$68,323	\$251,677	\$285,050	0.883	1,819	\$138.36	9GA	0.8609	COLONIAL		\$65,000	No	/ /		LAND TABLE SEC06	407	66	
22-23-07-426-050	37743 AMBER DR	07/26/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$183,460	48.28	\$366,914	\$67,875	\$312,125	\$339,817	0.919	2,207	\$141.43	9GA	2.6978	COLONIAL		\$65,000	No	/ /		LAND TABLE SEC06	407	66	
22-23-07-426-070	37526 AMBER DR	07/11/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$159,470	49.07	\$318,948	\$68,473	\$256,527	\$284,631	0.901	1,819	\$141.03	9GA	0.9731	COLONIAL		\$65,000	No	/ /		LAND TABLE SEC06	407	66	
22-23-07-426-071	37520 AMBER DR	08/11/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$158,920	48.90	\$317,843	\$68,921	\$256,079	\$282,866	0.905	1,819	\$140.78	9GA	1.3771	COLONIAL		\$65,000	No	/ /		LAND TABLE SEC06	407	66	
22-23-07-426-082	37634 RUSSETT	09/13/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$183,150	53.87	\$366,307	\$68,024	\$271,976	\$338,958	0.802	2,207	\$123.23	9GA	8.9143	COLONIAL		\$65,000	No	/ /		LAND TABLE SEC06	407	66	
Totals:						\$5,115,500	\$2,536,260		\$5,072,546		\$4,088,910	\$4,597,677			\$144.97		0.2189										
							Sale Ratio =>	49.58				E.C.F. =>	0.889		Std. Deviation=>	0.057301362											
							Std. Dev. =>	2.47				Ave. E.C.F. =>	0.892		Ave. Variance=>	4.0791		Coefficient of Var=>	4.575372893								

2024 ECF 0.880

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
22-23-07-401-002	28092 HICKORY	06/14/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$195,050	52.01	\$390,094	\$117,756	\$257,244	\$328,118	0.784	2,042	\$125.98	9GB	5.9067	SINGLE FAMILY		\$110,000	No	/ /		LAND TABLE SEC07	407	66
22-23-07-401-003	38215 FRENCH POND	06/10/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$212,680	50.04	\$425,356	\$96,996	\$328,004	\$395,614	0.829	2,545	\$128.88	9GB	1.3965	SINGLE FAMILY		\$90,000	No	/ /		LAND TABLE SEC07	407	66
22-23-07-401-004	38213 FRENCH POND	09/07/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$226,250	52.62	\$452,501	\$118,895	\$311,105	\$401,935	0.774	2,182	\$142.58	9GB	6.9047	SINGLE FAMILY		\$110,000	No	/ /		LAND TABLE SEC07	407	65
22-23-07-401-005	38212 FRENCH POND	07/13/22	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$197,210	43.73	\$394,417	\$119,781	\$331,219	\$330,887	1.001	2,055	\$161.18	9GB	15.7939	SINGLE FAMILY		\$110,000	No	/ /		LAND TABLE SEC07	407	66
22-23-07-401-008	38218 FRENCH POND	11/18/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$213,860	55.55	\$427,712	\$118,705	\$266,295	\$372,298	0.715	2,182	\$122.04	9GB	12.7790	SINGLE FAMILY		\$110,000	No	/ /		LAND TABLE SEC07	407	66
22-23-07-401-015	28091 HICKORY	03/30/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$198,840	46.79	\$397,674	\$98,135	\$326,865	\$360,890	0.906	2,378	\$137.45	9GB	6.2653	SINGLE FAMILY		\$90,000	No	/ /		LAND TABLE SEC07	407	67
22-23-07-401-021	38313 GOLFVIEW	11/04/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$183,590	43.71	\$367,188	\$97,250	\$322,750	\$325,227	0.992	1,968	\$164.00	9GB	14.9320	RANCH		\$90,000	No	/ /		LAND TABLE SEC07	407	66
22-23-07-401-024	38319 GOLFVIEW	05/21/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$218,940	58.38	\$437,889	\$115,983	\$259,017	\$387,839	0.668	2,406	\$107.65	9GB	17.5217	SINGLE FAMILY		\$110,000	No	/ /		LAND TABLE SEC07	407	66
22-23-07-401-029	38314 GOLFVIEW	08/19/21	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$188,880	49.84	\$377,765	\$106,996	\$272,004	\$326,228	0.834	1,975	\$137.72	9GB	0.9279	RANCH		\$100,000	No	/ /		LAND TABLE SEC07	407	66
22-23-07-401-044	38249 FRENCH POND	05/20/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$218,090	45.91	\$436,189	\$105,857	\$369,143	\$397,990	0.928	2,438	\$153.41	9GB	8.4452	SINGLE FAMILY		\$100,000	No	/ /		LAND TABLE SEC07	407	66
Totals:						\$4,140,000	\$2,053,390		\$4,106,785		\$3,043,646	\$3,627,025			\$137.89		0.3907									
						Sale. Ratio =>	49.60					E.C.F. =>	0.839		Std. Deviation=>	0.1124811										
						Std. Dev. =>	4.92					Ave. E.C.F. =>	0.843		Ave. Variance=>	9.0873	Coefficient of Var=>	10.77889157								

2024 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
22-23-07-427-012	37560 BURTON CT	04/23/21	\$375,100	WD	03-ARM'S LENGTH	\$375,100	\$177,160	47.23	\$354,310	\$68,572	\$306,528	\$310,585	0.987	1,873	\$163.66	9GC	5.8966	RANCH		\$65,000	No	/ /		LAND TABLE SEC06	407	68
22-23-07-427-019	37630 BURTON DR	11/19/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$183,780	48.36	\$367,553	\$67,974	\$312,026	\$325,629	0.958	2,290	\$136.26	9GC	3.0252	COLONIAL		\$65,000	No	/ /		LAND TABLE SEC06	407	68
22-23-07-427-025	37690 BURTON DR	02/25/22	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$188,980	53.84	\$377,959	\$68,672	\$282,328	\$336,182	0.840	2,290	\$123.29	9GC	8.8164	COLONIAL		\$65,000	No	/ /		LAND TABLE SEC06	407	68
22-23-07-427-050	37704 AVON LN	11/02/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$176,770	51.24	\$353,535	\$68,473	\$276,527	\$309,850	0.892	1,961	\$141.01	9GC	3.5518	SINGLE FAMILY		\$65,000	No	/ /		LAND TABLE SEC06	407	68
22-23-07-427-056	37749 AVON LN	10/21/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$184,260	54.19	\$368,527	\$67,676	\$272,324	\$327,012	0.833	2,112	\$128.94	9GC	9.5207	SINGLE FAMILY		\$65,000	No	/ /		LAND TABLE SEC06	407	68
22-23-07-427-073	37818 AVON LN	05/27/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$176,920	49.84	\$353,833	\$68,223	\$286,777	\$310,446	0.924	1,961	\$146.24	9GC	0.4213	SINGLE FAMILY		\$65,000	No	/ /		LAND TABLE SEC06	407	68
22-23-07-427-074	37814 AVON LN	02/14/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$188,660	44.39	\$377,311	\$68,024	\$356,976	\$336,182	1.062	2,290	\$155.88	9GC	13.3883	COLONIAL		\$65,000	No	/ /		LAND TABLE SEC06	407	68
Totals:			\$2,571,100			\$2,571,100	\$1,276,530		\$2,553,028		\$2,093,486	\$2,255,885			\$142.18		0.0039									
								Sale. Ratio =>	49.65			E.C.F. =>	0.928	Std. Deviation=>		0.082090809										
								Std. Dev. =>	3.55			Ave. E.C.F. =>	0.928	Ave. Variance=>		6.3743	Coefficient of Vari=>		6.869099749							

2024 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-07-451-006	28034 HICKORY	04/29/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$290,190	50.91	\$580,371	\$142,543	\$427,457	\$625,469	0.683	3,044	\$140.43	9GD	2.0479	COLONIAL		\$110,000	No	/ /		LAND TABLE SEC07	407	67	
22-23-07-451-027	28074 HICKORY	12/13/21	\$459,000	WD	03-ARM'S LENGTH	\$459,000	\$223,780	48.75	\$447,568	\$119,296	\$339,704	\$468,960	0.724	2,602	\$130.55	9GD	2.0479	COLONIAL		\$110,000	No	/ /		LAND TABLE SEC07	407	69	
Totals:			\$1,029,000			\$1,029,000	\$513,970		\$1,027,939		\$767,161	\$1,094,429			\$135.49		0.2929										
								49.95					0.701				Std. Deviation=>										
								1.53					0.704				Ave. Variance=>										

2024 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.			
22-23-07-127-012	29485 BEAU RIDGE	06/15/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$133,280	48.47	\$266,561	\$32,500	\$242,500	\$198,357	1.223	1,238	\$195.88	9GE	3.5995	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	67			
22-23-07-127-015	38738 CHESSINGTON	09/13/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$118,670	49.45	\$237,335	\$32,500	\$207,500	\$173,589	1.195	1,215	\$170.78	9GE	0.8803	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	67			
22-23-07-127-019	38639 BRANDMILL	11/22/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$118,670	52.74	\$237,335	\$32,500	\$192,500	\$173,589	1.109	1,215	\$158.44	9GE	7.7608	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	67			
22-23-07-127-042	38455 CHESSINGTON	10/08/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$118,670	47.47	\$237,335	\$32,500	\$217,500	\$173,589	1.253	1,215	\$179.01	9GE	6.6410	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	67			
22-23-07-127-055	38428 WINDSOR	11/05/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$118,670	62.46	\$237,335	\$32,500	\$157,500	\$173,589	0.907	1,215	\$129.63	9GE	27.9234	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	67			
22-23-07-127-063	29432 REGENTS POINTE	09/23/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$112,750	45.10	\$225,509	\$32,500	\$217,500	\$163,567	1.330	1,215	\$179.01	9GE	14.3181	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	67			
22-23-07-127-071	29395 BREEZEWOOD	12/19/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$112,750	49.02	\$225,509	\$32,500	\$197,500	\$163,567	1.207	1,215	\$162.55	9GE	2.0907	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	67			
22-23-07-127-072	29401 BREEZEWOOD	08/30/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$133,280	48.47	\$266,561	\$32,500	\$242,500	\$198,357	1.223	1,238	\$195.88	9GE	3.5995	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	67			
22-23-07-127-077	29335 REGENTS POINTE	08/24/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$125,660	57.12	\$251,322	\$32,500	\$187,500	\$185,442	1.011	1,238	\$151.45	9GE	17.5454	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	67			
22-23-07-127-088	38326 WYNMAR	10/28/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$124,300	48.75	\$248,595	\$32,500	\$222,500	\$183,131	1.215	1,238	\$179.73	9GE	2.8425	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	67			
22-23-07-127-096	29324 REGENTS POINTE	12/10/21	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$133,280	49.73	\$266,561	\$32,500	\$235,500	\$198,357	1.187	1,238	\$190.23	9GE	0.0705	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	67			
22-23-07-127-104	29307 REGENTS POINTE	10/03/22	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$135,460	48.21	\$270,924	\$42,500	\$238,500	\$193,580	1.232	1,238	\$192.65	9GE	4.5502	RANCH		\$42,500	No	/ /		ATTACHED CONDOS	407	67			
22-23-07-127-114	38425 DARBYSHIRE	01/11/23	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$118,670	48.94	\$237,335	\$32,500	\$210,000	\$173,589	1.210	1,215	\$172.84	9GE	2.3205	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	67			
22-23-07-127-120	38564 EVONSHIRE	09/02/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$133,280	52.27	\$266,561	\$32,500	\$222,500	\$198,357	1.122	1,238	\$179.73	9GE	6.4833	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	67			
22-23-07-127-128	38664 EVONSHIRE	10/01/21	\$301,500	WD	03-ARM'S LENGTH	\$301,500	\$141,770	47.02	\$283,530	\$42,500	\$259,000	\$204,263	1.268	1,238	\$209.21	9GE	8.1425	RANCH		\$42,500	No	/ /		ATTACHED CONDOS	407	67			
22-23-07-127-132	38343 ASHBROOKE	03/22/23	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$133,280	46.12	\$266,561	\$32,500	\$256,500	\$198,357	1.293	1,238	\$207.19	9GE	10.6575	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	67			
Totals:						\$4,047,000	\$2,012,440		\$4,024,869		\$3,507,000	\$2,953,279			\$178.39		0.0944												
								Sale. Ratio =>	49.73					E.C.F. =>	1.187	Std. Deviation=>		0.10595743											
								Std. Dev. =>	4.36					Ave. E.C.F. =>	1.187	Ave. Variance=>		7.4641	Coefficient of Var=>		6.290603253								
2024 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.			
22-23-07-252-022	28801 HIDDEN TRAIL	04/18/22	\$409,000	WD	03-ARM'S LENGTH	\$409,000	\$200,910	49.12	\$401,828	\$118,657	\$290,343	\$393,293	0.738	2,559	\$113.46	9GF	1.0645	CONTEMP.		\$110,000	No	/ /		LAND TABLE SEC07	407	69			
22-23-07-252-034	28853 HIDDEN TRAIL	09/27/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$183,070	50.16	\$366,138	\$97,784	\$267,216	\$372,714	0.717	2,254	\$118.55	9GF	1.0645	CONTEMP.		\$90,000	No	/ /		LAND TABLE SEC07	407	69			
Totals:						\$774,000			\$774,000		\$383,980																		
									Sale Ratio =>	49.61	E.C.F. =>			0.728	Std. Deviation=>		0.015053601												
									Std. Dev. =>	0.73	Ave. E.C.F. =>			0.728	Ave. Variance=>		1.0645	Coefficient of Var=>		1.462978444									

2024 ECF 0.720

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
22-23-07-402-004	28118 GOLF POINTE	06/10/21	\$486,000	WD	03-ARM'S LENGTH	\$486,000	\$238,550	49.08	\$477,093	\$99,463	\$386,537	\$397,505	0.972	2,639	\$146.47	9GH	0.3932	COLONIAL		\$90,000	No	/ /		LAND TABLE SEC07	407	70
22-23-07-402-018	28296 CYPRESS	09/19/22	\$459,000	WD	03-ARM'S LENGTH	\$459,000	\$227,510	49.57	\$455,024	\$98,895	\$360,105	\$374,873	0.961	2,677	\$134.52	9GH	0.7869	COLONIAL		\$90,000	No	/ /		LAND TABLE SEC07	407	70
22-23-07-402-024	28400 GOLF POINTE	06/28/21	\$477,000	WD	03-ARM'S LENGTH	\$477,000	\$223,290	45.81	\$446,573	\$107,530	\$339,170	\$356,807	1.035	2,243	\$164.72	9GH	6.5781	SINGLE FAMILY		\$100,000	No	/ /		LAND TABLE SEC07	407	72
22-23-07-402-028	28492 GOLF POINTE	05/16/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$214,920	42.98	\$429,840	\$96,068	\$403,932	\$351,339	1.150	2,170	\$186.14	9GH	18.1218	SINGLE FAMILY		\$90,000	No	/ /		LAND TABLE SEC07	407	70
22-23-07-402-030	28540 GOLF POINTE	09/24/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$212,950	53.91	\$425,904	\$96,068	\$298,932	\$347,196	0.861	2,358	\$126.77	9GH	10.7485	COLONIAL		\$90,000	No	/ /		LAND TABLE SEC07	407	70
22-23-07-402-043	28661 GOLF POINTE	07/22/21	\$493,500	WD	03-ARM'S LENGTH	\$493,500	\$244,560	49.56	\$489,128	\$117,306	\$376,194	\$391,392	0.961	2,252	\$167.05	9GH	0.7305	COLONIAL		\$110,000	No	/ /		LAND TABLE SEC07	407	71
22-23-07-402-047	28573 GOLF POINTE	03/30/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$223,790	46.62	\$447,587	\$125,730	\$354,270	\$338,797	1.046	2,190	\$161.77	9GH	7.7196	SINGLE FAMILY		\$120,000	No	/ /		LAND TABLE SEC07	407	71
22-23-07-402-050	28507 GOLF POINTE	10/17/22	\$494,000	WD	03-ARM'S LENGTH	\$494,000	\$228,750	46.31	\$457,508	\$128,354	\$365,646	\$346,478	1.055	2,190	\$166.96	9GH	8.6848	SINGLE FAMILY		\$120,000	No	/ /		LAND TABLE SEC07	407	71
22-23-07-402-060	28341 LACOSTA	05/28/21	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$245,280	55.49	\$490,551	\$116,068	\$325,932	\$394,193	0.827	2,187	\$150.41	9GH	14.1641	SINGLE FAMILY		\$110,000	No	/ /		LAND TABLE SEC07	407	70
22-23-07-402-065	28289 GOLF POINTE	02/08/22	\$519,000	WD	03-ARM'S LENGTH	\$519,000	\$255,880	49.30	\$511,757	\$126,743	\$392,257	\$405,278	0.968	2,841	\$138.07	9GH	0.0603	COLONIAL		\$120,000	No	/ /		LAND TABLE SEC07	407	70
22-23-07-402-091	28012 GOLF POINTE	07/08/21	\$411,000	WD	03-ARM'S LENGTH	\$411,000	\$230,230	56.02	\$460,465	\$106,068	\$304,932	\$373,049	0.817	2,627	\$116.08	9GH	15.1071	COLONIAL		\$100,000	No	/ /		LAND TABLE SEC07	407	70
Totals:			\$5,156,500			\$5,156,500	\$2,545,710		\$5,091,430		\$3,938,207	\$4,076,986			\$150.81		0.2515									
							Sale. Ratio =>	49.37				E.C.F. =>	0.966			Std. Deviation=>	0.10265007									
							Std. Dev. =>	4.08				Ave. E.C.F. =>	0.968			Ave. Variance=>	7.5632	Coefficient of Var=>	7.809369263							

2024 ECF 0.950

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-07-201-012	38151 LANTERN HILL	01/20/23	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$230,190	38.05	\$460,386	\$98,457	\$506,543	\$393,401	1.288	2,668	\$189.86	9GI	10.2634	COLONIAL		\$90,000	No	/ /		LAND TABLE SEC07	407	74	
22-23-07-228-004	38060 LANTERN HILL	04/29/22	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$239,110	43.87	\$478,225	\$99,781	\$445,219	\$411,352	1.082	2,806	\$158.67	9GI	10.2634	COLONIAL		\$90,000	No	/ /		LAND TABLE SEC07	407	73	
Totals:						\$1,150,000	\$469,300		\$938,611		\$951,762	\$804,753			\$174.26		0.2289										
						Sale Ratio =>	40.81		E.C.F. =>	1.183				Std. Deviation=>	0.145147041												
						Std. Dev. =>	4.12		Ave. E.C.F. =>	1.185				Ave. Variance=>	10.2634			Coefficient of Var=>	8.661392098								

2024 ECF 0.920
Late 2023 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blde. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-07-307-005	39311 SILVERTHORNE BEND	07/29/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$246,520	49.30	\$493,042	\$95,455	\$404,545	\$418,513	0.967	2,294	\$176.35	9GJ	0.0000	COLONIAL		\$90,000	No	/ /		LAND TABLE SEC07	407	87	
Totals:			\$500,000			\$500,000	\$246,520	49.30	\$493,042		\$404,545	\$418,513	0.967		\$176.35		0.0000										
						Sale Ratio =>	49.30			E.C.F. =>		0.967	Std. Deviation=>		#DIV/0!												
						Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>		0.967	Ave. Variance=>		0.0000	Coefficient of Var=>	0										
													2024 ECF	0.950													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
22-23-08-100-023	29443 LAUREL	04/05/22	\$195,700	WD	03-ARM'S LENGTH	\$195,700	\$112,390	57.43	\$224,783	\$27,712	\$167,988	\$153,962	1.091	1,383	\$121.47	9HB	20.7309	SINGLE FAMILY		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65
22-23-08-100-024	29445 LAUREL	01/31/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$98,170	49.09	\$196,338	\$28,078	\$171,922	\$131,453	1.308	1,077	\$159.63	9HB	0.9446	SINGLE FAMILY		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65
22-23-08-100-028	29437 LAUREL	02/23/22	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$98,170	51.13	\$196,338	\$28,078	\$163,922	\$131,453	1.247	1,077	\$132.20	9HB	5.1412	SINGLE FAMILY		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65
22-23-08-100-033	29401 LAUREL	08/12/21	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$98,170	54.24	\$196,338	\$28,078	\$152,922	\$131,453	1.163	1,077	\$141.99	9HB	13.5092	SINGLE FAMILY		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65
22-23-08-100-038	29440 LAUREL	01/09/23	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$112,390	65.34	\$224,783	\$27,712	\$144,288	\$153,962	0.937	1,383	\$104.33	9HB	36.1244	SINGLE FAMILY		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65
22-23-08-100-041	29430 LAUREL	04/08/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$98,170	42.68	\$196,338	\$28,078	\$201,922	\$131,453	1.536	1,077	\$187.49	9HB	23.7664	SINGLE FAMILY		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65
22-23-08-100-043	29434 LAUREL	03/08/22	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$112,390	48.44	\$224,783	\$27,712	\$204,288	\$153,962	1.327	1,383	\$147.71	9HB	2.8463	SINGLE FAMILY		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65
22-23-08-100-044	29436 LAUREL	01/09/23	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$98,170	42.50	\$196,338	\$28,078	\$202,922	\$131,453	1.544	1,077	\$188.41	9HB	24.5271	SINGLE FAMILY		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65
22-23-08-100-045	29408 LAUREL	05/31/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$98,170	49.09	\$196,338	\$28,078	\$171,922	\$131,453	1.308	1,077	\$159.63	9HB	0.9446	SINGLE FAMILY		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65
22-23-08-100-047	29412 LAUREL	06/21/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$112,390	51.09	\$224,783	\$27,712	\$192,288	\$153,962	1.249	1,383	\$139.04	9HB	4.9478	SINGLE FAMILY		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65
22-23-08-100-048	29414 LAUREL	10/28/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$98,170	45.66	\$196,338	\$28,078	\$186,922	\$131,453	1.422	1,077	\$173.56	9HB	12.3555	SINGLE FAMILY		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65
22-23-08-100-052	29406 LAUREL	08/05/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$98,170	51.67	\$196,338	\$28,078	\$161,922	\$131,453	1.232	1,077	\$150.35	9HB	6.6627	SINGLE FAMILY		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65
22-23-08-100-060	29367 LAUREL	05/27/22	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$98,170	52.36	\$196,338	\$28,078	\$159,422	\$131,453	1.213	1,077	\$148.02	9HB	8.3645	SINGLE FAMILY		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65
22-23-08-100-072	29325 LAUREL	12/10/21	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$98,170	46.53	\$196,338	\$28,078	\$182,922	\$131,453	1.392	1,077	\$169.84	9HB	9.3126	SINGLE FAMILY		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65
22-23-08-100-081	29310 LAUREL	05/07/21	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$98,170	55.15	\$196,338	\$28,078	\$149,922	\$131,453	1.140	1,077	\$139.20	9HB	15.7914	SINGLE FAMILY		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65
22-23-08-100-082	29312 LAUREL	04/14/22	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$112,390	54.03	\$224,783	\$27,712	\$180,288	\$153,962	1.171	1,383	\$130.36	9HB	12.7419	SINGLE FAMILY		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65
22-23-08-100-089	29261 LAUREL	04/07/22	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$98,170	43.44	\$196,338	\$28,078	\$197,922	\$131,453	1.506	1,077	\$183.77	9HB	20.7235	SINGLE FAMILY		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65
22-23-08-100-090	29275 LAUREL	08/29/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$98,170	41.77	\$196,338	\$28,078	\$206,922	\$131,453	1.574	1,077	\$192.13	9HB	27.5701	SINGLE FAMILY		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65
22-23-08-100-091	29271 LAUREL	08/03/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$112,390	49.95	\$224,783	\$27,712	\$197,288	\$153,962	1.281	1,383	\$142.65	9HB	1.7002	SINGLE FAMILY		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65
22-23-08-100-096	29241 LAUREL	04/14/22	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$112,390	48.44	\$224,783	\$27,712	\$204,288	\$153,962	1.327	1,383	\$147.71	9HB	2.8463	SINGLE FAMILY		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65
22-23-08-100-104	29260 LAUREL	07/12/22	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$112,390	48.89	\$224,783	\$27,712	\$202,188	\$153,962	1.313	1,383	\$146.20	9HB	1.4824	SINGLE FAMILY		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65
22-23-08-100-107	29266 LAUREL	09/16/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$98,170	49.09	\$196,338	\$28,078	\$171,922	\$131,453	1.308	1,077	\$159.63	9HB	0.9446	SINGLE FAMILY		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65
22-23-08-100-119	29483 LAUREL	09/20/22	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$112,390	50.17	\$224,783	\$27,712	\$196,288	\$153,962	1.275	1,383	\$141.93	9HB	2.3498	SINGLE FAMILY		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65
Totals:						\$4,815,100	\$2,385,890		\$4,771,779		\$4,172,600	\$3,225,999			\$153.36		0.4983									
						Sale Ratio =>	49.55		E.C.F. =>	1.293		Std. Deviation=>	0.15259113			11.1534		Coefficient of Var=>	8.590032284							
						Std. Dev. =>	5.32		Ave. E.C.F. =>	1.298		Ave. Variance=>														

2024 ECF 1.280

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-08-378-001	28100 SECLUDED LN	06/03/22	\$494,000	WD	03-ARM'S LENGTH	\$494,000	\$243,180	49.23	\$486,362	\$71,743	\$422,257	\$414,619	1.018	2,758	\$153.10	9HC	1.6388	COLONIAL		\$65,000	No	/ /		LAND TABLE SEC06	407	73	
22-23-08-378-012	28257 SECLUDED LN	12/30/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$249,580	52.00	\$499,150	\$81,210	\$398,790	\$417,940	0.954	2,633	\$151.46	9HC	4.7854	COLONIAL		\$75,000	No	/ /		LAND TABLE SEC06	407	74	
22-23-08-378-017	28135 SECLUDED LN	11/29/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$235,790	48.62	\$471,583	\$71,068	\$413,932	\$400,515	1.033	2,619	\$158.05	9HC	3.1466	COLONIAL		\$65,000	No	/ /		LAND TABLE SEC06	407	72	
Totals:						\$1,459,000	\$728,550		\$1,457,095		\$1,234,979	\$1,233,074			\$154.30		0.0489										
						Sale. Ratio =>	49.93		E.C.F. =>	1.002		Std. Deviation=>	0.042122619														
						Std. Dev. =>	1.80		Ave. E.C.F. =>	1.002		Ave. Variance=>	3.1902	Coefficient of Var=>	3.183770684												

2024 ECF 1.000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
22-23-08-101-003	29435 CHELSEA CROSSING	03/16/23	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$219,360	52.73	\$438,721	\$67,867	\$348,133	\$303,979	1.145	2,531	\$137.55	9HD	8.9519	COLONIAL		\$65,000	No	/ /		LAND TABLE SEC06	407	72
22-23-08-101-005	29473 CHELSEA CROSSING	04/01/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$224,730	54.15	\$449,451	\$74,372	\$340,628	\$307,442	1.108	2,652	\$128.44	9HD	12.6830	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC06	407	72
22-23-08-101-018	29278 CHELSEA CROSSING	06/25/21	\$436,500	WD	03-ARM'S LENGTH	\$436,500	\$189,040	43.31	\$378,073	\$69,661	\$366,839	\$251,797	1.451	1,983	\$184.99	9HD	21.6349	COLONIAL		\$65,000	No	/ /		LAND TABLE SEC06	407	72
Totals:						\$1,267,500	\$633,130		\$1,266,245		\$1,055,600	\$864,217			\$150.33		1.3321									
						Sale. Ratio =>	49.95					E.C.F. =>	1.221		Std. Deviation=>	0.18829031										
						Std. Dev. =>	5.89					Ave. E.C.F. =>	1.235		Ave. Variance=>	14.4233	Coefficient of Var=>	11.68090793								

2024 ECF 1.220

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
22-23-08-304-010	37227 TIMBERVIEW LANE	04/15/22	\$911,000	WD	03-ARM'S LENGTH	\$911,000	\$431,280	47.34	\$862,559	\$235,649	\$675,351	\$995,095	0.679	4,560	\$148.10	9H1	5.1617	COLONIAL		\$215,000	No	/ /		LAND TABLE NHE	407	81
22-23-08-304-014	37271 TIMBERVIEW LANE	04/15/21	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$426,850	53.36	\$853,704	\$233,524	\$566,476	\$984,413	0.575	4,555	\$124.36	9H1	5.1617	COLONIAL		\$215,000	No	/ /		LAND TABLE NHE	407	90
Totals:						\$1,711,000			\$1,711,000	\$858,130							0.0279									
						Sale. Ratio =>	50.15					E.C.F. =>	0.627			Std. Deviation=>	0.072997535									
						Std. Dev. =>	4.25					Ave. E.C.F. =>	0.627			Ave. Variance=>	5.1617	Coefficient of Var=>	8.231561442							

2024 ECF 0.630

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
22-23-08-102-002	28988 WINTERGREEN	05/07/21	\$974,900	WD	03-ARM'S LENGTH	\$974,900	\$512,360	52.56	\$1,024,717	\$217,407	\$757,493	\$996,679	0.760	4,278	\$177.07	9HJ	4.2919	COLONIAL		\$200,000	No	/ /		LAND TABLE NHE	407	93
22-23-08-102-005	28922 WINTERGREEN	01/12/22	\$1,159,000	WD	03-ARM'S LENGTH	\$1,159,000	\$559,800	48.30	\$1,119,600	\$229,530	\$929,470	\$1,098,852	0.846	4,543	\$204.59	9HJ	4.2919	COLONIAL		\$200,000	No	/ /		LAND TABLE NHE	407	93
Totals:			\$2,133,900			\$2,133,900	\$1,072,160		\$2,144,317		\$1,686,963	\$2,095,531			\$190.83		0.2093									
							Sale. Ratio =>	50.24				E.C.F. =>	0.805		Std. Deviation=>	0.060697037										
							Std. Dev. =>	3.01				Ave. E.C.F. =>	0.803		Ave. Variance=>	4.2919		Coefficient of Var=>	5.34529154							

2024 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
22-23-08-103-015	29347 EARTH LN	09/17/21	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$368,360	48.47	\$736,719	\$127,000	\$633,000	\$812,959	0.779	3,722	\$170.07	9HK	3.8075	COLONIAL		\$125,000	No	//		LAND TABLE NHE	407	89
22-23-08-103-017	29461 EARTH LN	04/27/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$315,610	52.60	\$631,224	\$136,349	\$461,651	\$657,167	0.702	3,268	\$141.26	9HK	3.8075	COLONIAL		\$125,000	No	//		LAND TABLE NHE	407	90
Totals:						\$1,360,000			\$1,367,943		\$1,094,651	\$1,470,125			\$155.67		0.4035									
						Sale. Ratio =>		50.29				E.C.F. =>	0.745		Std. Deviation=>	0.053846489										
						Std. Dev. =>		2.92				Ave. E.C.F. =>	0.741		Ave. Variance=>	3.8075	Coefficient of Var=>	5.141394097								
												2024 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	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
22-23-10-454-018	32240 TWELVE MILE	07/20/21	\$175,004	WD	03-ARM'S LENGTH	\$175,004	\$82,380	47.07	\$164,753	\$26,683	\$148,321	\$106,208	1.397	1,368	\$108.42	9JA	9.1671	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	47		
22-23-10-454-029	32264 TWELVE MILE	05/12/22	\$138,005	WD	03-ARM'S LENGTH	\$138,005	\$73,690	53.40	\$147,376	\$26,654	\$111,351	\$92,863	1.199	1,200	\$92.79	9JA	10.5759	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	47		
22-23-10-454-035	32280 TWELVE MILE	09/09/21	\$190,007	WD	03-ARM'S LENGTH	\$190,007	\$97,190	51.15	\$194,385	\$26,853	\$163,154	\$128,871	1.266	1,715	\$95.13	9JA	3.8819	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	47		
22-23-10-454-039	32288 TWELVE MILE	09/08/21	\$159,020	WD	03-ARM'S LENGTH	\$159,020	\$75,070	47.21	\$150,146	\$26,654	\$132,366	\$94,994	1.393	1,200	\$110.31	9JA	8.8569	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	47		
22-23-10-454-041	32292 TWELVE MILE	04/15/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$77,900	49.30	\$155,802	\$26,626	\$131,374	\$99,366	1.322	1,254	\$104.76	9JA	1.7273	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	47		
22-23-10-454-043	32298 TWELVE MILE	06/30/22	\$162,525	WD	03-ARM'S LENGTH	\$162,525	\$83,970	51.67	\$167,940	\$26,683	\$135,842	\$108,659	1.250	1,368	\$99.30	9JA	5.4682	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	47		
22-23-10-454-049	32312 TWELVE MILE	01/28/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$97,190	47.41	\$194,385	\$26,853	\$178,147	\$128,871	1.382	1,715	\$103.88	9JA	7.7522	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	47		
22-23-10-454-050	32314 TWELVE MILE	07/13/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$86,490	52.42	\$172,982	\$26,683	\$138,317	\$112,538	1.229	1,368	\$101.11	9JA	7.5775	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	47		
Totals:						\$1,352,561	\$673,880		\$1,347,769		\$1,136,872	\$872,369	1.305		\$101.96		0.07926451											
						Sale. Ratio =>	49.82					E.C.F. =>	1.305		Std. Deviation=>	0.07926451												
						Std. Dev. =>	2.54					Ave. E.C.F. =>	1.305		Ave. Variance=>	6.8759	Coefficient of Var=>	5.269492913										

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
22-23-11-453-004	29830 TWELVE MILE	01/27/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$50,450	48.05	\$100,898	\$26,200	\$78,800	\$76,222	1.034	731	\$107.80	9K1	4.5669	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	62		
22-23-11-453-005	29830 TWELVE MILE	08/04/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$50,640	42.20	\$101,276	\$26,200	\$93,800	\$76,608	1.224	739	\$126.93	9K1	23.6265	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	62		
22-23-11-453-012	29830 TWELVE MILE	12/16/21	\$107,900	WD	03-ARM'S LENGTH	\$107,900	\$51,310	47.55	\$102,624	\$26,200	\$81,700	\$77,984	1.048	756	\$108.07	9K1	5.9508	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	62		
22-23-11-453-027	29850 TWELVE MILE	04/11/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$50,450	45.86	\$100,898	\$26,200	\$83,800	\$76,222	1.099	731	\$114.64	9K1	11.1267	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	62		
22-23-11-453-076	29890 TWELVE MILE	09/27/21	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$50,320	66.21	\$100,634	\$26,200	\$49,800	\$75,953	0.656	731	\$68.13	9K1	33.2479	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	62		
22-23-11-453-080	29890 TWELVE MILE	12/14/22	\$96,500	WD	03-ARM'S LENGTH	\$96,500	\$50,640	52.48	\$101,276	\$26,200	\$70,300	\$76,608	0.918	739	\$95.13	9K1	7.0490	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	62		
22-23-11-453-084	29890 TWELVE MILE	12/05/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$51,640	51.64	\$103,271	\$26,200	\$73,800	\$78,644	0.938	763	\$96.72	9K1	4.9740	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	62		
Totals:						\$715,400	\$355,450		\$710,877	\$532,000	\$538,242			\$102.49			0.0256											
						Sale Ratio =>	49.69					E.C.F. =>	0.988			Std. Deviation=>	0.17879864											
						Std. Dev. =>	7.71					Ave. E.C.F. =>	0.988			Ave. Variance=>	12.9345											

2024 ECF 0.980

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
22-23-11-451-023	30022 TWELVE MILE	04/04/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$52,440	104.88	\$104,878	\$26,200	\$23,800	\$74,931	0.318	725	\$32.83	9KB	75.2182	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	62		
22-23-11-451-027	30024 TWELVE MILE	09/28/22	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$53,510	42.13	\$107,016	\$26,200	\$100,800	\$76,968	1.310	749	\$134.58	9KB	23.8838	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	62		
22-23-11-451-031	30024 TWELVE MILE	02/17/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$52,170	45.37	\$104,311	\$26,836	\$88,164	\$73,805	1.195	714	\$123.48	9KB	12.4751	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	62		
22-23-11-451-034	30024 TWELVE MILE	05/10/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$51,220	39.40	\$102,449	\$26,200	\$103,800	\$72,618	1.429	714	\$145.38	9KB	35.9590	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	62		
22-23-11-451-045	30028 TWELVE MILE	02/24/23	\$123,750	WD	03-ARM'S LENGTH	\$123,750	\$51,220	41.39	\$102,449	\$26,200	\$97,550	\$72,618	1.343	714	\$136.62	9KB	27.3523	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	62		
22-23-11-451-054	30028 TWELVE MILE	07/08/22	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$53,510	41.80	\$107,016	\$26,200	\$101,800	\$76,968	1.323	749	\$135.91	9KB	25.2828	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	62		
22-23-11-451-055	30038 TWELVE MILE	04/25/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$66,390	44.26	\$132,778	\$26,836	\$123,164	\$100,897	1.221	994	\$123.91	9KB	15.0883	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	62		
22-23-11-451-060	30038 TWELVE MILE	07/14/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$66,730	53.38	\$133,459	\$26,200	\$98,800	\$102,151	0.967	1,008	\$98.02	9KB	10.2614	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	62		
22-23-11-451-063	30038 TWELVE MILE	12/27/21	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$68,830	53.36	\$137,658	\$26,200	\$100,800	\$106,150	0.968	1,045	\$98.37	9KB	10.1369	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	62		
22-23-11-451-064	30038 TWELVE MILE	07/29/21	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$68,320	62.68	\$136,640	\$26,200	\$82,800	\$105,181	0.787	1,045	\$79.23	9KB	28.2591	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	62		
22-23-11-451-069	30042 TWELVE MILE	09/20/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$65,450	48.48	\$130,896	\$26,200	\$108,800	\$99,710	1.091	994	\$109.46	9KB	2.1353	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	62		
22-23-11-451-072	30042 TWELVE MILE	01/18/23	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$66,730	51.37	\$133,459	\$26,200	\$103,700	\$102,151	1.015	1,008	\$102.88	9KB	5.4646	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	62		
22-23-11-451-074	30042 TWELVE MILE	12/29/21	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$66,730	49.47	\$133,459	\$26,200	\$108,700	\$102,151	1.064	1,008	\$107.84	9KB	0.5699	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	62		
22-23-11-451-075	30042 TWELVE MILE	06/17/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$67,060	40.64	\$134,112	\$26,200	\$138,800	\$102,773	1.351	1,015	\$136.75	9KB	28.0795	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	62		
22-23-11-451-076	30042 TWELVE MILE	05/07/21	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$68,320	58.39	\$136,640	\$26,200	\$90,800	\$105,181	0.863	1,045	\$86.89	9KB	20.6532	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	62		
22-23-11-451-077	30042 TWELVE MILE	08/26/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$68,320	52.55	\$136,640	\$26,200	\$103,800	\$105,181	0.987	1,045	\$99.33	9KB	8.2935	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	62		
22-23-11-451-078	30042 TWELVE MILE	03/11/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$68,320	45.55	\$136,640	\$26,200	\$123,800	\$105,181	1.177	1,045	\$118.47	9KB	10.7213	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	62		
22-23-11-451-085	30052 TWELVE MILE	04/22/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$52,440	40.34	\$104,878	\$26,200	\$103,800	\$74,931	1.385	725	\$143.17	9KB	31.5461	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	62		
22-23-11-451-088	30056 TWELVE MILE	06/14/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$64,190	71.32	\$126,378	\$26,200	\$63,800	\$97,312	0.656	995	\$64.12	9KB	41.4185	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	62		
22-23-11-451-099	30056 TWELVE MILE	04/07/21	\$121,500	WD	03-ARM'S LENGTH	\$121,500	\$67,990	55.96	\$135,970	\$26,200	\$95,300	\$104,543	0.912	1,037	\$91.90	9KB	15.8228	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	62		
22-23-11-451-103	30060 TWELVE MILE	05/13/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$66,390	45.79	\$132,778	\$26,836	\$118,164	\$100,897	1.171	994	\$118.88	9KB	10.1327	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	62		
22-23-11-451-112	30060 TWELVE MILE	03/06/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$68,320	45.55	\$136,640	\$26,200	\$123,800	\$105,181	1.177	1,045	\$118.47	9KB	10.7213	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	62		
22-23-11-451-127	30074 TWELVE MILE	09/15/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$52,440	41.95	\$104,878	\$26,200	\$98,800	\$74,931	1.319	725	\$136.28	9KB	24.8733	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	62		
22-23-11-451-127	30074 TWELVE MILE	09/30/21	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$51,220	56.97	\$102,449	\$26,200	\$63,700	\$72,618	0.877	714	\$89.22	9KB	19.2614	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	62		
22-23-11-451-133	30074 TWELVE MILE	10/10/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$52,440	43.70	\$104,878	\$26,200	\$93,800	\$74,931	1.252	725	\$129.38	9KB	18.2005	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	62		
22-23-11-451-143	30070 TWELVE MILE	04/23/21	\$75,500	WD	03-ARM'S LENGTH	\$75,500	\$52,440	69.46	\$104,878	\$26,200	\$49,300	\$74,931	0.658	725	\$68.00	9KB	41.1871	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	62		
Totals:						\$3,195,450			\$3,195,450	\$1,583,140		\$2,512,342	\$2,364,894		\$108.82		0.7457											
									Sale. Ratio =>	49.54				E.C.F. =>	1.062	Std. Deviation=>		0.267824										
									Std. Dev. =>	13.89				Ave. E.C.F. =>	1.070	Ave. Variance=>		21.2727	Coefficient of Var=>		19.88468126							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.																	
22-23-11-453-039	29860 TWELVE MILE	12/23/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$66,570	55.48	\$133,133	\$26,200	\$93,800	\$101,841	0.921	997	\$94.08	9KC	13.8706	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	62																	
22-23-11-453-042	29860 TWELVE MILE	11/12/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$66,990	49.62	\$133,970	\$26,200	\$108,800	\$102,638	1.060	1,008	\$107.94	9KC	0.0285	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	62																	
22-23-11-453-051	29870 TWELVE MILE	06/23/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$66,570	50.43	\$133,133	\$26,200	\$105,800	\$101,841	1.039	997	\$106.12	9KC	2.0875	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	62																	
22-23-11-453-053	29870 TWELVE MILE	06/08/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$66,990	60.90	\$133,970	\$26,200	\$83,800	\$102,638	0.816	1,008	\$83.13	9KC	24.3289	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	62																	
22-23-11-453-062	29880 TWELVE MILE	12/27/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$64,970	45.43	\$129,934	\$27,048	\$115,952	\$97,987	1.183	997	\$116.30	9KC	12.3595	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	62																	
22-23-11-453-063	29880 TWELVE MILE	02/21/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$66,990	44.66	\$133,981	\$27,048	\$122,952	\$101,841	1.207	997	\$123.32	9KC	14.7544	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	62																	
22-23-11-453-065	29880 TWELVE MILE	12/17/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$66,990	51.53	\$133,970	\$26,200	\$103,800	\$102,638	1.011	1,008	\$102.98	9KC	4.8430	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	62																	
22-23-11-453-074	29890 TWELVE MILE	06/18/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$65,470	45.15	\$130,936	\$27,048	\$117,952	\$98,941	1.192	962	\$122.61	9KC	13.2395	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	62																	
22-23-11-453-081	29890 TWELVE MILE	12/19/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$67,050	47.90	\$134,118	\$26,200	\$113,800	\$102,779	1.107	1,009	\$112.78	9KC	4.7480	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	62																	
Totals:						\$1,205,000	\$598,600		\$1,197,145		\$966,656	\$913,144			\$107.70		0.1148																										
									Sale. Ratio =>	49.68										E.C.F. =>	1.059										Std. Deviation=>	0.13135733											
									Std. Dev. =>	5.35										Ave. E.C.F. =>	1.060										Ave. Variance=>	10.0289										Coefficient of Var=>	9.463438421

2024 ECF 1.050

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
22-23-11-426-014	28464 VENICE CR	01/28/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$156,120	56.77	\$312,240	\$52,239	\$222,761	\$232,144	0.960	1,908	\$116.75	9KD	16.4105	COLONIAL		\$49,500	No	//		LAND TABLE SEC10	407	63		
22-23-11-426-016	28490 VENICE CR	10/04/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$162,290	47.73	\$324,570	\$54,850	\$285,150	\$240,821	1.184	1,750	\$162.94	9KD	6.0385	RANCH		\$49,500	No	//		LAND TABLE SEC10	407	63		
22-23-11-426-022	28548 VENICE CR	09/01/22	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$158,480	49.54	\$316,961	\$52,239	\$257,661	\$236,359	1.132	1,908	\$140.28	9KD	0.8747	COLONIAL		\$49,500	No	//		LAND TABLE SEC10	407	63		
22-23-11-426-032	28678 VENICE CT	09/16/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$168,190	52.56	\$336,386	\$52,239	\$267,761	\$253,703	1.055	1,750	\$153.01	9KD	6.8275	RANCH		\$49,500	No	//		LAND TABLE SEC10	407	63		
22-23-11-426-036	28695 VENICE CT	08/01/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$166,570	44.42	\$333,133	\$52,239	\$322,761	\$250,798	1.287	1,750	\$184.43	9KD	16.3248	RANCH		\$49,500	No	//		LAND TABLE SEC10	407	63		
Totals:			\$1,629,900			\$1,629,900	\$811,650		\$1,623,290		\$1,366,094	\$1,213,825			\$151.48		0.1758											
							Sale. Ratio =>		49.80			E.C.F. =>	1.125			Std. Deviation=>	0.124463458											
							Std. Dev. =>		4.71			Ave. E.C.F. =>	1.124			Ave. Variance=>	9.2952										Coefficient of Var=>	8.27204824

2024 ECF 1.120

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
22-23-11-426-057	29520 ASHFORD	06/17/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$175,830	54.10	\$351,657	\$49,500	\$275,500	\$296,232	0.930	1,845	\$149.32	9KE	9.5295	RANCH		\$49,500	No	//		LAND TABLE SEC10	407	65
22-23-11-426-067	29525 ASHFORD	09/27/21	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$191,820	49.57	\$383,648	\$49,500	\$337,500	\$327,596	1.030	1,954	\$172.72	9KE	0.4924	RANCH		\$49,500	No	//		LAND TABLE SEC10	407	65
22-23-11-426-071	29485 ASHFORD	03/18/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$175,830	46.27	\$351,657	\$49,500	\$330,500	\$296,232	1.116	1,845	\$178.13	9KE	9.0370	RANCH		\$49,500	No	//		LAND TABLE SEC10	407	65
Totals:						\$1,092,000	\$543,480		\$1,086,962		\$943,500	\$920,061			\$167.06		0.0168									
							Sale. Ratio =>	49.77				E.C.F. =>	1.025		Std. Deviation=>	0.092930435										
							Std. Dev. =>	3.93				Ave. E.C.F. =>	1.025		Ave. Variance=>	6.3530		Coefficient of Var=>	6.196163953							

2024 ECF 1.020

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-11-477-023	27820 BERRYWOOD	10/20/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$68,940	51.07	\$137,880	\$26,200	\$108,800	\$111,680	0.974	1,156	\$94.12	9KF	3.1963	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	55	
22-23-11-477-026	27820 BERRYWOOD	03/24/23	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$67,980	40.46	\$135,966	\$26,200	\$141,800	\$109,766	1.292	1,156	\$122.66	9KF	28.5664	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	55	
22-23-11-477-031	27840 BERRYWOOD	10/06/21	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$68,940	49.60	\$137,880	\$26,200	\$112,800	\$111,680	1.010	1,156	\$97.58	9KF	0.3854	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	55	
22-23-11-477-046	27900 BERRYWOOD	12/10/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$61,930	51.61	\$123,856	\$26,200	\$93,800	\$97,656	0.961	1,036	\$90.54	9KF	4.5660	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	55	
22-23-11-477-077	27845 BERRYWOOD	06/06/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$71,740	71.74	\$143,489	\$26,200	\$73,800	\$117,289	0.629	1,385	\$53.29	9KF	37.6960	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	55	
22-23-11-477-082	27845 BERRYWOOD	06/06/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$71,740	71.74	\$143,489	\$26,200	\$73,800	\$117,289	0.629	1,385	\$53.29	9KF	37.6960	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	55	
22-23-11-477-087	27915 BERRYWOOD	08/17/22	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$71,740	40.53	\$143,489	\$26,200	\$150,800	\$117,289	1.286	1,385	\$108.88	9KF	27.9538	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	55	
22-23-11-477-103	27875 BERRYWOOD	06/10/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$71,740	40.99	\$143,489	\$26,200	\$148,800	\$117,289	1.269	1,385	\$107.44	9KF	26.2486	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	55	
Totals:						\$1,114,000	\$554,750		\$1,109,538	\$904,400	\$899,938	\$90.97	1.005		0.27149414	0.1217											
						Sale. Ratio =>	49.80		E.C.F. =>	1.005		Std. Deviation=>	0.27149414		Ave. Variance=>	20.7886	Coefficient of Var=>	20.66098959									
						Std. Dev. =>	12.94		Ave. E.C.F. =>	1.006																	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels In Sale	Land Table	Property Class	Building Depr.	
22-23-11-478-008	29494 SYLVAN	03/27/23	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$147,100	47.76	\$294,195	\$51,897	\$256,103	\$226,447	1.131	1,739	\$147.27	9KG	5.2365	COLONIAL		\$49,500	No	/ /		LAND TABLE SEC10	407	66	
22-23-11-478-011	29515 SYLVAN	04/14/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$139,650	51.72	\$279,309	\$51,726	\$218,274	\$212,694	1.026	1,571	\$138.94	9KG	5.2365	RANCH		\$49,500	No	/ /		LAND TABLE SEC10	407	66	
Totals:						\$578,000	\$286,750		\$573,504		\$474,377	\$439,141			\$143.10		0.1640										
						Sale. Ratio =>	49.61		E.C.F. =>	1.080		Std. Deviation=>	0.07405568		Ave. E.C.F. =>	1.079		Std. Deviation=>	5.2365		Coefficient of Var=>	4.854937849					
						Std. Dev. =>	2.80		Ave. E.C.F. =>	1.079		Ave. Variance=>	0.005488														

2024 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
22-23-11-226-040	29443 COVE CREEK	04/18/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$140,250	48.36	\$280,492	\$49,500	\$240,500	\$285,175	0.843	1,492	\$161.19	9KH	3.2381	RANCH		\$49,500	No	/ /		LAND TABLE SEC10	407	66		
22-23-11-226-045	29490 COVE CREEK	07/21/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$136,850	51.64	\$273,697	\$49,500	\$215,500	\$276,786	0.779	1,502	\$143.48	9KH	3.2381	COLONIAL		\$49,500	No	/ /		LAND TABLE SEC10	407	66		
Totals:			\$555,000			\$555,000	\$277,100		\$554,189	\$496,000	\$561,962			\$152.33			0.0483											
													Sale Ratio =>	49.93			E.C.F. =>	0.811	Std. Deviation=>	0.04579378								
													Std. Dev. =>	2.32			Ave. E.C.F. =>	0.811	Ave. Variances=>	3.2381	Coefficient of Var=>	3.992934391						

2024 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	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-11-103-016	29374 W GLENOAKS BD	06/15/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$100,850	42.02	\$201,695	\$32,500	\$207,500	\$137,557	1.508	1,146	\$181.06	9KL	26.9671	OTHER		\$32,500	No	/ /		ATTACHED CONDOS	407	76	
22-23-11-103-020	29423 E GLENOAKS BD	05/26/22	\$206,500	WD	03-ARM'S LENGTH	\$206,500	\$100,850	48.84	\$201,695	\$32,500	\$174,000	\$137,557	1.265	1,146	\$151.83	9KL	2.6136	OTHER		\$32,500	No	/ /		ATTACHED CONDOS	407	76	
22-23-11-103-045	29249 E GLENOAKS BD	05/12/21	\$206,200	WD	03-ARM'S LENGTH	\$206,200	\$100,640	48.81	\$201,270	\$32,500	\$173,700	\$137,211	1.266	1,146	\$151.57	9KL	2.7155	OTHER		\$32,500	No	/ /		ATTACHED CONDOS	407	76	
22-23-11-103-048	29237 E GLENOAKS BD	06/10/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$100,640	49.09	\$201,270	\$32,500	\$172,500	\$137,211	1.257	1,146	\$150.52	9KL	1.8389	OTHER		\$32,500	No	/ /		ATTACHED CONDOS	407	76	
22-23-11-103-052	29286 W GLENOAKS BD	07/09/21	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$100,850	52.25	\$201,696	\$32,500	\$160,500	\$137,558	1.167	1,146	\$140.05	9KL	7.2012	OTHER		\$32,500	No	/ /		ATTACHED CONDOS	407	76	
22-23-11-103-053	29282 W GLENOAKS BD	05/19/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$100,640	50.32	\$201,270	\$32,500	\$167,500	\$137,211	1.221	1,146	\$146.16	9KL	1.8051	OTHER		\$32,500	No	/ /		ATTACHED CONDOS	407	76	
22-23-11-103-057	29266 W GLENOAKS BD	05/27/21	\$168,000	LC	03-ARM'S LENGTH	\$168,000	\$100,640	59.90	\$201,270	\$32,500	\$135,500	\$137,211	0.988	1,146	\$118.24	9KL	25.1268	OTHER		\$32,500	No	/ /		ATTACHED CONDOS	407	76	
Totals:						\$1,418,700	\$705,110		\$1,410,166		\$1,191,200	\$961,517			\$148.49		0.0080										
						Sale. Ratio =>	49.70					E.C.F. =>	1.239			Std. Deviation=>	0.15444918										
						Std. Dev. =>	5.33					Ave. E.C.F. =>	1.239			Ave. Variance=>	9.7523							Coefficient of Var=>	7.872420002		

2024 ECF 1.230

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-11-103-014	29382 W GLENOAKS BD	10/15/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$113,700	48.38	\$227,402	\$32,500	\$202,500	\$137,255	1.475	1,598	\$126.72	9KM	5.4643	OTHER		\$32,500	No	/ /		ATTACHED CONDOS	407	76	
22-23-11-103-058	29262 W GLENOAKS BD	09/15/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$113,700	51.68	\$227,402	\$32,500	\$187,500	\$137,255	1.366	1,598	\$117.33	9KM	5.4643	OTHER		\$32,500	No	/ /		ATTACHED CONDOS	407	76	
Totals:						\$455,000	\$455,000		\$227,400	\$454,804	\$390,000	\$274,510			\$122.03		0.0000										
													Sale Ratio =>	49.98													
													Std. Dev. =>	2.33													
													E.C.F. =>	1.421													
													Ave. E.C.F. =>	1.421													
													Std. Deviation=>	0.077276658													
													Ave. Variance=>	5.4643													
													Coefficient of Var=>	3.846153846													

2024 ECF 1.420

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-11-454-005	27991 ROLLCREST	09/10/21	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$64,700	51.35	\$129,394	\$28,214	\$97,786	\$95,453	1.024	934	\$104.70	9KN	4.5263	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	64	
22-23-11-454-014	27971 ROLLCREST	02/03/22	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$66,060	48.04	\$132,112	\$28,214	\$109,286	\$98,017	1.115	965	\$113.25	9KN	4.5263	CONDO		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	64	
Totals:			\$263,500			\$263,500	\$130,760		\$261,506		\$207,072	\$193,470			\$108.97		0.0600										
													Sale. Ratio =>		49.62		E.C.F. =>		1.070		Std. Deviation=>		0.06401114				
													Std. Dev. <=>		2.34		Ave. E.C.F. =>		1.070		Ave. Variance=>		4.5263		Coefficient of Var=> 4.231386261		

2024 ECF 1.060

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels In Sale	Land Table	Property Class	Building Depr.
22-23-12-126-057	29405 WINDMILL	06/08/22	\$512,500	WD	03-ARM'S LENGTH	\$512,500	\$236,100	46.07	\$472,208	\$103,771	\$408,729	\$454,861	0.899	2,733	\$149.55	9LA	0.0000	SINGLE FAMILY		\$100,000	No	/ /		LAND TABLE NHE	407	75
Totals:			\$512,500			\$512,500	\$236,100	46.07	\$472,208		\$408,729	\$454,861	0.899		\$149.55		0.0000									
						Sale. Ratio =>		46.07				E.C.F. =>	0.899		Std. Deviation=>	#DIV/0!										
						Std. Dev. =>		#DIV/0!				Ave. E.C.F. =>	0.899		Ave. Variance=>	0.0000	Coefficient of Var=>									0
													2024 ECF	0.810												
													2	Late 2023 Sales												

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-12-477-015	29203 BRADMOOR COURT	07/12/21	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$397,130	46.72	\$794,250	\$142,983	\$707,017	\$814,084	0.868	4,223	\$167.42	9LB	5.7119	COLONIAL		\$125,000	No	/ /		LAND TABLE NHE	407	78	
22-23-12-477-017	29257 BRADMOOR COURT	12/22/21	\$915,000	WD	03-ARM'S LENGTH	\$915,000	\$424,820	46.43	\$849,631	\$149,596	\$765,404	\$875,044	0.875	4,223	\$181.25	9LB	6.3341	COLONIAL		\$120,000	No	/ /		LAND TABLE NHE	407	78	
22-23-12-477-030	27880 WEYMOUTH	04/16/21	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$412,270	56.48	\$824,536	\$131,317	\$598,683	\$866,524	0.691	4,301	\$137.91	9LB	12.0461	COLONIAL		\$115,000	No	/ /		LAND TABLE NHE	407	78	
Totals:						\$2,495,000	\$1,234,220		\$2,495,000	\$2,468,417	\$2,071,104	\$2,555,651			\$162.19		0.8961										
						Sale. Ratio =>	49.47		E.C.F. =>	0.810		Std. Deviation=>	0.10436825														
						Std. Dev. =>	5.72		Ave. E.C.F. =>	0.811		Ave. Variance=>	8.0307	Coefficient of Var=>	9.897796948												

2024 ECF 0.800

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
22-23-13-102-001	29220 FIELDSTONE	04/09/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$224,260	54.04	\$448,525	\$76,847	\$338,153	\$334,845	1.010	2,909	\$116.24	9MA	10.5157	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	74
22-23-13-102-002	29224 FIELDSTONE	09/27/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$209,710	44.15	\$419,426	\$75,526	\$399,474	\$309,820	1.289	2,854	\$150.52	9MA	17.4339	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	73
22-23-13-102-010	29256 FIELDSTONE	07/15/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$194,500	51.29	\$389,802	\$74,084	\$305,916	\$284,431	1.076	2,287	\$133.76	9MA	3.9498	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	74
22-23-13-102-022	29306 FIELDSTONE	08/17/22	\$479,900	WD	03-ARM'S LENGTH	\$479,900	\$200,290	41.74	\$400,578	\$78,710	\$401,190	\$289,971	1.384	2,314	\$173.38	9MA	26.8515	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	74
22-23-13-102-034	29333 STILLWATER	12/01/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$203,200	47.81	\$406,397	\$75,045	\$349,955	\$298,515	1.172	2,413	\$145.03	9MA	5.7282	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	75
22-23-13-102-035	29321 STILLWATER	04/21/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$221,220	50.28	\$442,446	\$75,526	\$364,474	\$330,559	1.103	2,766	\$131.77	9MA	1.2436	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	75
22-23-13-102-042	29348 MORNINGVIEW	09/24/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$217,150	43.43	\$434,309	\$74,084	\$425,916	\$324,527	1.312	2,767	\$153.93	9MA	19.7384	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	74
22-23-13-104-001	29187 AUTUMN RIDGE	04/09/21	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$213,980	53.36	\$427,958	\$76,968	\$324,032	\$316,207	1.025	2,541	\$127.52	9MA	9.0291	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	74
22-23-13-104-004	29217 AUTUMN RIDGE	05/14/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$222,970	47.95	\$445,947	\$81,713	\$383,287	\$328,139	1.168	2,640	\$145.18	9MA	5.3027	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	73
22-23-13-104-008	29241 AUTUMN RIDGE	10/07/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$199,870	47.03	\$399,735	\$75,526	\$349,474	\$292,080	1.197	2,220	\$157.42	9MA	8.1464	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	73
22-23-13-151-011	29265 STILLWATER	07/22/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$210,930	49.63	\$421,864	\$86,006	\$338,994	\$302,575	1.120	2,485	\$136.42	9MA	0.5328	COLONIAL		\$80,000	No	/ /		LAND TABLE SEC20	407	75
22-23-13-151-021	29230 SUNRIDGE	02/28/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$238,600	50.23	\$477,208	\$85,238	\$389,762	\$353,126	1.104	2,706	\$144.04	9MA	1.1289	COLONIAL		\$80,000	No	/ /		LAND TABLE SEC20	407	76
22-23-13-151-029	29185 SUNRIDGE	05/20/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$267,150	50.89	\$534,298	\$92,959	\$432,041	\$397,603	1.087	2,791	\$154.80	9MA	2.8422	COLONIAL		\$85,000	No	/ /		LAND TABLE SEC20	407	75
22-23-13-151-032	29211 SUNRIDGE	06/29/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$220,630	49.03	\$441,260	\$90,399	\$359,601	\$316,091	1.138	2,458	\$146.30	9MA	2.2614	CAPE COD		\$80,000	No	/ /		LAND TABLE SEC20	407	75
22-23-13-151-053	27251 WINTERSSET CIRCLE	04/29/21	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$213,050	55.92	\$426,099	\$75,238	\$305,762	\$316,091	0.967	2,303	\$132.77	9MA	14.7714	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	76
22-23-13-151-056	27263 WINTERSSET CIRCLE	05/21/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$225,250	60.07	\$450,496	\$75,238	\$299,762	\$338,070	0.887	2,660	\$112.69	9MA	22.8351	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	76
22-23-13-151-057	27267 WINTERSSET CIRCLE	08/02/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$207,560	62.90	\$415,119	\$76,006	\$253,994	\$305,507	0.831	2,486	\$102.17	9MA	28.3652	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	75
22-23-13-152-015	27244 WINTERSSET CIRCLE	09/12/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$220,010	46.81	\$440,010	\$77,761	\$392,239	\$326,350	1.202	2,649	\$148.07	9MA	8.6859	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	75

Totals:	\$7,836,900		\$3,910,730			\$7,821,477				\$6,414,026		\$5,764,507			\$139.56		0.2361										
			Sale Ratio =>			49.90						E.C.F. =>	1.113			Std. Deviations=>	0.14111966										
			Std. Dev. =>			5.45						Ave. E.C.F. =>	1.115			Ave. Variance=>	10.5201									Coefficient of Var=>	9.434773768

2024 ECF 1.110

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-13-126-019	29319 FIELDSTONE	07/09/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$231,670	\$2.65	\$463,336	\$77,756	\$362,244	\$464,554	0.780	3,043	\$119.04	9MB	0.0000	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	77	
Totals:						\$440,000	\$231,670		\$463,336		\$362,244	\$464,554			\$119.04		0.0000										

Sale. Ratio => 52.65
 Std. Dev. => #DIV/0!
 E.C.F. => 0.780
 Ave. E.C.F. => 0.780
 Std. Deviation=> #DIV/0!
 Ave. Variance=> 0.0000
 Coefficient of Var=> 0

2024 ECF 0.830
 2021 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
22-23-14-251-020	29588 S MEADOWRIDGE	04/29/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$147,830	50.11	\$295,663	\$70,000	\$225,000	\$225,663	0.997	1,702	\$132.20	9N1	1.1589	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	69
22-23-14-251-045	29449 N MEADOWRIDGE	08/12/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$147,720	49.24	\$295,437	\$70,000	\$230,000	\$225,437	1.020	1,702	\$135.14	9N1	1.1589	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	69
Totals:						\$595,000	\$295,550		\$591,100		\$455,000	\$451,100			\$133.67		0.0006									
						Sale. Ratio =>	49.67		E.C.F. =>	1.009		Std. Deviation=>	0.016389814													
						Std. Dev. =>	0.62		Ave. E.C.F. =>	1.009		Ave. Variance=>	1.1589													

2024 ECF 1.000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
22-23-14-251-068	30127 N MEADOWRIDGE	07/15/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$174,110	49.75	\$348,215	\$71,263	\$278,737	\$227,010	1.228	1,544	\$180.53	9NA	0.0000	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	68
Totals:			\$350,000			\$350,000	\$174,110	49.75	\$348,215		\$278,737	\$227,010			\$180.53		0.0000									
							Sale. Ratio =>	49.75				E.C.F. =>	1.228		Std. Deviation=>	#DIV/0!										
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.228		Ave. Variance=>	0.0000	Coefficient of Var=>	0								
													2024 ECF	1.220												

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-14-352-011	26258 ORCHARD LAKE	07/01/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$126,670	48.72	\$253,330	\$35,646	\$224,354	\$190,951	1.175	1,368	\$164.00	9NB	3.0579	RANCH		\$32,500	No	//		ATTACHED CONDOS	407	67	
22-23-14-352-013	26218 ORCHARD LAKE	09/07/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$130,060	51.00	\$260,116	\$37,738	\$217,262	\$195,068	1.114	1,313	\$165.47	9NB	3.0579	RANCH		\$32,500	No	//		ATTACHED CONDOS	407	68	
Totals:			\$515,000			\$515,000	\$256,730		\$513,446	\$441,616	\$386,019				\$164.74		0.0326										
													Sale. Ratio =>	49.85			E.C.F. =>	1.144	Std. Deviation=>		0.043244645						
													Std. Dev. =>	1.62			Ave. E.C.F. =>	1.144	Ave. Variance=>		3.0579	Coefficient of Varn=>		2.672131007			

2024 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-14-179-017	31203 SCENIC VIEW	10/13/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$227,550	51.13	\$455,090	\$120,914	\$324,086	\$556,960	0.582	2,098	\$154.47	9NC	1.5269	RANCH		\$110,000	No	/ /		LAND TABLE NHE	407	81	
22-23-14-179-018	31249 SCENIC VIEW	07/14/21	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$213,390	54.86	\$426,782	\$118,264	\$270,736	\$514,197	0.527	2,098	\$129.04	9NC	7.0631	RANCH		\$110,000	No	/ /		LAND TABLE NHE	407	79	
22-23-14-179-020	31311 SCENIC VIEW	02/28/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$248,720	45.22	\$497,436	\$117,698	\$432,302	\$532,897	0.663	2,748	\$157.32	9NC	8.5900	SINGLE FAMILY		\$110,000	No	/ /		LAND TABLE NHE	407	81	
Totals:			\$1,384,000			\$1,384,000	\$689,660		\$1,379,308		\$1,027,124	\$1,704,053			\$146.94		0.5600										
							Sale. Ratio =>	49.83				E.C.F. =>	0.603		Std. Deviation=>	0.079374622											
							Std. Dev. =>	4.86				Ave. E.C.F. =>	0.597		Ave. Variance=>	5.7267	Coefficient of Var=>	9.589947159									

2024 ECF 0.600

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-15-201-023	27709 W ECHO VALLEY	09/10/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$68,690	52.84	\$137,382	\$26,856	\$103,144	\$124,187	0.831	1,320	\$78.14	90A	6.9547	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	53	
22-23-15-201-058	27718 E ECHO VALLEY	02/28/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$66,080	52.86	\$137,154	\$26,856	\$98,144	\$118,312	0.839	1,191	\$82.40	90A	7.0571	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	53	
22-23-15-201-059	27718 W ECHO VALLEY	05/20/21	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$68,840	51.76	\$137,674	\$26,856	\$106,144	\$124,515	0.852	1,311	\$80.96	90A	4.7642	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	53	
22-23-15-201-061	27633 E ECHO VALLEY	04/05/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$69,090	52.34	\$138,184	\$26,856	\$105,144	\$125,088	0.841	1,309	\$80.32	90A	5.9542	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	53	
22-23-15-201-073	27690 E ECHO VALLEY	11/09/21	\$115,500	WD	03-ARM'S LENGTH	\$115,500	\$53,480	46.30	\$106,959	\$26,856	\$88,644	\$90,003	0.985	972	\$91.20	90A	8.4792	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	50	
22-23-15-201-089	27690 E ECHO VALLEY	10/29/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$53,450	45.30	\$106,903	\$26,856	\$91,144	\$89,940	1.013	972	\$93.77	90A	11.3277	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	50	
22-23-15-201-096	27654 E ECHO VALLEY	08/11/21	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$53,450	47.30	\$106,903	\$26,856	\$86,144	\$89,940	0.958	972	\$88.63	90A	5.7685	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	50	
22-23-15-201-098	27654 E ECHO VALLEY	08/27/22	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$64,430	60.78	\$128,864	\$26,856	\$79,144	\$114,616	0.691	1,192	\$66.40	90A	20.3588	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	53	
22-23-15-201-102	27599 W ECHO VALLEY	06/29/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$69,090	49.35	\$138,184	\$26,856	\$113,144	\$125,088	0.905	1,309	\$86.44	90A	0.4414	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	53	
22-23-15-201-103	27599 W ECHO VALLEY	11/30/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$69,090	49.35	\$138,184	\$26,856	\$113,144	\$125,088	0.905	1,309	\$86.44	90A	0.4414	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	53	
22-23-15-201-105	27599 W ECHO VALLEY	05/11/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$68,840	55.07	\$137,676	\$26,856	\$98,144	\$124,517	0.788	1,309	\$74.98	90A	11.1906	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	53	
22-23-15-201-132	27571 W ECHO VALLEY	12/16/22	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$80,570	39.11	\$161,144	\$26,856	\$179,144	\$150,885	1.187	1,850	\$96.83	90A	28.7181	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	53	
22-23-15-201-135	27543 W ECHO VALLEY	07/30/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$66,870	48.81	\$133,741	\$26,856	\$110,144	\$120,096	0.917	1,259	\$87.49	90A	1.7033	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	53	
Totals:						\$1,720,500	\$851,970		\$1,703,952		\$1,371,372	\$1,522,274			\$84.15		0.0766										
						Sale. Ratio =>	49.52				E.C.F. =>	0.901			Std. Deviation=>	0.12187193											
						Std. Dev. =>	5.25				Ave. E.C.F. =>	0.900			Ave. Variance=>	8.7507		Coefficient of Var=>	9.721876025								

2024 ECF 0.890

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Assmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
22-23-15-201-162	31993 TWELVE MILE	01/28/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$47,770	59.71	\$95,537	\$26,466	\$53,534	\$83,218	0.643	905	\$59.15	90B	19.5305	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58		
22-23-15-201-167	31993 TWELVE MILE	04/08/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$40,620	50.78	\$81,233	\$26,200	\$53,800	\$66,305	0.811	691	\$77.86	90B	2.7199	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58		
22-23-15-201-188	31993 TWELVE MILE	03/09/22	\$121,500	WD	03-ARM'S LENGTH	\$121,500	\$48,170	39.65	\$96,337	\$26,200	\$95,300	\$84,502	1.128	924	\$103.14	90B	28.9376	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58		
22-23-15-201-191	32005 TWELVE MILE	11/01/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$47,770	45.50	\$95,537	\$26,466	\$78,534	\$83,218	0.944	905	\$86.78	90B	10.5111	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58		
22-23-15-201-196	32005 TWELVE MILE	10/07/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$40,930	45.48	\$81,858	\$26,462	\$63,538	\$66,742	0.952	695	\$91.42	90B	11.3389	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58		
22-23-15-201-199	32005 TWELVE MILE	08/30/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$40,400	50.50	\$80,802	\$26,466	\$53,534	\$65,465	0.818	680	\$78.73	90B	2.0853	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58		
22-23-15-201-203	32005 TWELVE MILE	03/04/22	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$47,810	42.31	\$95,611	\$26,377	\$86,623	\$83,414	1.038	909	\$95.29	90B	19.9862	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58		
22-23-15-201-206	32005 TWELVE MILE	07/18/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$40,620	42.76	\$81,233	\$26,200	\$68,800	\$66,305	1.038	691	\$99.57	90B	19.9029	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58		
22-23-15-201-218	32005 TWELVE MILE	06/29/22	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$41,280	40.87	\$82,565	\$26,200	\$74,800	\$67,910	1.101	711	\$105.20	90B	26.2861	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58		
22-23-15-201-223	32005 TWELVE MILE	07/29/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$41,280	55.04	\$82,565	\$26,200	\$48,800	\$67,910	0.719	711	\$68.64	90B	12.0001	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58		
22-23-15-201-225	32005 TWELVE MILE	07/20/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$40,950	91.00	\$81,905	\$26,200	\$18,800	\$67,114	0.280	701	\$26.82	90B	55.8484	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58		
22-23-15-201-229	32013 TWELVE MILE	06/30/21	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$40,800	48.57	\$81,592	\$26,466	\$57,534	\$66,417	0.866	691	\$83.26	90B	2.7653	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58		
22-23-15-201-243	32013 TWELVE MILE	06/25/21	\$85,500	WD	03-ARM'S LENGTH	\$85,500	\$40,620	47.51	\$81,233	\$26,200	\$59,300	\$66,305	0.894	691	\$85.82	90B	5.5752	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58		
22-23-15-201-256	32013 TWELVE MILE	05/21/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$41,480	51.85	\$82,963	\$26,200	\$53,800	\$68,389	0.787	717	\$75.03	90B	5.1928	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58		
22-23-15-201-264	32013 TWELVE MILE	04/23/21	\$76,500	WD	03-ARM'S LENGTH	\$76,500	\$41,940	54.82	\$83,887	\$26,200	\$50,300	\$69,502	0.724	731	\$68.81	90B	11.4887	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58		
22-23-15-201-265	32013 TWELVE MILE	09/09/21	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$41,280	57.33	\$82,565	\$26,200	\$45,800	\$67,910	0.674	711	\$64.42	90B	16.4177	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	58		
Totals:						\$1,383,500	\$683,720		\$1,367,423		\$962,797	\$1,140,627		\$79.37		0.5492												
									Sale. Ratio =>	49.42				E.C.F. =>	0.844	Std. Deviation=>		0.21111253										
									Std. Dev. =>	12.11				Ave. E.C.F. =>	0.839	Ave. Variance=>		15.6604	Coefficient of Var=>		18.67442121							

2024 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-16-151-013	27246 CAMBRIDGE	06/30/22	\$543,000	WD	03-ARM'S LENGTH	\$543,000	\$252,610	46.52	\$505,218	\$111,104	\$431,896	\$480,627	0.899	2,713	\$159.19	9PA	6.1596	SINGLE FAMILY		\$100,000	No	/ /		LAND TABLE NHE	407	73	
22-23-16-151-018	27162 CAMBRIDGE	11/03/21	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$333,820	55.18	\$667,838	\$142,116	\$462,884	\$640,881	0.722	3,134	\$147.70	9PA	11.4751	SINGLE FAMILY		\$130,000	No	/ /		LAND TABLE NHE	407	70	
22-23-16-151-020	27177 CAMBRIDGE	10/27/21	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$319,640	44.39	\$639,281	\$152,520	\$557,480	\$593,611	0.956	3,370	\$168.39	9PA	11.8956	COLONIAL		\$120,000	No	/ /		LAND TABLE NHE	407	73	
22-23-16-151-027	27221 PEMBRIIDGE	07/02/21	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$303,470	52.32	\$606,934	\$127,546	\$452,454	\$584,620	0.774	3,767	\$120.11	9PA	6.3085	COLONIAL		\$115,000	No	/ /		LAND TABLE NHE	407	71	
22-23-16-151-033	27088 PEMBRIIDGE	03/31/23	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$323,140	51.29	\$646,279	\$142,761	\$487,239	\$614,046	0.793	3,338	\$145.97	9PA	4.3525	COLONIAL		\$130,000	No	/ /		LAND TABLE NHE	407	73	
22-23-16-151-034	27124 PEMBRIIDGE	01/07/22	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$286,410	48.96	\$572,815	\$131,771	\$453,229	\$537,859	0.843	3,485	\$130.05	9PA	0.5641	COLONIAL		\$120,000	No	/ /		LAND TABLE NHE	407	69	
22-23-16-151-036	27190 PEMBRIIDGE	01/07/22	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$299,020	46.36	\$598,035	\$126,993	\$558,007	\$574,441	0.902	3,509	\$147.62	9PA	6.4744	COLONIAL		\$115,000	No	/ /		LAND TABLE NHE	407	69	
22-23-16-151-037	27230 PEMBRIIDGE	06/30/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$285,050	45.61	\$570,101	\$128,059	\$496,941	\$539,076	0.922	3,310	\$150.13	9PA	8.4825	SINGLE FAMILY		\$115,000	No	/ /		LAND TABLE NHE	407	68	
22-23-16-151-045	27129 HAMPSHIRE	06/30/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$278,760	55.75	\$557,524	\$127,484	\$372,516	\$524,439	0.710	3,350	\$111.20	9PA	12.6701	COLONIAL		\$115,000	No	/ /		LAND TABLE NHE	407	71	
22-23-16-151-077	27158 WINCHESTER	05/19/21	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$289,460	48.65	\$578,918	\$128,901	\$466,099	\$548,801	0.849	3,571	\$130.52	9PA	1.2290	SINGLE FAMILY		\$115,000	No	/ /		LAND TABLE NHE	407	68	
Totals:						\$6,028,000	\$2,971,380		\$5,942,743		\$4,708,745	\$5,638,400			\$141.09		0.1893										
						Sale. Ratio =>	49.29					E.C.F. =>	0.835		Std. Deviation=>	0.084729541											
						Std. Dev. =>	3.99					Ave. E.C.F. =>	0.837		Ave. Variance=>	6.9612	Coefficient of Var=>	8.316744579									

2024 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-17-302-006	26170 VALHALLA DR	07/23/21	\$498,000	WD	03-ARM'S LENGTH	\$498,000	\$226,420	45.47	\$452,847	\$104,380	\$393,620	\$419,840	0.938	2,343	\$168.00	9QA	10.7344	COLONIAL		\$100,000	No	/ /		LAND TABLE NHE	407	80	
22-23-17-302-016	26123 VALHALLA DR	10/08/21	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$225,390	51.81	\$450,780	\$104,380	\$330,620	\$417,349	0.792	2,343	\$141.11	9QA	3.8014	COLONIAL		\$100,000	No	/ /		LAND TABLE NHE	407	80	
22-23-17-302-039	37125 SOUTHWIND CT	07/16/21	\$469,000	WD	03-ARM'S LENGTH	\$469,000	\$226,030	48.19	\$452,061	\$110,118	\$338,882	\$411,990	0.871	2,087	\$171.96	9QA	4.0912	RANCH		\$105,000	No	/ /		LAND TABLE NHE	407	81	
22-23-17-302-044	37126 SOUTHWIND CT	10/07/22	\$397,000	MLC	03-ARM'S LENGTH	\$397,000	\$229,340	57.77	\$458,683	\$110,730	\$386,270	\$419,220	0.683	2,343	\$122.18	9QA	14.7342	COLONIAL		\$105,000	No	/ /		LAND TABLE NHE	407	81	
22-23-17-302-054	37183 BERKLEIGH CT	03/11/22	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$237,930	47.68	\$475,863	\$121,150	\$377,850	\$427,365	0.884	2,343	\$161.27	9QA	5.3935	COLONIAL		\$105,000	No	/ /		LAND TABLE NHE	407	81	
22-23-17-302-063	37198 BERKLEIGH CT	07/12/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$224,080	42.68	\$448,156	\$104,684	\$420,316	\$413,822	1.016	2,087	\$201.40	9QA	18.5489	RANCH		\$100,000	No	/ /		LAND TABLE NHE	407	81	
22-23-17-302-072	26546 VALHALLA DR	06/08/21	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$232,200	53.38	\$464,407	\$109,570	\$325,430	\$427,514	0.761	2,343	\$138.89	9QA	6.8990	COLONIAL		\$105,000	No	/ /		LAND TABLE NHE	407	81	
22-23-17-302-076	26586 VALHALLA DR	10/26/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$256,560	57.01	\$513,125	\$119,570	\$330,430	\$474,163	0.697	2,343	\$141.03	9QA	13.3334	COLONIAL		\$115,000	No	/ /		LAND TABLE NHE	407	81	
Totals:						\$3,708,000			\$1,857,950			\$3,715,922			\$155.73		0.2527										
						Sale. Ratio =>	50.11					E.C.F. =>	0.828				Std. Deviation=>	0.11723228									
						Std. Dev. =>	5.41					Ave. E.C.F. =>	0.830				Ave. Variance=>	9.6920							Coefficient of Var=>	11.67422648	

2024 ECF 0.830

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale 5	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yrld	Bldg. Residual	Cost Man. 5	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-18-477-001	38158 SARATOGA CIRCLE	02/18/22	\$268,500	WD	03-ARM'S LENGTH	\$268,500	\$134,350	50.04	\$268,693	\$47,226	\$221,274	\$181,530	1.219	1,418	\$156.05	9RA	1.2339	CAPE COD		\$45,000	No	//		LAND TABLE SEC18	407	74	
22-23-18-477-004	38152 SARATOGA CIRCLE	07/29/21	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$127,490	49.39	\$254,863	\$47,226	\$210,774	\$170,194	1.238	1,304	\$161.64	9RA	0.7156	COLONIAL		\$45,000	No	//		LAND TABLE SEC18	407	74	
22-23-18-477-007	38428 SARATOGA CIRCLE	05/12/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$135,890	41.81	\$271,774	\$47,226	\$277,774	\$184,056	1.509	1,407	\$197.42	9RA	27.7908	COLONIAL		\$45,000	No	//		LAND TABLE SEC18	407	74	
22-23-18-477-008	38426 SARATOGA CIRCLE	08/30/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$135,890	47.68	\$271,788	\$47,226	\$237,774	\$184,067	1.292	1,447	\$164.32	9RA	6.0502	COLONIAL		\$45,000	No	//		LAND TABLE SEC18	407	74	
22-23-18-477-015	38405 SARATOGA CIRCLE	04/28/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$135,730	43.78	\$271,450	\$47,226	\$262,774	\$183,790	1.430	1,418	\$185.31	9RA	19.8474	CAPE COD		\$45,000	No	//		LAND TABLE SEC18	407	74	
22-23-18-477-026	38448 LYNNWOOD COURT	05/31/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$135,010	46.56	\$270,016	\$47,226	\$242,774	\$182,615	1.329	1,418	\$171.21	9RA	9.8157	CAPE COD		\$45,000	No	//		LAND TABLE SEC18	407	74	
22-23-18-477-027	38452 LYNNWOOD COURT	03/11/22	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$138,360	45.81	\$276,724	\$47,226	\$254,774	\$188,113	1.354	1,472	\$173.08	9RA	12.3090	CAPE COD		\$45,000	No	//		LAND TABLE SEC18	407	74	
22-23-18-477-028	38454 LYNNWOOD COURT	11/30/22	\$260,500	WD	03-ARM'S LENGTH	\$260,500	\$129,750	49.81	\$259,505	\$47,226	\$213,274	\$173,999	1.226	1,333	\$160.00	9RA	0.5557	COLONIAL		\$45,000	No	//		LAND TABLE SEC18	407	74	
22-23-18-477-030	38458 LYNNWOOD COURT	11/02/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$129,750	54.98	\$259,505	\$47,226	\$188,774	\$173,999	1.085	1,333	\$141.62	9RA	14.6363	COLONIAL		\$45,000	No	//		LAND TABLE SEC18	407	74	
22-23-18-477-034	38474 LYNNWOOD COURT	08/02/21	\$265,500	WD	03-ARM'S LENGTH	\$265,500	\$136,090	51.26	\$272,170	\$47,226	\$218,274	\$184,380	1.184	1,447	\$150.85	9RA	4.7451	COLONIAL		\$45,000	No	//		LAND TABLE SEC18	407	75	
22-23-18-477-035	38476 LYNNWOOD COURT	04/09/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$135,850	53.27	\$271,697	\$47,226	\$207,774	\$183,993	1.129	1,447	\$143.59	9RA	10.2024	COLONIAL		\$45,000	No	//		LAND TABLE SEC18	407	74	
22-23-18-477-040	38319 SARATOGA CIRCLE	10/06/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$134,590	44.86	\$269,175	\$47,226	\$252,774	\$181,925	1.389	1,447	\$174.69	9RA	15.8162	COLONIAL		\$45,000	No	//		LAND TABLE SEC18	407	74	
22-23-18-477-048	38318 SARATOGA CIRCLE	12/17/21	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$147,150	51.09	\$294,299	\$47,226	\$240,774	\$202,519	1.189	1,472	\$163.57	9RA	4.2379	CAPE COD		\$45,000	No	//		LAND TABLE SEC18	407	74	
22-23-18-477-056	38286 SARATOGA CIRCLE	06/16/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$135,470	54.19	\$270,937	\$47,226	\$202,774	\$183,370	1.106	1,447	\$140.13	9RA	32.5455	COLONIAL		\$45,000	No	//		LAND TABLE SEC18	407	75	
22-23-18-477-057	38284 SARATOGA CIRCLE	06/28/21	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$136,740	53.21	\$273,480	\$47,226	\$209,774	\$185,454	1.131	1,407	\$149.09	9RA	10.0139	COLONIAL		\$45,000	No	//		LAND TABLE SEC18	407	75	
22-23-18-477-059	38262 SARATOGA CIRCLE	07/12/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$135,960	53.32	\$271,920	\$47,226	\$207,774	\$184,175	1.128	1,418	\$146.53	9RA	10.3145	CAPE COD		\$45,000	No	//		LAND TABLE SEC18	407	75	
22-23-18-477-063	38254 SARATOGA CIRCLE	10/29/21	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$128,710	52.97	\$257,420	\$47,226	\$195,646	\$172,185	1.136	1,333	\$146.77	9RA	9.5023	COLONIAL		\$45,000	No	//		LAND TABLE SEC18	407	75	
22-23-18-477-074	38200 SARATOGA CIRCLE	09/15/21	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$138,000	49.82	\$276,002	\$47,226	\$229,774	\$187,521	1.225	1,407	\$163.31	9RA	0.5954	COLONIAL		\$45,000	No	//		LAND TABLE SEC18	407	75	
22-23-18-477-087	38236 REMINGTON PARK	10/14/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$136,380	55.67	\$272,766	\$47,226	\$197,774	\$184,869	1.070	1,418	\$139.47	9RA	16.1469	CAPE COD		\$45,000	No	//		LAND TABLE SEC18	407	75	
22-23-18-477-091	38280 REMINGTON PARK	05/28/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$140,280	52.94	\$280,552	\$47,226	\$217,774	\$191,251	1.139	1,472	\$147.04	9RA	9.2593	CAPE COD		\$45,000	No	//		LAND TABLE SEC18	407	75	
22-23-18-477-096	38270 REMINGTON PARK	10/14/22	\$289,990	WD	03-ARM'S LENGTH	\$289,990	\$140,280	48.37	\$280,552	\$47,226	\$242,764	\$191,251	1.269	1,472	\$164.92	9RA	3.8073	CAPE COD		\$45,000	No	//		LAND TABLE SEC18	407	75	
22-23-18-477-104	38253 REMINGTON PARK	07/02/21	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$136,360	51.07	\$272,717	\$47,226	\$219,774	\$184,829	1.189	1,447	\$151.88	9RA	4.2207	COLONIAL		\$45,000	No	//		LAND TABLE SEC18	407	75	
22-23-18-477-109	38271 REMINGTON PARK	05/18/21	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$133,930	52.73	\$267,862	\$47,226	\$206,774	\$180,849	1.143	1,407	\$146.96	9RA	8.7925	COLONIAL		\$45,000	No	//		LAND TABLE SEC18	407	75	
22-23-18-477-115	38463 SARATOGA CIRCLE	07/22/22	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$135,420	42.65	\$270,845	\$47,226	\$270,274	\$183,294	1.475	1,447	\$186.78	9RA	24.3260	COLONIAL		\$45,000	No	//		LAND TABLE SEC18	407	75	
22-23-18-477-122	38505 SARATOGA CIRCLE	02/23/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$137,280	51.80	\$274,568	\$47,226	\$217,774	\$186,346	1.169	1,418	\$153.58	9RA	8.2621	CAPE COD		\$45,000	No	//		LAND TABLE SEC18	407	75	
22-23-18-477-124	38466 SARATOGA CIRCLE	10/31/22	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$137,840	48.71	\$275,672	\$47,226	\$235,774	\$187,251	1.259	1,418	\$166.27	9RA	2.7859	CAPE COD		\$45,000	No	//		LAND TABLE SEC18	407	75	
		Totals:	\$7,111,990			\$7,111,990	\$3,528,490			\$7,056,952	\$5,883,986	\$4,777,826	1.232	1.232	\$159.50	0.12019161	9.4819	Coefficient of Var=>	7.700847955								
							Sale. Ratio =>	49.61				E.C.F. =>	1.232		Std. Deviation=>	0.12019161											
							Std. Dev. =>	3.82				Ave. E.C.F. =>	1.231		Ave. Variance=>	9.4819											

2024 ECF 1.220

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-20-376-018	24372 KENSINGTON	09/08/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$144,300	50.63	\$288,603	\$82,875	\$202,125	\$274,304	0.737	1,397	\$144.69	95A	2.9824	RANCH		\$80,000	No	/ /		LAND TABLE SEC20	407	66	
22-23-20-376-024	24367 KENSINGTON	06/06/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$168,510	39.33	\$323,620	\$72,726	\$247,274	\$240,392	1.029	1,465	\$168.79	95A	26.1939	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	66	
22-23-20-376-036	24412 KENSINGTON	12/20/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$151,680	47.80	\$303,368	\$72,726	\$247,274	\$307,523	0.804	2,181	\$113.38	95A	3.7395	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	66	
22-23-20-376-042	24470 WALDEN WOODS	10/21/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$151,350	45.86	\$302,696	\$72,726	\$257,274	\$306,627	0.839	2,181	\$117.96	95A	7.2357	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	66	
22-23-20-376-055	24528 MARTEL DR	08/27/21	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$151,170	52.49	\$302,339	\$72,726	\$215,274	\$306,151	0.703	2,181	\$98.70	95A	6.3526	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	66	
22-23-20-376-059	24495 WALDEN WOODS	11/21/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$135,500	54.20	\$270,991	\$72,875	\$177,125	\$264,155	0.671	1,714	\$103.34	95A	9.6154	CAPE COD		\$70,000	No	/ /		LAND TABLE SEC20	407	66	
22-23-20-376-061	24513 WALDEN WOODS	10/07/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$150,570	50.19	\$301,136	\$72,726	\$227,274	\$304,547	0.746	2,181	\$104.21	95A	2.0419	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	66	
22-23-20-376-066	36543 MARTEL CT	10/25/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$160,130	56.19	\$320,269	\$72,875	\$212,125	\$329,859	0.643	2,181	\$97.26	95A	12.3611	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	66	
22-23-20-376-067	36547 MARTEL CT	07/29/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$144,720	49.90	\$289,448	\$72,726	\$217,274	\$288,663	0.752	1,977	\$109.90	95A	1.4779	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	66	
22-23-20-376-079	24493 MARTEL DR	04/07/21	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$152,030	50.34	\$304,062	\$72,875	\$229,125	\$308,249	0.743	2,181	\$105.06	95A	2.3379	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	66	
Totals:						\$2,970,000	\$1,467,960		\$2,935,932		\$2,232,144	\$2,930,768			\$116.33		0.5065										
						Sale. Ratio =>	49.43		49.43			E.C.F. =>	0.762		Std. Deviation=>	0.10846305											
						Std. Dev. =>	4.65		4.65			Ave. E.C.F. =>	0.767		Ave. Variance=>	7.4338	Coefficient of Var=>	9.696003948									

2024 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-21-301-050	35274 MEADOW LANE	03/16/23	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$127,730	47.84	\$255,451	\$33,020	\$233,980	\$218,070	1.073	1,502	\$155.78	97A	4.6727	CONDO		\$32,500	No	/ /		ATTACHED CONDOS	407	62	
22-23-21-301-058	35132 MEADOW LANE	11/24/21	\$251,500	WD	03-ARM'S LENGTH	\$251,500	\$127,730	50.79	\$255,456	\$33,025	\$218,475	\$218,070	1.002	1,502	\$145.46	97A	2.4374	CONDO		\$32,500	No	/ /		ATTACHED CONDOS	407	62	
22-23-21-301-065	35052 MEADOW LANE	09/13/21	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$125,070	51.93	\$251,349	\$33,025	\$208,975	\$214,043	0.976	1,502	\$139.13	97A	4.9911	CONDO		\$32,500	No	/ /		ATTACHED CONDOS	407	62	
22-23-21-301-079	35080 HILLSIDE	11/12/21	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$126,850	48.60	\$253,690	\$33,025	\$227,975	\$216,338	1.054	1,502	\$151.78	97A	2.7557	CONDO		\$32,500	No	/ /		ATTACHED CONDOS	407	62	
Totals:						\$1,021,500	\$507,980		\$1,015,946		\$889,405	\$866,521			\$148.04		0.0177										
						Sale. Ratio =>	49.73					E.C.F. =>	1.026		Std. Deviation=>	0.044825624											
						Std. Dev. =>	1.90					Ave. E.C.F. =>	1.026		Ave. Variance=>	3.7142	Coefficient of Var=>	3.619280647									
													2024 ECF	1.020													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-21-452-013	24105 TANA	06/03/22	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$119,750	48.29	\$239,490	\$32,924	\$215,076	\$219,751	0.979	1,406	\$152.97	978	2.3870	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	66	
22-23-21-452-014	24107 TANA	02/01/22	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$120,670	49.66	\$241,341	\$32,924	\$210,076	\$221,720	0.947	1,406	\$149.41	978	0.7373	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	66	
22-23-21-452-015	24109 TANA	01/20/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$120,670	50.28	\$241,341	\$32,924	\$207,076	\$221,720	0.934	1,406	\$147.28	978	2.0904	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	66	
22-23-21-452-016	24111 TANA	02/01/23	\$260,000	MLC	03-ARM'S LENGTH	\$260,000	\$121,140	46.59	\$242,283	\$32,924	\$227,076	\$222,722	1.020	1,406	\$161.50	978	6.4692	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	66	
22-23-21-452-020	24123 TANA	05/04/21	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$120,670	55.35	\$241,341	\$32,924	\$185,076	\$221,720	0.835	1,406	\$131.63	978	12.0128	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	66	
22-23-21-452-023	24131 TANA	12/09/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$116,910	55.67	\$233,822	\$32,971	\$177,029	\$213,671	0.829	1,521	\$116.39	978	12.6345	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	66	
22-23-21-452-034	24120 TANA	11/04/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$101,760	42.40	\$203,523	\$32,971	\$207,029	\$181,438	1.141	1,406	\$147.25	978	18.6188	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	66	
Totals:			\$1,659,000			\$1,659,000	\$821,570		\$1,643,141		\$1,428,438	\$1,502,744			\$143.78		0.4302										
													E.C.F. =>	0.951	Std. Deviation=>		0.108248012										
													Ave. E.C.F. =>	0.955	Ave. Variance=>		7.8500	Coefficient of Var=>		8.221130283							

2024 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-21-302-008	35234 PENNINGTON	08/20/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$170,400	50.87	\$340,798	\$72,354	\$262,646	\$225,583	1.164	1,962	\$133.87	9TC	3.2630	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	72	
22-23-21-302-016	35058 PENNINGTON	02/28/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$160,740	45.93	\$321,477	\$72,226	\$277,774	\$209,455	1.326	1,771	\$156.85	9TC	12.9250	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	71	
22-23-21-302-017	35035 PENNINGTON	05/21/21	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$157,330	47.82	\$314,663	\$73,406	\$255,575	\$202,720	1.261	1,700	\$150.34	9TC	6.3801	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	71	
22-23-21-303-001	35301 PENNINGTON	02/11/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$164,850	54.05	\$329,697	\$72,226	\$232,774	\$216,362	1.076	1,731	\$134.47	9TC	12.1074	SINGLE FAMILY		\$70,000	No	/ /		LAND TABLE SEC20	407	71	
22-23-21-303-030	34835 PICKFORD	06/28/21	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$184,730	59.02	\$369,461	\$72,226	\$240,774	\$249,777	0.964	2,186	\$110.14	9TC	23.2973	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	73	
22-23-21-326-014	34842 PICKFORD	08/18/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$181,570	49.75	\$363,141	\$82,226	\$282,774	\$236,063	1.198	1,989	\$142.17	9TC	0.0948	COLONIAL		\$80,000	No	/ /		LAND TABLE SEC20	407	74	
22-23-21-326-025	25062 TODDY	06/20/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$190,490	49.48	\$380,976	\$86,827	\$298,173	\$247,184	1.206	2,115	\$140.98	9TC	0.9352	COLONIAL		\$80,000	No	/ /		LAND TABLE SEC20	407	73	
22-23-21-326-031	24894 TODDY	01/30/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$195,970	48.39	\$391,944	\$95,821	\$309,179	\$248,843	1.242	2,179	\$141.89	9TC	4.5540	COLONIAL		\$90,000	No	/ /		LAND TABLE SEC20	407	73	
22-23-21-326-038	24638 TODDY	01/07/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$199,270	49.82	\$398,543	\$84,282	\$315,718	\$264,085	1.196	2,186	\$144.43	9TC	0.1410	COLONIAL		\$80,000	No	/ /		LAND TABLE SEC20	407	73	
22-23-21-326-039	24600 TODDY	04/27/22	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$184,320	45.97	\$386,631	\$72,226	\$328,774	\$249,080	1.320	2,186	\$150.40	9TC	12.3027	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	73	
22-23-21-326-040	24562 TODDY	04/09/21	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$183,330	50.78	\$366,662	\$72,226	\$288,774	\$247,425	1.167	2,186	\$132.10	9TC	2.9811	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	73	
22-23-21-326-042	24488 TODDY	09/15/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$185,770	50.90	\$371,534	\$77,226	\$287,774	\$247,318	1.164	2,190	\$131.40	9TC	3.3347	COLONIAL		\$75,000	No	/ /		LAND TABLE SEC20	407	73	
22-23-21-326-059	34785 PICKFORD	11/18/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$163,280	47.33	\$326,565	\$72,226	\$272,774	\$213,730	1.276	1,692	\$161.21	9TC	7.9326	SINGLE FAMILY		\$70,000	No	/ /		LAND TABLE SEC20	407	72	
Totals:						\$4,659,001	\$2,322,050		\$4,644,092	\$3,653,483	\$3,057,625				\$140.79		0.2051										
						Sale. Ratio =>	49.84		E.C.F. =>	1.195		Std. Deviation=>	0.098475534														
						Std. Dev. =>	3.51		Ave. E.C.F. =>	1.197		Ave. Variance=>	6.9422					Coefficient of Var=>	5.800027419								

2024 ECF 1.190

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels In Sale	Land Table	Property Class	Building Depr.	
22-23-22-278-009	31441 ORCHARD BROOK CT	10/20/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$128,240	53.43	\$256,482	\$34,726	\$205,274	\$177,405	1.157	1,261	\$162.79	9UA	15.5839	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	63	
22-23-22-278-013	31480 ORCHARD BROOK CT	07/06/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$120,080	30.03	\$240,154	\$36,319	\$203,681	\$163,068	1.249	1,261	\$161.52	9UA	6.3877	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	63	
22-23-22-278-015	31460 ORCHARD BROOK CT	11/01/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$115,450	41.98	\$230,890	\$35,816	\$239,184	\$156,059	1.533	1,261	\$189.68	9UA	21.9716	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	63	
Totals:						\$755,000	\$755,000	\$363.770	\$727,526	\$648,139	\$496,532	\$171.33					0.7601										
						Sale. Ratio =>	48.18		E.C.F. =>	1.305		Std. Deviation=>	0.19575665														
						Std. Dev. =>	5.88		Ave. E.C.F. =>	1.313		Ave. Variance=>	14.6478				Coefficient of Var=>	11.15651148									

2024 ECF
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	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-22-126-068	32485 SANCTUARY CT	10/29/21	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$488,870	52.85	\$977,748	\$136,224	\$788,776	\$945,533	0.834	5,330	\$147.99	9UB	0.0000	COLONIAL		\$125,000	No	/ /		LAND TABLE NHE	407	74	
Totals:			\$925,000			\$925,000	\$488,870	52.85	\$977,748	\$136,224	\$788,776	\$945,533	0.834	5,330	\$147.99	9UB	0.0000	COLONIAL		\$125,000	No	/ /		LAND TABLE NHE	407	74	
						Sale. Ratio =>	52.85							E.C.F. =>	0.834			Std. Deviation=>	#DIV/0!								
						Std. Dev. =>	#DIV/0!							Ave. E.C.F. =>	0.834			Ave. Variance=>	0.0000	Coefficient of Var=>	0						
													2024 ECF	0.890													
													2021 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-23-276-071	29625 MONTEREY	08/13/21	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$124,730	47.79	\$249,451	\$36,007	\$224,993	\$177,870	1.265	1,268	\$177.44	9VA	5.1112	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	74	
22-23-23-276-084	25177 DELPHI	09/28/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$132,370	52.95	\$264,734	\$36,007	\$213,993	\$190,606	1.123	1,395	\$153.40	9VA	9.1118	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	74	
22-23-23-276-099	29731 MONTEREY	11/02/22	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$150,070	48.10	\$300,141	\$35,745	\$276,255	\$230,330	1.254	1,663	\$166.12	9VA	4.0006	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	82	
Totals:						\$823,000	\$407,170	49.47	\$814,326	\$715,241	\$588,806	1.215	1.214	1.215	1.214	\$165.65	0.079105911	0.0914	5.004504351								
						\$407,170	49.47	2.89				E.C.F. =>	Ave. E.C.F. =>	Std. Deviation=>	Ave. Variance=>	Coefficient of Var=>											

2024 ECF 1.200

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
22-23-23-226-015	29435 PENDLETON CLUB	04/22/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$72,410	45.26	\$144,825	\$33,700	\$126,300	\$112,247	1.125	1,020	\$123.82	9VC	12.4054	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	67
22-23-23-226-020	29501 PENDLETON CLUB	12/10/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$72,410	53.64	\$144,825	\$33,700	\$101,300	\$112,247	0.902	1,020	\$99.31	9VC	9.8668	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	67
22-23-23-226-021	29511 PENDLETON CLUB	07/18/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$72,410	46.72	\$144,825	\$33,700	\$121,300	\$112,247	1.081	1,020	\$118.92	9VC	7.9510	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	67
22-23-23-226-022	29517 PENDLETON CLUB	07/13/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,800	41.20	\$123,600	\$33,700	\$116,300	\$90,808	1.281	810	\$143.58	9VC	27.9585	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	67
22-23-23-226-034	29721 PENDLETON CLUB	01/21/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$61,400	61.40	\$122,799	\$33,700	\$66,300	\$89,999	0.737	810	\$81.85	9VC	26.4463	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	67
22-23-23-226-041	29608 PENDLETON CLUB	08/31/21	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$72,410	54.44	\$144,825	\$33,700	\$99,300	\$112,247	0.885	1,020	\$97.35	9VC	11.6486	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	67
22-23-23-226-045	29436 PENDLETON CLUB	08/25/22	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$61,400	47.97	\$122,799	\$33,700	\$94,300	\$89,999	1.048	810	\$116.42	9VC	4.6651	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	67
22-23-23-226-054	29406 PENDLETON CLUB	12/16/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$77,390	51.59	\$154,775	\$33,700	\$116,300	\$122,298	0.951	1,020	\$114.02	9VC	5.0182	RANCH		\$32,500	No	/ /		ATTACHED CONDOS	407	73
Totals:						\$1,111,000	\$551,630		\$1,103,273		\$841,400	\$842,094					0.1962									
						Sale. Ratio =>	49.65					E.C.F. =>	0.999			Std. Deviation=>	0.16810654									
						Std. Dev. =>	6.32					Ave. E.C.F. =>	1.001			Ave. Variance=>	13.2450	Coefficient of Var=>	13.2299313							

2024 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-23-101-077	25700 BLUE CREEK	06/23/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$184,540	52.73	\$369,088	\$81,006	\$268,994	\$242,086	1.111	2,193	\$122.66	9VE	0.4020	COLONIAL		\$75,000	No	/ /		LAND TABLE SEC20	407	68	
22-23-23-101-091	30845 CEDAR CREEK	12/06/21	\$346,000	WD	03-ARM'S LENGTH	\$346,000	\$183,600	53.06	\$367,206	\$76,775	\$269,225	\$244,060	1.103	2,193	\$122.77	9VE	0.4020	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	68	
Totals:			\$696,000			\$696,000	\$368,140		\$736,294		\$538,219	\$486,145			\$122.71		0.0016										
										Sale. Ratio =>	52.89																
										Std. Dev. =>	0.24																
										E.C.F. =>	1.107	Std. Deviation=>		0.005685442													
										Ave. E.C.F. =>	1.107	Ave. Variance=>		0.4020	Coefficient of Var=>		0.363119824										
										2024 ECF	1.190																
										2021 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	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
22-23-23-355-044	24401 JADE DR	03/16/23	\$535,590	WD	03-ARM'S LENGTH	\$535,590	\$250,680	46.80	\$501,354	\$107,435	\$428,155	\$358,108	1.196	2,376	\$180.20	9VF	0.0000	COLONIAL		\$100,000	No	/ /		LAND TABLE NHE	407	99
Totals:						\$535,590	\$250,680	46.80	\$501,354	\$428,155	\$358,108	1.196	2,376	\$180.20	9VF	0.0000	COLONIAL		\$100,000	No	/ /		LAND TABLE NHE	407	99	

Sale Ratio => 46.80
 Std. Dev. => #DIV/0!
 E.C.F. => 1.196
 Ave. E.C.F. => 1.196
 Std. Deviation=> #DIV/0!
 Ave. Variance=> 0.0000
 Coefficient of Var=> 0

2024 ECF 1.100
 2023 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-25-101-027	24056 MIDDLEBELT	06/17/22	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$51,270	51.32	\$102,543	\$25,000	\$74,900	\$78,326	0.956	734	\$102.04	9XC	5.4163	RANCH		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	66	
22-23-25-101-039	24060 MIDDLEBELT	01/12/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$65,440	47.08	\$130,885	\$25,000	\$114,000	\$106,955	1.066	1,012	\$112.65	9XC	5.5454	RANCH		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	66	
22-23-25-101-047	24050 MIDDLEBELT	02/07/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$65,440	45.13	\$130,885	\$25,000	\$120,000	\$106,955	1.112	1,012	\$118.58	9XC	11.1552	RANCH		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	66	
22-23-25-101-053	24060 MIDDLEBELT	06/07/22	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$65,440	54.08	\$130,885	\$25,000	\$96,000	\$106,955	0.898	1,012	\$94.86	9XC	11.2842	RANCH		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	66	
Totals:						\$504,900	\$247,590		\$495,198		\$404,900	\$399,190			\$107.03		0.3884										
						Sale. Ratio =>	49.04							E.C.F. =>	1.014	Std. Deviation=>		0.10195753									
						Std. Dev. =>	4.05							Ave. E.C.F. =>	1.010	Ave. Variance=>		8.3503	Coefficient of Var=>		8.26416962						
												2024 ECF		0.990													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
22-23-26-376-043	30739 SHIAWASSEE	01/09/23	\$113,500	WD	03-ARM'S LENGTH	\$113,500	\$50,170	44.20	\$100,331	\$26,200	\$87,300	\$89,314	0.977	840	\$103.93	9YA	12.5276	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	56
22-23-26-376-052	30733 SHIAWASSEE	03/13/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,570	49.19	\$113,133	\$26,200	\$88,800	\$104,739	0.848	1,016	\$87.40	9YA	0.4344	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	56
22-23-26-376-089	30703 SHIAWASSEE	12/27/21	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$58,960	55.10	\$117,913	\$26,200	\$80,800	\$110,498	0.731	1,108	\$73.92	9YA	12.0532	OTHER		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	56
Totals:						\$335,500	\$165,700		\$331,377		\$256,900	\$304,551			\$88.08		0.8631									
						Sale. Ratio =>	49.39					E.C.F. =>	0.844		Std. Deviation=>	0.1231613										
						Std. Dev. =>	5.46					Ave. E.C.F. =>	0.852		Ave. Variance=>	8.3517	Coefficient of Var=>	9.800545177								

2024 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels In Sale	Land Table	Property Class	Building Depr.					
22-23-26-201-054	24152 WATERCREST COURT	04/28/21	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$179,440	50.83	\$358,888	\$75,045	\$277,955	\$301,961	0.921	2,352	\$118.18	9YC	2.8818	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	75					
22-23-26-201-060	23903 WATERCREST COURT	05/21/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$178,900	53.40	\$357,800	\$79,949	\$255,051	\$295,586	0.863	2,344	\$108.81	9YC	2.8818	COLONIAL		\$75,000	No	/ /		LAND TABLE SEC20	407	74					
Totals:						\$688,000			\$688,000		\$398,340				\$113.49		0.0307														
						Sale. Ratio =>	52.08							E.C.F. =>	0.892	Std. Deviation=>		0.04075455													
						Std. Dev. =>	1.82							Ave. E.C.F. =>	0.892	Ave. Variance=>		2.8818	Coefficient of Var=>		3.231845697										
												2024 ECF	0.940																		
												2021 Sales																			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
22-23-26-226-036	24029 NOBLE DR	02/23/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$141,290	56.52	\$282,584	\$35,273	\$214,727	\$226,891	0.946	1,605	\$133.79	9YD	15.7947	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	81
22-23-26-226-043	23981 NOBLE DR	10/18/22	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$138,540	46.33	\$277,087	\$35,273	\$263,727	\$221,848	1.189	1,564	\$168.62	9YD	8.4439	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	81
22-23-26-226-044	23987 NOBLE DR	03/15/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$146,530	46.52	\$293,051	\$35,273	\$279,727	\$236,494	1.183	1,625	\$172.14	9YD	7.8474	CAPE COD		\$32,500	No	/ /		ATTACHED CONDOS	407	81
22-23-26-226-051	23950 NOBLE DR	11/18/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$141,340	57.69	\$282,672	\$35,273	\$209,727	\$236,972	0.924	1,605	\$130.67	9YD	18.0312	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	81
22-23-26-226-068	29502 JUNEAU LN	07/07/22	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$150,460	43.36	\$300,916	\$36,095	\$310,905	\$242,955	1.280	1,564	\$198.79	9YD	17.5345	COLONIAL		\$32,500	No	/ /		ATTACHED CONDOS	407	81

Totals:	\$1,456,000		\$1,456,000		\$718,160		\$1,436,310		\$1,278,813		\$1,155,159		1.107		\$160.80		0.159290602											
					Sale. Ratio =>		49.32						E.C.F. =>				Std. Deviation=>											
					Std. Dev. =>		6.54						Ave. E.C.F. =>				Ave. Variance=>											

2024 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-28-301-010	23277 POTOMAC	07/16/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$143,780	49.58	\$287,567	\$73,507	\$216,493	\$196,385	1.102	1,433	\$151.08	92B	0.9379	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	71	
22-23-28-301-021	23139 POTOMAC	11/19/21	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$167,400	47.69	\$334,792	\$79,270	\$271,730	\$234,424	1.159	1,912	\$142.12	92B	6.6129	SINGLE FAMILY		\$70,000	No	/ /		LAND TABLE SEC20	407	71	
22-23-28-302-003	23188 POTOMAC	07/06/22	\$337,000	OTH	03-ARM'S LENGTH	\$337,000	\$166,380	49.37	\$332,755	\$74,084	\$352,916	\$237,313	1.108	1,938	\$135.66	92B	1.4878	SINGLE FAMILY		\$70,000	No	/ /		LAND TABLE SEC20	407	71	
22-23-28-303-001	23121 POTOMAC	02/16/22	\$284,500	WD	03-ARM'S LENGTH	\$284,500	\$145,740	51.23	\$291,482	\$73,507	\$210,993	\$199,977	1.055	1,449	\$145.61	92B	3.7924	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	71	
22-23-28-303-010	23049 POTOMAC	05/14/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$153,160	49.41	\$306,321	\$73,507	\$236,493	\$213,591	1.107	1,762	\$134.22	92B	1.4214	SINGLE FAMILY		\$70,000	No	/ /		LAND TABLE SEC20	407	72	
22-23-28-303-011	23041 POTOMAC	09/08/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$143,750	52.27	\$287,499	\$73,507	\$201,493	\$196,323	1.026	1,409	\$143.00	92B	6.6676	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	72	
Totals:						\$1,847,500			\$1,847,500	\$920,210		\$1,840,416			\$141.95		0.2533										
						Sale. Ratio =>		49.81				E.C.F. =>	1.096		Std. Deviation=>	0.046407659											
						Std. Dev. =>		1.61				Ave. E.C.F. =>	1.093		Ave. Variance=>	3.4867		Coefficient of Var=>	3.189965919								
													2024 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	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-29-426-029	23287 WOODHAVEN	05/06/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$235,980	49.68	\$471,951	\$104,453	\$370,547	\$471,151	0.786	2,075	\$178.58	918	0.7556	RANCH		\$100,000	No	/ /		LAND TABLE SHE	407	75	
22-23-29-426-034	23154 WOODHAVEN	11/18/22	\$915,000	WD	03-ARM'S LENGTH	\$515,000	\$259,740	50.43	\$519,482	\$114,841	\$400,159	\$518,771	0.771	3,175	\$126.03	918	0.7556	COLONIAL		\$100,000	No	/ /		LAND TABLE SHE	407	76	
Totals:						\$990,000			\$990,000	\$495,720																	
									\$991,433		\$770,706	\$989,922				\$152.31											
								Sale. Ratio =>	50.07				E.C.F. =>	0.779			Std. Deviation=>	0.010685107									
								Std. Dev. =>	0.53				Ave. E.C.F. =>	0.779			Ave. Variance=>	0.7556	Coefficient of Var=>	0.970003523							

2024 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-31-302-021	21046 MARSHVIEW DR	07/15/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$197,620	53.41	\$395,235	\$85,108	\$284,892	\$319,719	0.891	2,450	\$116.28	93A	8.5775	COLONIAL		\$80,000	No	/ /		LAND TABLE SEC20	407	81	
22-23-31-302-023	21034 MARSHVIEW DR	09/06/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$213,860	45.99	\$427,710	\$75,108	\$389,892	\$363,507	1.073	2,915	\$133.75	93A	9.5737	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	81	
22-23-31-302-024	39026 CATTAIL CT	05/05/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$214,450	45.63	\$428,909	\$90,473	\$339,527	\$348,903	1.088	2,496	\$152.05	93A	11.0926	COLONIAL		\$85,000	No	/ /		LAND TABLE SEC20	407	81	
22-23-31-302-025	39014 CATTAIL CT	01/07/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$200,590	52.10	\$401,181	\$90,512	\$294,488	\$320,277	0.919	2,484	\$118.55	93A	5.7368	COLONIAL		\$85,000	No	/ /		LAND TABLE SEC20	407	81	
22-23-31-302-033	20995 MARSHVIEW DR	11/12/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$199,050	52.38	\$398,103	\$88,257	\$291,743	\$319,429	0.913	2,496	\$116.88	93A	6.3519	COLONIAL		\$80,000	No	/ /		LAND TABLE SEC20	407	81	
Totals:						\$2,070,000	\$1,025,570		\$2,051,138		\$1,640,542	\$1,671,835			\$127.51		0.4436										
						Sale. Ratio =>	49.54		E.C.F. =>	0.981		Std. Deviation=>	0.095070201														
						Std. Dev. =>	3.77		Ave. E.C.F. =>	0.977		Ave. Variance=>	8.2665				Coefficient of Var=>	8.462456019									

2024 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-31-204-007	22279 LUJON DR	07/21/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$265,370	48.25	\$530,744	\$126,189	\$423,811	\$525,396	0.807	2,790	\$151.90	938	2.6772	COLONIAL		\$110,000	No	//		LAND TABLE SHE	407	89	
22-23-31-204-030	22318 ACADIA WAY	12/15/22	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$291,120	46.95	\$582,243	\$119,759	\$500,241	\$600,629	0.833	3,409	\$146.74	938	5.2984	COLONIAL		\$110,000	No	//		LAND TABLE SHE	407	90	
22-23-31-204-033	22286 ACADIA WAY	07/09/21	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$304,020	49.04	\$608,034	\$121,763	\$498,237	\$631,521	0.789	3,528	\$141.22	938	0.9070	COLONIAL		\$110,000	No	//		LAND TABLE SHE	407	90	
22-23-31-204-039	37837 ELLERLY LN	04/27/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$303,580	53.73	\$607,157	\$153,092	\$411,908	\$589,695	0.699	2,804	\$146.90	938	8.1368	COLONIAL		\$125,000	No	//		LAND TABLE SHE	407	90	
22-23-31-204-041	37852 ELLERLY LN	12/23/22	\$687,000	WD	03-ARM'S LENGTH	\$687,000	\$309,720	45.08	\$619,432	\$143,167	\$543,833	\$618,526	0.879	3,397	\$160.09	938	9.9362	COLONIAL		\$125,000	No	//		LAND TABLE SHE	407	89	
22-23-31-204-043	37828 ELLERLY LN	06/15/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$310,550	51.76	\$621,103	\$139,298	\$460,702	\$625,721	0.736	3,397	\$135.62	938	4.3604	COLONIAL		\$120,000	No	//		LAND TABLE SHE	407	90	
22-23-31-204-052	22240 LUJON DR	05/26/21	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$295,830	52.83	\$591,662	\$134,570	\$425,430	\$593,626	0.717	3,438	\$123.74	938	6.3215	COLONIAL		\$120,000	No	//		LAND TABLE SHE	407	89	
Totals:						\$4,202,000	\$2,080,190		\$4,160,375		\$3,264,162	\$4,185,113			\$143.75		0.0068										
						Sale. Ratio =>	49.50					E.C.F. =>	0.780			Std. Deviation=>	0.065824663										
						Std. Dev. =>	3.21					Ave. E.C.F. =>	0.780			Ave. Variance=>	5.3768	Coefficient of Var=>	6.894385293								

2024 ECF 0.770

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land 4 Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depn.
22-23-32-226-019	22209 RIVER PINES DR	02/03/22	\$299,400	WD	03-ARM'S LENGTH	\$299,400	\$143,550	47.95	\$287,092	\$70,000	\$229,400	\$217,092	1.057	1,432	\$160.20	94A	4.4714	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	66
22-23-32-226-020	22229 RIVER PINES DR	10/29/21	\$283,500	WD	03-ARM'S LENGTH	\$283,500	\$137,730	48.58	\$275,458	\$70,000	\$213,500	\$205,458	1.039	1,432	\$149.09	94A	2.7161	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	66
22-23-32-226-049	22220 RIVER RIDGE TR	04/15/22	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$147,290	42.20	\$294,589	\$80,000	\$259,000	\$214,589	1.254	1,516	\$177.44	94A	24.1578	RANCH		\$80,000	No	/ /		LAND TABLE SEC20	407	66
22-23-32-226-051	22200 RIVER RIDGE TR	05/13/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$156,380	44.68	\$312,762	\$80,000	\$270,000	\$332,762	1.160	1,516	\$178.10	94A	14.8002	RANCH		\$80,000	No	/ /		LAND TABLE SEC20	407	66
22-23-32-226-063	22220 RIVER PINES DR	03/06/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$149,670	46.05	\$299,335	\$70,000	\$255,000	\$229,335	1.112	1,516	\$168.21	94A	9.9929	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	66
22-23-32-226-078	21970 RIVER RIDGE TR	06/24/21	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$146,470	50.68	\$292,930	\$70,000	\$219,000	\$222,930	0.982	1,432	\$152.93	94A	2.9610	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	66
22-23-32-226-078	21970 RIVER RIDGE TR	04/14/22	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$146,470	48.84	\$292,930	\$70,000	\$229,900	\$222,930	1.031	1,432	\$160.54	94A	1.9284	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	66
22-23-32-226-082	35060 SILVER RIDGE	12/19/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,710	48.24	\$289,417	\$70,000	\$230,000	\$219,417	1.048	1,432	\$160.61	94A	3.6251	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	66
22-23-32-226-100	21880 RIVER RIDGE TR	08/16/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$153,350	51.12	\$306,700	\$80,000	\$219,087	\$225,787	0.970	1,432	\$152.99	94A	4.1655	RANCH		\$80,000	No	/ /		LAND TABLE SEC20	407	66
22-23-32-226-135	35305 BLUE SPRUCE	10/13/21	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$154,800	61.94	\$309,604	\$80,000	\$169,900	\$229,604	0.740	1,545	\$109.97	94A	27.2012	RANCH		\$80,000	No	/ /		LAND TABLE SEC20	407	66
22-23-32-226-139	21755 RIVER RIDGE TR	09/15/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$139,520	41.65	\$279,032	\$80,000	\$255,000	\$199,032	1.281	1,445	\$176.47	94A	26.9220	RANCH		\$80,000	No	/ /		LAND TABLE SEC20	407	66
22-23-32-226-140	21745 RIVER RIDGE TR	07/20/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$148,660	44.38	\$279,032	\$80,000	\$255,000	\$217,328	1.173	1,445	\$176.47	94A	16.1360	RANCH		\$80,000	No	/ /		LAND TABLE SEC20	407	66
22-23-32-226-146	35077 RED PINE	04/22/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$135,470	49.26	\$270,946	\$70,000	\$205,000	\$200,946	1.020	1,435	\$142.86	94A	0.8193	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	66
22-23-32-226-150	35515 RIVER PINES CT	11/18/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$147,940	47.72	\$295,878	\$70,000	\$240,000	\$225,878	1.063	1,494	\$160.64	94A	5.0539	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	73
22-23-32-226-160	34921 WHITE PINE	12/14/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$152,850	57.68	\$305,709	\$70,000	\$195,000	\$235,709	0.827	1,494	\$130.52	94A	18.4690	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	70
22-23-32-226-161	34911 WHITE PINE	04/07/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$142,220	56.89	\$284,440	\$70,000	\$180,000	\$214,440	0.839	1,445	\$124.57	94A	17.2586	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	70
22-23-32-226-202	35061 WHITE PINE	07/16/21	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$163,940	56.34	\$327,877	\$80,000	\$211,000	\$247,877	0.851	1,445	\$146.02	94A	16.0753	RANCH		\$80,000	No	/ /		LAND TABLE SEC20	407	72
22-23-32-226-206	35138 WHITE PINE	05/11/21	\$332,500	WD	03-ARM'S LENGTH	\$332,500	\$174,430	52.46	\$348,863	\$70,000	\$262,500	\$278,863	0.941	1,722	\$152.44	94A	7.0659	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	72
22-23-32-226-241	35228 WHITE PINE	07/01/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$183,860	44.84	\$367,710	\$70,493	\$339,507	\$297,217	1.142	2,113	\$180.68	94A	13.0305	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	72
22-23-32-226-270	35173 KNOLLWOOD	10/03/22	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$175,620	51.20	\$351,238	\$80,000	\$263,000	\$271,238	0.970	1,722	\$152.73	94A	4.2353	RANCH		\$80,000	No	/ /		LAND TABLE SEC20	407	73
22-23-32-226-271	35183 KNOLLWOOD	01/14/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$154,350	54.16	\$308,696	\$80,000	\$205,000	\$228,696	0.896	1,494	\$137.22	94A	11.5595	RANCH		\$80,000	No	/ /		LAND TABLE SEC20	407	73
22-23-32-226-278	35280 LONE PINE LN	10/29/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$158,980	53.89	\$317,952	\$70,000	\$225,000	\$247,952	0.907	1,494	\$150.60	94A	10.4548	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	73
22-23-32-226-296	22182 LANCREST	04/22/22	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$154,000	58.78	\$307,996	\$80,000	\$182,000	\$227,996	0.798	1,420	\$128.17	94A	21.3722	RANCH		\$80,000	No	/ /		LAND TABLE SEC20	407	74
22-23-32-226-301	22101 LANCREST	06/02/22	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$161,380	45.20	\$322,750	\$70,000	\$287,000	\$322,750	1.136	1,494	\$192.10	94A	12.3528	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	74
22-23-32-226-307	21951 LANCREST	06/22/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$167,170	52.24	\$334,340	\$70,000	\$250,000	\$264,340	0.946	1,722	\$145.18	94A	6.6230	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	74
22-23-32-226-319	22085 RIVER PINES DR	04/08/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$164,690	49.91	\$329,376	\$70,000	\$260,000	\$259,376	1.002	1,722	\$150.99	94A	0.9576	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	74
22-23-32-226-348	35705 LONE PINE LN	05/18/22	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$151,480	51.88	\$302,963	\$70,000	\$222,000	\$232,963	0.953	1,477	\$150.30	94A	5.9040	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	75
22-23-32-226-353	35755 LONE PINE LN	07/07/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$153,640	43.28	\$307,275	\$70,000	\$285,000	\$337,275	1.201	1,494	\$190.76	94A	18.9157	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	75
22-23-32-226-368	35535 COURT RIDGE CT	07/08/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$164,250	49.77	\$338,504	\$70,000	\$260,000	\$338,504	1.006	1,722	\$150.99	94A	0.9194	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	75
Totals:			\$9,018,200			\$9,018,200	\$4,474,870	49.62	\$8,949,690		\$6,886,794	\$6,818,284	1.010				0.135610755									
							Sale. Ratio =>	49.62				E.C.F. =>	1.010				Std. Deviation=>									
							Std. Dev. =>	5.12				Ave. E.C.F. =>	1.012				Ave. Variance=>	10.6843						Coefficient of Var=>	10.55778629	

2024 ECF 1.000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-32-202-011	22018 BOULDER	07/21/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$234,350	49.86	\$468,695	\$101,806	\$368,194	\$447,426	0.823	2,937	\$125.36	948	8.3529	COLONIAL		\$90,000	No	/ /		LAND TABLE SHE	407	73	
22-23-32-202-014	21902 BOULDER	11/10/21	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$249,010	42.93	\$498,012	\$102,481	\$477,519	\$482,355	0.990	3,148	\$151.69	948	8.3529	COLONIAL		\$90,000	No	/ /		LAND TABLE SHE	407	75	
Totals:						\$1,050,000	\$483,360		\$966,707		\$845,713	\$929,781			\$138.53		0.3138										
						Sale. Ratio =>	46.03							E.C.F. =>	0.910			Std. Deviation=>	0.118127695								
						Std. Dev. =>	4.90							Ave. E.C.F. =>	0.906			Ave. Variance=>	8.3529			Coefficient of Var=>	9.21499297				
													2024 ECF	0.820													
													2022 Sale														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.					
22-23-32-301-064	21138 PRESTWICK DR	08/24/22	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$372,550	52.47	\$745,091	\$122,346	\$587,654	\$768,821	0.764	3,943	\$149.04	94C	6.2121	COLONIAL		\$110,000	No	/ /		LAND TABLE SHE	407	79					
22-23-32-301-066	21114 PRESTWICK DR	12/02/22	\$729,000	WD	03-ARM'S LENGTH	\$729,000	\$338,040	46.37	\$676,073	\$130,633	\$598,367	\$673,383	0.889	3,542	\$168.93	94C	6.2121	COLONIAL		\$110,000	No	/ /		LAND TABLE SHE	407	78					
Totals:			\$1,439,000			\$1,439,000	\$710,590		\$1,421,164	\$1,186,021	\$1,442,204			\$158.99			0.4111														
													Sale. Ratio =>	49.38																	
													Std. Dev. =>	4.31																	
													E.C.F. =>	0.822	Std. Deviation=>	0.087851905															
													Ave. E.C.F. =>	0.826	Ave. Variance=>	6.2121	Coefficient of Var=>	7.516313067													
													2024 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	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-32-227-002	22273 ABINGTON DRIVE	08/18/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$208,730	49.11	\$417,460	\$97,518	\$327,482	\$426,589	0.768	2,197	\$149.06	94D	5.1552	COLONIAL		\$90,000	No	//		LAND TABLE SHE	407	76	
22-23-32-227-011	22025 ABINGTON DRIVE	09/24/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$220,810	54.52	\$441,623	\$120,098	\$284,902	\$428,700	0.665	2,218	\$128.45	94D	5.1552	RANCH		\$95,000	No	//		LAND TABLE SHE	407	77	
Totals:						\$830,000			\$859,083		\$612,384	\$855,289			\$138.75		0.0127										
						\$429,540																					
						Sale. Ratio =>		51.75					E.C.F. =>	0.716			Std. Deviation=>	0.0729049									
						Std. Dev. =>		3.82					Ave. E.C.F. =>	0.716			Ave. Variance=>	5.1552	Coefficient of Var=>	7.198695236							

2024 ECF 0.750
2021 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-32-301-091	20806 DEERFIELD	11/03/22	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$300,430	49.66	\$600,853	\$127,274	\$477,726	\$563,785	0.847	3,118	\$153.22	94G	0.2282	COLONIAL		\$120,000	No	//		LAND TABLE SHE	407	87	
22-23-32-301-092	20809 DEERFIELD	08/02/21	\$592,000	WD	03-ARM'S LENGTH	\$592,000	\$295,870	49.98	\$591,735	\$122,018	\$469,982	\$559,187	0.840	3,150	\$149.20	94G	0.9163	COLONIAL		\$110,000	No	//		LAND TABLE SHE	407	87	
22-23-32-301-093	20833 DEERFIELD	10/11/22	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$285,380	46.03	\$570,762	\$121,174	\$498,826	\$535,224	0.932	3,058	\$163.12	94G	8.2358	COLONIAL		\$110,000	No	//		LAND TABLE SHE	407	86	
22-23-32-301-095	20889 DEERFIELD	05/21/21	\$639,900	WD	03-ARM'S LENGTH	\$639,900	\$340,040	53.14	\$680,089	\$129,151	\$510,749	\$655,879	0.779	3,503	\$145.80	94G	7.0912	COLONIAL		\$110,000	No	//		LAND TABLE SHE	407	81	
Totals:						\$2,456,900	\$1,221,720		\$2,443,439		\$1,957,283	\$2,314,074			\$152.84		0.3820										
						Sale. Ratio =>	49.73		E.C.F. =>	0.846		Std. Deviation=>	0.062982936														
						Std. Dev. =>	2.91		Ave. E.C.F. =>	0.850		Ave. Variance=>	4.1179	Coefficient of Var=>	4.846639177												
													2024 ECF	0.840													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.				
22-23-32-302-001	37075 WHITE TAIL CT	01/09/23	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$283,370	51.06	\$566,730	\$175,999	\$379,001	\$520,975	0.727	2,341	\$161.90	94H	2.4193	RANCH		\$165,000	No	/ /		LAND TABLE SHE	407	95				
22-23-32-302-013	21090 PRESTWICK DR	04/08/21	\$619,900	WD	03-ARM'S LENGTH	\$619,900	\$302,610	48.82	\$605,228	\$179,874	\$440,026	\$567,139	0.776	2,790	\$157.72	94H	2.4193	COLONIAL		\$165,000	No	/ /		LAND TABLE SHE	407	95				
Totals:			\$1,174,900			\$1,174,900	\$585,980		\$1,171,958	\$819,027	\$1,088,113				\$159.81		0.1026													
													Sale. Ratio =>	49.87																
													Std. Dev. =>	1.59																
															E.C.F. =>	0.753	Std. Deviation=>	0.034213831												
															Ave. E.C.F. =>	0.752	Ave. Variance=>	2.4193	Coefficient of Var=>	3.218512776										
															2024 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
22-23-33-376-045	34790 EIGHT MILE	05/04/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$72,480	49.99	\$144,968	\$26,401	\$118,599	\$117,393	1.010	1,130	\$104.95	95A	6.2267	RANCH		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	66
22-23-33-376-047	34790 EIGHT MILE	06/01/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$73,250	48.83	\$146,507	\$26,401	\$123,599	\$118,917	1.039	1,112	\$111.15	95A	3.3167	RANCH		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	66
22-23-33-376-070	34780 EIGHT MILE	06/02/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$96,080	48.14	\$173,169	\$26,200	\$168,800	\$144,514	1.168	1,256	\$134.39	95A	9.5424	SINGLE FAMILY		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	76
Totals:						\$490,000			\$490,000	\$231,810	\$463,644			\$410,996	\$380,834	\$116.83	0.8666									
						Sale. Ratio =>	47.31					E.C.F. =>	1.079			Std. Deviation=>	0.08391929									
						Std. Dev. =>	3.09					Ave. E.C.F. =>	1.073			Ave. Variance=>	6.3623	Coefficient of Var=>	5.931960132							

2024 ECF
Limited 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-33-102-004	22251 INDIAN CREEK DR	10/25/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$73,290	50.54	\$146,579	\$26,200	\$118,800	\$116,873	1.016	1,158	\$102.59	95B	2.7015	RANCH		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65	
22-23-33-102-007	22221 INDIAN CREEK DR	09/22/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$71,250	50.89	\$142,500	\$26,529	\$113,471	\$112,593	1.008	1,121	\$101.22	95B	3.5708	RANCH		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65	
22-23-33-102-012	22161 INDIAN CREEK DR	07/30/21	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$57,450	47.48	\$114,909	\$26,200	\$94,800	\$86,125	1.101	808	\$117.33	95B	5.7218	RANCH		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65	
22-23-33-102-015	22085 INDIAN CREEK DR	11/24/21	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$67,700	51.68	\$135,405	\$26,638	\$104,362	\$105,599	0.988	1,038	\$100.54	95B	5.5219	RANCH		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65	
22-23-33-102-019	22041 INDIAN CREEK DR	06/09/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$71,250	53.98	\$142,500	\$26,529	\$105,471	\$112,593	0.937	1,121	\$94.09	95B	10.6760	RANCH		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65	
22-23-33-102-054	20871 INDIAN CREEK DR	06/08/21	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$57,450	50.39	\$114,909	\$26,200	\$87,800	\$86,125	1.019	808	\$108.66	95B	2.4059	RANCH		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65	
22-23-33-102-076	20745 INDIAN CREEK DR	01/31/23	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$57,450	48.69	\$114,909	\$26,200	\$91,800	\$86,125	1.066	808	\$113.61	95B	2.2385	RANCH		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65	
22-23-33-102-091	21720 INDIAN CREEK DR	08/12/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$55,030	44.02	\$110,950	\$26,748	\$98,252	\$80,876	1.215	767	\$128.10	95B	17.1347	RANCH		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65	
22-23-33-102-092	21700 INDIAN CREEK DR	03/24/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$57,450	47.88	\$114,909	\$26,700	\$93,800	\$86,125	1.089	808	\$116.09	95B	4.5607	RANCH		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65	
22-23-33-102-096	21780 INDIAN CREEK DR	12/29/21	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$69,980	47.44	\$139,956	\$26,200	\$121,300	\$110,443	1.098	1,072	\$113.15	95B	5.4803	RANCH		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65	
22-23-33-102-111	22120 INDIAN CREEK DR	05/09/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$67,700	45.13	\$135,405	\$26,638	\$123,362	\$105,599	1.168	1,038	\$118.85	95B	12.4707	RANCH		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65	
22-23-33-102-112	22100 INDIAN CREEK DR	11/26/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$69,980	51.84	\$139,956	\$26,200	\$108,800	\$110,443	0.985	1,072	\$101.49	95B	5.8378	RANCH		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65	
22-23-33-102-113	22240 INDIAN CREEK DR	08/04/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$71,250	57.00	\$142,500	\$26,529	\$98,471	\$112,593	0.875	1,121	\$87.84	95B	16.8931	RANCH		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407	65	
Totals:						\$1,703,500	\$847,230		\$1,694,487		\$1,360,489	\$1,312,113					\$107.97										
						Sale Ratio =>	49.73					E.C.F. =>	1.037				Std. Deviation=>	0.09253217									
						Std. Dev. =>	3.54					Ave. E.C.F. =>	1.044				Ave. Variance=>	7.3241						Coefficient of Var=>	7.018789307		

2024 ECF 1.030

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-34-476-062	20839 ORCHARD LAKE	01/12/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$92,820	48.85	\$185,642	\$37,682	\$152,318	\$135,743	1.122	1,061	\$143.56	96D	2.3465	RANCH		\$32,500	No	//		ATTACHED CONDOS	407	63	
22-23-34-476-064	20831 ORCHARD LAKE	02/03/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$93,680	49.31	\$187,366	\$37,076	\$152,924	\$137,881	1.109	1,061	\$144.13	96D	1.0464	RANCH		\$32,500	No	//		ATTACHED CONDOS	407	63	
22-23-34-476-065	20829 ORCHARD LAKE	05/21/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$99,380	50.96	\$190,751	\$37,076	\$157,924	\$148,326	1.065	1,061	\$148.84	96D	3.3929	RANCH		\$32,500	No	//		ATTACHED CONDOS	407	67	
Totals:			\$575,000			\$575,000	\$385,880	49.72	\$571,759	\$468,166	\$421,950		1.098		\$145.51		0.0959										
													Sale. Ratio =>	49.72													
													Std. Dev. =>	1.11													
													E.C.F. =>	1.098													
													Ave. E.C.F. =>	1.099													
													Std. Deviation=>	0.030093601													
													Ave. Variance=>	2.2619													
													Coefficient of Var=>	2.058829846													

2024 ECF 1.090

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
22-23-34-155-011	21507 RIVERWALK CT	11/10/21	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$185,910	50.38	\$371,818	\$74,052	\$294,948	\$294,818	1.000	1,928	\$152.98	96F	2.2636	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	89
22-23-34-155-013	21479 RIVERWALK CT	02/17/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$204,360	45.92	\$408,726	\$79,994	\$365,006	\$325,477	1.121	2,220	\$164.42	96F	9.8371	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	84
22-23-34-155-014	21465 RIVERWALK CT	07/30/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$221,440	52.72	\$442,872	\$74,192	\$345,808	\$365,030	0.947	2,442	\$143.51	96F	7.5735	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	89
Totals:			\$1,234,000			\$1,234,000	\$611,710		\$1,223,416		\$1,005,762	\$985,325			\$153.00		0.2396									
							Sale. Ratio =>	49.57				E.C.F. =>	1.021		Std. Deviation=>	0.089233184										
							Std. Dev. =>	3.45				Ave. E.C.F. =>	1.023		Ave. Variance=>	6.5581		Coefficient of Var=>	6.410151382							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-35-328-013	21451 ARCHWOOD CR	10/13/21	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$129,090	52.26	\$258,185	\$70,000	\$177,000	\$211,444	0.837	1,426	\$124.12	97A	6.5899	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	74	
22-23-35-328-014	21449 ARCHWOOD CR	10/05/22	\$316,000	OTH	03-ARM'S LENGTH	\$316,000	\$312,200	41.84	\$264,392	\$70,000	\$246,000	\$248,418	1.126	1,499	\$164.11	97A	22.3280	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	74	
22-23-35-328-015	21447 ARCHWOOD CR	05/09/21	\$233,000	OTH	03-ARM'S LENGTH	\$233,000	\$137,690	59.09	\$275,376	\$70,000	\$163,000	\$230,760	0.706	1,499	\$108.74	97A	19.6538	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	74	
22-23-35-328-030	21359 BOXWOOD CT	06/13/22	\$248,500	OTH	03-ARM'S LENGTH	\$248,500	\$129,730	52.21	\$259,467	\$70,000	\$178,500	\$212,884	0.838	1,499	\$119.08	97A	6.4517	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	72	
22-23-35-328-035	21349 BOXWOOD CT	10/11/21	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$130,370	53.43	\$260,734	\$70,000	\$174,000	\$214,308	0.812	1,426	\$122.02	97A	9.1085	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	72	
22-23-35-328-038	21343 BOXWOOD CT	05/04/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$128,760	54.79	\$257,525	\$70,000	\$165,000	\$210,702	0.783	1,426	\$115.71	97A	11.9906	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	72	
22-23-35-328-043	21319 MULBERRY CT	12/21/22	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$146,120	47.29	\$292,246	\$70,000	\$239,000	\$249,715	0.957	1,775	\$134.65	97A	5.4091	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	72	
22-23-35-328-050	21334 MULBERRY CT	12/29/22	\$223,999	WD	03-ARM'S LENGTH	\$223,999	\$111,350	49.71	\$222,693	\$70,445	\$153,554	\$171,065	0.898	1,320	\$116.33	97A	0.5367	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	73	
22-23-35-328-052	21338 MULBERRY CT	01/19/23	\$226,600	WD	03-ARM'S LENGTH	\$226,600	\$111,200	49.07	\$222,396	\$70,445	\$156,155	\$170,731	0.915	1,320	\$118.30	97A	1.1622	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	73	
22-23-35-328-055	21366 MULBERRY CT	08/08/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$112,240	47.76	\$224,478	\$70,000	\$165,000	\$173,571	0.951	1,320	\$125.00	97A	4.7620	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	73	
22-23-35-328-056	21368 MULBERRY CT	12/16/22	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$112,240	49.91	\$224,478	\$70,000	\$154,900	\$173,571	0.892	1,320	\$117.35	97A	1.0570	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	73	
22-23-35-328-067	21293 JUNIPER CT	08/12/22	\$245,900	WD	03-ARM'S LENGTH	\$245,900	\$111,630	45.40	\$223,260	\$70,000	\$175,900	\$172,202	1.021	1,320	\$133.26	97A	11.8472	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	72	
22-23-35-328-068	21291 JUNIPER CT	02/13/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$109,590	42.15	\$219,189	\$70,000	\$190,000	\$167,628	1.133	1,231	\$154.35	97A	23.0460	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	72	
22-23-35-328-075	21292 JUNIPER CT	02/16/22	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$111,630	53.93	\$223,260	\$70,000	\$137,000	\$172,202	0.796	1,320	\$103.79	97A	10.7425	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	72	
22-23-35-328-082	21266 SYCAMORE CT	08/26/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$148,930	50.48	\$297,851	\$70,000	\$225,000	\$256,012	0.879	1,776	\$126.69	97A	2.4137	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	72	
Totals:						\$3,750,899	\$1,862,770		\$3,725,530		\$2,700,009	\$3,005,213			\$125.57		0.4560										
						Sale. Ratio =>	49.66					E.C.F. =>	0.898		Std. Deviation=>	0.120841978											
						Std. Dev. =>	4.67					Ave. E.C.F. =>	0.903		Ave. Variance=>	9.1406		Coefficient of Var=>	10.12246955								

2024 ECF 0.890

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
22-23-35-202-014	22082 CAPE COD WAY	12/10/21	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$69,390	49.21
22-23-35-202-019	22120 CAPE COD WAY	08/20/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$68,690	52.84
22-23-35-202-023	22144 CAPE COD WAY	08/12/22	\$167,200	WD	03-ARM'S LENGTH	\$167,200	\$72,550	43.39
22-23-35-202-034	22099 ATLANTIC POINTE	03/11/22	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$73,210	48.16
22-23-35-202-044	22167 ATLANTIC POINTE	03/31/23	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$69,390	48.52
22-23-35-202-051	22209 ATLANTIC POINTE	05/12/21	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$68,690	55.40
22-23-35-202-054	22210 CAPE COD WAY	09/17/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$68,720	49.09
22-23-35-202-076	22338 CAPE COD WAY	10/15/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$73,210	48.81
22-23-35-202-092	30274 NANTUCKET DRIVE	11/03/21	\$124,500	WD	03-ARM'S LENGTH	\$124,500	\$69,390	55.73
22-23-35-202-096	22373 ATLANTIC POINTE	08/06/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$68,690	54.95
22-23-35-202-100	22349 ATLANTIC POINTE	03/24/23	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$73,210	43.58
22-23-35-202-101	22337 ATLANTIC POINTE	04/21/22	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$73,210	44.64
22-23-35-202-105	22313 ATLANTIC POINTE	05/17/22	\$144,500	WD	03-ARM'S LENGTH	\$144,500	\$68,690	47.54
22-23-35-202-107	22301 ATLANTIC POINTE	11/24/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$69,490	57.91
22-23-35-202-115	22247 ATLANTIC POINTE	09/19/22	\$136,500	WD	03-ARM'S LENGTH	\$136,500	\$69,390	50.84
Totals:			\$2,129,700			\$2,129,700	\$1,055,920	
							Sale. Ratio =>	49.58
							Std. Dev. =>	4.52

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$138,785	\$27,346	\$113,654	\$111,439	1.020	1,015	\$111.97	97B	1.2067
\$137,387	\$27,346	\$102,654	\$110,041	0.933	998	\$102.86	97B	7.4938
\$145,098	\$27,099	\$140,101	\$117,999	1.187	1,088	\$128.77	97B	17.9498
\$146,425	\$26,726	\$125,274	\$119,699	1.047	1,108	\$113.06	97B	3.8766
\$138,785	\$27,346	\$115,654	\$111,439	1.038	1,015	\$113.94	97B	3.0014
\$137,387	\$27,346	\$96,654	\$110,041	0.878	998	\$96.85	97B	12.9464
\$137,442	\$27,401	\$112,599	\$110,041	1.023	998	\$112.82	97B	1.5437
\$146,425	\$26,726	\$123,274	\$119,699	1.030	1,108	\$111.26	97B	2.2058
\$138,785	\$27,346	\$97,154	\$111,439	0.872	1,015	\$95.72	97B	13.5996
\$137,387	\$27,346	\$97,654	\$110,041	0.887	998	\$97.85	97B	12.0376
\$146,425	\$26,726	\$141,274	\$119,699	1.180	1,108	\$127.50	97B	17.2435
\$146,425	\$26,726	\$137,274	\$119,699	1.147	1,108	\$123.89	97B	13.9018
\$137,387	\$27,346	\$117,154	\$110,041	1.065	998	\$117.39	97B	5.6831
\$138,973	\$26,858	\$93,142	\$112,115	0.831	1,011	\$92.13	97B	17.7037
\$138,785	\$27,346	\$109,154	\$111,439	0.979	1,015	\$107.54	97B	2.8313
\$2,111,901		\$1,722,670	\$1,704,871			\$110.24		0.2631
		E.C.F. =>	1.010			Std. Deviation=>	0.11189553	
		Ave. E.C.F. =>	1.008			Ave. Variance=>	8.8817	Coefficient of Var=>

2024 ECF 1.000

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
COLONIAL		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407
COLONIAL		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407
COLONIAL		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407
COLONIAL		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407
COLONIAL		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407
COLONIAL		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407
COLONIAL		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407
COLONIAL		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407
COLONIAL		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407
COLONIAL		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407
COLONIAL		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407
COLONIAL		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407
COLONIAL		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407
COLONIAL		\$25,000	No	/ /		APARTMENT STYLE CONDOS	407

8.812833752

Building Depr.

72

72

72

72

72

72

72

72

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72

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72

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72

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
22-23-35-402-035	29956 KIMBERLY DR	05/11/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$199,310	48.61	\$398,613	\$76,244	\$333,756	\$374,848	0.890	2,357	\$141.60	97C	7.7796	COLONIAL		\$70,000	No	/ /		LAND TABLE SEC20	407	91
22-23-35-402-043	30055 KIMBERLY CT	04/22/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$192,610	56.65	\$385,218	\$74,651	\$265,349	\$361,124	0.735	2,046	\$129.69	97C	7.7796	RANCH		\$70,000	No	/ /		LAND TABLE SEC20	407	88
Totals:						\$750,000			\$783,831		\$599,105	\$735,972			\$135.65		0.1451									
						Sale. Ratio =>	52.26					E.C.F. =>	0.814			Std. Deviation=>	0.110020214									
						Std. Dev. =>	5.68					Ave. E.C.F. =>	0.813			Ave. Variance=>	7.7796	Coefficient of Var=>	9.573935636							
												2024 ECF	0.860													
												2021 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	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
22-23-36-377-052	28418 EIGHT MILE	03/27/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$39,580	43.98	\$79,156	\$26,200	\$63,800	\$74,586	0.855	910	\$70.11	98A	11.3529	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	53	
22-23-36-377-064	28422 EIGHT MILE	02/17/23	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$36,260	50.01	\$72,514	\$26,525	\$45,975	\$64,773	0.710	774	\$59.40	98A	3.2077	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	53	
22-23-36-377-072	28422 EIGHT MILE	09/07/21	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$39,290	61.39	\$78,584	\$26,200	\$37,800	\$73,780	0.512	910	\$41.54	98A	22.9529	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	53	
22-23-36-377-074	28422 EIGHT MILE	10/05/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$40,010	61.55	\$80,015	\$26,200	\$38,800	\$75,796	0.512	920	\$42.17	98A	22.9959	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	53	
22-23-36-377-079	28426 EIGHT MILE	07/26/21	\$71,000	WD	03-ARM'S LENGTH	\$71,000	\$36,080	50.82	\$72,150	\$26,525	\$44,475	\$64,261	0.692	784	\$56.73	98A	4.9757	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	53	
22-23-36-377-092	28428 EIGHT MILE	02/17/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$39,920	53.23	\$79,849	\$26,200	\$48,800	\$75,562	0.646	910	\$53.63	98A	9.6033	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	53	
22-23-36-377-097	28426 EIGHT MILE	07/15/22	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$39,600	43.04	\$79,195	\$26,200	\$65,800	\$74,641	0.882	910	\$72.31	98A	13.9694	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	53	
22-23-36-377-100	28426 EIGHT MILE	08/31/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$38,050	40.05	\$76,108	\$26,200	\$66,800	\$70,293	0.979	868	\$79.26	98A	23.9900	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	53	
22-23-36-377-101	28428 EIGHT MILE	03/07/22	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$42,550	46.25	\$85,101	\$26,200	\$65,800	\$82,959	0.793	1,071	\$61.44	98A	5.3301	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	53	
22-23-36-377-105	28428 EIGHT MILE	04/25/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$38,020	44.73	\$76,031	\$26,200	\$58,800	\$70,185	0.838	868	\$67.74	98A	9.5931	OTHER		\$25,000	No	//		APARTMENT STYLE CONDOS	407	53	
Totals:						\$801,500	\$389,360		\$778,703		\$538,850	\$726,835	0.741		\$60.43		0.0496										
						Sale. Ratio =>	48.58		48.58			E.C.F. =>	0.741		Std. Deviation=>	0.15586708											
						Std. Dev. =>	7.43					Ave. E.C.F. =>	0.742		Ave. Variance=>	12.7471		Coefficient of Var=>	17.18258853								

2024 ECF
Std Dev 0.710