

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-01-351-054	29656 MIDDLEBELT	10/21/22	\$165,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$165,000	\$78,840	47.78	\$157,685	\$34,385	\$130,615	\$120,882	1.081	1,285	\$101.65	9AA
22-23-01-351-055	29656 MIDDLEBELT	01/03/24	\$171,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$171,000	\$78,840	46.11	\$157,685	\$34,385	\$136,615	\$120,882	1.130	1,285	\$106.32	9AA
22-23-01-351-057	29656 MIDDLEBELT	06/29/23	\$176,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$176,000	\$79,370	45.10	\$158,744	\$34,385	\$141,615	\$121,921	1.162	1,285	\$110.21	9AA
22-23-01-351-063	29652 MIDDLEBELT	12/11/23	\$176,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$176,000	\$80,810	45.91	\$161,617	\$31,185	\$144,815	\$120,882	1.198	1,285	\$112.70	9AA
22-23-01-351-067	29652 MIDDLEBELT	08/22/22	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$79,370	52.91	\$158,744	\$34,385	\$115,615	\$121,921	0.948	1,285	\$89.97	9AA
22-23-01-351-076	29648 MIDDLEBELT	07/22/22	\$155,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$155,000	\$79,370	51.21	\$158,744	\$34,385	\$120,615	\$121,921	0.989	1,285	\$93.86	9AA
22-23-01-351-089	29640 MIDDLEBELT	09/09/22	\$149,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$149,000	\$80,970	54.34	\$161,944	\$37,585	\$111,415	\$121,921	0.914	1,285	\$86.70	9AA
22-23-01-351-090	29640 MIDDLEBELT	02/13/23	\$166,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$166,000	\$79,370	47.81	\$158,744	\$34,385	\$131,615	\$121,921	1.080	1,285	\$102.42	9AA
22-23-01-351-104	29632 MIDDLEBELT	12/16/22	\$174,700	WD	19-MULTI PARCEL ARM'S LENGTH	\$174,700	\$78,840	45.13	\$157,685	\$34,385	\$140,315	\$120,882	1.161	1,285	\$109.19	9AA
22-23-01-351-105	29632 MIDDLEBELT	08/05/22	\$160,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$160,000	\$79,370	49.61	\$158,744	\$34,385	\$125,615	\$121,921	1.030	1,285	\$97.75	9AA
22-23-01-351-116	29628 MIDDLEBELT	05/11/23	\$170,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$170,000	\$79,370	46.69	\$158,744	\$34,385	\$135,615	\$121,921	1.112	1,285	\$105.54	9AA
22-23-01-351-124	29602 MIDDLEBELT	01/24/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$75,610	48.78	\$151,229	\$34,385	\$120,615	\$114,553	1.053	1,193	\$101.10	9AA
22-23-01-351-132	29606 MIDDLEBELT	07/07/22	\$169,150	WD	19-MULTI PARCEL ARM'S LENGTH	\$169,150	\$75,610	44.70	\$151,229	\$34,385	\$134,765	\$114,553	1.176	1,193	\$112.96	9AA
Totals:			\$2,136,850			\$2,136,850	\$1,025,740		\$2,051,538		\$1,689,845	\$1,566,079			\$102.34	
								Sale. Ratio =>	48.00				E.C.F. =>	1.079	Std. Deviation=>	0.08960138
								Std. Dev. =>	3.09				Ave. E.C.F. =>	1.080	Ave. Variance=>	7.1233

2025 ECF 1.079

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-02-126-028	30535 FOURTEEN MILE	09/16/22	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$48,120	51.74	\$96,231	\$26,342	\$66,658	\$70,953	0.939	782	\$85.24	9BA
22-23-02-126-045	30535 FOURTEEN MILE	04/11/22	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$49,540	60.41	\$99,080	\$26,185	\$55,815	\$74,005	0.754	807	\$69.16	9BA
22-23-02-126-051	30535 FOURTEEN MILE	08/29/22	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$37,040	45.17	\$74,080	\$1,185	\$80,815	\$74,005	1.092	807	\$100.14	9BA
22-23-02-126-057	30515 FOURTEEN MILE	03/15/24	\$104,760	WD	03-ARM'S LENGTH	\$104,760	\$50,690	48.39	\$101,383	\$31,342	\$73,418	\$71,108	1.032	784	\$93.65	9BA
22-23-02-126-060	30515 FOURTEEN MILE	07/28/23	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$62,820	54.16	\$125,632	\$31,185	\$84,815	\$95,885	0.885	1,053	\$80.55	9BA
22-23-02-126-062	30515 FOURTEEN MILE	05/31/23	\$107,500	WD	03-ARM'S LENGTH	\$107,500	\$50,460	46.94	\$100,913	\$31,185	\$76,315	\$70,790	1.078	766	\$99.63	9BA
22-23-02-126-069	30515 FOURTEEN MILE	04/22/22	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$63,540	46.38	\$127,084	\$31,185	\$105,815	\$97,359	1.087	1,074	\$98.52	9BA
22-23-02-126-077	30445 FOURTEEN MILE	03/22/24	\$104,480	WD	03-ARM'S LENGTH	\$104,480	\$50,620	48.45	\$101,231	\$31,342	\$73,138	\$70,953	1.031	782	\$93.53	9BA
22-23-02-126-090	30445 FOURTEEN MILE	07/28/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$51,360	51.36	\$102,720	\$31,185	\$68,815	\$72,624	0.948	789	\$87.22	9BA
22-23-02-126-108	30475 FOURTEEN MILE	05/15/23	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$62,820	43.03	\$125,632	\$31,185	\$114,815	\$95,885	1.197	1,053	\$109.04	9BA
22-23-02-126-122	30475 FOURTEEN MILE	08/07/23	\$87,200	WD	03-ARM'S LENGTH	\$87,200	\$52,040	59.68	\$104,080	\$31,185	\$56,015	\$74,005	0.757	807	\$69.41	9BA
Totals:			\$1,159,940			\$1,159,940	\$579,050		\$1,158,066		\$856,434	\$867,574			\$89.64	
								Sale. Ratio =>	49.92			E.C.F. =>	0.987	Std. Deviation=>		0.14096444
								Std. Dev. =>	5.66			Ave. E.C.F. =>	0.982	Ave. Variance=>		11.3919

2025 ECF .987

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-02-156-018	30414 ORCHARD LAKE	10/19/23	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$85,700	48.15	\$171,407	\$31,185	\$146,815	\$134,829	1.089	1,382	\$106.23	9BB
22-23-02-156-022	30414 ORCHARD LAKE	10/11/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$85,620	50.36	\$171,232	\$31,185	\$138,815	\$134,661	1.031	1,379	\$100.66	9BB
22-23-02-156-025	30414 ORCHARD LAKE	08/30/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$63,330	45.24	\$126,654	\$31,185	\$108,815	\$91,797	1.185	903	\$120.50	9BB
22-23-02-156-030	30414 ORCHARD LAKE	07/01/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$85,620	50.36	\$171,232	\$31,185	\$138,815	\$134,661	1.031	1,379	\$100.66	9BB
22-23-02-156-035	30414 ORCHARD LAKE	01/10/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$85,620	48.93	\$171,232	\$31,185	\$143,815	\$134,661	1.068	1,379	\$104.29	9BB
22-23-02-156-059	30594 ORCHARD LAKE	09/18/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$85,620	48.93	\$171,232	\$31,185	\$143,815	\$134,661	1.068	1,379	\$104.29	9BB
22-23-02-156-076	30450 ORCHARD LAKE	03/16/23	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$85,690	56.75	\$171,389	\$31,185	\$119,815	\$134,812	0.889	1,381	\$86.76	9BB
Totals:			\$1,159,000			\$1,159,000	\$577,200		\$1,154,378		\$940,705	\$900,080			\$103.34	
								Sale. Ratio =>	49.80			E.C.F. =>	1.045	Std. Deviation=>		0.08869862
								Std. Dev. =>	3.51			Ave. E.C.F. =>	1.052	Ave. Variance=>		5.8322

2025 ECF 1.040

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-03-204-085	31061 POINTE OF WOODS DR	05/27/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$76,680	52.88	\$153,361	\$31,932	\$113,068	\$113,485	0.996	1,344	\$84.13	9C1
22-23-03-204-143	30885 RUNNING STREAM	05/28/21	\$131,500	WD	03-ARM'S LENGTH	\$131,500	\$65,790	50.03	\$131,580	\$31,185	\$100,315	\$93,827	1.069	986	\$101.74	9C1
22-23-03-204-183	30980 HUNTERS DR	07/02/21	\$135,500	WD	03-ARM'S LENGTH	\$135,500	\$66,270	48.91	\$132,530	\$31,185	\$104,315	\$94,715	1.101	999	\$104.42	9C1
22-23-03-204-187	30975 POINTE OF WOODS DR	08/20/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$75,220	51.88	\$150,438	\$31,719	\$113,281	\$110,952	1.021	1,374	\$82.45	9C1
Totals:			\$557,000			\$557,000	\$283,960		\$567,909		\$430,979	\$412,979			\$93.18	
								Sale. Ratio =>	50.98			E.C.F. =>	1.044	Std. Deviation=>		0.0472221
								Std. Dev. =>	1.79			Ave. E.C.F. =>	1.047	Ave. Variance=>		3.8298

2025 ECF 1.70

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-03-203-037	31935 FOURTEEN MILE	06/15/23	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$138,450	54.51	\$276,908	\$46,185	\$207,815	\$190,680	1.090	2,128	\$97.66	9CA
22-23-03-203-056	31915 FOURTEEN MILE	03/23/23	\$256,250	WD	03-ARM'S LENGTH	\$256,250	\$138,450	54.03	\$276,908	\$46,185	\$210,065	\$190,680	1.102	2,128	\$98.71	9CA
22-23-03-203-061	31915 FOURTEEN MILE	08/16/22	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$138,450	62.36	\$276,908	\$46,185	\$175,815	\$190,680	0.922	2,128	\$82.62	9CA
22-23-03-203-062	31915 FOURTEEN MILE	07/12/23	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$138,450	60.46	\$276,908	\$46,185	\$182,815	\$190,680	0.959	2,128	\$85.91	9CA
22-23-03-203-070	31915 FOURTEEN MILE	10/24/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$117,720	48.05	\$235,430	\$46,185	\$198,815	\$156,401	1.271	1,722	\$115.46	9CA
22-23-03-277-008	31498 HUNTERS CIRCLE	05/11/23	\$268,500	WD	03-ARM'S LENGTH	\$268,500	\$127,390	47.45	\$254,777	\$46,600	\$221,900	\$172,047	1.290	1,832	\$121.12	9CA
22-23-03-277-009	31500 HUNTERS CIRCLE	01/26/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$127,390	40.44	\$254,777	\$46,600	\$268,400	\$172,047	1.560	1,832	\$146.51	9CA
22-23-03-277-018	31464 HUNTERS CIRCLE	03/22/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$127,390	45.50	\$254,777	\$46,600	\$233,400	\$172,047	1.357	1,832	\$127.40	9CA
22-23-03-277-040	31402 HUNTERS CIRCLE	01/08/24	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$127,390	48.44	\$254,777	\$46,600	\$216,400	\$172,047	1.258	1,832	\$118.12	9CA
22-23-03-277-045	31452 HUNTERS CIRCLE	01/29/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$128,400	52.41	\$256,807	\$46,185	\$198,815	\$174,068	1.142	1,832	\$108.52	9CA
22-23-03-278-006	31416 ORCHARD CREEK	09/22/23	\$180,500	WD	03-ARM'S LENGTH	\$180,500	\$85,580	47.41	\$171,159	\$30,000	\$150,500	\$116,660	1.290	1,250	\$120.40	9CA
22-23-03-278-018	31474 ORCHARD CREEK	02/12/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$83,540	47.74	\$167,082	\$30,185	\$144,815	\$113,138	1.280	1,217	\$118.99	9CA
22-23-03-278-033	31510 ORCHARD CREEK	10/12/22	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$85,350	48.49	\$170,700	\$30,000	\$146,000	\$116,281	1.256	1,245	\$117.27	9CA
22-23-03-278-040	31552 ORCHARD CREEK	07/18/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$83,540	42.84	\$167,082	\$30,185	\$164,815	\$113,138	1.457	1,217	\$135.43	9CA
22-23-03-278-051	31576 ORCHARD CREEK	12/30/22	\$171,050	WD	03-ARM'S LENGTH	\$171,050	\$85,580	50.03	\$171,159	\$30,000	\$141,050	\$116,660	1.209	1,250	\$112.84	9CA
Totals:			\$3,475,300			\$3,475,300	\$1,733,070		\$3,466,159		\$2,861,420	\$2,357,255			\$113.80	
								Sale. Ratio =>	49.87				E.C.F. =>	1.214	Std. Deviation=>	0.16942066
								Std. Dev. =>	5.94				Ave. E.C.F. =>	1.229	Ave. Variance=>	12.7064

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-04-476-042	29675 VISTA CT	06/28/22	\$336,000	WD	03-ARM'S LENGTH	\$336,000	\$161,270	48.00	\$322,544	\$63,180	\$272,820	\$226,519	1.204	2,043	\$133.54	9DA	
22-23-04-476-043	29679 VISTA CT	12/12/22	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$151,410	49.97	\$302,823	\$61,940	\$241,060	\$210,378	1.146	1,590	\$151.61	9DA	
22-23-04-476-048	29706 VISTA CT	11/07/23	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$152,660	54.33	\$305,322	\$61,940	\$219,060	\$212,561	1.031	1,590	\$137.77	9DA	
22-23-04-476-058	33775 VISTA DR	11/06/23	\$364,000	WD	03-ARM'S LENGTH	\$364,000	\$162,610	44.67	\$325,221	\$62,695	\$301,305	\$229,280	1.314	2,043	\$147.48	9DA	
22-23-04-476-060	33781 VISTA DR	11/07/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$151,380	43.25	\$302,754	\$62,425	\$287,575	\$209,894	1.370	1,590	\$180.86	9DA	
22-23-04-476-065	33793 VISTA DR	08/16/22	\$326,111	WD	03-ARM'S LENGTH	\$326,111	\$165,060	50.61	\$330,129	\$63,180	\$262,931	\$233,143	1.128	2,043	\$128.70	9DA	
22-23-04-476-071	33790 VISTA DR	02/02/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$149,460	59.78	\$298,912	\$62,425	\$187,575	\$206,539	0.908	1,590	\$117.97	9DA	
22-23-04-476-073	33784 VISTA DR	02/06/23	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$161,500	54.56	\$322,990	\$63,626	\$232,374	\$226,519	1.026	2,043	\$113.74	9DA	
22-23-04-476-078	33772 VISTA DR	07/24/23	\$336,900	WD	03-ARM'S LENGTH	\$336,900	\$162,610	48.27	\$325,221	\$62,695	\$274,205	\$229,280	1.196	2,043	\$134.22	9DA	
Totals:			\$2,843,011			\$2,843,011	\$1,417,960		\$2,835,916		\$2,278,905	\$1,984,114			\$138.43		
								Sale. Ratio =>	49.88					E.C.F. =>	1.149	Std. Deviation=>	0.14535812
								Std. Dev. =>	5.19					Ave. E.C.F. =>	1.147	Ave. Variance=>	11.0370

2025 ECF1.145

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-04-230-031	31201 HARMONY LN	04/14/23	\$520,400	WD	03-ARM'S LENGTH	\$520,400	\$255,800	49.15	\$511,592	\$85,350	\$435,050	\$358,187	1.215	1,986	\$219.06	9DB
Totals:			\$520,400			\$520,400	\$255,800		\$511,592		\$435,050	\$358,187			\$219.06	
								Sale. Ratio =>	49.15				E.C.F. =>	1.215	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.215	Ave. Variance=>	0.0000

2025 ECF 1.19

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-05-153-007	30515 RAMBLEWOOD CLUB	06/07/24	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$176,500	47.83	\$352,999	\$63,127	\$305,873	\$292,800	1.045	1,942	\$157.50	9EA
22-23-05-153-019	30797 RAMBLEWOOD CLUB	06/19/23	\$402,700	WD	03-ARM'S LENGTH	\$402,700	\$156,150	38.78	\$312,299	\$63,127	\$339,573	\$251,689	1.349	1,822	\$186.37	9EA
22-23-05-153-050	30424 RAMBLEWOOD CLUB	06/30/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$180,680	44.07	\$361,369	\$63,127	\$346,873	\$301,255	1.151	2,391	\$145.07	9EA
Totals:			\$1,181,700			\$1,181,700	\$513,330		\$1,026,667		\$992,319	\$845,743			\$162.98	
								Sale. Ratio =>	43.44			E.C.F. =>	1.173	Std. Deviation=>		0.1545126
								Std. Dev. =>	4.55			Ave. E.C.F. =>	1.182	Ave. Variance=>		11.1617

2025 ECF .99
SALES AFTER STUDY PERIOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-05-302-006	37007 DRIFTWOOD	10/12/23	\$351,050	WD	03-ARM'S LENGTH	\$351,050	\$170,970	48.70	\$341,944	\$60,000	\$291,050	\$273,732	1.063	1,650	\$176.39	9EB	
22-23-05-302-007	37011 DRIFTWOOD	04/12/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$186,140	53.18	\$372,284	\$60,000	\$290,000	\$303,188	0.957	1,650	\$175.76	9EB	
22-23-05-302-019	37091 SANDALWOOD	07/08/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$173,070	51.66	\$346,146	\$60,000	\$275,000	\$277,812	0.990	1,650	\$166.67	9EB	
22-23-05-302-020	37083 SANDALWOOD	08/15/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$170,830	53.38	\$341,667	\$60,000	\$260,000	\$273,463	0.951	1,650	\$157.58	9EB	
22-23-05-302-031	36987 SANDALWOOD	08/17/22	\$336,509	WD	03-ARM'S LENGTH	\$336,509	\$165,810	49.27	\$331,623	\$60,000	\$276,509	\$263,712	1.049	1,650	\$167.58	9EB	
22-23-05-377-017	36764 TANGLEWOOD LN	07/08/22	\$491,000	WD	03-ARM'S LENGTH	\$491,000	\$195,890	39.90	\$391,778	\$63,616	\$427,384	\$318,604	1.341	2,146	\$199.15	9EB	
22-23-05-377-019	36748 TANGLEWOOD LN	10/19/22	\$467,000	WD	03-ARM'S LENGTH	\$467,000	\$201,650	43.18	\$403,292	\$63,616	\$403,384	\$329,783	1.223	2,395	\$168.43	9EB	
22-23-05-377-043	29749 DEER RUN	07/13/22	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$197,580	50.92	\$395,163	\$63,616	\$324,384	\$321,890	1.008	2,146	\$151.16	9EB	
22-23-05-377-048	29789 DEER RUN	05/26/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$205,060	48.82	\$410,114	\$63,616	\$356,384	\$336,406	1.059	2,395	\$148.80	9EB	
22-23-05-377-079	36822 TANGLEWOOD LN	04/03/23	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$204,250	56.42	\$408,503	\$63,616	\$298,384	\$334,842	0.891	2,146	\$139.04	9EB	
22-23-05-480-002	29523 NOVAVALLEY	05/19/23	\$340,385	WD	03-ARM'S LENGTH	\$340,385	\$192,630	56.59	\$385,261	\$60,000	\$280,385	\$315,787	0.888	1,969	\$142.40	9EB	
22-23-05-480-004	29520 NOVAVALLEY	06/20/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$192,630	55.04	\$385,261	\$60,000	\$290,000	\$315,787	0.918	1,969	\$147.28	9EB	
22-23-05-480-032	29735 NOVA WOODS	09/29/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$193,200	48.91	\$386,400	\$60,000	\$335,000	\$316,893	1.057	1,969	\$170.14	9EB	
Totals:			\$4,905,944			\$4,905,944	\$2,449,710		\$4,899,436		\$4,107,864	\$3,981,899			\$162.34		
								Sale. Ratio =>	49.93				E.C.F. =>	1.032	Std. Deviation=>		0.13009277
								Std. Dev. =>	4.88				Ave. E.C.F. =>	1.030	Ave. Variance=>		9.3929

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-05-352-001	29736 PINE RIDGE	01/10/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$113,670	56.84	\$227,342	\$46,833	\$153,167	\$161,169	0.950	1,578	\$97.06	9ED
22-23-05-352-009	29539 PINE RIDGE	03/18/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$113,670	46.40	\$227,342	\$46,833	\$198,167	\$161,169	1.230	1,578	\$125.58	9ED
22-23-05-352-030	37173 DEER RUN	06/07/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$115,900	52.68	\$231,795	\$46,833	\$173,167	\$165,145	1.049	1,674	\$103.45	9ED
22-23-05-352-053	36996 DARTMOOR	10/26/23	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$116,180	50.08	\$232,355	\$46,833	\$185,167	\$165,645	1.118	1,627	\$113.81	9ED
22-23-05-352-056	36988 DARTMOOR	05/27/22	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$116,100	50.70	\$232,206	\$46,833	\$182,167	\$165,512	1.101	1,722	\$105.79	9ED
22-23-05-352-066	37029 RIDGEDALE	07/13/23	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$118,530	52.22	\$237,067	\$46,833	\$180,167	\$169,852	1.061	1,722	\$104.63	9ED
22-23-05-352-066	37029 RIDGEDALE	10/02/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$118,530	47.41	\$237,067	\$46,833	\$203,167	\$169,852	1.196	1,722	\$117.98	9ED
22-23-05-352-068	37033 RIDGEDALE	01/11/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$117,110	45.93	\$234,219	\$46,833	\$208,167	\$167,309	1.244	1,722	\$120.89	9ED
22-23-05-352-076	29575 PINE RIDGE	11/04/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$116,160	58.37	\$232,326	\$46,833	\$152,167	\$165,619	0.919	1,674	\$90.90	9ED
22-23-05-352-080	29619 PINE RIDGE	10/20/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$116,160	44.68	\$232,326	\$46,833	\$213,167	\$165,619	1.287	1,674	\$127.34	9ED
22-23-05-352-089	36981 DARTMOOR	11/08/22	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$115,340	44.02	\$230,682	\$46,833	\$215,167	\$164,151	1.311	1,627	\$132.25	9ED
22-23-05-352-090	36983 DARTMOOR	05/10/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$117,110	49.83	\$234,219	\$46,833	\$188,167	\$167,309	1.125	1,722	\$109.27	9ED
22-23-05-352-117	29865 INDIAN TRAIL	02/09/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$115,500	51.33	\$230,991	\$46,833	\$178,167	\$164,427	1.084	1,627	\$109.51	9ED
Totals:			\$3,039,000			\$3,039,000	\$1,509,960		\$3,019,937		\$2,430,171	\$2,152,775			\$112.19	
								Sale. Ratio =>	49.69				E.C.F. =>	1.129	Std. Deviation=> 0.121168592	
								Std. Dev. =>	4.39				Ave. E.C.F. =>	1.129	Ave. Variance=> 9.6054	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-05-353-010	29552 SIERRA POINTE	05/03/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$150,990	56.98	\$301,986	\$48,127	\$216,873	\$259,040	0.837	1,939	\$111.85	9EE
22-23-05-353-015	29572 SIERRA POINTE	10/12/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$117,490	44.34	\$234,978	\$48,127	\$216,873	\$190,664	1.137	1,407	\$154.14	9EE
22-23-05-353-025	29715 SIERRA POINTE	07/01/22	\$230,000	OTH	03-ARM'S LENGTH	\$230,000	\$111,370	48.42	\$222,737	\$48,127	\$181,873	\$178,173	1.021	1,301	\$139.79	9EE
22-23-05-353-033	29513 SIERRA POINTE	06/21/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$150,990	50.33	\$301,986	\$48,127	\$251,873	\$259,040	0.972	1,939	\$129.90	9EE
22-23-05-353-072	29643 SIERRA POINTE	07/14/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$150,990	48.71	\$301,986	\$48,127	\$261,873	\$259,040	1.011	1,939	\$135.06	9EE
Totals:			\$1,370,000			\$1,370,000	\$681,830		\$1,363,673		\$1,129,365	\$1,145,957			\$134.15	
								Sale. Ratio =>	49.77			E.C.F. =>	0.986	Std. Deviation=>		0.107956639
								Std. Dev. =>	4.60			Ave. E.C.F. =>	0.996	Ave. Variance=>		7.2773

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-05-152-021	30722 TANGLEWOOD TR	01/30/24	\$361,500	WD	03-ARM'S LENGTH	\$361,500	\$191,600	53.00	\$383,206	\$84,490	\$277,010	\$409,200	0.677	2,488	\$111.34	9EH
22-23-05-152-035	30544 HAZELWOOD	01/06/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$193,670	54.55	\$387,338	\$93,252	\$261,748	\$402,858	0.650	2,236	\$117.06	9EH
22-23-05-152-038	30526 HAZELWOOD	05/17/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$195,320	50.08	\$390,633	\$83,572	\$306,428	\$420,632	0.728	2,551	\$120.12	9EH
22-23-05-152-040	30516 HAZELWOOD	09/01/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$195,410	48.85	\$390,814	\$84,050	\$315,950	\$420,225	0.752	2,551	\$123.85	9EH
22-23-05-152-047	30577 SEQUOIA	05/24/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$266,970	59.33	\$533,945	\$84,988	\$365,012	\$615,010	0.594	3,887	\$93.91	9EH
22-23-05-152-048	30585 SEQUOIA	06/21/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$185,280	50.76	\$370,563	\$83,252	\$281,748	\$393,577	0.716	2,202	\$127.95	9EH
22-23-05-152-052	30612 SEQUOIA	09/22/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$174,210	47.73	\$348,420	\$83,731	\$281,269	\$362,588	0.776	2,188	\$128.55	9EH
22-23-05-428-007	35637 N CROSS CREEK	07/22/22	\$503,888	WD	03-ARM'S LENGTH	\$503,888	\$211,530	41.98	\$423,051	\$84,848	\$419,040	\$463,292	0.904	2,732	\$153.38	9EH
22-23-05-428-014	35642 N CROSS CREEK	12/12/22	\$467,500	WD	03-ARM'S LENGTH	\$467,500	\$240,260	51.39	\$480,529	\$93,093	\$374,407	\$530,734	0.705	3,142	\$119.16	9EH
22-23-05-429-007	35680 BRADFORD CT	05/10/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$267,380	42.78	\$534,765	\$104,530	\$520,470	\$589,363	0.883	2,788	\$186.68	9EH

Totals:		\$4,282,888	\$4,282,888	\$2,121,630	\$4,243,264	\$3,403,082	\$4,607,477	\$128.20								
				Sale. Ratio =>	49.54		E.C.F. =>	0.739	Std. Deviation=>	0.0968515						
				Std. Dev. =>	5.19		Ave. E.C.F. =>	0.739	Ave. Variance=>	7.2221						

2025 ECF.73

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-06-226-013	37446 LEGENDS TRAIL	08/30/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$170,200	56.73	\$340,401	\$67,643	\$232,357	\$368,592	0.630	2,352	\$98.79	9FA
22-23-06-226-024	37536 LEGENDS TRAIL	11/12/21	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$164,530	44.71	\$329,060	\$67,643	\$300,357	\$353,266	0.850	1,862	\$161.31	9FA
Totals:			\$668,000			\$668,000	\$334,730		\$669,461		\$532,714	\$721,858			\$130.05	
								Sale. Ratio =>	50.11			E.C.F. =>	0.738	Std. Deviation=>		0.15544861
								Std. Dev. =>	8.50			Ave. E.C.F. =>	0.740	Ave. Variance=>		10.9919

2025 ECF .90
Used sales outside of study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-06-100-032	31242 COUNTRY WAY	01/25/24	\$202,275	WD	03-ARM'S LENGTH	\$202,275	\$100,650	49.76	\$201,298	\$46,185	\$156,090	\$105,519	1.479	934	\$167.12	9FB
22-23-06-100-040	31176 COUNTRY WAY	07/21/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$101,320	46.05	\$202,637	\$46,185	\$173,815	\$106,430	1.633	934	\$186.10	9FB
22-23-06-100-051	31210 COUNTRY WAY	11/29/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$125,480	51.22	\$250,953	\$46,185	\$198,815	\$139,298	1.427	1,025	\$193.97	9FB
22-23-06-100-057	38804 COUNTRY CR	04/13/22	\$203,507	WD	03-ARM'S LENGTH	\$203,507	\$100,740	49.50	\$201,471	\$46,185	\$157,322	\$105,637	1.489	934	\$168.44	9FB
22-23-06-100-073	31162 COUNTRY WAY	01/29/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$99,170	46.13	\$198,345	\$46,185	\$168,815	\$103,510	1.631	934	\$180.74	9FB
22-23-06-100-075	31166 COUNTRY WAY	02/03/23	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$120,730	56.42	\$241,458	\$48,519	\$165,481	\$131,251	1.261	1,025	\$161.44	9FB
22-23-06-100-097	38831 COUNTRY CR	12/28/23	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$99,170	47.68	\$198,345	\$46,185	\$161,815	\$103,510	1.563	934	\$173.25	9FB
22-23-06-100-105	38851 COUNTRY CR	01/05/24	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$100,740	53.59	\$201,471	\$46,185	\$141,815	\$105,637	1.342	934	\$151.84	9FB
22-23-06-100-124	38886 COUNTRY CR	06/09/23	\$249,600	WD	03-ARM'S LENGTH	\$249,600	\$124,980	50.07	\$249,967	\$46,185	\$203,415	\$138,627	1.467	1,025	\$198.45	9FB
22-23-06-100-146	38926 COUNTRY CR	08/17/22	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$99,660	51.37	\$199,317	\$47,157	\$146,843	\$103,510	1.419	934	\$157.22	9FB
22-23-06-100-148	38930 COUNTRY CR	06/15/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$121,580	46.76	\$243,150	\$46,185	\$213,815	\$133,990	1.596	1,025	\$208.60	9FB
22-23-06-100-152	38934 COUNTRY CR	01/09/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$125,660	50.26	\$251,328	\$46,185	\$203,815	\$139,553	1.460	1,025	\$198.84	9FB
22-23-06-100-154	38887 COUNTRY CR	07/22/22	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$98,690	45.48	\$197,388	\$46,185	\$170,815	\$102,859	1.661	934	\$182.89	9FB
22-23-06-100-187	30979 COUNTRY BLUFF	06/24/22	\$180,223	WD	03-ARM'S LENGTH	\$180,223	\$100,740	55.90	\$201,471	\$46,185	\$134,038	\$105,637	1.269	934	\$143.51	9FB
22-23-06-100-191	30971 COUNTRY BLUFF	07/18/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$101,230	51.91	\$202,468	\$46,185	\$148,815	\$106,315	1.400	934	\$159.33	9FB
22-23-06-100-195	31117 COUNTRY BLUFF	04/12/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$102,600	46.64	\$205,190	\$46,185	\$173,815	\$108,167	1.607	934	\$186.10	9FB
22-23-06-100-200	31107 COUNTRY BLUFF	01/25/24	\$188,100	WD	03-ARM'S LENGTH	\$188,100	\$101,410	53.91	\$202,821	\$46,185	\$141,915	\$106,555	1.332	934	\$151.94	9FB
22-23-06-100-219	31118 COUNTRY BLUFF	08/22/22	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$100,680	53.84	\$201,363	\$46,716	\$140,284	\$105,202	1.333	934	\$150.20	9FB
22-23-06-100-220	31120 COUNTRY BLUFF	11/22/23	\$202,500	WD	03-ARM'S LENGTH	\$202,500	\$100,680	49.72	\$201,363	\$46,716	\$155,784	\$105,202	1.481	934	\$166.79	9FB
22-23-06-100-224	31128 COUNTRY BLUFF	11/08/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$101,940	49.73	\$203,887	\$46,185	\$158,815	\$107,280	1.480	934	\$170.04	9FB
22-23-06-100-240	31216 COUNTRY BLUFF	03/15/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$100,880	46.92	\$201,763	\$47,116	\$167,884	\$105,202	1.596	934	\$179.75	9FB
Totals:			\$4,459,205			\$4,459,205	\$2,228,730		\$4,457,454		\$3,484,021	\$2,368,891			\$173.17	
								Sale. Ratio =>	49.98			E.C.F. =>	1.471	Std. Deviation=>		0.12169361
								Std. Dev. =>	3.27			Ave. E.C.F. =>	1.473	Ave. Variance=>		9.6787

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-07-426-008	37844 AMBER DR	08/31/23	\$403,500	WD	03-ARM'S LENGTH	\$403,500	\$163,810	40.60	\$327,628	\$68,127	\$335,373	\$274,604	1.221	1,663	\$201.67	9GA
22-23-07-426-014	37814 AMBER DR	06/28/22	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$204,920	52.68	\$409,847	\$69,389	\$319,611	\$360,273	0.887	2,207	\$144.82	9GA
22-23-07-426-020	28641 AUBURN	06/28/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$182,630	50.73	\$365,269	\$69,447	\$290,553	\$313,039	0.928	1,663	\$174.72	9GA
22-23-07-426-026	37834 SIENA	10/31/22	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$173,490	55.43	\$346,982	\$68,127	\$244,873	\$295,085	0.830	1,819	\$134.62	9GA
22-23-07-426-029	37843 SIENA	10/28/22	\$324,000	WD	03-ARM'S LENGTH	\$324,000	\$161,730	49.92	\$323,467	\$67,980	\$256,020	\$270,357	0.947	1,819	\$140.75	9GA
22-23-07-426-030	37839 SIENA	07/14/22	\$302,500	WD	03-ARM'S LENGTH	\$302,500	\$163,900	54.18	\$327,808	\$68,127	\$234,373	\$274,795	0.853	1,819	\$128.85	9GA
22-23-07-426-031	37833 SIENA	12/06/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$188,050	52.97	\$376,090	\$68,127	\$286,873	\$325,887	0.880	1,663	\$172.50	9GA
22-23-07-426-037	37793 SIENA	07/01/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$163,300	48.75	\$326,609	\$68,127	\$266,873	\$273,526	0.976	1,819	\$146.71	9GA
22-23-07-426-047	37742 AMBER DR	11/16/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$162,470	55.07	\$324,934	\$67,980	\$227,020	\$271,909	0.835	1,819	\$124.80	9GA
22-23-07-426-050	37743 AMBER DR	07/26/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$191,000	50.26	\$382,006	\$67,833	\$312,167	\$332,458	0.939	2,207	\$141.44	9GA
22-23-07-426-058	37681 RUSSETT	09/06/23	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$162,730	43.16	\$325,458	\$68,714	\$308,286	\$271,687	1.135	1,663	\$185.38	9GA
22-23-07-426-070	37526 AMBER DR	07/11/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$165,790	51.01	\$331,577	\$68,420	\$256,580	\$278,473	0.921	1,819	\$141.06	9GA
22-23-07-426-071	37520 AMBER DR	08/11/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$165,190	50.83	\$330,384	\$68,860	\$256,140	\$276,745	0.926	1,819	\$140.81	9GA
22-23-07-426-082	37634 RUSSETT	09/13/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$190,680	56.08	\$381,359	\$67,980	\$272,020	\$331,618	0.820	2,207	\$123.25	9GA
22-23-07-427-017	28298 BURTON LN	12/29/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$193,060	45.97	\$386,129	\$68,078	\$351,922	\$336,562	1.046	2,290	\$153.68	9GA
22-23-07-427-056	37749 AVON LN	10/21/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$185,060	54.43	\$370,112	\$67,637	\$272,363	\$320,079	0.851	2,112	\$128.96	9GA
22-23-07-427-058	37703 AVON LN	05/19/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$182,770	42.02	\$365,545	\$68,127	\$366,873	\$314,728	1.166	2,152	\$170.48	9GA
Totals:			\$6,019,000			\$6,019,000	\$3,000,580		\$6,001,204		\$4,857,920	\$5,121,824			\$150.26	
								Sale. Ratio =>	49.85			E.C.F. =>	0.948	Std. Deviation=>		0.122124454
								Std. Dev. =>	4.77			Ave. E.C.F. =>	0.951	Ave. Variance=>		9.2938

2025 ECF .945

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-07-252-022	28801 HIDDEN TRAIL	04/18/22	\$409,000	WD	03-ARM'S LENGTH	\$409,000	\$238,810	58.39	\$477,619	\$118,489	\$290,511	\$386,161	0.752	2,559	\$113.53	9GB
22-23-07-252-046	28756 HIDDEN TRAIL	09/06/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$236,770	49.85	\$473,549	\$100,039	\$374,961	\$401,624	0.934	2,667	\$140.59	9GB
22-23-07-253-003	28867 HIDDEN TRAIL	10/06/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$271,650	60.37	\$543,296	\$123,861	\$326,139	\$451,005	0.723	2,627	\$124.15	9GB
22-23-07-253-004	28871 HIDDEN TRAIL	08/23/23	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$320,250	50.04	\$640,490	\$120,969	\$519,031	\$558,625	0.929	3,246	\$159.90	9GB
22-23-07-253-017	28900 HIDDEN TRAIL	07/12/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$324,040	54.01	\$648,080	\$113,803	\$486,197	\$574,491	0.846	3,225	\$150.76	9GB
22-23-07-401-005	38212 FRENCH POND	07/13/22	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$210,340	46.64	\$420,679	\$119,604	\$331,396	\$323,737	1.024	2,055	\$161.26	9GB
22-23-07-401-006	38214 FRENCH POND	03/29/24	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$245,880	39.66	\$491,758	\$116,749	\$503,251	\$403,235	1.248	2,378	\$211.63	9GB
22-23-07-401-008	38218 FRENCH POND	11/18/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$228,640	59.39	\$457,276	\$118,546	\$266,454	\$364,226	0.732	2,182	\$122.11	9GB
22-23-07-401-015	28091 HICKORY	03/30/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$213,210	50.17	\$426,423	\$97,990	\$327,010	\$353,154	0.926	2,378	\$137.51	9GB
22-23-07-401-021	38313 GOLFVIEW	11/04/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$196,520	46.79	\$393,030	\$97,121	\$322,879	\$318,182	1.015	1,968	\$164.06	9GB
22-23-07-401-044	38249 FRENCH POND	05/20/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$233,940	49.25	\$467,881	\$105,756	\$369,244	\$389,382	0.948	2,438	\$151.45	9GB
22-23-07-402-018	28296 CYPRESS	09/19/22	\$459,000	WD	03-ARM'S LENGTH	\$459,000	\$220,070	47.95	\$440,134	\$98,735	\$360,265	\$367,096	0.981	2,677	\$134.58	9GB
22-23-07-402-027	28476 GOLF POINTE	08/18/23	\$532,000	WD	03-ARM'S LENGTH	\$532,000	\$229,960	43.23	\$459,914	\$96,625	\$435,375	\$390,633	1.115	2,690	\$161.85	9GB
22-23-07-402-028	28492 GOLF POINTE	05/16/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$207,960	41.59	\$415,925	\$95,963	\$404,037	\$344,045	1.174	2,170	\$186.19	9GB
22-23-07-402-050	28507 GOLF POINTE	10/17/22	\$494,000	WD	03-ARM'S LENGTH	\$494,000	\$221,890	44.92	\$443,772	\$128,204	\$365,796	\$339,320	1.078	2,190	\$167.03	9GB
22-23-07-402-075	38197 FRENCH POND	03/06/24	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$211,750	38.85	\$423,509	\$101,073	\$443,927	\$346,705	1.280	2,389	\$185.82	9GB
22-23-07-402-086	28045 GOLF POINTE	01/22/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$227,710	47.44	\$455,423	\$125,916	\$354,084	\$354,309	0.999	2,170	\$163.17	9GB
22-23-07-451-006	28034 HICKORY	04/29/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$355,550	62.38	\$711,107	\$141,886	\$428,114	\$612,066	0.699	3,044	\$140.64	9GB
22-23-07-451-012	28046 HICKORY	03/14/24	\$522,000	WD	03-ARM'S LENGTH	\$522,000	\$317,810	60.88	\$635,613	\$110,510	\$411,490	\$564,627	0.729	2,965	\$138.78	9GB
Totals:			\$9,452,000			\$9,452,000	\$4,712,750		\$9,425,478		\$7,320,161	\$7,842,623			\$153.42	
								Sale. Ratio =>	49.86			E.C.F. =>	0.933	Std. Deviation=>		0.177402942
								Std. Dev. =>	7.30			Ave. E.C.F. =>	0.954	Ave. Variance=>		13.9494

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-07-127-012	29485 BEAU RIDGE	06/15/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$138,950	50.53	\$277,900	\$45,000	\$230,000	\$194,083	1.185	1,238	\$185.78	9GE
22-23-07-127-015	38738 CHESSINGTON	05/31/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$124,430	51.85	\$248,851	\$45,000	\$195,000	\$169,876	1.148	1,215	\$160.49	9GE
22-23-07-127-065	29380 REGENTS POINTE	05/24/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$130,010	59.10	\$260,017	\$45,000	\$175,000	\$179,181	0.977	1,238	\$141.36	9GE
22-23-07-127-070	29389 BREEZEWOOD	01/11/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$124,430	52.95	\$248,851	\$45,000	\$190,000	\$169,876	1.118	1,215	\$156.38	9GE
22-23-07-127-071	29395 BREEZEWOOD	12/19/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$118,540	51.54	\$237,082	\$45,000	\$185,000	\$160,068	1.156	1,215	\$152.26	9GE
22-23-07-127-072	29401 BREEZEWOOD	08/30/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$138,950	50.53	\$277,900	\$45,000	\$230,000	\$194,083	1.185	1,238	\$185.78	9GE
22-23-07-127-077	29335 REGENTS POINTE	09/15/23	\$269,800	WD	03-ARM'S LENGTH	\$269,800	\$131,370	48.69	\$262,732	\$45,000	\$224,800	\$181,443	1.239	1,238	\$181.58	9GE
22-23-07-127-082	29360 BREEZEWOOD	03/15/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$118,540	46.49	\$237,082	\$45,000	\$210,000	\$160,068	1.312	1,215	\$172.84	9GE
22-23-07-127-088	38326 WYNMAR	10/28/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$130,010	50.98	\$260,017	\$45,000	\$210,000	\$179,181	1.172	1,238	\$169.63	9GE
22-23-07-127-089	38311 WYNMAR	11/09/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$130,010	40.63	\$260,017	\$45,000	\$275,000	\$179,181	1.535	1,238	\$222.13	9GE
22-23-07-127-104	29307 REGENTS POINTE	10/03/22	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$141,140	50.23	\$282,288	\$55,000	\$226,000	\$189,407	1.193	1,238	\$182.55	9GE
22-23-07-127-110	38438 GLANSTONBERRY	08/29/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$118,540	45.59	\$237,082	\$45,000	\$215,000	\$160,068	1.343	1,215	\$176.95	9GE
22-23-07-127-114	38425 DARBYSHIRE	01/11/23	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$124,430	51.31	\$248,851	\$45,000	\$197,500	\$169,876	1.163	1,215	\$162.55	9GE
22-23-07-127-121	38621 DARBYSHIRE	07/21/23	\$247,500	WD	03-ARM'S LENGTH	\$247,500	\$131,460	53.12	\$262,921	\$45,000	\$202,500	\$181,601	1.115	1,238	\$163.57	9GE
22-23-07-127-132	38343 ASHBROOKE	03/22/23	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$138,950	48.08	\$277,900	\$45,000	\$244,000	\$194,083	1.257	1,238	\$197.09	9GE
Totals:			\$3,894,800			\$3,894,800	\$1,939,760		\$3,879,491		\$3,209,800	\$2,662,076			\$174.06	
								Sale. Ratio =>	49.80			E.C.F. =>	1.206	Std. Deviation=>		0.12545049
								Std. Dev. =>	4.10			Ave. E.C.F. =>	1.207	Ave. Variance=>		8.7122

2025 ECF 1.2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-07-201-012	38151 LANTERN HILL	01/20/23	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$255,410	42.22	\$510,820	\$98,305	\$506,695	\$385,528	1.314	2,668	\$189.92	9GI	
22-23-07-201-018	38187 LANTERN HILL	06/05/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$294,160	55.50	\$588,310	\$112,211	\$417,789	\$444,952	0.939	2,725	\$153.32	9GI	
22-23-07-228-004	38060 LANTERN HILL	04/29/22	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$265,440	48.70	\$530,878	\$99,604	\$445,396	\$403,060	1.105	2,806	\$158.73	9GI	
22-23-07-307-005	39311 SILVERTHORNE BEND	07/29/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$267,550	53.51	\$535,101	\$95,367	\$404,633	\$410,966	0.985	2,294	\$176.39	9GI	
Totals:			\$2,180,000			\$2,180,000	\$1,082,560		\$2,165,109		\$1,774,513	\$1,644,507			\$169.59		
								Sale. Ratio =>	49.66				E.C.F. =>	1.079	Std. Deviation=>		0.167714899
								Std. Dev. =>	5.91				Ave. E.C.F. =>	1.086	Ave. Variance=>		12.3946

2025 ECF 1.07

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-08-100-023	29443 LAUREL	04/05/22	\$195,700	WD	03-ARM'S LENGTH	\$195,700	\$113,430	57.96	\$226,864	\$47,660	\$148,040	\$150,592	0.983	1,383	\$107.04	9HB	
22-23-08-100-024	29445 LAUREL	01/31/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$100,510	50.26	\$201,026	\$48,018	\$151,982	\$128,578	1.182	1,077	\$141.12	9HB	
22-23-08-100-025	29431 LAUREL	02/15/24	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$100,510	45.27	\$201,026	\$48,018	\$173,982	\$128,578	1.353	1,077	\$161.54	9HB	
22-23-08-100-038	29440 LAUREL	01/09/23	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$113,430	65.95	\$226,864	\$47,660	\$124,340	\$150,592	0.826	1,383	\$89.91	9HB	
22-23-08-100-041	29430 LAUREL	04/08/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$100,510	43.70	\$201,026	\$48,018	\$181,982	\$128,578	1.415	1,077	\$168.97	9HB	
22-23-08-100-044	29436 LAUREL	01/09/23	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$100,510	43.51	\$201,026	\$48,018	\$182,982	\$128,578	1.423	1,077	\$169.90	9HB	
22-23-08-100-045	29408 LAUREL	05/31/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$100,510	50.26	\$201,026	\$48,018	\$151,982	\$128,578	1.182	1,077	\$141.12	9HB	
22-23-08-100-047	29412 LAUREL	06/21/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$113,430	51.56	\$226,864	\$47,660	\$172,340	\$150,592	1.144	1,383	\$124.61	9HB	
22-23-08-100-048	29414 LAUREL	10/28/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$100,510	46.75	\$201,026	\$48,018	\$166,982	\$128,578	1.299	1,077	\$155.04	9HB	
22-23-08-100-060	29367 LAUREL	05/27/22	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$100,510	53.61	\$201,026	\$48,018	\$139,482	\$128,578	1.085	1,077	\$129.51	9HB	
22-23-08-100-064	29374 LAUREL	10/20/23	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$100,510	43.89	\$201,026	\$48,018	\$180,982	\$128,578	1.408	1,077	\$168.04	9HB	
22-23-08-100-069	29319 LAUREL	07/05/23	\$218,500	WD	03-ARM'S LENGTH	\$218,500	\$100,510	46.00	\$201,026	\$48,018	\$170,482	\$128,578	1.326	1,077	\$158.29	9HB	
22-23-08-100-079	29322 LAUREL	06/14/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$113,430	68.75	\$226,864	\$47,660	\$117,340	\$150,592	0.779	1,383	\$84.84	9HB	
22-23-08-100-082	29312 LAUREL	04/14/22	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$113,430	54.53	\$226,864	\$47,660	\$160,340	\$150,592	1.065	1,383	\$115.94	9HB	
22-23-08-100-089	29261 LAUREL	04/07/22	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$100,510	44.47	\$201,026	\$48,018	\$177,982	\$128,578	1.384	1,077	\$165.26	9HB	
22-23-08-100-090	29275 LAUREL	08/29/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$100,510	42.77	\$201,026	\$48,018	\$186,982	\$128,578	1.454	1,077	\$173.61	9HB	
22-23-08-100-096	29241 LAUREL	04/14/22	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$113,430	48.89	\$226,864	\$47,660	\$184,340	\$150,592	1.224	1,383	\$133.29	9HB	
22-23-08-100-104	29260 LAUREL	02/29/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$113,430	45.37	\$226,864	\$47,660	\$202,340	\$150,592	1.344	1,383	\$146.31	9HB	
22-23-08-100-107	29266 LAUREL	09/16/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$100,510	50.26	\$201,026	\$48,018	\$151,982	\$128,578	1.182	1,077	\$141.12	9HB	
22-23-08-100-110	29248 LAUREL	09/18/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$113,430	52.76	\$226,864	\$47,660	\$167,340	\$150,592	1.111	1,383	\$121.00	9HB	
22-23-08-100-119	29483 LAUREL	09/20/22	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$113,430	50.64	\$226,864	\$47,660	\$176,340	\$150,592	1.171	1,383	\$127.51	9HB	
22-23-08-100-120	29485 LAUREL	03/20/24	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$113,430	48.89	\$226,864	\$47,660	\$184,340	\$150,592	1.224	1,383	\$133.29	9HB	
Totals:			\$4,707,700			\$4,707,700	\$2,340,420		\$4,680,952		\$3,654,884	\$3,048,854			\$138.97		
								Sale. Ratio =>	49.71				E.C.F. =>	1.199	Std. Deviation=>		0.18465217
								Std. Dev. =>	6.85				Ave. E.C.F. =>	1.207	Ave. Variance=>		14.2904

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-08-101-003	29435 CHELSEA CROSSING	03/16/23	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$215,560	51.82	\$431,112	\$67,822	\$348,178	\$297,779	1.169	2,531	\$137.57	9HC
22-23-08-101-011	29426 CHELSEA CROSSING	05/04/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$234,460	44.24	\$468,912	\$69,580	\$460,420	\$327,321	1.407	2,969	\$155.08	9HC
22-23-08-101-017	29290 CHELSEA CROSSING	07/24/23	\$557,000	WD	03-ARM'S LENGTH	\$557,000	\$228,660	41.05	\$457,315	\$72,194	\$484,806	\$315,673	1.536	2,777	\$174.58	9HC
22-23-08-378-001	28100 SECLUDED LN	06/03/22	\$494,000	WD	03-ARM'S LENGTH	\$494,000	\$283,620	57.41	\$567,241	\$71,625	\$422,375	\$406,243	1.040	2,758	\$153.15	9HC
22-23-08-378-017	28135 SECLUDED LN	11/29/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$274,820	56.66	\$549,635	\$70,963	\$414,037	\$392,354	1.055	2,619	\$158.09	9HC
Totals:			\$2,482,000			\$2,482,000	\$1,237,120		\$2,474,215		\$2,129,816	\$1,739,370			\$155.69	
								Sale. Ratio =>	49.84			E.C.F. =>	1.224	Std. Deviation=>		0.220507679
								Std. Dev. =>	7.34			Ave. E.C.F. =>	1.241	Ave. Variance=>		18.3904

2025 ECF 1.22

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-08-103-017	29461 EARTH LN	04/27/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$330,550	55.09	\$661,107	\$138,126	\$461,874	\$645,656	0.715	3,268	\$141.33	9HE	
22-23-08-302-001	28593 WINTERGREEN DR	08/05/22	\$831,000	WD	03-ARM'S LENGTH	\$831,000	\$455,150	54.77	\$910,291	\$171,134	\$659,866	\$912,540	0.723	4,437	\$148.72	9HE	
22-23-08-303-002	28602 WINTERGREEN CT	04/11/23	\$757,500	WD	03-ARM'S LENGTH	\$757,500	\$414,760	54.75	\$829,513	\$159,862	\$597,638	\$826,730	0.723	4,362	\$137.01	9HE	
22-23-08-304-007	37228 TIMBERVIEW LANE	08/25/23	\$1,425,000	WD	03-ARM'S LENGTH	\$1,425,000	\$537,370	37.71	\$1,074,745	\$216,885	\$1,208,115	\$1,059,086	1.141	5,354	\$225.65	9HE	
22-23-08-304-010	37227 TIMBERVIEW LANE	04/15/22	\$911,000	WD	03-ARM'S LENGTH	\$911,000	\$513,010	56.31	\$1,026,023	\$235,259	\$675,741	\$976,252	0.692	4,560	\$148.19	9HE	
Totals:			\$4,524,500			\$4,524,500	\$2,250,840		\$4,501,679		\$3,603,234	\$4,420,263			\$160.18		
								Sale. Ratio =>	49.75			E.C.F. =>	0.815	Std. Deviation=>		0.191524791	
								Std. Dev. =>	7.86			Ave. E.C.F. =>	0.799	Ave. Variance=>		13.6745	

2025 ECF 0.81

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-10-454-004	32208 TWELVE MILE	08/31/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$97,330	47.48	\$194,663	\$31,818	\$173,182	\$129,242	1.340	1,715	\$100.98	9JA
22-23-10-454-029	32264 TWELVE MILE	05/12/22	\$138,005	WD	03-ARM'S LENGTH	\$138,005	\$72,690	52.67	\$145,378	\$31,625	\$106,380	\$90,280	1.178	1,200	\$88.65	9JA
22-23-10-454-043	32298 TWELVE MILE	06/30/22	\$162,525	WD	03-ARM'S LENGTH	\$162,525	\$82,370	50.68	\$164,734	\$31,653	\$130,872	\$105,620	1.239	1,368	\$95.67	9JA
Totals:			\$505,530			\$505,530	\$252,390		\$504,775		\$410,434	\$325,142			\$95.10	
								Sale. Ratio =>	49.93			E.C.F. =>	1.262	Std. Deviation=>		0.08165135
								Std. Dev. =>	2.62			Ave. E.C.F. =>	1.252	Ave. Variance=>		5.8344

2025 ECF 1.26

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-11-451-020	30022 TWELVE MILE	03/18/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,630	43.70	\$109,259	\$31,185	\$93,815	\$70,976	1.322	714	\$131.39	9K1
22-23-11-451-027	30022 TWELVE MILE	09/28/22	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$56,970	44.86	\$113,933	\$31,185	\$95,815	\$75,225	1.274	749	\$127.92	9K1
22-23-11-451-031	30024 TWELVE MILE	02/17/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$55,580	48.33	\$111,158	\$31,807	\$83,193	\$72,137	1.153	714	\$116.52	9K1
22-23-11-451-034	30024 TWELVE MILE	05/10/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$54,630	42.02	\$109,259	\$31,185	\$98,815	\$70,976	1.392	714	\$138.40	9K1
22-23-11-451-044	30028 TWELVE MILE	12/22/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$56,170	44.94	\$112,336	\$31,807	\$93,193	\$73,208	1.273	714	\$130.52	9K1
22-23-11-451-045	30028 TWELVE MILE	02/24/23	\$123,750	WD	03-ARM'S LENGTH	\$123,750	\$54,630	44.15	\$109,259	\$31,185	\$92,565	\$70,976	1.304	714	\$129.64	9K1
22-23-11-451-046	30028 TWELVE MILE	12/20/23	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$54,630	60.03	\$109,259	\$31,185	\$59,815	\$70,976	0.843	714	\$83.77	9K1
22-23-11-451-053	30028 TWELVE MILE	09/22/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$56,970	42.20	\$113,933	\$31,185	\$103,815	\$75,225	1.380	749	\$138.60	9K1
22-23-11-451-054	30028 TWELVE MILE	07/08/22	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$56,970	44.51	\$113,933	\$31,185	\$96,815	\$75,225	1.287	749	\$129.26	9K1
22-23-11-451-055	30038 TWELVE MILE	04/25/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$70,140	46.76	\$140,279	\$31,807	\$118,193	\$98,611	1.199	994	\$118.91	9K1
22-23-11-451-069	30042 TWELVE MILE	09/20/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$69,190	51.25	\$138,380	\$31,185	\$103,815	\$97,450	1.065	994	\$104.44	9K1
22-23-11-451-072	30042 TWELVE MILE	01/18/23	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$70,500	54.27	\$141,004	\$31,185	\$98,715	\$99,835	0.989	1,008	\$97.93	9K1
22-23-11-451-075	30042 TWELVE MILE	06/17/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70,840	42.93	\$141,680	\$31,185	\$133,815	\$100,450	1.332	1,015	\$131.84	9K1
22-23-11-451-085	30052 TWELVE MILE	04/22/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$55,870	42.98	\$111,741	\$31,185	\$98,815	\$73,233	1.349	725	\$136.30	9K1
22-23-11-451-099	30056 TWELVE MILE	02/26/24	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$71,790	47.23	\$143,575	\$31,185	\$120,815	\$102,173	1.182	1,037	\$116.50	9K1
22-23-11-451-103	30060 TWELVE MILE	05/13/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$70,140	48.37	\$140,279	\$31,807	\$113,193	\$98,611	1.148	994	\$113.88	9K1
22-23-11-451-112	30060 TWELVE MILE	03/06/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$72,130	48.09	\$144,266	\$31,185	\$118,815	\$102,801	1.156	1,045	\$113.70	9K1
22-23-11-451-126	30078 TWELVE MILE	04/04/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$56,970	54.26	\$113,933	\$31,185	\$73,815	\$75,225	0.981	749	\$98.55	9K1
22-23-11-451-132	30074 TWELVE MILE	05/02/23	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$55,870	46.95	\$111,741	\$31,185	\$87,815	\$73,233	1.199	725	\$121.12	9K1
22-23-11-451-133	30074 TWELVE MILE	10/18/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$55,870	46.56	\$111,741	\$31,185	\$88,815	\$73,233	1.213	725	\$122.50	9K1
22-23-11-453-004	29830 TWELVE MILE	01/27/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$56,570	53.88	\$113,132	\$31,185	\$73,815	\$74,497	0.991	731	\$100.98	9K1
22-23-11-453-012	29830 TWELVE MILE	12/16/22	\$107,900	WD	03-ARM'S LENGTH	\$107,900	\$57,510	53.30	\$115,022	\$31,185	\$76,715	\$76,215	1.007	756	\$101.47	9K1
22-23-11-453-027	29850 TWELVE MILE	04/11/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$56,570	51.43	\$113,132	\$31,185	\$78,815	\$74,497	1.058	731	\$107.82	9K1
22-23-11-453-050	29870 TWELVE MILE	05/15/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$68,260	47.08	\$136,527	\$31,185	\$113,815	\$95,765	1.188	997	\$114.16	9K1
22-23-11-453-052	29870 TWELVE MILE	01/05/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$70,340	50.24	\$140,670	\$31,185	\$108,815	\$99,532	1.093	997	\$109.14	9K1
22-23-11-453-053	29870 TWELVE MILE	11/14/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$70,760	50.54	\$141,527	\$31,185	\$108,815	\$100,311	1.085	1,008	\$107.95	9K1
22-23-11-453-062	29880 TWELVE MILE	12/27/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$68,680	48.03	\$137,357	\$32,015	\$110,985	\$95,765	1.159	997	\$111.32	9K1
22-23-11-453-063	29880 TWELVE MILE	02/21/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$70,750	47.17	\$141,500	\$32,015	\$117,985	\$99,532	1.185	997	\$118.34	9K1
22-23-11-453-075	29890 TWELVE MILE	04/14/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,840	49.43	\$113,674	\$32,015	\$82,985	\$74,235	1.118	731	\$113.52	9K1
22-23-11-453-080	29890 TWELVE MILE	12/14/22	\$96,500	WD	03-ARM'S LENGTH	\$96,500	\$56,770	58.83	\$113,544	\$31,185	\$65,315	\$74,872	0.872	739	\$88.38	9K1
22-23-11-453-081	29890 TWELVE MILE	12/19/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$70,840	50.60	\$141,682	\$31,185	\$108,815	\$100,452	1.083	1,009	\$107.84	9K1
22-23-11-453-084	29890 TWELVE MILE	12/05/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$57,870	57.87	\$115,732	\$31,185	\$68,815	\$76,861	0.895	763	\$90.19	9K1
22-23-11-477-026	27820 BERRYWOOD	03/24/23	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$74,480	44.33	\$148,952	\$31,185	\$136,815	\$107,061	1.278	1,156	\$118.35	9K1
22-23-11-477-038	27860 BERRYWOOD	09/08/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$75,250	51.90	\$150,509	\$31,185	\$113,815	\$108,476	1.049	1,156	\$98.46	9K1
22-23-11-477-052	27900 BERRYWOOD	08/17/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$67,860	52.20	\$135,710	\$31,185	\$98,815	\$95,023	1.040	1,036	\$95.38	9K1
22-23-11-477-077	27845 BERRYWOOD	09/11/23	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$78,510	55.29	\$157,018	\$31,185	\$110,815	\$114,394	0.969	1,385	\$80.01	9K1
22-23-11-477-082	27845 BERRYWOOD	06/06/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$78,510	78.51	\$157,018	\$31,185	\$68,815	\$114,394	0.602	1,385	\$49.69	9K1
22-23-11-477-087	27915 BERRYWOOD	08/17/22	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$78,510	44.36	\$157,018	\$31,185	\$145,815	\$114,394	1.275	1,385	\$105.28	9K1
22-23-11-477-103	27875 BERRYWOOD	06/10/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$78,510	44.86	\$157,018	\$31,185	\$143,815	\$114,394	1.257	1,385	\$103.84	9K1
Totals:			\$5,130,050			\$5,130,050	\$2,513,880		\$5,027,690		\$3,908,857	\$3,460,452			\$110.87	
								Sale. Ratio =>	49.00			E.C.F. =>	1.130	Std. Deviation=>		0.166614644
								Std. Dev. =>	6.67			Ave. E.C.F. =>	1.135	Ave. Variance=>		13.0606

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-11-426-022	28548 VENICE CR	09/01/22	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$154,370	48.26	\$308,740	\$52,195	\$267,705	\$231,122	1.158	1,908	\$140.31	9KD
22-23-11-426-036	28695 VENICE CT	08/01/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$162,190	43.25	\$324,375	\$52,195	\$322,805	\$245,207	1.316	1,750	\$184.46	9KD
22-23-11-426-046	28559 VENICE CT	07/21/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$153,250	54.73	\$306,494	\$52,195	\$227,805	\$229,098	0.994	1,908	\$119.39	9KD
22-23-11-426-057	29520 ASHFORD	06/17/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$188,260	57.93	\$376,512	\$49,500	\$275,500	\$294,605	0.935	1,845	\$149.32	9KD
22-23-11-478-005	29455 SYLVAN	08/07/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$143,250	47.75	\$286,499	\$51,692	\$248,308	\$211,538	1.174	1,739	\$142.79	9KD
22-23-11-478-008	29494 SYLVAN	03/27/23	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$148,880	48.34	\$297,752	\$51,860	\$256,140	\$221,524	1.156	1,739	\$147.29	9KD
Totals:			\$1,907,900			\$1,907,900	\$950,200		\$1,900,372		\$1,598,263	\$1,433,095			\$147.26	
								Sale. Ratio =>	49.80			E.C.F. =>	1.115	Std. Deviation=>		0.13725568
								Std. Dev. =>	5.32			Ave. E.C.F. =>	1.122	Ave. Variance=>		10.5091

2025 ECF 1.11

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-11-226-040	29443 COVE CREEK	04/18/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$127,970	44.13	\$255,939	\$49,500	\$240,500	\$278,972	0.862	1,492	\$161.19	9KH
22-23-11-226-045	29490 COVE CREEK	07/21/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$124,950	47.15	\$249,899	\$49,500	\$215,500	\$270,809	0.796	1,502	\$143.48	9KH
22-23-11-478-027	29610 SYLVAN CR	09/01/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$230,550	54.89	\$461,109	\$104,860	\$315,140	\$481,418	0.655	2,552	\$123.49	9KH
Totals:			\$975,000			\$975,000	\$483,470		\$966,947		\$771,140	\$1,031,199			\$142.72	
								Sale. Ratio =>	49.59			E.C.F. =>	0.748	Std. Deviation=>		0.1059678
								Std. Dev. =>	5.55			Ave. E.C.F. =>	0.771	Ave. Variance=>		7.7476

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-11-103-016	29374 W GLENOAKS BD	06/15/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$117,580	48.99	\$235,150	\$45,000	\$195,000	\$134,858	1.446	1,146	\$170.16	9KL	
22-23-11-103-020	29423 E GLENOAKS BD	05/26/22	\$206,500	WD	03-ARM'S LENGTH	\$206,500	\$117,580	56.94	\$235,150	\$45,000	\$161,500	\$134,858	1.198	1,146	\$140.92	9KL	
22-23-11-103-024	29407 E GLENOAKS BD	03/27/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$117,580	47.03	\$235,150	\$45,000	\$205,000	\$134,858	1.520	1,146	\$178.88	9KL	
22-23-11-103-053	29282 W GLENOAKS BD	02/16/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$117,340	49.93	\$234,670	\$45,000	\$190,000	\$134,518	1.412	1,146	\$165.79	9KL	
22-23-11-103-064	29238 W GLENOAKS BD	11/22/23	\$243,800	WD	03-ARM'S LENGTH	\$243,800	\$117,390	48.15	\$234,778	\$45,000	\$198,800	\$134,594	1.477	1,146	\$173.47	9KL	
Totals:			\$1,175,300			\$1,175,300	\$587,470		\$1,174,898		\$950,300	\$673,687			\$165.85		
								Sale. Ratio =>	49.98				E.C.F. =>	1.411	Std. Deviation=>		0.12554795
								Std. Dev. =>	3.91				Ave. E.C.F. =>	1.411	Ave. Variance=>		8.5228

2025 ECF 1.41

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-12-126-052	29425 WINDMILL	05/15/23	\$469,000	WD	03-ARM'S LENGTH	\$469,000	\$237,640	50.67	\$475,277	\$104,102	\$364,898	\$436,676	0.836	2,729	\$133.71	9LA	
22-23-12-126-057	29405 WINDMILL	06/08/22	\$512,500	WD	03-ARM'S LENGTH	\$512,500	\$241,340	47.09	\$482,687	\$103,714	\$408,786	\$445,851	0.917	2,733	\$149.57	9LA	
22-23-12-126-059	29400 WINDMILL	06/06/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$239,510	50.96	\$479,011	\$103,714	\$366,286	\$441,526	0.830	2,729	\$134.22	9LA	
Totals:			\$1,451,500			\$1,451,500	\$718,490		\$1,436,975		\$1,139,970	\$1,324,053			\$139.17		
								Sale. Ratio =>	49.50				E.C.F. =>	0.861	Std. Deviation=>		0.048740603
								Std. Dev. =>	2.15				Ave. E.C.F. =>	0.861	Ave. Variance=>		3.7449

2025 ECF .85

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-14-179-013	31069 SCENIC VIEW	09/15/23	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$281,340	42.31	\$562,687	\$117,384	\$547,616	\$618,476	0.885	2,126	\$257.58	9LC
22-23-14-179-017	31203 SCENIC VIEW	10/13/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$257,090	57.77	\$514,171	\$120,721	\$324,279	\$546,458	0.593	2,098	\$154.57	9LC
22-23-14-179-020	31311 SCENIC VIEW	02/28/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$282,310	51.33	\$564,622	\$117,562	\$432,438	\$620,917	0.696	2,748	\$157.36	9LC
Totals:			\$1,660,000			\$1,660,000	\$820,740		\$1,641,480		\$1,304,333	\$1,785,851			\$189.84	
								Sale. Ratio =>	49.44				E.C.F. =>	0.730	Std. Deviation=>	0.148097
								Std. Dev. =>	7.77				Ave. E.C.F. =>	0.725	Ave. Variance=>	10.6885

2025 ECF.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	\$/Sq.Ft.	ECF Area	
22-23-13-102-022	29306 FIELDSTONE	08/17/22	\$479,900	WD	03-ARM'S LENGTH	\$479,900	\$218,280	45.48	\$436,567	\$78,552	\$401,348	\$284,139	1.413	2,314	\$173.44	9MA	
22-23-13-104-008	29241 AUTUMN RIDGE	10/07/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$218,010	51.30	\$436,015	\$75,428	\$349,572	\$286,180	1.222	2,220	\$157.46	9MA	
22-23-13-151-009	29245 STILLWATER	07/31/23	\$529,000	WD	03-ARM'S LENGTH	\$529,000	\$242,660	45.87	\$485,328	\$84,014	\$444,986	\$318,503	1.397	2,528	\$176.02	9MA	
22-23-13-151-010	29259 STILLWATER	12/08/23	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$223,570	43.84	\$447,148	\$85,900	\$424,100	\$286,705	1.479	2,294	\$184.87	9MA	
22-23-13-151-011	29265 STILLWATER	07/22/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$229,780	54.07	\$459,561	\$85,900	\$339,100	\$296,556	1.143	2,485	\$136.46	9MA	
22-23-13-151-021	29230 SUNRIDGE	02/28/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$260,660	54.88	\$521,314	\$85,145	\$389,855	\$346,166	1.126	2,706	\$144.07	9MA	
22-23-13-151-029	29185 SUNRIDGE	05/20/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$291,930	55.61	\$583,866	\$92,815	\$432,185	\$389,723	1.109	2,791	\$154.85	9MA	
22-23-13-151-060	27279 WINTERSET CIRCLE	03/08/24	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$252,270	47.60	\$504,533	\$75,900	\$454,100	\$340,185	1.335	2,820	\$161.03	9MA	
22-23-13-152-013	27236 WINTERSET CIRCLE	10/31/23	\$543,500	WD	03-ARM'S LENGTH	\$543,500	\$249,670	45.94	\$499,346	\$80,567	\$462,933	\$332,364	1.393	2,629	\$176.09	9MA	
22-23-13-152-015	27244 WINTERSET CIRCLE	09/12/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$240,310	51.13	\$480,612	\$77,620	\$392,380	\$319,835	1.227	2,649	\$148.12	9MA	
Totals:			\$4,912,400			\$4,912,400	\$2,427,140		\$4,854,290		\$4,090,559	\$3,200,356			\$161.24		
								Sale. Ratio =>	49.41			E.C.F. =>	1.278	Std. Deviation=>		0.135121326	
								Std. Dev. =>	4.35			Ave. E.C.F. =>	1.284	Ave. Variance=>		11.8960	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-14-251-020	29588 S MEADOWRIDGE	04/29/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$154,300	52.31	\$308,598	\$70,000	\$225,000	\$220,924	1.018	1,702	\$132.20	9NA
22-23-14-251-026	29666 S MEADOWRIDGE	09/11/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$154,180	50.55	\$308,358	\$70,000	\$235,000	\$220,702	1.065	1,702	\$138.07	9NA
22-23-14-251-045	29449 N MEADOWRIDGE	08/12/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$154,180	51.39	\$308,358	\$70,000	\$230,000	\$220,702	1.042	1,702	\$135.14	9NA
22-23-14-251-068	30127 N MEADOWRIDGE	07/15/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$155,600	44.46	\$311,192	\$71,241	\$278,759	\$222,177	1.255	1,544	\$180.54	9NA
Totals:			\$1,250,000			\$1,250,000	\$618,260		\$1,236,506		\$968,759	\$884,505			\$146.49	
								Sale. Ratio =>	49.46				E.C.F. =>	1.095	Std. Deviation=>	0.108109854
								Std. Dev. =>	3.55				Ave. E.C.F. =>	1.095	Ave. Variance=>	7.9831

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-14-352-013	26218 ORCHARD LAKE	09/07/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$131,210	51.45	\$262,424	\$50,145	\$204,855	\$191,242	1.071	1,313	\$156.02	9NB
22-23-22-278-009	31441 ORCHARD BROOK CT	10/20/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$119,860	49.94	\$239,714	\$47,192	\$192,808	\$173,443	1.112	1,261	\$152.90	9NB
22-23-22-278-013	31480 ORCHARD BROOK CT	07/06/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$112,860	47.03	\$225,715	\$48,753	\$191,247	\$159,425	1.200	1,261	\$151.66	9NB
Totals:			\$735,000			\$735,000	\$363,930		\$727,853		\$588,910	\$524,111			\$153.53	
								Sale. Ratio =>	49.51			E.C.F. =>	1.124	Std. Deviation=>		0.065658402
								Std. Dev. =>	2.25			Ave. E.C.F. =>	1.127	Ave. Variance=>		4.8084

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-15-201-058	27718 E ECHO VALLEY	02/28/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$71,260	57.01	\$142,519	\$31,827	\$93,173	\$115,304	0.808	1,191	\$78.23	90A
22-23-15-201-098	27654 E ECHO VALLEY	09/27/22	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$69,530	65.59	\$139,067	\$31,827	\$74,173	\$111,708	0.664	1,192	\$62.23	90A
22-23-15-201-102	27599 W ECHO VALLEY	06/29/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$74,430	53.16	\$148,866	\$31,827	\$108,173	\$121,916	0.887	1,309	\$82.64	90A
22-23-15-201-103	27599 W ECHO VALLEY	11/30/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$74,430	53.16	\$148,866	\$31,827	\$108,173	\$121,916	0.887	1,309	\$82.64	90A
22-23-15-201-132	27571 W ECHO VALLEY	12/16/22	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$86,500	41.99	\$173,008	\$31,827	\$174,173	\$147,064	1.184	1,850	\$94.15	90A
22-23-15-201-160	31993 TWELVE MILE	09/11/23	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$47,820	59.04	\$95,639	\$31,440	\$49,560	\$66,874	0.741	717	\$69.12	90A
22-23-15-201-162	31993 TWELVE MILE	09/06/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$54,720	45.60	\$109,436	\$31,445	\$88,555	\$81,241	1.090	905	\$97.85	90A
22-23-15-201-194	32005 TWELVE MILE	05/31/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$52,760	40.58	\$105,529	\$31,445	\$98,555	\$77,171	1.277	851	\$115.81	90A
22-23-15-201-196	32005 TWELVE MILE	10/07/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$46,990	52.21	\$93,989	\$31,440	\$58,560	\$65,155	0.899	695	\$84.26	90A
22-23-15-201-198	32005 TWELVE MILE	02/16/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$46,400	37.12	\$92,796	\$31,445	\$93,555	\$63,907	1.464	680	\$137.58	90A
22-23-15-201-202	32005 TWELVE MILE	06/06/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$46,850	46.85	\$93,690	\$31,445	\$68,555	\$64,839	1.057	691	\$99.21	90A
22-23-15-201-206	32005 TWELVE MILE	07/18/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$46,660	49.12	\$93,326	\$31,185	\$63,815	\$64,730	0.986	691	\$92.35	90A
22-23-15-201-208	32005 TWELVE MILE	12/04/23	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$46,810	38.06	\$93,629	\$31,185	\$91,815	\$65,046	1.412	695	\$132.11	90A
22-23-15-201-212	32005 TWELVE MILE	03/07/24	\$88,750	WD	03-ARM'S LENGTH	\$88,750	\$46,660	52.57	\$93,326	\$31,185	\$57,565	\$64,730	0.889	691	\$83.31	90A
22-23-15-201-214	32005 TWELVE MILE	05/22/23	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$46,660	50.17	\$93,326	\$31,185	\$61,815	\$64,730	0.955	691	\$89.46	90A
22-23-15-201-218	32005 TWELVE MILE	04/07/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$47,420	47.42	\$94,833	\$31,185	\$68,815	\$66,300	1.038	711	\$96.79	90A
22-23-15-201-219	32005 TWELVE MILE	08/11/23	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$48,160	54.73	\$96,323	\$31,185	\$56,815	\$67,852	0.837	731	\$77.72	90A
22-23-15-201-223	32005 TWELVE MILE	07/29/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$47,420	63.23	\$94,833	\$31,185	\$43,815	\$66,300	0.661	711	\$61.62	90A
Totals:			\$2,025,750			\$2,025,750	\$1,001,480		\$2,003,001		\$1,459,660	\$1,496,782			\$90.95	
								Sale. Ratio =>	49.44			E.C.F. =>	0.975	Std. Deviation=>		0.231711236
								Std. Dev. =>	8.04			Ave. E.C.F. =>	0.985	Ave. Variance=>		18.0549

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-15-202-005	32115 TWELVE MILE	12/09/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$83,900	52.44	\$167,797	\$31,686	\$128,314	\$118,357	1.084	1,278	\$100.40	90C	
22-23-15-202-021	32147 TWELVE MILE	12/28/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$85,110	44.79	\$170,223	\$31,686	\$158,314	\$120,467	1.314	1,278	\$123.88	90C	
22-23-15-202-025	32155 TWELVE MILE	06/14/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$83,900	52.44	\$167,797	\$31,686	\$128,314	\$118,357	1.084	1,278	\$100.40	90C	
Totals:			\$510,000			\$510,000	\$252,910		\$505,817		\$414,942	\$357,182			\$108.23		
								Sale. Ratio =>	49.59				E.C.F. =>	1.162	Std. Deviation=>		0.132817281
								Std. Dev. =>	4.41				Ave. E.C.F. =>	1.161	Ave. Variance=>		10.2243

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-16-151-013	27246 CAMBRIDGE	06/30/22	\$543,000	WD	03-ARM'S LENGTH	\$543,000	\$265,020	48.81	\$530,044	\$110,900	\$432,100	\$470,948	0.918	2,713	\$159.27	9PA	
22-23-16-151-017	27184 CAMBRIDGE	01/22/24	\$567,000	WD	03-ARM'S LENGTH	\$567,000	\$339,990	59.96	\$679,979	\$144,859	\$422,141	\$601,258	0.702	3,299	\$127.96	9PA	
22-23-16-151-025	27267 CAMBRIDGE	06/23/23	\$642,000	WD	03-ARM'S LENGTH	\$642,000	\$267,060	41.60	\$534,129	\$118,827	\$523,173	\$466,631	1.121	2,874	\$182.04	9PA	
22-23-16-151-033	27088 PEMBRIDGE	03/31/23	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$339,000	53.81	\$678,004	\$142,523	\$487,477	\$601,664	0.810	3,338	\$146.04	9PA	
22-23-16-151-036	27190 PEMBRIDGE	02/27/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$313,620	48.25	\$627,237	\$126,772	\$523,228	\$562,320	0.930	3,509	\$149.11	9PA	
22-23-16-151-037	27230 PEMBRIDGE	06/30/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$298,720	47.80	\$597,430	\$127,816	\$497,184	\$527,656	0.942	3,310	\$150.21	9PA	
22-23-16-151-062	27269 WINCHESTER	05/31/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$255,550	42.59	\$511,090	\$109,833	\$490,167	\$450,851	1.087	2,485	\$197.25	9PA	
22-23-16-326-017	34705 BERKSHIRE	11/30/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$457,100	53.78	\$914,203	\$140,008	\$709,992	\$869,882	0.816	4,231	\$167.81	9PA	
Totals:			\$5,107,000			\$5,107,000	\$2,536,060		\$5,072,116		\$4,085,462	\$4,551,211			\$159.96		
								Sale. Ratio =>	49.66					E.C.F. =>	0.898	Std. Deviation=>	0.14102359
								Std. Dev. =>	6.11					Ave. E.C.F. =>	0.916	Ave. Variance=>	10.4791

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-17-302-003	26148 VALHALLA DR	06/22/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$264,830	50.93	\$529,667	\$104,307	\$415,693	\$483,364	0.860	2,087	\$199.18	9QA
22-23-17-302-010	26222 VALHALLA DR	06/15/23	\$514,900	WD	03-ARM'S LENGTH	\$514,900	\$240,510	46.71	\$481,021	\$105,814	\$409,086	\$426,372	0.959	2,343	\$174.60	9QA
22-23-17-302-026	26253 VALHALLA DR	06/15/23	\$448,000	WD	03-ARM'S LENGTH	\$448,000	\$235,010	52.46	\$470,024	\$104,307	\$343,693	\$415,588	0.827	2,343	\$146.69	9QA
22-23-17-302-030	26323 VALHALLA DR	10/06/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$227,710	49.50	\$455,414	\$105,032	\$354,968	\$398,161	0.892	2,075	\$171.07	9QA
22-23-17-302-044	37126 SOUTHWIND CT	10/07/22	\$397,000	MLC	03-ARM'S LENGTH	\$397,000	\$236,290	59.52	\$472,588	\$110,631	\$286,369	\$411,315	0.696	2,343	\$122.22	9QA
22-23-17-302-058	37156 BERKLEIGH CT	09/18/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$242,540	45.76	\$485,084	\$109,159	\$420,841	\$427,188	0.985	2,343	\$179.62	9QA
22-23-17-302-061	37184 BERKLEIGH CT	03/05/24	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$229,470	49.35	\$458,930	\$105,053	\$359,947	\$402,133	0.895	2,087	\$172.47	9QA
22-23-17-302-063	37198 BERKLEIGH CT	07/12/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$230,950	43.99	\$461,900	\$104,607	\$420,393	\$406,015	1.035	2,087	\$201.43	9QA
Totals:			\$3,859,900			\$3,859,900	\$1,907,310		\$3,814,628		\$3,010,990	\$3,370,134			\$170.91	
								Sale. Ratio =>	49.41			E.C.F. =>	0.893	Std. Deviation=>		0.105121934
								Std. Dev. =>	4.82			Ave. E.C.F. =>	0.894	Ave. Variance=>		7.5045

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-18-477-002	38156 SARATOGA CIRCLE	01/19/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$149,580	47.49	\$299,154	\$47,192	\$267,808	\$177,438	1.509	1,407	\$190.34	9RA
22-23-18-477-007	38428 SARATOGA CIRCLE	05/12/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$151,660	46.66	\$303,315	\$47,192	\$277,808	\$180,368	1.540	1,407	\$197.45	9RA
22-23-18-477-013	38433 SARATOGA CIRCLE	08/25/23	\$331,650	WD	03-ARM'S LENGTH	\$331,650	\$150,230	45.30	\$300,462	\$47,192	\$284,458	\$178,359	1.595	1,447	\$196.58	9RA
22-23-18-477-015	38405 SARATOGA CIRCLE	04/28/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$151,470	48.86	\$302,945	\$47,192	\$262,808	\$180,108	1.459	1,418	\$185.34	9RA
22-23-18-477-026	38448 LYNWOOD COURT	05/31/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$150,660	51.95	\$301,312	\$47,192	\$242,808	\$178,958	1.357	1,418	\$171.23	9RA
22-23-18-477-028	38454 LYNWOOD COURT	11/30/22	\$260,500	WD	03-ARM'S LENGTH	\$260,500	\$144,660	55.53	\$289,325	\$47,192	\$213,308	\$170,516	1.251	1,333	\$160.02	9RA
22-23-18-477-040	38319 SARATOGA CIRCLE	10/06/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$150,180	50.06	\$300,357	\$47,192	\$252,808	\$178,285	1.418	1,447	\$174.71	9RA
22-23-18-477-080	38289 SARATOGA CIRCLE	06/09/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$156,230	49.60	\$312,460	\$47,528	\$267,472	\$186,572	1.434	1,472	\$181.71	9RA
22-23-18-477-088	38238 REMINGTON PARK	12/18/23	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$153,040	44.88	\$306,075	\$47,192	\$293,808	\$182,312	1.612	1,447	\$203.05	9RA
22-23-18-477-096	38270 REMINGTON PARK	10/14/22	\$289,990	WD	03-ARM'S LENGTH	\$289,990	\$156,690	54.03	\$313,385	\$47,192	\$242,798	\$187,460	1.295	1,472	\$164.94	9RA
22-23-18-477-115	38463 SARATOGA CIRCLE	07/22/22	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$151,160	47.61	\$302,312	\$47,192	\$270,308	\$179,662	1.505	1,447	\$186.81	9RA
22-23-18-477-122	38505 SARATOGA CIRCLE	02/29/24	\$313,500	WD	03-ARM'S LENGTH	\$313,500	\$153,280	48.89	\$306,556	\$47,192	\$266,308	\$182,651	1.458	1,418	\$187.81	9RA
22-23-18-477-124	38466 SARATOGA CIRCLE	10/31/22	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$153,910	54.39	\$307,817	\$47,192	\$235,808	\$183,539	1.285	1,418	\$166.30	9RA
22-23-18-477-125	38492 SARATOGA CIRCLE	11/08/23	\$292,500	WD	03-ARM'S LENGTH	\$292,500	\$152,450	52.12	\$304,898	\$47,192	\$245,308	\$181,483	1.352	1,418	\$173.00	9RA
Totals:			\$4,284,640			\$4,284,640	\$2,125,200		\$4,250,373		\$3,623,616	\$2,527,711			\$181.38	
								Sale. Ratio =>	49.60			E.C.F. =>	1.434	Std. Deviation=>		0.113873228
								Std. Dev. =>	3.38			Ave. E.C.F. =>	1.433	Ave. Variance=>		9.1923

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-20-376-024	24367 KENSINGTON	06/06/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$128,070	40.02	\$256,137	\$72,686	\$247,314	\$235,194	1.052	1,465	\$168.82	9SA	
22-23-20-376-028	24422 KENSINGTON	12/29/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$153,040	49.37	\$306,075	\$72,442	\$237,558	\$299,530	0.793	2,181	\$108.92	9SA	
22-23-20-376-031	36484 RUTHERFORD	08/24/23	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$152,630	57.16	\$305,254	\$82,686	\$184,314	\$285,344	0.646	1,465	\$125.81	9SA	
22-23-20-376-036	24411 KENSINGTON	12/20/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$153,680	48.03	\$307,366	\$72,686	\$247,314	\$300,872	0.822	2,181	\$113.39	9SA	
22-23-20-376-042	24470 WALDEN WOODS	10/21/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$153,340	46.47	\$306,682	\$72,686	\$257,314	\$299,995	0.858	2,181	\$117.98	9SA	
22-23-20-376-056	24536 MARTEL DR	01/04/24	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$128,240	46.21	\$256,470	\$72,833	\$204,667	\$235,432	0.869	1,465	\$139.70	9SA	
22-23-20-376-058	24550 MARTEL DR	08/30/23	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$153,100	60.06	\$306,209	\$72,686	\$182,214	\$299,388	0.609	2,181	\$83.55	9SA	
22-23-20-376-059	24495 WALDEN WOODS	11/21/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$137,210	54.88	\$274,412	\$72,833	\$177,167	\$258,435	0.686	1,714	\$103.36	9SA	
22-23-20-376-060	24501 WALDEN WOODS	03/08/24	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$155,430	44.54	\$310,857	\$72,833	\$276,167	\$305,159	0.905	1,977	\$139.69	9SA	
22-23-20-376-061	24513 WALDEN WOODS	10/07/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$152,550	50.85	\$305,094	\$72,686	\$227,314	\$297,959	0.763	2,181	\$104.22	9SA	
22-23-20-376-067	36547 MARTEL CT	07/29/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$146,600	50.55	\$293,204	\$72,686	\$217,314	\$282,715	0.769	1,977	\$109.92	9SA	
Totals:			\$3,268,400			\$3,268,400	\$1,613,890		\$3,227,760		\$2,458,657	\$3,100,022			\$119.58		
								Sale. Ratio =>	49.38					E.C.F. =>	0.793	Std. Deviation=>	0.125977506
								Std. Dev. =>	5.81					Ave. E.C.F. =>	0.797	Ave. Variance=>	9.4373

2025 ECF .78

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-21-301-030	35313 HILLSIDE	10/12/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$129,560	53.98	\$259,118	\$45,000	\$195,000	\$191,177	1.020	1,502	\$129.83	9TA	
22-23-21-301-031	35307 HILLSIDE	06/16/23	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$130,440	49.60	\$260,881	\$45,000	\$218,000	\$192,751	1.131	1,502	\$145.14	9TA	
22-23-21-301-046	35180 HILLSIDE	09/05/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$136,100	47.75	\$272,208	\$45,513	\$239,487	\$202,406	1.183	1,502	\$159.45	9TA	
22-23-21-301-050	35274 MEADOW LANE	03/16/23	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$142,120	53.23	\$284,247	\$45,509	\$221,491	\$213,159	1.039	1,502	\$147.46	9TA	
22-23-21-301-053	35262 MEADOW LANE	11/02/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$142,130	47.38	\$284,251	\$45,513	\$254,487	\$213,159	1.194	1,502	\$169.43	9TA	
22-23-21-301-077	35100 HILLSIDE	08/02/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$139,930	49.10	\$279,861	\$45,513	\$239,487	\$209,239	1.145	1,502	\$159.45	9TA	
22-23-21-301-089	35155 HILLSIDE	07/28/23	\$266,500	WD	03-ARM'S LENGTH	\$266,500	\$128,280	48.14	\$256,565	\$45,000	\$221,500	\$188,897	1.173	1,502	\$147.47	9TA	
Totals:			\$1,906,500			\$1,906,500	\$948,560		\$1,897,131		\$1,589,452	\$1,410,788			\$151.17		
								Sale. Ratio =>	49.75				E.C.F. =>	1.127		Std. Deviation=>	0.06977307
								Std. Dev. =>	2.66				Ave. E.C.F. =>	1.126		Ave. Variance=>	5.5307

2025 ECF 1.12

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-21-452-013	24105 TANA	06/03/22	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$124,830	50.33	\$249,665	\$45,415	\$202,585	\$215,000	0.942	1,406	\$144.09	9TB	
22-23-21-452-016	24111 TANA	02/01/23	\$260,000	MLC	03-ARM'S LENGTH	\$260,000	\$126,210	48.54	\$252,424	\$45,415	\$214,585	\$217,904	0.985	1,406	\$152.62	9TB	
22-23-21-452-021	24125 TANA	09/15/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$125,750	47.45	\$251,495	\$45,415	\$219,585	\$216,926	1.012	1,406	\$156.18	9TB	
22-23-21-452-023	24131 TANA	12/09/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$122,030	58.11	\$244,057	\$45,461	\$164,539	\$209,048	0.787	1,521	\$108.18	9TB	
22-23-21-452-034	24120 TANA	11/04/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$107,050	44.60	\$214,097	\$45,461	\$194,539	\$177,512	1.096	1,406	\$138.36	9TB	
Totals:			\$1,223,000			\$1,223,000	\$605,870		\$1,211,738		\$995,833	\$1,036,391			\$139.89		
								Sale. Ratio =>	49.54					E.C.F. =>	0.961	Std. Deviation=>	0.113945239
								Std. Dev. =>	5.08					Ave. E.C.F. =>	0.964	Ave. Variance=>	7.9830

2025 ECF .95

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-21-326-025	25062 TODDY	06/20/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$194,720	50.58	\$389,443	\$86,700	\$298,300	\$242,194	1.232	2,115	\$141.04	9TC	
22-23-21-326-031	24894 TODDY	01/30/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$200,250	49.44	\$400,497	\$95,714	\$309,286	\$243,826	1.268	2,179	\$141.94	9TC	
22-23-21-326-039	24600 TODDY	04/27/22	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$188,640	47.04	\$377,270	\$72,192	\$328,808	\$244,062	1.347	2,186	\$150.42	9TC	
22-23-21-326-042	24488 TODDY	09/15/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$190,060	52.07	\$380,113	\$77,192	\$287,808	\$242,337	1.188	2,190	\$131.42	9TC	
Totals:			\$1,556,000			\$1,556,000	\$773,670		\$1,547,323		\$1,224,202	\$972,420			\$141.20		
								Sale. Ratio =>	49.72				E.C.F. =>	1.259	Std. Deviation=>		0.06761233
								Std. Dev. =>	2.12				Ave. E.C.F. =>	1.259	Ave. Variance=>		4.9101

2025 ECF 1.25

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-23-101-041	30755 MISTY PINES	08/07/23	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$118,590	36.38	\$237,175	\$47,067	\$278,933	\$168,237	1.658	1,220	\$228.63	9V1
22-23-23-101-051	30921 MISTY PINES	10/24/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$118,590	39.53	\$237,175	\$47,067	\$252,933	\$168,237	1.503	1,220	\$207.32	9V1
22-23-23-226-015	29435 PENDLETON CLUB	04/22/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$85,150	53.22	\$170,297	\$46,185	\$113,815	\$109,834	1.036	1,020	\$111.58	9V1
22-23-23-226-021	29511 PENDLETON CLUB	07/18/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$85,150	54.94	\$170,297	\$46,185	\$108,815	\$109,834	0.991	1,020	\$106.68	9V1
22-23-23-226-022	29517 PENDLETON CLUB	07/13/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$73,300	48.87	\$146,596	\$46,185	\$103,815	\$88,859	1.168	810	\$128.17	9V1
22-23-23-226-039	29618 PENDLETON CLUB	01/12/24	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$85,150	52.56	\$170,297	\$46,185	\$115,815	\$109,834	1.054	1,020	\$113.54	9V1
22-23-23-226-041	29608 PENDLETON CLUB	09/01/23	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$85,150	49.51	\$170,297	\$46,185	\$125,815	\$109,834	1.146	1,020	\$123.35	9V1
22-23-23-226-045	29436 PENDLETON CLUB	08/25/22	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$72,850	56.91	\$145,702	\$46,185	\$81,815	\$88,068	0.929	810	\$101.01	9V1
22-23-23-226-054	29406 PENDLETON CLUB	12/16/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$90,790	60.53	\$181,582	\$46,185	\$103,815	\$119,820	0.866	1,020	\$101.78	9V1
22-23-23-276-054	29692 OLYMPIA CT	07/14/23	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$92,450	54.41	\$184,902	\$46,185	\$123,715	\$122,758	1.008	1,008	\$122.73	9V1
22-23-23-276-058	29679 OLYMPIA CT	09/14/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$100,130	60.68	\$200,262	\$46,185	\$118,815	\$136,351	0.871	1,008	\$117.87	9V1
22-23-23-276-059	29675 OLYMPIA CT	09/19/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$92,450	49.97	\$184,902	\$46,185	\$138,815	\$122,758	1.131	1,008	\$137.71	9V1
22-23-23-276-074	25189 DUNHAM	07/28/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$142,100	56.84	\$284,195	\$48,448	\$201,552	\$208,626	0.966	1,680	\$119.97	9V1
22-23-23-276-082	25184 DUNHAM	09/07/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$140,420	49.27	\$280,843	\$48,083	\$236,917	\$205,982	1.150	1,680	\$141.02	9V1
22-23-23-276-089	29785 PALMER CT	02/29/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$148,610	53.08	\$297,227	\$48,071	\$231,929	\$220,492	1.052	1,680	\$138.05	9V1
22-23-23-276-099	29731 MONTEREY	11/02/22	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$146,260	46.88	\$292,515	\$48,193	\$263,807	\$216,214	1.220	1,663	\$158.63	9V1
22-23-23-276-104	29711 MONTEREY	12/08/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$141,810	43.63	\$283,618	\$48,463	\$276,537	\$208,102	1.329	1,663	\$166.29	9V1
Totals:			\$3,674,900			\$3,674,900	\$1,818,950		\$3,637,882		\$2,877,658	\$2,513,841			\$136.73	
								Sale. Ratio =>	49.50			E.C.F. =>	1.145	Std. Deviation=>		0.212945785
								Std. Dev. =>	6.71			Ave. E.C.F. =>	1.122	Ave. Variance=>		15.6087

2025 ECF 1.13

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-23-101-100	31085 CEDAR CREEK	06/23/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$189,020	49.10	\$378,037	\$76,654	\$308,346	\$207,850	1.484	1,863	\$165.51	9VE
Totals:			\$385,000			\$385,000	\$189,020		\$378,037		\$308,346	\$207,850			\$165.51	
								Sale. Ratio =>	49.10				E.C.F. =>	1.484	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.484	Ave. Variance=>	0.0000

2025 ecf 1.45

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-23-355-001	24406 JADE DR	01/29/24	\$658,790	WD	03-ARM'S LENGTH	\$658,790	\$298,740	45.35	\$597,489	\$104,680	\$554,110	\$410,674	1.349	2,807	\$197.40	9VF	
22-23-23-355-002	24416 JADE DR	12/29/23	\$572,790	WD	03-ARM'S LENGTH	\$572,790	\$294,020	51.33	\$588,032	\$105,696	\$467,094	\$401,947	1.162	2,747	\$170.04	9VF	
22-23-23-355-003	24426 JADE DR	12/29/23	\$540,290	WD	03-ARM'S LENGTH	\$540,290	\$269,680	49.91	\$539,365	\$105,696	\$434,594	\$361,391	1.203	2,478	\$175.38	9VF	
22-23-23-355-004	24436 JADE DR	07/25/23	\$566,590	WD	03-ARM'S LENGTH	\$566,590	\$295,220	52.10	\$590,442	\$106,032	\$460,558	\$403,675	1.141	2,830	\$162.74	9VF	
22-23-23-355-005	24446 JADE DR	07/21/23	\$482,490	WD	03-ARM'S LENGTH	\$482,490	\$250,750	51.97	\$501,505	\$105,915	\$376,575	\$329,658	1.142	2,215	\$170.01	9VF	
22-23-23-355-006	24456 JADE DR	07/26/23	\$604,390	WD	03-ARM'S LENGTH	\$604,390	\$299,360	49.53	\$598,729	\$105,915	\$498,475	\$410,678	1.214	2,785	\$178.99	9VF	
22-23-23-355-007	24466 JADE DR	07/24/23	\$512,090	WD	03-ARM'S LENGTH	\$512,090	\$258,090	50.40	\$516,172	\$105,915	\$406,175	\$341,881	1.188	2,302	\$176.44	9VF	
22-23-23-355-008	24476 JADE DR	07/27/23	\$618,290	WD	03-ARM'S LENGTH	\$618,290	\$296,760	48.00	\$593,524	\$105,915	\$512,375	\$406,341	1.261	2,816	\$181.95	9VF	
22-23-23-355-009	24486 JADE DR	09/14/23	\$626,190	WD	03-ARM'S LENGTH	\$626,190	\$287,250	45.87	\$574,508	\$106,032	\$520,158	\$390,397	1.332	2,674	\$194.52	9VF	
22-23-23-355-010	24496 JADE DR	09/08/23	\$607,090	WD	03-ARM'S LENGTH	\$607,090	\$296,030	48.76	\$592,058	\$106,032	\$501,058	\$405,022	1.237	2,787	\$179.78	9VF	
22-23-23-355-011	24506 JADE DR	09/29/23	\$610,590	WD	03-ARM'S LENGTH	\$610,590	\$298,750	48.93	\$597,498	\$115,915	\$494,675	\$401,319	1.233	2,756	\$179.49	9VF	
22-23-23-355-012	24516 JADE DR	10/12/23	\$591,690	WD	03-ARM'S LENGTH	\$591,690	\$297,450	50.27	\$594,890	\$115,915	\$475,775	\$399,146	1.192	2,756	\$172.63	9VF	
22-23-23-355-013	24526 JADE DR	10/25/23	\$591,490	WD	03-ARM'S LENGTH	\$591,490	\$301,770	51.02	\$603,530	\$115,915	\$475,575	\$406,346	1.170	2,747	\$173.13	9VF	
22-23-23-355-014	24536 JADE DR	03/19/24	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$279,840	44.07	\$559,682	\$116,032	\$518,968	\$369,708	1.404	2,457	\$211.22	9VF	
22-23-23-355-015	24546 JADE DR	11/29/23	\$606,890	WD	03-ARM'S LENGTH	\$606,890	\$294,250	48.48	\$588,508	\$116,499	\$490,391	\$393,341	1.247	2,704	\$181.36	9VF	
22-23-23-355-016	24556 JADE DR	11/22/23	\$618,640	WD	03-ARM'S LENGTH	\$618,640	\$278,980	45.10	\$557,964	\$115,915	\$502,725	\$368,374	1.365	2,371	\$212.03	9VF	
22-23-23-355-017	24566 JADE DR	12/27/23	\$572,390	WD	03-ARM'S LENGTH	\$572,390	\$297,300	51.94	\$594,594	\$114,994	\$457,396	\$399,667	1.144	2,794	\$163.71	9VF	
22-23-23-355-018	24662 JADE DR	02/27/24	\$594,090	WD	03-ARM'S LENGTH	\$594,090	\$301,050	50.67	\$602,098	\$110,621	\$483,469	\$409,564	1.180	2,804	\$172.42	9VF	
22-23-23-355-019	24651 JADE DR	12/29/23	\$617,790	WD	03-ARM'S LENGTH	\$617,790	\$290,190	46.97	\$580,387	\$110,696	\$507,094	\$391,409	1.296	2,681	\$189.14	9VF	
22-23-23-355-020	24641 JADE DR	03/21/24	\$549,290	WD	03-ARM'S LENGTH	\$549,290	\$261,650	47.63	\$523,307	\$111,130	\$438,160	\$343,481	1.276	2,280	\$192.18	9VF	
22-23-23-355-021	24631 JADE DR	02/09/24	\$611,490	WD	03-ARM'S LENGTH	\$611,490	\$280,680	45.90	\$561,351	\$111,093	\$500,397	\$375,215	1.334	2,500	\$200.16	9VF	
22-23-23-355-022	24621 JADE DR	12/27/23	\$605,590	WD	03-ARM'S LENGTH	\$605,590	\$297,870	49.19	\$595,730	\$115,930	\$489,660	\$399,833	1.225	2,764	\$177.16	9VF	
22-23-23-355-023	24611 JADE DR	12/14/23	\$581,890	WD	03-ARM'S LENGTH	\$581,890	\$296,330	50.93	\$592,662	\$115,930	\$465,960	\$397,277	1.173	2,756	\$169.07	9VF	
22-23-23-355-024	24601 JADE DR	12/19/23	\$523,990	WD	03-ARM'S LENGTH	\$523,990	\$263,810	50.35	\$527,615	\$114,994	\$408,996	\$343,851	1.189	2,304	\$177.52	9VF	
22-23-23-355-025	24591 JADE DR	12/29/23	\$537,490	WD	03-ARM'S LENGTH	\$537,490	\$260,450	48.46	\$520,892	\$114,994	\$422,496	\$338,248	1.249	2,235	\$189.04	9VF	
22-23-23-355-026	24581 JADE DR	11/22/23	\$605,790	WD	03-ARM'S LENGTH	\$605,790	\$294,330	48.59	\$588,669	\$111,764	\$494,026	\$397,421	1.243	2,756	\$179.25	9VF	
22-23-23-355-027	24571 JADE DR	11/16/23	\$617,220	WD	03-ARM'S LENGTH	\$617,220	\$304,750	49.37	\$609,499	\$108,956	\$508,264	\$417,119	1.219	2,959	\$171.77	9VF	
22-23-23-355-028	24561 JADE DR	11/15/23	\$528,290	WD	03-ARM'S LENGTH	\$528,290	\$257,410	48.73	\$514,823	\$106,499	\$421,791	\$340,270	1.240	2,307	\$182.83	9VF	
22-23-23-355-029	24551 JADE DR	02/22/24	\$594,090	WD	03-ARM'S LENGTH	\$594,090	\$297,070	50.00	\$594,131	\$106,566	\$487,524	\$406,304	1.200	2,794	\$174.49	9VF	
22-23-23-355-031	24531 JADE DR	10/16/23	\$551,990	WD	03-ARM'S LENGTH	\$551,990	\$274,390	49.71	\$548,780	\$106,814	\$445,176	\$368,305	1.209	2,472	\$180.09	9VF	
22-23-23-355-032	24521 JADE DR	10/06/23	\$585,090	WD	03-ARM'S LENGTH	\$585,090	\$289,910	49.55	\$579,815	\$105,915	\$479,175	\$394,917	1.213	2,756	\$173.87	9VF	
22-23-23-355-033	24511 JADE DR	09/26/23	\$557,290	WD	03-ARM'S LENGTH	\$557,290	\$271,910	48.79	\$543,817	\$106,383	\$450,907	\$364,528	1.237	2,452	\$183.89	9VF	
22-23-23-355-034	24501 JADE DR	09/11/23	\$536,290	WD	03-ARM'S LENGTH	\$536,290	\$257,700	48.05	\$515,396	\$106,383	\$429,907	\$340,844	1.261	2,402	\$178.98	9VF	
22-23-23-355-035	24491 JADE DR	09/07/23	\$590,590	WD	03-ARM'S LENGTH	\$590,590	\$289,370	49.00	\$578,735	\$106,383	\$484,207	\$393,627	1.230	2,747	\$176.27	9VF	
22-23-23-355-036	24481 JADE DR	09/05/23	\$501,190	WD	03-ARM'S LENGTH	\$501,190	\$254,130	50.71	\$508,262	\$106,383	\$394,807	\$334,899	1.179	2,193	\$180.03	9VF	
22-23-23-355-037	24471 JADE DR	08/22/23	\$563,090	WD	03-ARM'S LENGTH	\$563,090	\$294,370	52.28	\$588,734	\$106,383	\$456,707	\$401,959	1.136	2,853	\$160.08	9VF	
22-23-23-355-038	24461 JADE DR	08/21/23	\$488,990	WD	03-ARM'S LENGTH	\$488,990	\$251,420	51.42	\$502,848	\$100,000	\$388,990	\$335,707	1.159	2,280	\$170.61	9VF	
22-23-23-355-039	24451 JADE DR	08/11/23	\$530,490	WD	03-ARM'S LENGTH	\$530,490	\$296,570	55.90	\$593,144	\$106,383	\$424,107	\$405,634	1.046	2,834	\$149.65	9VF	
22-23-23-355-040	24441 JADE DR	08/14/23	\$553,090	WD	03-ARM'S LENGTH	\$553,090	\$296,450	53.60	\$592,905	\$104,907	\$448,183	\$406,665	1.102	2,834	\$158.15	9VF	
22-23-23-355-041	24431 JADE DR	08/16/23	\$543,090	WD	03-ARM'S LENGTH	\$543,090	\$294,880	54.30	\$589,759	\$105,915	\$437,175	\$403,203	1.084	2,843	\$153.77	9VF	
22-23-23-355-042	24421 JADE DR	04/18/23	\$533,290	WD	03-ARM'S LENGTH	\$533,290	\$280,560	52.61	\$561,116	\$108,781	\$424,509	\$376,946	1.126	2,592	\$163.78	9VF	
22-23-23-355-043	24411 JADE DR	05/11/23	\$574,890	WD	03-ARM'S LENGTH	\$574,890	\$294,680	51.26	\$589,362	\$108,781	\$466,109	\$400,484	1.164	2,766	\$168.51	9VF	
22-23-23-355-044	24401 JADE DR	03/16/23	\$535,590	WD	03-ARM'S LENGTH	\$535,590	\$267,080	49.87	\$534,167	\$108,781	\$426,809	\$354,488	1.204	2,400	\$177.84	9VF	
Totals:			\$24,627,660			\$24,627,660	\$12,213,250		\$24,426,494		\$19,931,282	\$16,441,763			\$177.47		
								Sale. Ratio =>	49.59				E.C.F. =>	1.212		Std. Deviation=>	0.073845968
								Std. Dev. =>	2.43				Ave. E.C.F. =>	1.213		Ave. Variance=>	5.5391

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-25-101-027	24056 MIDDLEBELT	06/17/22	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$52,550	52.60	\$105,095	\$30,000	\$69,900	\$76,628	0.912	734	\$95.23	9XA	
22-23-25-101-037	24066 MIDDLEBELT	07/24/23	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$66,280	40.41	\$132,551	\$30,000	\$134,000	\$104,644	1.281	1,012	\$132.41	9XA	
22-23-25-101-047	24050 MIDDLEBELT	02/07/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$66,280	45.71	\$132,551	\$30,000	\$115,000	\$104,644	1.099	1,012	\$113.64	9XA	
22-23-25-101-053	24060 MIDDLEBELT	06/07/22	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$66,280	54.78	\$132,551	\$30,000	\$91,000	\$104,644	0.870	1,012	\$89.92	9XA	
22-23-25-151-058	23436 MIDDLEBELT	12/29/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$54,660	64.31	\$109,321	\$31,185	\$53,815	\$79,731	0.675	735	\$73.22	9XA	
22-23-26-376-043	30739 SHIAWASSEE	01/09/23	\$113,500	WD	03-ARM'S LENGTH	\$113,500	\$58,280	51.35	\$116,563	\$31,185	\$82,315	\$87,120	0.945	840	\$97.99	9XA	
22-23-26-376-045	30739 SHIAWASSEE	04/28/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$58,280	44.83	\$116,563	\$31,185	\$98,815	\$87,120	1.134	840	\$117.64	9XA	
22-23-26-376-052	30733 SHIAWASSEE	03/13/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$65,650	57.09	\$131,306	\$31,185	\$83,815	\$102,164	0.820	1,016	\$82.50	9XA	
22-23-26-376-059	30727 SHIAWASSEE	05/05/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$69,230	49.45	\$138,459	\$31,185	\$108,815	\$109,463	0.994	1,108	\$98.21	9XA	
22-23-26-376-074	30709 SHIAWASSEE	12/19/23	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$57,610	49.24	\$115,212	\$31,185	\$85,815	\$85,742	1.001	840	\$102.16	9XA	
22-23-26-376-079	30709 SHIAWASSEE	05/26/23	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$57,580	53.31	\$115,157	\$31,185	\$76,815	\$85,686	0.896	840	\$91.45	9XA	
22-23-26-430-061	23211 MIDDLEBELT	11/18/22	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$79,990	43.95	\$159,971	\$30,000	\$152,000	\$132,623	1.146	1,156	\$131.49	9XA	
Totals:			\$1,520,400			\$1,520,400	\$752,670		\$1,505,300		\$1,152,105	\$1,160,209			\$102.15		
								Sale. Ratio =>	49.50					E.C.F. =>	0.993	Std. Deviation=>	0.16514086
								Std. Dev. =>	6.52					Ave. E.C.F. =>	0.981	Ave. Variance=>	12.8023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-26-226-043	23981 NOBLE DR	10/18/22	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$154,470	51.66	\$308,948	\$47,728	\$251,272	\$217,683	1.154	1,564	\$160.66	9YC
22-23-26-226-047	23963 NOBLE DR	09/22/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$174,490	49.85	\$348,981	\$47,728	\$302,272	\$251,044	1.204	1,625	\$186.01	9YC
22-23-26-226-050	23956 NOBLE DR	06/15/23	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$155,720	46.90	\$311,440	\$47,728	\$284,272	\$219,760	1.294	1,564	\$181.76	9YC
22-23-26-226-059	29491 JUNEAU LN	10/02/23	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$155,750	46.77	\$311,490	\$47,728	\$285,272	\$219,802	1.298	1,564	\$182.40	9YC
22-23-26-226-068	29502 JUNEAU LN	07/07/22	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$167,300	48.21	\$334,605	\$48,536	\$298,464	\$238,391	1.252	1,564	\$190.83	9YC
22-23-28-302-003	23188 POTOMAC	07/06/22	\$337,000	OTH	03-ARM'S LENGTH	\$337,000	\$176,470	52.36	\$352,934	\$74,014	\$262,986	\$232,433	1.131	1,938	\$135.70	9YC
22-23-28-303-007	23073 POTOMAC	07/14/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$151,210	45.82	\$302,412	\$73,448	\$256,552	\$190,803	1.345	1,409	\$182.08	9YC
22-23-28-303-011	23041 POTOMAC	09/08/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$152,120	55.32	\$304,238	\$73,448	\$201,552	\$192,325	1.048	1,409	\$143.05	9YC
22-23-28-326-065	23299 LONGACRE	04/28/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$201,000	50.89	\$402,007	\$73,581	\$321,419	\$273,688	1.174	2,622	\$122.59	9YC
Totals:			\$2,998,000			\$2,998,000	\$1,488,530		\$2,977,055		\$2,464,061	\$2,035,930			\$165.01	
								Sale. Ratio =>	49.65			E.C.F. =>	1.210	Std. Deviation=>		0.094468867
								Std. Dev. =>	3.11			Ave. E.C.F. =>	1.211	Ave. Variance=>		7.6328

2025 ECF 1.20

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-29-426-010	35557 LARK HARBOR	02/23/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$182,340	49.96	\$364,689	\$48,145	\$316,855	\$232,753	1.361	1,505	\$210.53	91A	
Totals:			\$365,000			\$365,000	\$182,340		\$364,689		\$316,855	\$232,753			\$210.53		
								Sale. Ratio =>	49.96					E.C.F. =>	1.361	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	1.361	Ave. Variance=>	0.0000

2025 ECF 1.36

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-29-426-029	23287 WOODHAVEN	05/06/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$234,610	49.39	\$469,225	\$104,379	\$370,621	\$461,830	0.803	2,075	\$178.61	91B
22-23-29-426-034	23154 WOODHAVEN	11/18/22	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$259,610	50.41	\$519,221	\$114,566	\$400,434	\$512,222	0.782	3,175	\$126.12	91B
Totals:			\$990,000			\$990,000	\$494,220		\$988,446		\$771,055	\$974,052			\$152.37	
								Sale. Ratio =>	49.92			E.C.F. =>	0.792	Std. Deviation=>		0.01466907
								Std. Dev. =>	0.72			Ave. E.C.F. =>	0.792	Ave. Variance=>		1.0373

2025 ECF .79

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-30-301-001	38676 CHASEWOOD CT	09/15/23	\$599,990	WD	03-ARM'S LENGTH	\$599,990	\$285,860	47.64	\$571,725	\$94,826	\$505,164	\$353,259	1.430	1,802	\$280.34	92A	
22-23-30-301-002	38686 CHASEWOOD CT	12/27/23	\$548,490	WD	03-ARM'S LENGTH	\$548,490	\$273,860	49.93	\$547,724	\$93,356	\$455,134	\$336,569	1.352	1,818	\$250.35	92A	
22-23-30-301-003	38696 CHASEWOOD CT	09/06/23	\$630,540	WD	03-ARM'S LENGTH	\$630,540	\$324,240	51.42	\$648,484	\$94,745	\$535,795	\$410,177	1.306	2,474	\$216.57	92A	
22-23-30-301-004	38706 CHASEWOOD CT	09/26/23	\$712,080	WD	03-ARM'S LENGTH	\$712,080	\$349,520	49.08	\$699,039	\$94,745	\$617,335	\$447,625	1.379	2,631	\$234.64	92A	
22-23-30-301-005	38716 CHASEWOOD CT	09/27/23	\$565,690	WD	03-ARM'S LENGTH	\$565,690	\$286,040	50.56	\$572,070	\$94,644	\$471,046	\$353,649	1.332	1,874	\$251.36	92A	
22-23-30-301-006	38726 CHASEWOOD CT	09/14/23	\$592,940	WD	03-ARM'S LENGTH	\$592,940	\$300,800	50.73	\$601,600	\$94,629	\$498,311	\$375,534	1.327	1,949	\$255.68	92A	
22-23-30-301-007	38736 CHASEWOOD CT	09/19/23	\$619,115	WD	03-ARM'S LENGTH	\$619,115	\$289,470	46.76	\$578,941	\$94,745	\$524,370	\$358,664	1.462	1,886	\$278.03	92A	
22-23-30-301-009	38756 CHASEWOOD CT	12/27/23	\$576,040	WD	03-ARM'S LENGTH	\$576,040	\$284,570	49.40	\$569,141	\$93,275	\$482,765	\$352,493	1.370	1,938	\$249.10	92A	
22-23-30-301-010	38766 CHASEWOOD CT	01/26/24	\$615,415	WD	03-ARM'S LENGTH	\$615,415	\$243,180	39.51	\$486,357	\$32,924	\$582,491	\$335,876	1.734	1,970	\$295.68	92A	
22-23-30-301-011	38776 CHASEWOOD CT	12/27/23	\$682,315	WD	03-ARM'S LENGTH	\$682,315	\$341,460	50.04	\$682,920	\$103,275	\$579,040	\$429,367	1.349	2,546	\$227.43	92A	
22-23-30-301-012	38771 CHASEWOOD CT	10/20/23	\$702,080	WD	03-ARM'S LENGTH	\$702,080	\$344,330	49.04	\$688,662	\$103,275	\$598,805	\$433,620	1.381	2,566	\$233.36	92A	
22-23-30-301-014	38751 CHASEWOOD CT	11/22/23	\$604,840	WD	03-ARM'S LENGTH	\$604,840	\$322,840	53.38	\$645,686	\$94,979	\$509,861	\$407,931	1.250	2,472	\$206.25	92A	
22-23-30-301-015	38741 CHASEWOOD CT	12/29/23	\$547,765	WD	03-ARM'S LENGTH	\$547,765	\$279,760	51.07	\$559,518	\$92,924	\$454,841	\$345,625	1.316	1,861	\$244.41	92A	
22-23-30-301-016	38731 CHASEWOOD CT	10/23/23	\$564,865	WD	03-ARM'S LENGTH	\$564,865	\$294,940	52.21	\$589,880	\$94,862	\$470,003	\$366,680	1.282	1,889	\$248.81	92A	
22-23-30-301-017	38721 CHASEWOOD CT	11/17/23	\$555,840	WD	03-ARM'S LENGTH	\$555,840	\$276,550	49.75	\$553,090	\$94,629	\$461,211	\$339,601	1.358	1,811	\$254.67	92A	
22-23-30-301-018	38711 CHASEWOOD CT	11/22/23	\$529,590	WD	03-ARM'S LENGTH	\$529,590	\$265,000	50.04	\$530,004	\$94,629	\$434,961	\$322,500	1.349	1,700	\$255.86	92A	
22-23-30-301-019	38701 CHASEWOOD CT	09/21/23	\$542,500	WD	03-ARM'S LENGTH	\$542,500	\$309,140	56.98	\$618,276	\$94,745	\$447,755	\$387,801	1.155	2,340	\$191.35	92A	
22-23-30-301-020	38691 CHASEWOOD CT	11/28/23	\$606,140	WD	03-ARM'S LENGTH	\$606,140	\$269,470	44.46	\$538,932	\$96,822	\$509,318	\$327,489	1.555	1,687	\$301.91	92A	
22-23-30-301-021	38681 CHASEWOOD CT	11/21/23	\$532,690	WD	03-ARM'S LENGTH	\$532,690	\$277,100	52.02	\$554,201	\$94,511	\$438,179	\$340,511	1.287	1,853	\$236.47	92A	
22-23-30-301-022	38671 CHASEWOOD CT	11/27/23	\$516,290	WD	03-ARM'S LENGTH	\$516,290	\$283,620	54.93	\$567,231	\$94,629	\$421,661	\$350,076	1.204	1,907	\$221.11	92A	
22-23-30-301-025	38641 CHASEWOOD CT	12/21/23	\$619,865	WD	03-ARM'S LENGTH	\$619,865	\$296,460	47.83	\$592,913	\$93,159	\$526,706	\$370,188	1.423	1,900	\$277.21	92A	
Totals:			\$12,465,080			\$12,465,080	\$6,198,210		\$12,396,394		\$10,524,752	\$7,745,234			\$248.12		
									Sale. Ratio =>	49.72				E.C.F. =>	1.359	Std. Deviation=>	0.121499111
									Std. Dev. =>	3.61				Ave. E.C.F. =>	1.362	Ave. Variance=>	7.9865

2025 ECF 1.350

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-31-302-023	21034 MARSHVIEW DR	09/06/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$230,120	49.49	\$460,230	\$75,019	\$389,981	\$356,677	1.093	2,915	\$133.78	93A
22-23-31-302-024	39026 CATTAIL CT	05/05/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$230,060	48.95	\$460,111	\$90,378	\$379,622	\$342,345	1.109	2,496	\$152.09	93A
22-23-31-302-039	21097 MARSHVIEW DR	08/14/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$201,990	49.27	\$403,970	\$91,550	\$318,450	\$289,278	1.101	2,223	\$143.25	93A
22-23-31-302-044	39086 CHESHIRE	09/14/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$206,520	49.17	\$413,038	\$75,210	\$344,790	\$312,804	1.102	2,460	\$140.16	93A
22-23-31-302-056	38916 CHESHIRE	12/07/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$207,620	52.56	\$415,232	\$75,974	\$319,026	\$314,128	1.016	2,452	\$130.11	93A
Totals:			\$2,160,000			\$2,160,000	\$1,076,310		\$2,152,581		\$1,751,869	\$1,615,232			\$139.88	
								Sale. Ratio =>	49.83				E.C.F. =>	1.085	Std. Deviation=>	0.0387413
								Std. Dev. =>	1.51				Ave. E.C.F. =>	1.084	Ave. Variance=>	2.7439

2025 ECF 1.08

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-31-204-003	22239 LUJON DR	08/21/23	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$288,600	46.18	\$577,203	\$138,220	\$486,780	\$510,445	0.954	2,782	\$174.97	93B
22-23-31-204-030	22328 ACADIA WAY	12/15/22	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$313,510	50.57	\$627,022	\$119,597	\$500,403	\$590,029	0.848	3,409	\$146.79	93B
22-23-31-204-039	37837 ELLERLY LN	04/27/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$325,390	57.59	\$650,788	\$152,604	\$412,396	\$579,284	0.712	2,804	\$147.07	93B
22-23-31-204-041	37852 ELLERLY LN	12/23/22	\$687,000	WD	03-ARM'S LENGTH	\$687,000	\$332,680	48.43	\$665,358	\$142,857	\$544,143	\$607,559	0.896	3,397	\$160.18	93B
22-23-31-204-043	37828 ELLERLY LN	06/15/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$333,810	55.64	\$667,615	\$138,966	\$461,034	\$614,708	0.750	3,397	\$135.72	93B
22-23-31-204-048	22308 LUJON DR	10/23/23	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$314,260	46.90	\$628,511	\$130,058	\$539,942	\$579,597	0.932	3,280	\$164.62	93B
22-23-31-204-051	22252 LUJON DR	08/29/23	\$731,000	WD	03-ARM'S LENGTH	\$731,000	\$345,560	47.27	\$691,115	\$147,830	\$583,170	\$631,727	0.923	3,407	\$171.17	93B
22-23-32-202-011	22018 BOULDER	07/21/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$239,310	50.92	\$478,610	\$101,590	\$368,410	\$438,395	0.840	2,937	\$125.44	93B
22-23-32-301-057	21224 PRESTWICK DR	02/20/24	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$341,960	50.66	\$683,922	\$147,977	\$527,023	\$623,192	0.846	3,505	\$150.36	93B
22-23-32-301-064	21138 PRESTWICK DR	08/24/22	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$385,350	54.27	\$770,696	\$122,117	\$587,883	\$754,162	0.780	3,943	\$149.10	93B
22-23-32-301-066	21114 PRESTWICK DR	12/02/22	\$729,000	WD	03-ARM'S LENGTH	\$729,000	\$348,930	47.86	\$697,861	\$129,938	\$599,062	\$660,376	0.907	3,542	\$169.13	93B
22-23-32-301-077	37092 DICKINSON CT	11/30/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$224,520	39.05	\$449,049	\$100,512	\$474,488	\$405,276	1.171	2,116	\$224.24	93B
22-23-32-301-091	20806 DEERFIELD	11/03/22	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$301,630	49.86	\$603,266	\$127,150	\$477,850	\$553,623	0.863	3,118	\$153.26	93B
22-23-32-301-092	20809 DEERFIELD	04/18/23	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$297,010	45.00	\$594,020	\$121,798	\$538,202	\$549,095	0.980	3,150	\$170.86	93B
22-23-32-301-093	20833 DEERFIELD	10/11/22	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$287,470	46.37	\$574,930	\$122,998	\$497,002	\$525,502	0.946	3,058	\$162.53	93B
22-23-32-302-001	37075 WHITE TAIL CT	01/09/23	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$314,740	56.71	\$629,473	\$175,817	\$379,183	\$527,507	0.719	2,341	\$161.97	93B
Totals:			\$10,097,000			\$10,097,000	\$4,994,730		\$9,989,439		\$7,976,971	\$9,150,477			\$160.46	
								Sale. Ratio =>	49.47			E.C.F. =>	0.872		Std. Deviation=>	0.114047389
								Std. Dev. =>	4.82			Ave. E.C.F. =>	0.879		Ave. Variance=>	8.4394

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-32-226-008	35330 BLUE SPRUCE	12/18/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$161,920	49.07	\$323,840	\$80,000	\$250,000	\$213,895	1.169	1,432	\$174.58	94A	
22-23-32-226-021	22249 RIVER PINES DR	02/26/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$162,860	46.53	\$325,725	\$70,000	\$280,000	\$224,320	1.248	1,722	\$162.60	94A	
22-23-32-226-023	22245 RIVER RIDGE TR	01/10/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$157,200	48.37	\$314,406	\$70,000	\$255,000	\$214,391	1.189	1,432	\$178.07	94A	
22-23-32-226-037	22000 RIVER RIDGE TR	05/23/23	\$457,500	WD	03-ARM'S LENGTH	\$457,500	\$189,550	41.43	\$379,105	\$70,000	\$387,500	\$271,145	1.429	2,092	\$185.23	94A	
22-23-32-226-049	22220 RIVER RIDGE TR	04/15/22	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$159,670	45.75	\$319,348	\$80,000	\$269,000	\$209,954	1.281	1,516	\$177.44	94A	
22-23-32-226-051	22200 RIVER RIDGE TR	05/13/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$169,810	48.52	\$339,612	\$80,000	\$270,000	\$227,730	1.186	1,516	\$178.10	94A	
22-23-32-226-063	22220 RIVER PINES DR	03/06/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$162,900	50.12	\$325,790	\$70,000	\$255,000	\$224,377	1.136	1,516	\$168.21	94A	
22-23-32-226-076	21990 RIVER RIDGE TR	10/12/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$164,350	41.09	\$328,697	\$70,000	\$330,000	\$226,927	1.454	1,516	\$217.68	94A	
22-23-32-226-078	21970 RIVER RIDGE TR	04/14/22	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$159,330	53.13	\$318,659	\$70,000	\$229,900	\$218,122	1.054	1,432	\$160.54	94A	
22-23-32-226-082	35060 SILVER RIDGE	12/19/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$157,370	52.46	\$314,740	\$70,000	\$230,000	\$214,684	1.071	1,432	\$160.61	94A	
22-23-32-226-093	21935 RIVER RIDGE TR	06/08/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$159,780	46.99	\$319,551	\$70,000	\$270,000	\$218,904	1.233	1,516	\$178.10	94A	
22-23-32-226-117	35036 RED PINE	06/23/23	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$152,390	55.01	\$304,789	\$70,000	\$207,000	\$205,955	1.005	1,494	\$138.55	94A	
22-23-32-226-127	35037 RED PINE	07/17/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$147,000	43.88	\$294,004	\$70,000	\$265,000	\$196,495	1.349	1,435	\$184.67	94A	
22-23-32-226-138	22240 RIVER RIDGE TR	09/27/23	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$157,570	42.70	\$315,133	\$80,000	\$289,000	\$206,257	1.401	1,543	\$187.30	94A	
22-23-32-226-139	21755 RIVER RIDGE TR	09/15/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$151,000	45.07	\$302,006	\$80,000	\$255,000	\$194,742	1.309	1,445	\$176.47	94A	
22-23-32-226-140	21745 RIVER RIDGE TR	07/20/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$161,860	48.32	\$323,713	\$80,000	\$255,000	\$213,783	1.193	1,445	\$176.47	94A	
22-23-32-226-146	35077 RED PINE	04/22/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$147,060	53.48	\$294,113	\$70,000	\$205,000	\$196,590	1.043	1,435	\$142.86	94A	
22-23-32-226-150	35515 RIVER PINES CT	11/18/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$161,140	51.98	\$322,281	\$70,000	\$240,000	\$221,299	1.085	1,494	\$160.64	94A	
22-23-32-226-187	21730 RIVER RIDGE TR	04/28/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$198,600	50.92	\$397,190	\$80,000	\$310,000	\$278,237	1.114	1,771	\$175.04	94A	
22-23-32-226-192	21635 RIVER RIDGE TR	07/10/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$165,600	48.00	\$331,202	\$80,000	\$265,000	\$220,353	1.203	1,494	\$177.38	94A	
22-23-32-226-224	21540 RIVER RIDGE CT	01/19/24	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$191,730	52.10	\$383,456	\$70,000	\$298,000	\$274,961	1.084	2,063	\$144.45	94A	
22-23-32-226-236	35211 WHITE PINE	02/05/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$158,100	54.52	\$316,199	\$70,000	\$220,000	\$215,964	1.019	1,477	\$148.95	94A	
22-23-32-226-245	35083 KNOLLWOOD	02/16/24	\$350,300	WD	03-ARM'S LENGTH	\$350,300	\$163,130	46.57	\$326,267	\$70,000	\$280,300	\$224,796	1.247	1,494	\$187.62	94A	
22-23-32-226-270	35173 KNOLLWOOD	10/03/22	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$191,480	55.83	\$382,962	\$80,000	\$263,000	\$265,756	0.990	1,722	\$152.73	94A	
22-23-32-226-272	35193 KNOLLWOOD	06/08/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$185,250	51.46	\$370,508	\$80,000	\$280,000	\$254,832	1.099	1,771	\$158.10	94A	
22-23-32-226-285	35375 LONE PINE LN	06/26/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$169,090	47.63	\$338,183	\$80,000	\$275,000	\$226,476	1.214	1,494	\$184.07	94A	
22-23-32-226-296	22182 LANCREST	04/22/22	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$167,360	63.88	\$334,722	\$80,000	\$182,000	\$223,440	0.815	1,420	\$128.17	94A	
22-23-32-226-297	22181 LANCREST	06/20/23	\$427,500	WD	03-ARM'S LENGTH	\$427,500	\$199,280	46.62	\$398,563	\$80,000	\$347,500	\$279,441	1.244	1,722	\$201.80	94A	
22-23-32-226-301	22101 LANCREST	06/02/22	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$176,180	49.35	\$352,359	\$70,000	\$287,000	\$247,683	1.159	1,494	\$192.10	94A	
22-23-32-226-307	21951 LANCREST	06/22/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$182,680	57.09	\$365,355	\$70,000	\$250,000	\$259,083	0.965	1,722	\$145.18	94A	
22-23-32-226-315	22080 RIVER PINES DR	08/16/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$179,960	55.37	\$359,913	\$70,000	\$255,000	\$254,310	1.003	1,722	\$148.08	94A	
22-23-32-226-319	22085 RIVER PINES DR	04/08/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$179,900	54.52	\$359,809	\$70,000	\$260,000	\$254,218	1.023	1,722	\$150.99	94A	
22-23-32-226-348	35705 LONE PINE LN	05/18/22	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$165,160	56.56	\$330,327	\$70,000	\$222,000	\$228,357	0.972	1,477	\$150.30	94A	
22-23-32-226-353	35755 LONE PINE LN	07/07/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$167,560	47.20	\$335,128	\$70,000	\$285,000	\$232,568	1.225	1,494	\$190.76	94A	
22-23-32-226-360	35852 LONE PINE LN	08/30/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$183,010	52.29	\$366,024	\$80,000	\$270,000	\$250,898	1.076	1,494	\$180.72	94A	
22-23-32-226-368	35535 COURT RIDGE CT	07/08/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$179,440	54.38	\$358,879	\$70,000	\$260,000	\$253,403	1.026	1,722	\$150.99	94A	
Totals:			\$12,212,200			\$12,212,200	\$6,086,270		\$12,172,558		\$9,552,200	\$8,344,349			\$168.77		
								Sale. Ratio =>	49.84					E.C.F. =>	1.145	Std. Deviation=>	0.142286654
								Std. Dev. =>	4.88					Ave. E.C.F. =>	1.148	Ave. Variance=>	11.5420

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-33-102-019	22041 INDIAN CREEK DR	11/14/23	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$78,530	35.37	\$157,050	\$31,507	\$190,493	\$110,125	1.730	1,121	\$169.93	95A
22-23-33-102-076	20745 INDIAN CREEK DR	01/31/23	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$63,610	53.91	\$127,223	\$31,185	\$86,815	\$84,244	1.031	808	\$107.44	95A
22-23-33-102-092	21700 INDIAN CREEK DR	03/24/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$63,610	53.01	\$127,223	\$31,185	\$88,815	\$84,244	1.054	808	\$109.92	95A
22-23-33-102-111	22120 INDIAN CREEK DR	05/09/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$74,680	49.79	\$149,362	\$31,615	\$118,385	\$103,287	1.146	1,038	\$114.05	95A
22-23-33-376-045	34790 EIGHT MILE	05/04/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$81,160	55.97	\$162,317	\$31,382	\$113,618	\$114,855	0.989	1,130	\$100.55	95A
22-23-33-376-047	34790 EIGHT MILE	06/01/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$82,010	54.67	\$164,020	\$31,382	\$118,618	\$116,349	1.020	1,112	\$106.67	95A
22-23-33-376-070	34780 EIGHT MILE	06/02/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$96,350	49.41	\$192,706	\$31,185	\$163,815	\$141,685	1.156	1,256	\$130.43	95A
22-23-33-376-076	34780 EIGHT MILE	07/19/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$96,790	48.40	\$193,577	\$31,185	\$168,815	\$142,449	1.185	1,256	\$134.41	95A
22-23-34-277-055	31555 KINGSTON	05/24/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$83,960	52.48	\$167,917	\$31,578	\$128,422	\$119,596	1.074	1,142	\$112.45	95A
Totals:			\$1,460,000			\$1,460,000	\$720,700		\$1,441,395		\$1,177,796	\$1,016,834			\$120.65	
								Sale. Ratio =>	49.36			E.C.F. =>	1.158	Std. Deviation=>		0.226225604
								Std. Dev. =>	6.16			Ave. E.C.F. =>	1.154	Ave. Variance=>		13.5455

2025 ECF 1.14

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-34-278-044	21515 ORCHARD LAKE	05/03/22	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$110,350	46.76	\$220,693	\$47,822	\$188,178	\$144,059	1.306	1,368	\$137.56	96C
22-23-34-278-053	21576 RUTH	10/31/23	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$143,790	44.79	\$287,587	\$47,822	\$273,178	\$199,804	1.367	1,585	\$172.35	96C
22-23-34-278-056	21500 RUTH	05/18/22	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$141,880	53.74	\$283,766	\$47,654	\$216,346	\$196,760	1.100	1,576	\$137.28	96C
22-23-34-476-065	20829 ORCHARD LAKE	06/21/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$111,920	57.39	\$223,837	\$49,499	\$145,501	\$145,282	1.002	1,061	\$137.14	96C
Totals:			\$1,016,000			\$1,016,000	\$507,940		\$1,015,883		\$823,203	\$685,905			\$146.08	
								Sale. Ratio =>	49.99				E.C.F. =>	1.200	Std. Deviation=>	0.17183669
								Std. Dev. =>	5.90				Ave. E.C.F. =>	1.194	Ave. Variance=>	14.3108

2025 ECF 1.20

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-34-155-011	21507 RIVERWALK CT	11/10/21	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$184,220	49.92	\$368,437	\$74,007	\$294,993	\$291,515	1.012	1,928	\$153.00	96F	
22-23-34-155-013	21479 RIVERWALK CT	02/17/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$212,440	47.74	\$424,876	\$79,818	\$365,182	\$319,498	1.143	2,220	\$164.50	96F	
22-23-34-155-014	21465 RIVERWALK CT	07/30/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$219,330	52.22	\$438,652	\$74,146	\$345,854	\$360,897	0.958	2,442	\$141.63	96F	
22-23-35-402-035	29956 KIMBERLY DR	05/11/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$225,300	54.95	\$450,604	\$76,176	\$333,824	\$370,721	0.900	2,357	\$141.63	96F	
22-23-35-402-043	30055 KIMBERLY CT	04/22/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$217,600	64.00	\$435,194	\$74,598	\$265,402	\$357,026	0.743	2,046	\$129.72	96F	
Totals:			\$1,984,000			\$1,984,000	\$1,058,890		\$2,117,763		\$1,605,255	\$1,699,657			\$146.10		
								Sale. Ratio =>	53.37					E.C.F. =>	0.944	Std. Deviation=>	0.14687368
								Std. Dev. =>	6.32					Ave. E.C.F. =>	0.951	Ave. Variance=>	10.3596

2025 ECF 1.08
Used sales outside of study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-35-328-004	21388 MAGNOLIA CT	07/07/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$142,500	51.82	\$285,003	\$70,000	\$205,000	\$208,741	0.982	1,426	\$143.76	97A
22-23-35-328-008	21396 MAGNOLIA CT	01/17/24	\$349,300	WD	03-ARM'S LENGTH	\$349,300	\$144,850	41.47	\$289,708	\$70,000	\$279,300	\$213,309	1.309	1,426	\$195.86	97A
22-23-35-328-014	21449 ARCHWOOD CR	10/05/22	\$316,000	OTH	03-ARM'S LENGTH	\$316,000	\$145,240	45.96	\$290,479	\$70,000	\$246,000	\$214,057	1.149	1,499	\$164.11	97A
22-23-35-328-018	21437 ARCHWOOD CR	05/23/23	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$152,230	44.51	\$304,450	\$70,000	\$272,000	\$227,621	1.195	1,499	\$181.45	97A
22-23-35-328-030	21359 BOXWOOD CT	06/13/22	\$248,500	OTH	03-ARM'S LENGTH	\$248,500	\$142,400	57.30	\$284,797	\$70,000	\$178,500	\$208,541	0.856	1,499	\$119.08	97A
22-23-35-328-031	21357 BOXWOOD CT	03/29/24	\$321,500	WD	03-ARM'S LENGTH	\$321,500	\$142,560	44.34	\$285,129	\$70,000	\$251,500	\$208,863	1.204	1,499	\$167.78	97A
22-23-35-328-034	21351 BOXWOOD CT	05/01/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$164,120	45.59	\$328,233	\$70,000	\$290,000	\$250,712	1.157	1,775	\$163.38	97A
22-23-35-328-038	21343 BOXWOOD CT	05/04/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$141,310	60.13	\$282,618	\$70,000	\$165,000	\$206,425	0.799	1,426	\$115.71	97A
22-23-35-328-042	21323 MULBERRY CT	11/15/23	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$142,200	44.79	\$284,391	\$70,000	\$247,500	\$208,147	1.189	1,426	\$173.56	97A
22-23-35-328-043	21319 MULBERRY CT	12/21/22	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$161,000	52.10	\$321,998	\$70,000	\$239,000	\$244,658	0.977	1,775	\$134.65	97A
22-23-35-328-050	21334 MULBERRY CT	12/29/22	\$223,999	WD	03-ARM'S LENGTH	\$223,999	\$121,540	54.26	\$243,077	\$70,436	\$153,563	\$167,613	0.916	1,320	\$116.34	97A
22-23-35-328-052	21338 MULBERRY CT	01/19/23	\$226,600	WD	03-ARM'S LENGTH	\$226,600	\$121,370	53.56	\$242,742	\$70,436	\$156,164	\$167,287	0.934	1,320	\$118.31	97A
22-23-35-328-053	21340 MULBERRY CT	09/22/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$119,750	52.07	\$239,495	\$70,327	\$159,673	\$164,241	0.972	1,231	\$129.71	97A
22-23-35-328-055	21366 MULBERRY CT	08/08/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$122,590	52.17	\$245,170	\$70,000	\$165,000	\$170,068	0.970	1,320	\$125.00	97A
22-23-35-328-056	21368 MULBERRY CT	12/16/22	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$122,590	54.51	\$245,170	\$70,000	\$154,900	\$170,068	0.911	1,320	\$117.35	97A
22-23-35-328-067	21293 JUNIPER CT	08/12/22	\$245,900	WD	03-ARM'S LENGTH	\$245,900	\$121,880	49.56	\$243,763	\$70,000	\$175,900	\$168,702	1.043	1,320	\$133.26	97A
22-23-35-328-068	21291 JUNIPER CT	02/13/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$119,580	45.99	\$239,151	\$70,000	\$190,000	\$164,224	1.157	1,231	\$154.35	97A
22-23-35-328-071	21300 JUNIPER CT	02/02/24	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$121,880	50.36	\$243,763	\$70,000	\$172,000	\$168,702	1.020	1,320	\$130.30	97A
22-23-35-328-075	21292 JUNIPER CT	09/01/23	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$121,880	51.00	\$243,763	\$70,000	\$169,000	\$168,702	1.002	1,320	\$128.03	97A
22-23-35-328-082	21266 SYCAMORE CT	08/26/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$164,170	55.65	\$328,335	\$70,000	\$225,000	\$250,811	0.897	1,776	\$126.69	97A
22-23-35-328-085	21272 SYCAMORE CT	10/13/23	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$142,400	44.92	\$284,797	\$70,000	\$247,000	\$208,541	1.184	1,499	\$164.78	97A
Totals:			\$5,813,199			\$5,813,199	\$2,878,040		\$5,756,032		\$4,342,000	\$4,160,032			\$143.02	
								Sale. Ratio =>	49.51			E.C.F. =>	1.044	Std. Deviation=>		0.13785743
								Std. Dev. =>	4.98			Ave. E.C.F. =>	1.039	Ave. Variance=>		11.7599

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-35-202-023	22144 CAPE COD WAY	08/12/22	\$167,200	WD	03-ARM'S LENGTH	\$167,200	\$81,920	49.00	\$163,831	\$32,066	\$135,134	\$115,583	1.169	1,088	\$124.20	97B
22-23-35-202-044	22167 ATLANTIC POINTE	03/31/23	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$78,380	54.81	\$156,751	\$32,307	\$110,693	\$109,161	1.014	1,015	\$109.06	97B
22-23-35-202-059	22236 CAPE COD WAY	03/15/24	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$82,680	43.98	\$165,365	\$31,701	\$156,299	\$117,249	1.333	1,108	\$141.06	97B
22-23-35-202-085	30358 NANTUCKET DRIVE	10/20/23	\$162,900	WD	03-ARM'S LENGTH	\$162,900	\$78,380	48.12	\$156,751	\$32,307	\$130,593	\$109,161	1.196	1,015	\$128.66	97B
22-23-35-202-100	22349 ATLANTIC POINTE	03/24/23	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$82,680	49.21	\$165,365	\$31,701	\$136,299	\$117,249	1.162	1,108	\$123.01	97B
22-23-35-202-101	22337 ATLANTIC POINTE	04/21/22	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$82,680	50.41	\$165,365	\$31,701	\$132,299	\$117,249	1.128	1,108	\$119.40	97B
22-23-35-202-105	22313 ATLANTIC POINTE	05/17/22	\$144,500	WD	03-ARM'S LENGTH	\$144,500	\$77,600	53.70	\$155,190	\$32,307	\$112,193	\$107,792	1.041	998	\$112.42	97B
22-23-35-202-106	22307 ATLANTIC POINTE	05/17/23	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$82,680	48.07	\$165,365	\$31,701	\$140,299	\$117,249	1.197	1,108	\$126.62	97B
22-23-35-202-108	22295 ATLANTIC POINTE	09/22/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$77,620	47.04	\$155,244	\$32,361	\$132,639	\$107,792	1.231	998	\$132.90	97B
22-23-35-202-111	22277 ATLANTIC POINTE	08/18/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$77,620	47.04	\$155,244	\$32,361	\$132,639	\$107,792	1.231	998	\$132.90	97B
22-23-35-202-115	22247 ATLANTIC POINTE	09/19/22	\$136,500	WD	03-ARM'S LENGTH	\$136,500	\$78,380	57.42	\$156,751	\$32,307	\$104,193	\$109,161	0.954	1,015	\$102.65	97B
Totals:			\$1,776,100			\$1,776,100	\$880,620		\$1,761,222		\$1,423,280	\$1,235,440			\$122.99	
								Sale. Ratio =>	49.58			E.C.F. =>	1.152	Std. Deviation=>		0.109729885
								Std. Dev. =>	3.93			Ave. E.C.F. =>	1.151	Ave. Variance=>		8.4471

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-36-377-042	28418 EIGHT MILE	03/27/24	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$40,390	55.71	\$80,775	\$31,501	\$40,999	\$71,412	0.574	910	\$45.05	98A	
22-23-36-377-052	28418 EIGHT MILE	03/27/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$40,660	45.18	\$81,329	\$31,185	\$58,815	\$72,672	0.809	910	\$64.63	98A	
22-23-36-377-053	28418 EIGHT MILE	10/11/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,680	47.86	\$81,365	\$31,185	\$53,815	\$72,725	0.740	910	\$59.14	98A	
22-23-36-377-064	28422 EIGHT MILE	02/17/23	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$37,520	51.75	\$75,048	\$31,501	\$40,999	\$63,112	0.650	774	\$52.97	98A	
22-23-36-377-065	28422 EIGHT MILE	05/05/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$35,600	50.86	\$71,191	\$31,185	\$38,815	\$57,980	0.669	716	\$54.21	98A	
22-23-36-377-079	28426 EIGHT MILE	12/19/23	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$37,350	50.47	\$74,697	\$31,501	\$42,499	\$62,603	0.679	784	\$54.21	98A	
22-23-36-377-091	28428 EIGHT MILE	06/30/23	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$39,650	55.07	\$79,295	\$31,185	\$40,815	\$69,725	0.585	885	\$46.12	98A	
22-23-36-377-092	28428 EIGHT MILE	02/17/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$40,990	54.65	\$81,989	\$31,185	\$43,815	\$73,629	0.595	910	\$48.15	98A	
22-23-36-377-097	28426 EIGHT MILE	07/15/22	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$40,680	44.22	\$81,365	\$31,185	\$60,815	\$72,725	0.836	910	\$66.83	98A	
22-23-36-377-100	28426 EIGHT MILE	08/31/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$39,220	41.28	\$78,437	\$31,185	\$63,815	\$68,481	0.932	868	\$73.52	98A	
22-23-36-377-102	28428 EIGHT MILE	10/25/23	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$41,050	49.46	\$82,100	\$31,185	\$51,815	\$73,790	0.702	910	\$56.94	98A	
22-23-36-377-103	28428 EIGHT MILE	07/21/23	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$40,700	52.52	\$81,402	\$31,185	\$46,315	\$72,778	0.636	910	\$50.90	98A	
22-23-36-377-105	28428 EIGHT MILE	04/25/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$39,180	46.09	\$78,364	\$31,185	\$53,815	\$68,375	0.787	868	\$62.00	98A	
Totals:			\$1,043,500			\$1,043,500	\$513,670		\$1,027,357		\$637,147	\$900,006			\$56.51		
								Sale. Ratio =>	49.23					E.C.F. =>	0.708	Std. Deviation=>	0.108284439
								Std. Dev. =>	4.48					Ave. E.C.F. =>	0.707	Ave. Variance=>	8.7338