

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
H -11-09-151-010	4276 TAGGETT LAKE DR	02/23/23	\$467,000	WD	03-ARM'S LENG	\$467,000	\$226,940	48.60	\$453,880	\$23,000	\$444,000	\$394,940	1.124	2,280	\$194.74	K-9	0.0000	Ranch	
Totals:			\$467,000			\$467,000	\$226,940		\$453,880		\$444,000	\$394,940			\$194.74		0.0000		
							Sale. Ratio =>	48.60				E.C.F. =>	1.124	Std. Deviation=>			#DIV/0!		
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.124	Ave. Variance=>			0.0000	Coefficient of Var=>	0

One sale. Unit move

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H -11-10-134-012	4631 DESERT BRIDGE CT	04/21/22	\$347,000	WD	03-ARM'S LENG	\$347,000	\$175,060	50.45	\$350,126	\$56,000	\$291,000	\$233,619	1.246	1,708	\$170.37	K10	4.0807	Ranch	
H -11-10-134-014	4589 DESERT BRIDGE CT	07/11/22	\$325,000	WD	03-ARM'S LENG	\$325,000	\$157,240	48.38	\$314,473	\$56,000	\$269,000	\$205,300	1.310	1,224	\$219.77	K10	2.3850	Ranch	
H -11-10-178-004	4471 DESERT BRIDGE CT	06/13/22	\$399,900	WD	03-ARM'S LENG	\$399,900	\$186,280	46.58	\$372,562	\$60,519	\$339,381	\$247,850	1.369	1,817	\$186.78	K10	8.2875	Colonial/2Sty	
H -11-10-251-015	4573 BRETTON LN	04/27/23	\$370,000	WD	03-ARM'S LENG	\$370,000	\$185,250	50.07	\$370,494	\$55,856	\$314,144	\$249,911	1.257	1,574	\$199.58	K10	2.9403	Ranch	
H -11-10-352-007	3335 WOODRUFF MEADOWS CT	06/30/22	\$405,000	WD	03-ARM'S LENG	\$405,000	\$203,770	50.31	\$407,538	\$56,000	\$349,000	\$279,220	1.250	1,731	\$201.62	K10	3.6516	Ranch	
Totals:			\$1,846,900			\$1,846,900	\$907,600		\$1,815,193		\$1,562,525	\$1,215,900			\$195.63		0.1349		
								Sale. Ratio =>	49.14				E.C.F. =>	1.285	Std. Deviation=>		0.053151084		
								Std. Dev. =>	1.66				Ave. E.C.F. =>	1.286	Ave. Variance=>		4.2690	Coefficient of Var=>	3.318495795

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
H -11-12-353-032	1948 ELKRIDGE CIR	08/24/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$239,720	51.00	\$479,437	\$52,000	\$418,000	\$469,195	0.891	2,606	\$160.40	K13	15.7547	Contemporary			
H -11-13-151-005	2306 ELKRIDGE CIR	08/10/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$205,590	50.14	\$411,174	\$52,000	\$358,000	\$394,263	0.908	2,238	\$159.96	K13	14.0412	SingleFamily			
H -11-13-151-026	2150 ELKRIDGE CIR	03/27/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$226,000	50.79	\$452,004	\$60,126	\$384,874	\$430,162	0.895	2,583	\$149.00	K13	15.3716	Colonial/2Sty			
H -11-13-152-003	2261 ELKRIDGE CIR	07/20/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$217,420	54.36	\$434,840	\$52,000	\$348,000	\$420,242	0.828	2,911	\$119.55	K13	22.0339	SingleFamily			
H -11-13-152-029	2697 FOXGROVE DR	11/20/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$176,360	43.01	\$352,717	\$57,790	\$352,210	\$323,740	1.088	2,312	\$152.34	K13	3.9507	SingleFamily			
H -11-13-177-008	2425 FOXFIELD LN	03/15/24	\$323,200	WD	03-ARM'S LENGTH	\$323,200	\$113,520	35.12	\$227,046	\$52,000	\$271,200	\$192,147	1.411	1,452	\$186.78	K13	36.2985	Ranch			
H -11-13-177-018	2424 FOXFIELD LN	06/10/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$116,930	35.43	\$233,858	\$52,000	\$278,000	\$199,625	1.393	1,210	\$229.75	K13	34.4180	Ranch			
H -11-13-326-050	2637 MOREL DR	12/01/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$172,410	47.24	\$344,822	\$52,000	\$313,000	\$321,429	0.974	1,782	\$175.65	K13	7.4658	SingleFamily			
Totals:			\$3,153,200			\$3,153,200	\$1,467,950		\$2,935,898		\$2,723,284	\$2,750,804			\$166.68		5.8438				
								Sale. Ratio =>	46.55					E.C.F. =>	0.99			Std. Deviation=>	0.231166851		
								Std. Dev. =>	7.32					Ave. E.C.F. =>	1.048			Ave. Variance=>	18.6668	Coefficient of Var=>	17.80445914

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
H -11-15-152-001	2283 N MILFORD RD	01/05/24	\$135,000	LC	03-ARM'S LENGTH	\$135,000	\$59,220	43.87	\$118,433	\$25,360	\$109,640	\$73,056	1.501	986	\$111.20	K15	18.2054	Other		
H -11-15-152-008	2235 N MILFORD RD	01/18/24	\$119,050	WD	03-ARM'S LENGTH	\$119,050	\$59,220	49.74	\$118,433	\$25,360	\$93,690	\$73,056	1.282	986	\$95.02	K15	3.6272	Other		
H -11-15-301-028	296 COUNTRYSIDE CT	08/24/22	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$92,600	50.33	\$185,195	\$37,589	\$146,411	\$115,860	1.264	1,090	\$134.32	K15	5.5032	Ranch		
H -11-15-301-029	329 COUNTRYSIDE CT	07/12/22	\$177,458	WD	03-ARM'S LENGTH	\$177,458	\$90,710	51.12	\$181,422	\$37,582	\$139,876	\$112,904	1.239	1,090	\$128.33	K15	7.9827	TwHse/Duplex		
H -11-15-301-042	171 COUNTRYSIDE LN	09/15/22	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$87,740	48.77	\$175,482	\$37,559	\$142,341	\$108,260	1.315	1,090	\$130.59	K15	0.3909	Other		
H -11-15-301-044	159 COUNTRYSIDE LN	08/25/23	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$88,440	48.86	\$176,877	\$37,559	\$143,441	\$109,355	1.312	1,090	\$131.60	K15	0.7015	Other		
Totals:			\$976,408			\$976,408	\$477,930		\$955,842		\$775,399	\$592,491			\$121.84		1.0007			
								Sale. Ratio =>	48.95				E.C.F. =>	1.309	Std. Deviation=>		0.093728162			
								Std. Dev. =>	2.57				Ave. E.C.F. =>	1.319	Ave. Variance=>		6.0685	Coefficient of Var=>	4.601803942	

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H -11-27-156-001	352 ASBURY CT	07/26/23	\$437,000	WD	03-ARM'S LENG	\$437,000	\$186,830	42.75	\$373,650	\$34,820	\$402,180	\$286,174	1.405	1,834	\$219.29	K27	14.3908	Ranch		
H -11-27-156-007	282 ASBURY CT	10/03/23	\$555,250	WD	03-ARM'S LENG	\$555,250	\$239,740	43.18	\$479,479	\$36,971	\$518,279	\$373,740	1.387	2,389	\$216.94	K27	12.5277	Colonial/2Sty		
H -11-27-156-010	283 ASBURY CT	04/18/23	\$460,000	WD	03-ARM'S LENG	\$460,000	\$236,370	51.38	\$472,745	\$34,837	\$425,163	\$369,855	1.150	2,655	\$160.14	K27	11.1920	Colonial/2Sty		
H -11-27-156-013	321 ASBURY CT	09/01/23	\$461,000	WD	03-ARM'S LENG	\$461,000	\$219,700	47.66	\$439,392	\$34,837	\$426,163	\$341,685	1.247	2,394	\$178.01	K27	1.4221	Colonial/2Sty		
H -11-27-156-016	353 ASBURY CT	06/03/22	\$335,000	WD	03-ARM'S LENG	\$335,000	\$155,500	46.42	\$310,990	\$34,820	\$300,180	\$233,252	1.287	1,454	\$206.45	K27	2.5475	SingleFamily		
H -11-27-156-024	469 DELMAR CT	06/21/23	\$430,000	WD	03-ARM'S LENG	\$430,000	\$216,860	50.43	\$433,713	\$34,864	\$395,136	\$336,866	1.173	1,822	\$216.87	K27	8.8483	Ranch		
H -11-27-156-030	436 DELMAR CT	04/27/22	\$435,900	WD	03-ARM'S LENG	\$435,900	\$234,610	53.82	\$469,214	\$34,820	\$401,080	\$366,887	1.093	2,394	\$167.54	K27	16.8262	Colonial/2Sty		
H -11-27-301-044	1097 RYAN CT	03/30/23	\$370,000	WD	03-ARM'S LENG	\$370,000	\$182,890	49.43	\$365,784	\$25,568	\$344,432	\$287,345	1.199	1,788	\$192.64	K27	6.2788	Other		
H -11-34-177-010	182 REID RD	05/23/22	\$335,000	WD	03-ARM'S LENG	\$335,000	\$145,280	43.37	\$290,553	\$60,221	\$274,779	\$194,537	1.412	1,190	\$230.91	K27	15.1015	Other		
Totals:			\$3,819,150			\$3,819,150	\$1,817,780		\$3,635,520		\$3,487,392	\$2,790,340			\$198.75		1.1651			
								Sale. Ratio =>	47.60					E.C.F. =>	1.250	Std. Deviation=>		0.118675239		
								Std. Dev. =>	3.98					Ave. E.C.F. =>	1.261	Ave. Variance=>		9.9039	Coefficient of Var=>	7.851127994

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H -11-34-326-007	2606 BRIAR CLIFF DR	08/01/22	\$436,000	WD	03-ARM'S LENG	\$436,000	\$213,890	49.06	\$427,772	\$61,500	\$374,500	\$295,143	1.269	2,472	\$151.50	K34	1.9919	SingleFamily	
H -11-34-402-002	2553 BAY VISTA DR	07/11/22	\$388,000	WD	03-ARM'S LENG	\$388,000	\$195,590	50.41	\$391,177	\$61,500	\$326,500	\$265,654	1.229	1,976	\$165.23	K34	1.9919	Contemporary	
Totals:			\$824,000			\$824,000	\$409,480		\$818,949		\$701,000	\$560,797			\$158.36		0.1047		
								Sale. Ratio =>	49.69				E.C.F. =>	1.250	Std. Deviation=>		0.028169163		
								Std. Dev. =>	0.96				Ave. E.C.F. =>	1.249	Ave. Variance=>		1.9919	Coefficient of Var=>	1.594816103

Only 2 sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
Totals:			\$0			\$0	\$0		\$0		\$0	\$0			\$0.00		0.0000	

Sale. Ratio =>	0.00	E.C.F. =>	0.000	Std. Deviation=>	#DIV/0!
Std. Dev. =>	#DIV/0!	Ave. E.C.F. =>	#DIV/0!	Ave. Variance=>	0.0000 Coefficient of Var=>

No sales.

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Totals:			\$0			\$0	\$0		\$0		\$0	\$0			\$0.00		0.0000			
Sale. Ratio =>								0.00		E.C.F. =>			0.000		Std. Deviation=>		#DIV/0!			
Std. Dev. =>								#DIV/0!		Ave. E.C.F. =>			#DIV/0!		Ave. Variance=>		0.0000		Coefficient of Var=>	0

No sales.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
H -11-01-428-031	3524 HIGH VIEW RI	07/29/22	\$560,500	WD	03-ARM'S LENGTH	\$560,500	\$298,890	53.33	\$597,784	\$29,000	\$531,500	\$522,299	1.018	2,806	\$189.42	KKV	11.8692	Colonial/2Sty
H -11-01-428-034	3483 HIGH VIEW RI	08/05/22	\$507,531	WD	03-ARM'S LENGTH	\$507,531	\$207,090	40.80	\$414,187	\$30,522	\$477,009	\$352,309	1.354	1,987	\$240.06	KKV	21.7641	Ranch
H -11-01-428-039	3337 KNOLL CT	10/04/22	\$599,029	WD	03-ARM'S LENGTH	\$599,029	\$312,950	52.24	\$625,900	\$59,254	\$539,775	\$520,336	1.037	2,187	\$246.81	KKV	9.8949	Ranch
Totals:			\$1,667,060			\$1,667,060	\$818,930		\$1,637,871		\$1,548,284	\$1,394,945			\$225.43		2.6383	

Sale. Ratio =>

49.12

E.C.F. =>

1.110

Std. Deviation=>

0.188741142

Std. Dev. =>

6.94

Ave. E.C.F. =>

1.136

Ave. Variance=>

14.5094

Coefficient of Var=:

12.76891417

Older sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
H -11-28-101-001	119 PRESTWICK TRL	07/14/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$235,250	51.14	\$470,506	\$68,944	\$391,056	\$471,317	0.830	2,559	\$152.82	KPW	8.8688	Colonial/2Sty		
H -11-28-101-005	179 GAILES CT	08/22/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$290,420	55.85	\$580,845	\$68,944	\$451,056	\$600,823	0.751	3,370	\$133.84	KPW	16.7667	Colonial/2Sty		
H -11-28-101-010	263 PRESTWICK TRL	06/20/23	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$259,980	46.43	\$519,961	\$68,944	\$491,056	\$529,363	0.928	2,907	\$168.92	KPW	0.9239	Ranch		
H -11-28-126-008	431 PRESTWICK TRL	03/01/23	\$614,000	WD	03-ARM'S LENGTH	\$614,000	\$282,680	46.04	\$565,352	\$71,892	\$542,108	\$579,178	0.936	2,956	\$183.39	KPW	1.7597	Colonial/2Sty		
H -11-28-176-005	1210 SAINT ANDREWS	05/08/23	\$687,000	WD	03-ARM'S LENGTH	\$687,000	\$324,110	47.18	\$648,224	\$68,944	\$618,056	\$679,906	0.909	3,547	\$174.25	KPW	0.9366	Colonial/2Sty		
H -11-28-176-008	1185 SAINT ANDREWS	01/18/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$252,320	50.46	\$504,632	\$68,944	\$431,056	\$511,371	0.843	2,906	\$148.33	KPW	7.5456	Colonial/2Sty		
H -11-28-180-001	1209 GLENEAGLES	06/09/22	\$712,500	WD	03-ARM'S LENGTH	\$712,500	\$305,990	42.95	\$611,972	\$68,944	\$643,556	\$637,357	1.010	3,384	\$190.18	KPW	9.1329	Colonial/2Sty		
H -11-28-180-006	1089 GLENEAGLES	12/22/23	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$270,000	40.30	\$540,006	\$68,944	\$601,056	\$552,890	1.087	3,339	\$180.01	KPW	16.8720	Colonial/2Sty		
H -11-28-180-010	993 GLENEAGLES	07/14/22	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$309,910	48.80	\$619,823	\$73,432	\$561,568	\$641,304	0.876	3,800	\$147.78	KPW	4.2732	Colonial/2Sty		
H -11-28-251-011	373 NAIRN CIR	12/15/23	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$243,080	44.60	\$486,151	\$68,944	\$476,056	\$489,680	0.972	2,806	\$169.66	KPW	5.3781	Colonial/2Sty		
H -11-28-251-019	565 NAIRN CIR	04/28/23	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$349,210	46.56	\$698,415	\$74,363	\$675,637	\$732,455	0.922	3,942	\$171.39	KPW	0.4030	Colonial/2Sty		
H -11-28-252-004	276 NAIRN CIR	05/25/22	\$620,276	WD	03-ARM'S LENGTH	\$620,276	\$278,380	44.88	\$556,760	\$70,331	\$549,945	\$570,926	0.963	2,764	\$198.97	KPW	4.4853	Colonial/2Sty		
H -11-28-252-008	480 NAIRN CIR	01/08/24	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$280,650	47.97	\$561,307	\$70,602	\$514,398	\$575,945	0.893	3,219	\$159.80	KPW	2.5260	Colonial/2Sty		
H -11-28-253-009	753 GLENEAGLES	10/28/22	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$278,500	55.71	\$556,997	\$79,540	\$420,360	\$560,396	0.750	2,875	\$146.21	KPW	16.8285	Colonial/2Sty		
H -11-28-276-003	298 CARNOUSTIE	05/20/22	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$286,860	47.41	\$573,716	\$73,759	\$531,241	\$586,804	0.905	2,796	\$190.00	KPW	1.3085	CapeCod		
H -11-28-276-004	322 CARNOUSTIE	09/06/23	\$547,322	WD	03-ARM'S LENGTH	\$547,322	\$248,300	45.37	\$496,598	\$71,916	\$475,406	\$498,453	0.954	2,783	\$170.83	KPW	3.5365	Colonial/2Sty		
H -11-28-276-013	538 CARNOUSTIE	10/13/22	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$359,100	48.86	\$718,190	\$70,690	\$664,310	\$759,977	0.874	4,331	\$153.38	KPW	4.4278	Colonial/2Sty		
H -11-28-276-022	345 CARNOUSTIE	05/12/22	\$745,100	WD	03-ARM'S LENGTH	\$745,100	\$354,730	47.61	\$709,454	\$76,899	\$668,201	\$742,435	0.900	3,764	\$177.52	KPW	1.8385	Colonial/2Sty		
H -11-28-276-024	297 CARNOUSTIE	07/11/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$321,550	49.47	\$643,097	\$70,857	\$579,143	\$671,643	0.862	3,302	\$175.39	KPW	5.6120	Colonial/2Sty		
H -11-28-303-004	1401 GLENEAGLES	07/05/22	\$745,000	WD	03-ARM'S LENGTH	\$745,000	\$303,420	40.73	\$606,831	\$74,308	\$670,692	\$625,027	1.073	3,106	\$215.93	KPW	15.4663	Ranch		
H -11-28-303-008	1497 GLENEAGLES	04/25/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$272,910	43.32	\$545,816	\$71,571	\$558,429	\$556,626	1.003	2,661	\$209.86	KPW	8.4842	Colonial/2Sty		
H -11-29-276-002	233 INVERNESS	08/01/22	\$535,599	PTA	03-ARM'S LENGTH	\$535,599	\$241,570	45.10	\$483,140	\$68,944	\$466,655	\$486,146	0.960	2,842	\$164.20	KPW	4.1510	Ranch		
H -11-29-276-002	233 INVERNESS	08/01/22	\$535,599	WD	03-ARM'S LENGTH	\$535,599	\$241,570	45.10	\$483,140	\$68,944	\$466,655	\$486,146	0.960	2,842	\$164.20	KPW	4.1510	Ranch		
H -11-29-277-023	475 INVERNESS	05/16/22	\$637,500	WD	03-ARM'S LENGTH	\$637,500	\$309,620	48.57	\$619,235	\$68,944	\$568,556	\$645,881	0.880	3,239	\$175.53	KPW	3.8118	Colonial/2Sty		
Totals:			\$14,724,796			\$14,724,796	\$6,900,110		\$13,800,168		\$13,016,252	\$14,192,047			\$171.77		0.1246			
								Sale. Ratio =>	46.86					E.C.F. =>	0.917	Std. Deviation=>		0.082765735		
								Std. Dev. =>	3.82					Ave. E.C.F. =>	0.918	Ave. Variance=>		6.2287	Coefficient of Var=>	6.782107119

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
H -11-14-252-013	1457 ANCHOR LN	09/21/23	\$490,000	WD	03-ARM'S LENG	\$490,000	\$226,810	46.29	\$453,613	\$86,917	\$403,083	\$398,583	1.011	2,157	\$186.87	KSB	0.0565	Colonial/2Sty	
H -11-14-252-016	1458 ANCHOR LN	06/03/22	\$745,000	WD	03-ARM'S LENG	\$745,000	\$343,650	46.13	\$687,303	\$98,561	\$646,439	\$639,937	1.010	2,440	\$264.93	KSB	0.0565	Ranch	
Totals:			\$1,235,000			\$1,235,000	\$570,460		\$1,140,916		\$1,049,522	\$1,038,520			\$225.90		0.0131		
								Sale. Ratio =>	46.19				E.C.F. =>	1.011	Std. Deviation=>		0.0008		
								Std. Dev. =>	0.11				Ave. E.C.F. =>	1.011	Ave. Variance=>		0.0565	Coefficient of Var=>	0.05592772

Only 2 sales, unit move

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
H -11-14-251-010	1463 SCHOONER CV	05/13/24	\$1,175,000	WD	03-ARM'S LENG	\$1,175,000	\$443,920	37.78	\$887,848	\$216,875	\$958,125	\$654,608	1.464	2,788	\$343.66	KSL	27.5620	Colonial/2Sty	
H -11-14-251-011	1477 SCHOONER CV	05/28/24	\$1,460,000	WD	03-ARM'S LENG	\$1,460,000	\$800,670	54.84	\$1,601,330	\$314,541	\$1,145,459	\$1,255,404	0.912	5,297	\$216.25	KSL	27.5620	Colonial/2Sty	
Totals:			\$2,635,000			\$2,635,000	\$1,244,590		\$2,489,178		\$2,103,584	\$1,910,012			\$279.95		8.6697		
								Sale. Ratio =>	47.23				E.C.F. =>	1.101	Std. Deviation=>		.389785497		
								Std. Dev. =>	12.06				Ave. E.C.F. =>	1.188	Ave. Variance=>		27.5620	Coefficient of Var=>	23.19950068

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
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*No Sales. Small Move

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
H -11-20-277-003	2080 CANTERWOOD	11/03/22	\$690,000	WD	03-ARM'S LENG	\$690,000	\$340,660	49.37	\$681,316	\$87,562	\$602,438	\$655,358	0.919	3,084	\$195.34	KSW	4.4781	Colonial/2Sty	
H -11-20-277-015	2615 PINE BLUFFS CT	08/31/22	\$800,000	WD	03-ARM'S LENG	\$800,000	\$383,020	47.88	\$766,033	\$77,000	\$723,000	\$760,522	0.951	2,822	\$256.20	KSW	1.3369	Ranch	
H -11-20-278-002	2125 CANTERWOOD	11/03/22	\$750,000	WD	03-ARM'S LENG	\$750,000	\$314,340	41.91	\$628,682	\$106,664	\$643,336	\$576,179	1.117	2,863	\$224.71	KSW	15.2524	Contemporary	
H -11-20-326-007	3068 PINE BLUFFS CT	06/23/22	\$570,000	WD	03-ARM'S LENG	\$570,000	\$280,580	49.22	\$561,155	\$79,807	\$490,193	\$531,289	0.923	2,578	\$190.14	KSW	4.1384	Colonial/2Sty	
H -11-20-326-027	2941 PINE BLUFFS CT	02/21/23	\$490,000	WD	03-ARM'S LENG	\$490,000	\$218,780	44.65	\$437,565	\$77,000	\$413,000	\$397,975	1.038	2,987	\$138.27	KSW	7.3723	Colonial/2Sty	
H -11-20-326-044	2812 STEEPLECHASE	05/03/23	\$530,000	WD	03-ARM'S LENG	\$530,000	\$199,490	37.64	\$398,972	\$77,000	\$453,000	\$355,377	1.275	2,572	\$176.13	KSW	31.0669	Colonial/2Sty	
H -11-20-326-063	2859 OVERBROOK	08/01/22	\$500,000	WD	03-ARM'S LENG	\$500,000	\$176,680	35.34	\$353,361	\$77,000	\$423,000	\$305,034	1.387	1,274	\$332.03	KSW	42.2698	Colonial/2Sty	
H -11-20-426-004	2544 CANTERWOOD	03/01/23	\$888,000	WD	03-ARM'S LENG	\$888,000	\$449,570	50.63	\$899,130	\$105,884	\$782,116	\$875,547	0.893	4,760	\$164.31	KSW	7.0744	SingleFamily	
H -11-20-426-009	2358 CANTERWOOD	03/01/23	\$699,000	WD	03-ARM'S LENG	\$699,000	\$349,720	50.03	\$699,433	\$77,000	\$622,000	\$687,012	0.905	3,964	\$156.91	KSW	5.8662	Colonial/2Sty	
H -11-20-476-013	2518 OVERBROOK	07/28/22	\$530,000	WD	03-ARM'S LENG	\$530,000	\$296,720	55.98	\$593,432	\$77,000	\$453,000	\$570,013	0.795	3,036	\$149.21	KSW	16.9313	Colonial/2Sty	
H -11-20-477-009	2495 OVERBROOK	08/14/23	\$725,000	WD	03-ARM'S LENG	\$725,000	\$359,370	49.57	\$718,730	\$77,000	\$648,000	\$708,311	0.915	3,165	\$204.74	KSW	4.9180	Ranch	
H -11-20-477-010	2527 OVERBROOK	07/19/22	\$605,000	WD	03-ARM'S LENG	\$605,000	\$297,180	49.12	\$594,358	\$79,652	\$525,348	\$568,108	0.925	2,990	\$175.70	KSW	3.9300	Colonial/2Sty	
H -11-21-151-009	2118 PINE BLUFFS CT	01/08/24	\$540,000	WD	03-ARM'S LENG	\$540,000	\$241,820	44.78	\$483,644	\$65,000	\$475,000	\$462,079	1.028	2,920	\$162.67	KSW	6.3930	Colonial/2Sty	
H -11-21-151-015	2017 PINE BLUFFS CT	07/10/23	\$361,000	WD	03-ARM'S LENG	\$361,000	\$257,660	71.37	\$515,312	\$70,000	\$291,000	\$491,514	0.592	3,011	\$96.65	KSW	37.1984	Colonial/2Sty	
H -11-21-151-015	2017 PINE BLUFFS CT	12/14/23	\$500,000	WD	03-ARM'S LENG	\$500,000	\$257,660	51.53	\$515,312	\$70,000	\$430,000	\$491,514	0.875	3,011	\$142.81	KSW	8.9185	Colonial/2Sty	
H -11-21-151-021	2207 PINE BLUFFS CT	12/29/23	\$530,000	WD	03-ARM'S LENG	\$530,000	\$240,650	45.41	\$481,293	\$65,000	\$465,000	\$459,485	1.012	2,953	\$157.47	KSW	4.7972	Colonial/2Sty	
H -11-21-303-001	564 TIMBER RIDGE DR	10/27/23	\$475,000	WD	03-ARM'S LENG	\$475,000	\$229,270	48.27	\$458,533	\$66,783	\$408,217	\$432,395	0.944	2,591	\$157.55	KSW	1.9949	Colonial/2Sty	
H -11-21-303-006	420 TIMBER RIDGE DR	07/08/22	\$500,000	WD	03-ARM'S LENG	\$500,000	\$226,630	45.33	\$453,258	\$65,000	\$435,000	\$428,541	1.015	2,654	\$163.90	KSW	5.1041	Colonial/2Sty	
H -11-21-304-006	2045 WOODRIDGE CT	06/27/23	\$440,000	WD	03-ARM'S LENG	\$440,000	\$215,120	48.89	\$430,238	\$65,000	\$375,000	\$403,132	0.930	2,626	\$142.80	KSW	3.3816	Colonial/2Sty	
H -11-21-352-007	313 TIMBER RIDGE DR	09/13/22	\$375,000	WD	03-ARM'S LENG	\$375,000	\$199,060	53.08	\$398,111	\$65,000	\$310,000	\$367,672	0.843	2,392	\$129.60	KSW	12.0889	Colonial/2Sty	
Totals:			\$11,498,000			\$11,498,000	\$5,533,980		\$11,067,868		\$9,967,648	\$10,527,060			\$175.86		1.7172		
								Sale. Ratio =>	48.13				E.C.F. =>	0.947	Std. Deviation=>		0.165487389		
								Std. Dev. =>	7.26				Ave. E.C.F. =>	0.964	Ave. Variance=>		11.2256	Coefficient of Var=>	11.64438685

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
H -11-32-101-001	1564 TURTLE CRK	07/07/22	\$724,900	WD	03-ARM'S LENG	\$724,900	\$391,620	54.02	\$783,248	\$72,570	\$652,330	\$707,142	0.922	3,032	\$215.15	KWR	18.4869	RaisedRanch		
H -11-32-101-004	1698 TURTLE CRK	07/27/22	\$635,000	WD	03-ARM'S LENG	\$635,000	\$308,070	48.51	\$616,137	\$78,334	\$556,666	\$535,127	1.040	2,892	\$192.48	KWR	6.7107	Colonial/2Sty		
H -11-32-151-002	3118 WOODLAND RIDGE	03/15/24	\$685,000	WD	03-ARM'S LENG	\$685,000	\$293,980	42.92	\$587,954	\$70,000	\$615,000	\$515,377	1.193	2,803	\$219.41	KWR	8.5944	SingleFamily		
H -11-32-152-005	1938 WILDFLOWER LN	05/06/22	\$690,000	WD	03-ARM'S LENG	\$690,000	\$320,990	46.52	\$641,989	\$70,000	\$620,000	\$569,143	1.089	3,095	\$200.32	KWR	1.8000	Colonial/2Sty		
H -11-32-153-003	1825 WILDFLOWER LN	06/15/23	\$1,116,102	WD	03-ARM'S LENG	\$1,116,102	\$442,060	39.61	\$884,110	\$70,000	\$1,046,102	\$810,060	1.291	3,001	\$348.58	KWR	18.4032	Colonial/2Sty		
Totals:			\$3,851,002			\$3,851,002	\$1,756,720		\$3,513,438		\$3,490,098	\$3,136,850			\$235.19		0.5256			
								Sale. Ratio =>	45.62					E.C.F. =>	1.113	Std. Deviation=>		0.1416		
								Std. Dev. =>	5.5					Ave. E.C.F. =>	1.107	Ave. Variance=>		10.7991	Coefficient of Var=>	9.752101317

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
H -11-12-278-006	3891 WOODLAND DR	10/06/23	\$550,000	WD	03-ARM'S LENG	\$550,000	\$241,920	43.99	\$483,838	\$209,460	\$340,540	\$147,515	2.309	1,906	\$178.67	L12	36.7050	Bungalow	
H -11-12-401-003	3900 N DUCK LAKE RD	06/09/23	\$1,100,000	WD	03-ARM'S LENG	\$1,100,000	\$569,930	51.81	\$1,139,850	\$252,591	\$847,409	\$477,021	1.776	3,097	\$273.62	L12	16.5000	Contemporary	
H -11-12-401-004	3800 N DUCK LAKE RD	12/01/22	\$738,000	WD	03-ARM'S LENG	\$738,000	\$401,090	54.35	\$802,174	\$257,214	\$480,786	\$292,989	1.641	2,770	\$173.57	L12	30.0493	Colonial/2Sty	
H -11-12-404-004	3566 RESERVE CT	07/29/22	\$564,500	WD	03-ARM'S LENG	\$564,500	\$259,570	45.98	\$519,136	\$252,215	\$312,285	\$143,506	2.176	1,610	\$193.97	L12	23.4652	BiLevel	
H -11-12-405-005	3733 WOODLAND DR	09/13/22	\$440,000	WD	03-ARM'S LENG	\$440,000	\$247,490	56.25	\$494,975	\$250,000	\$190,000	\$131,707	1.443	1,492	\$127.35	L12	49.8864	SingleFamily	
H -11-12-407-015	3545 WOODLAND DR	10/12/23	\$585,000	WD	03-ARM'S LENG	\$585,000	\$290,740	49.70	\$581,477	\$143,120	\$441,880	\$235,676	1.875	2,006	\$220.28	L12	6.6512	CapeCod	
H -11-12-428-012	3928 HILLCREST DR	04/13/22	\$726,000	WD	03-ARM'S LENG	\$726,000	\$310,300	42.74	\$620,593	\$218,130	\$507,870	\$216,378	2.347	1,414	\$359.17	L12	40.5682	SingleFamily	
H -11-12-457-003	3320 E CLARICE AVE	03/22/24	\$325,000	WD	03-ARM'S LENG	\$325,000	\$157,110	48.34	\$314,228	\$131,355	\$193,645	\$98,319	1.970	1,410	\$137.34	L12	2.8101	Other	
H -11-12-480-007	3340 LAKEVIEW DR	10/05/22	\$900,000	WD	03-ARM'S LENG	\$900,000	\$376,640	41.85	\$753,277	\$250,141	\$649,859	\$270,503	2.402	3,258	\$199.47	L12	46.0947	Other	
H -11-12-480-014	3274 LAKEVIEW DR	11/10/22	\$550,000	WD	03-ARM'S LENG	\$550,000	\$314,040	57.10	\$628,075	\$250,000	\$300,000	\$203,266	1.476	2,225	\$134.83	L12	46.5563	Contemporary	
Totals:			\$6,478,500			\$6,478,500	\$3,168,830		\$6,337,623		\$4,264,274	\$2,216,880			\$199.83		1.7913		
								Sale. Ratio =>	48.91				E.C.F. =>	1.924	Std. Deviation=>	0.358265289			
								Std. Dev. =>	5.57				Ave. E.C.F. =>	1.941	Ave. Variance=>	29.9286	Coefficient of Var=>	15.41552863	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
H -11-11-181-006	1565 LUDEAN DR	11/02/22	\$425,000	WD	03-ARM'S LENG	\$425,000	\$206,060	48.48	\$412,120	\$99,239	\$325,761	\$163,129	1.997	1,588	\$205.14	LAD	3.3300	Other	
H -11-11-253-012	4488 CHEVRON DR	12/23/22	\$660,000	CD	03-ARM'S LENG	\$660,000	\$328,130	49.72	\$656,256	\$250,488	\$409,512	\$211,558	1.936	2,104	\$194.63	LAD	2.7959	Colonial/2Sty	
H -11-11-402-008	3830 KINGSWAY DR	05/31/23	\$450,000	WD	03-ARM'S LENG	\$450,000	\$217,690	48.38	\$435,380	\$230,077	\$219,923	\$107,040	2.055	1,260	\$174.54	LAD	9.0928	Ranch	
H -11-11-402-012	3790 KINGSWAY DR	07/10/23	\$620,000	WD	03-ARM'S LENG	\$620,000	\$287,100	46.31	\$574,208	\$250,482	\$369,518	\$168,783	2.189	1,615	\$228.80	LAD	22.5651	Ranch	
H -11-11-402-027	3620 KINGSWAY DR	11/18/22	\$380,000	WD	03-ARM'S LENG	\$380,000	\$231,710	60.98	\$463,418	\$231,781	\$148,219	\$120,770	1.227	1,375	\$107.80	LAD	73.6373	TriLevel/Quad	
H -11-11-402-027	3620 KINGSWAY DR	08/15/23	\$525,000	WD	03-ARM'S LENG	\$525,000	\$231,710	44.14	\$463,418	\$231,781	\$293,219	\$120,770	2.428	1,375	\$213.25	LAD	46.4255	TriLevel/Quad	
H -11-11-452-006	3438 KINGSWAY DR	10/25/22	\$345,000	WD	03-ARM'S LENG	\$345,000	\$181,630	52.65	\$363,264	\$111,093	\$233,907	\$131,476	1.779	1,225	\$190.94	LAD	18.4571	Ranch	
H -11-11-454-003	3231 RAMADA DR	08/28/23	\$840,000	WD	03-ARM'S LENG	\$840,000	\$394,640	46.98	\$789,271	\$250,000	\$590,000	\$281,163	2.098	2,291	\$257.53	LAD	13.4769	Colonial/2Sty	
Totals:			\$4,245,000			\$4,245,000	\$2,078,670		\$4,157,335		\$2,590,059	\$1,304,689			\$196.58		2.1536		
								Sale. Ratio =>	48.97					E.C.F. =>	1.985	Std. Deviation=>	0.35276151		
								Std. Dev. =>	5.20					Ave. E.C.F. =>	1.964	Ave. Variance=>	23.7226	Coefficient of Var=>	12.08082472

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
H -11-27-377-016	1651 S LAKEVIEW LN	03/01/23	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$375,200	48.41	\$750,405	\$73,291	\$701,709	\$451,409	1.554	2,793	\$251.24	LAG	1.1624	Colonial/2Sty	
H -11-27-400-011	1420 PETTIBONE LAKE RD	04/03/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$199,370	49.23	\$398,743	\$98,283	\$306,717	\$200,307	1.531	2,979	\$102.96	LAG	1.1624	Ranch	
Totals:			\$1,180,000			\$1,180,000	\$574,570		\$1,149,148		\$1,008,426	\$651,716			\$177.10		0.4479		
								Sale. Ratio =>	48.69				E.C.F. =>	1.547	Std. Deviation=>	0.016438647			
								Std. Dev. =>	0.58				Ave. E.C.F. =>	1.543	Ave. Variance=>	1.1624	Coefficient of Var=>	0.75339768	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
H -11-02-376-004	1590 WHITE LAKE RD	08/25/22	\$549,000	WD	03-ARM'S LENG	\$549,000	\$291,100	53.02	\$582,195	\$110,641	\$438,359	\$244,455	1.793	2,184	\$200.71	LDL	17.9056	Log			
H -11-11-426-008	3835 HIGHLAND CT	06/17/22	\$340,000	WD	03-ARM'S LENG	\$340,000	\$149,750	44.04	\$299,492	\$144,000	\$196,000	\$80,608	2.432	1,776	\$110.36	LDL	45.9269	Bungalow			
H -11-12-106-002	2396 JACKSON BLVD	04/27/22	\$300,000	WD	03-ARM'S LENG	\$300,000	\$154,720	51.57	\$309,431	\$251,745	\$48,255	\$29,905	1.614	955	\$50.53	LDL	35.8634	Bungalow			
H -11-12-151-003	4235 FLYNN DR	08/30/22	\$405,000	WD	03-ARM'S LENG	\$405,000	\$199,610	49.29	\$399,214	\$240,714	\$164,286	\$82,167	1.999	999	\$164.45	LDL	2.7153	Ranch			
H -11-12-152-009	4156 FLYNN DR	10/12/22	\$605,000	WD	03-ARM'S LENG	\$605,000	\$343,630	56.80	\$687,254	\$250,000	\$355,000	\$226,674	1.566	2,563	\$138.51	LDL	40.6138	Colonial/2Sty			
H -11-12-176-014	4297 HUNTERS DR	11/18/22	\$230,000	PTA	03-ARM'S LENG	\$230,000	\$158,250	68.80	\$316,501	\$129,774	\$100,226	\$96,800	1.035	1,267	\$79.10	LDL	93.6871	Bungalow			
H -11-12-301-006	2283 DAVISTA DR	06/29/23	\$450,000	WD	03-ARM'S LENG	\$450,000	\$180,760	40.17	\$361,513	\$150,000	\$300,000	\$109,649	2.736	1,506	\$199.20	LDL	76.3738	SingleFamily			
H -11-12-326-008	3773 ORCHARD DR	04/19/22	\$550,000	WD	03-ARM'S LENG	\$550,000	\$251,080	45.65	\$502,165	\$155,001	\$394,999	\$179,971	2.195	1,872	\$211.00	LDL	22.2529	Colonial/2Sty			
H -11-12-326-018	2581 DAVISTA DR	03/13/23	\$323,000	WD	03-ARM'S LENG	\$323,000	\$158,680	49.13	\$317,369	\$154,338	\$168,662	\$84,516	1.996	871	\$193.64	LDL	2.3362	Bungalow			
H -11-14-226-016	2773 MAPLE RIDGE AVE	10/03/22	\$450,000	WD	03-ARM'S LENG	\$450,000	\$197,880	43.97	\$395,758	\$151,238	\$298,762	\$126,760	2.357	1,087	\$274.85	LDL	38.4647	Ranch			
Totals:			\$4,202,000			\$4,202,000	\$2,085,460		\$4,170,892		\$2,464,549	\$1,261,504			\$162.24		1.8605				
								Sale. Ratio =>	49.63					E.C.F. =>	1.954	Std. Deviation=>	0.494000968				
								Std. Dev. =>	8.16					Ave. E.C.F. =>	1.972	Ave. Variance=>	37.6140	Coefficient of Var=>	19.07146193		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
H -11-17-251-004	2634 LYNCH DR	06/28/22	\$420,000	WD	03-ARM'S LENG	\$420,000	\$117,860	28.06	\$235,725	\$73,255	\$346,745	\$102,634	3.378	1,176	\$294.85	LHC	88.0771	Colonial/2Sty		
H -11-17-276-001	2644 FRY RD	01/08/24	\$592,000	WD	03-ARM'S LENG	\$592,000	\$290,540	49.08	\$581,088	\$71,704	\$520,296	\$321,784	1.617	2,196	\$236.93	LHC	88.0771	SingleFamily		
Totals:			\$1,012,000			\$1,012,000	\$408,400		\$816,813		\$867,041	\$424,418			\$265.89		45.4789			
								Sale. Ratio =>	40.36			E.C.F. =>	2.043	Std. Deviation=>		1.245598631				
								Std. Dev. =>	14.86			Ave. E.C.F. =>	2.498	Ave. Variance=>		88.0771	Coefficient of Var=>	35.26354423		

* 2 sales market move

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
H -11-09-177-021	3992 LOCH DR	06/26/23	\$275,000	WD	03-ARM'S LENG	\$275,000	\$144,040	52.38	\$288,084	\$63,852	\$211,148	\$156,696	1.348	2,160	\$97.75	LHH	15.6591	BiLevel			
H -11-09-227-009	4672 STRATHCONA	03/07/24	\$270,000	WD	03-ARM'S LENG	\$270,000	\$139,570	51.69	\$279,146	\$84,134	\$185,866	\$136,277	1.364	1,361	\$136.57	LHH	14.0205	TriLevel/Quad			
H -11-09-227-025	720 TOMAHAWK TRL	02/24/23	\$310,000	WD	03-ARM'S LENG	\$310,000	\$156,600	50.52	\$313,201	\$64,374	\$245,626	\$173,883	1.413	1,539	\$159.60	LHH	9.1500	Ranch			
H -11-09-227-027	515 CLYDE RD	09/18/23	\$450,000	WD	03-ARM'S LENG	\$450,000	\$243,430	54.10	\$486,866	\$73,736	\$376,264	\$288,700	1.303	3,890	\$96.73	LHH	20.0788	Colonial/2Sty			
H -11-09-252-005	4215 LOCH DR	09/15/23	\$425,000	WD	03-ARM'S LENG	\$425,000	\$188,760	44.41	\$377,514	\$82,998	\$342,002	\$205,811	1.662	1,831	\$186.78	LHH	15.7634	Ranch			
H -11-09-328-004	1084 WOODRUFF LAKE DR	06/10/22	\$394,000	WD	03-ARM'S LENG	\$394,000	\$155,260	39.41	\$310,512	\$73,720	\$320,280	\$165,473	1.936	1,672	\$191.56	LHH	43.1450	Colonial/2Sty			
Totals:			\$2,124,000			\$2,124,000	\$1,027,660		\$2,055,323		\$1,681,186	\$1,126,841			\$144.83		1.2145				
								Sale. Ratio =>	48.38					E.C.F. =>	1.492	Std. Deviation=>	0.246521286				
								Std. Dev. =>	5.65					Ave. E.C.F. =>	1.504	Ave. Variance=>	19.6361	Coefficient of Var=>	13.05514782		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
H -11-03-100-004	300 KNOBBY VW	11/10/23	\$648,000	WD	03-ARM'S LENG	\$648,000	\$289,550	44.68	\$579,091	\$150,375	\$497,625	\$325,031	1.531	2,525	\$197.08	LKN	13.7833	Colonial/2Sty		
H -11-03-376-018	5201 KNOBBY HL	05/27/22	\$800,000	WD	03-ARM'S LENG	\$800,000	\$416,480	52.06	\$832,954	\$150,158	\$649,842	\$517,662	1.255	3,077	\$211.19	LKN	13.7833	Ranch		
Totals:			\$1,448,000			\$1,448,000	\$706,030		\$1,412,045		\$1,147,467	\$842,693			\$204.14		3.1507			
								Sale. Ratio =>	48.76				E.C.F. =>	1.362	Std. Deviation=>	0.1949258				
								Std. Dev. =>	5.22				Ave. E.C.F. =>	1.393	Ave. Variance=>	13.7833	Coefficient of Var=>	9.893477291		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
Totals:			\$0			\$0	\$0		\$0		\$0	\$0			\$0.00		0.0000	
							Sale. Ratio =>	0.00				E.C.F. =>	0.000		Std. Deviation=>	#DIV/0!		
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	#####		Ave. Variance=>	0.0000	Coefficient of Var=>	0

Used LHH LHL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
H -11-10-151-003	233 PENINSULA LAKE DR	12/15/22	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$119,910	65.88	\$239,811	\$78,948	\$103,052	\$107,817	0.956	1,336	\$77.13	LOH	66.0816	Ranch	
H -11-10-151-012	223 PENINSULA LAKE DR	04/11/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$137,240	42.23	\$274,474	\$77,870	\$247,130	\$131,772	1.875	1,045	\$236.49	LOH	25.8814	Ranch	
H -11-10-451-013	3271 LAKEVIEW BLVD	07/18/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$134,500	52.75	\$269,005	\$99,982	\$155,018	\$113,286	1.368	1,463	\$105.96	LOH	24.8245	Bungalow	
H -11-10-451-025	3401 LAKEVIEW BLVD	08/18/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$98,800	42.04	\$197,606	\$100,526	\$134,474	\$65,067	2.067	940	\$143.06	LOH	45.0079	Ranch	
H -11-15-251-004	483 DUNLEAVY DR	06/30/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$160,090	41.58	\$320,180	\$99,837	\$285,163	\$147,683	1.931	1,681	\$169.64	LOH	31.4293	SingleFamily	
H -11-15-254-005	2412 AMELIA DR	04/06/22	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$139,080	55.19	\$278,155	\$66,000	\$186,000	\$142,195	1.308	1,390	\$133.81	LOH	30.8558	Other	
H -11-15-277-010	2219 HUFF PL	11/17/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$70,270	46.85	\$140,533	\$63,425	\$86,575	\$51,681	1.675	634	\$136.55	LOH	5.8561	Ranch	
H -11-15-277-015	2343 HUFF PL	04/03/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$159,270	43.05	\$318,548	\$70,864	\$299,136	\$166,008	1.802	1,263	\$236.85	LOH	18.5316	Ranch	
H -11-15-278-033	1080 DUNLEAVY DR	07/19/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$149,990	48.38	\$299,971	\$100,929	\$209,071	\$133,406	1.567	1,319	\$158.51	LOH	4.9444	Ranch	
Totals:			\$2,464,000			\$2,464,000	\$1,169,150		\$2,338,283		\$1,705,619	\$1,058,916			\$155.33		0.5898		
								Sale. Ratio =>	47.45				E.C.F. =>	1.611	Std. Deviation=>	0.353918041			
								Std. Dev. =>	8.11				Ave. E.C.F. =>	1.617	Ave. Variance=>	28.1570	Coefficient of Var=>	17.41717837	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
H -11-34-128-002	1839 LAKEVIEW LN	08/26/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$101,080	32.09	\$202,154	\$48,094	\$266,906	\$80,323	3.323	964	\$276.87	LRD	9.7456	Bungalow	
H -11-34-128-014	1921 LAKEVIEW LN	12/13/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$118,910	33.50	\$237,825	\$52,086	\$302,914	\$96,840	3.128	1,210	\$250.34	LRD	9.7456	Bungalow	
Totals:			\$670,000			\$670,000	\$219,990		\$439,979		\$569,820	\$177,163			\$263.61		0.9086		
								Sale. Ratio =>	32.83				E.C.F. =>	3.216	Std. Deviation=>	0.137823661			
								Std. Dev. =>	0.99				Ave. E.C.F. =>	3.225	Ave. Variance=>	9.7456	Coefficient of Var=>	3.021478429	

Only 2 sales. Ref LAD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
H -11-12-458-012	2973 TES DR	09/19/22	\$1	WD	03-ARM'S LENGTH	\$570,000	\$233,870	41.03	\$467,748	\$120,349	\$449,651	\$193,107	2.329	1,568	\$286.77	LWS	36.6096	TriLevel/Quad	
H -11-13-201-001	2995 VENICE	08/10/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$258,620	57.47	\$517,245	\$250,000	\$200,000	\$148,552	1.346	2,038	\$98.14	LWS	61.6084	Colonial/2Sty	
H -11-13-201-002	2992 VENICE	04/20/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$253,520	50.70	\$507,042	\$218,979	\$281,021	\$160,124	1.755	2,280	\$123.25	LWS	20.7393	CapeCod	
H -11-13-401-017	2160 N DUCK LAKE RD	06/21/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$173,940	41.91	\$347,882	\$153,381	\$261,619	\$108,116	2.420	1,005	\$260.32	LWS	45.7381	Bungalow	
		Totals:	\$1,365,001			\$1,935,000	\$919,950		\$1,839,917		\$1,192,291	\$609,899			\$192.12		0.7515		
								Sale. Ratio =>	47.54				E.C.F. =>	1.955	Std. Deviation=>	0.505237581			
								Std. Dev. =>	7.80				Ave. E.C.F. =>	1.962	Ave. Variance=>	41.1738	Coefficient of Var=>	20.98121915	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
H -11-09-326-005	3829 TAGGETT LAKE DR	07/01/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$197,840	43.01	\$395,674	\$62,534	\$397,466	\$199,724	1.990	1,420	\$279.91	LWT	17.3621	Ranch
H -11-09-326-010	3683 TAGGETT LAKE DR	06/30/23	\$424,000	WD	03-ARM'S LENGTH	\$424,000	\$202,060	47.66	\$404,127	\$52,823	\$371,177	\$210,614	1.762	1,434	\$258.84	LWT	5.4095	Ranch
H -11-09-330-010	3732 LOCH DR	12/12/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$194,730	49.30	\$389,460	\$70,008	\$324,992	\$191,518	1.697	2,033	\$159.86	LWT	11.9526	SingleFamily
Totals:			\$1,279,000			\$1,279,000	\$594,630		\$1,189,261		\$1,093,635	\$601,856			\$232.87		0.0651	
								Sale. Ratio =>	46.49			E.C.F. =>	1.817	Std. Deviation=>	0.15387841			
								Std. Dev. =>	3.26			Ave. E.C.F. =>	1.816	Ave. Variance=>	11.5748	Coefficient of Var=>	6.372174466	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
H -11-09-127-008	4051 LOCH DR	06/29/23	\$260,000	WD	03-ARM'S LENG	\$260,000	\$123,760	47.60	\$247,516	\$51,362	\$208,638	\$136,788	1.525	1,778	\$117.34	R-9	1.9932	BiLevel	
H -11-09-151-001	4040 TAGGETT LAKE I	06/08/23	\$390,000	WD	03-ARM'S LENG	\$390,000	\$181,830	46.62	\$363,662	\$56,000	\$334,000	\$214,548	1.557	2,124	\$157.25	R-9	1.1563	Colonial/2Sty	
H -11-09-176-018	3902 TAGGETT LAKE I	01/05/23	\$397,000	WD	03-ARM'S LENG	\$397,000	\$204,310	51.46	\$408,628	\$57,543	\$339,457	\$244,829	1.387	2,140	\$158.62	R-9	15.8692	Colonial/2Sty	
H -11-09-176-031	1492 MALIBU CT	08/11/22	\$307,000	WD	03-ARM'S LENG	\$307,000	\$171,170	55.76	\$342,346	\$55,000	\$252,000	\$200,381	1.258	1,416	\$177.97	R-9	28.7592	Ranch	
H -11-09-427-001	590 SNYDER RD	06/23/23	\$175,000	WD	03-ARM'S LENG	\$175,000	\$83,580	47.76	\$167,167	\$50,776	\$124,224	\$81,165	1.531	1,074	\$115.66	R-9	1.4691	Ranch	
H -11-09-427-007	588 SNYDER RD	05/20/22	\$185,000	WD	03-ARM'S LENG	\$185,000	\$81,080	43.83	\$162,164	\$53,240	\$131,760	\$75,958	1.735	1,074	\$122.68	R-9	18.9442	Ranch	
H -11-09-429-008	596 E BAKER RD	09/23/22	\$164,000	WD	03-ARM'S LENG	\$164,000	\$80,720	49.22	\$161,432	\$50,000	\$114,000	\$77,707	1.467	1,100	\$103.64	R-9	7.8151	Ranch	
H -11-09-429-017	536 E BAKER RD	06/06/22	\$170,000	WD	03-ARM'S LENG	\$170,000	\$78,260	46.04	\$156,519	\$50,000	\$120,000	\$74,281	1.615	1,104	\$108.70	R-9	7.0289	Ranch	
H -11-09-430-024	627 W BAKER RD	02/01/24	\$170,000	WD	03-ARM'S LENG	\$170,000	\$94,010	55.30	\$188,025	\$50,000	\$120,000	\$96,252	1.247	1,018	\$117.88	R-9	29.8467	Other	
H -11-09-479-003	598 KEITH DR	06/24/22	\$241,000	WD	03-ARM'S LENG	\$241,000	\$104,660	43.43	\$209,327	\$55,000	\$186,000	\$107,620	1.728	887	\$209.70	R-9	18.3106	Ranch	
H -11-09-480-014	585 KEITH DR	09/23/22	\$240,000	WD	03-ARM'S LENG	\$240,000	\$116,560	48.57	\$233,118	\$53,521	\$186,479	\$125,242	1.489	1,368	\$136.32	R-9	5.6248	Ranch	
H -11-09-481-003	515 FISHER RD	01/13/23	\$210,000	PTA	03-ARM'S LENG	\$210,000	\$86,270	41.08	\$172,534	\$74,216	\$135,784	\$68,562	1.980	992	\$136.88	R-9	43.5256	Bungalow	
H -11-09-481-012	597 FISHER RD	10/02/23	\$213,500	WD	03-ARM'S LENG	\$213,500	\$89,260	41.81	\$178,521	\$50,000	\$163,500	\$89,624	1.824	986	\$165.82	R-9	27.9088	Ranch	
H -11-09-481-013	585 FISHER RD	01/13/23	\$210,000	WD	03-ARM'S LENG	\$210,000	\$94,430	44.97	\$188,857	\$50,000	\$160,000	\$96,832	1.652	983	\$162.77	R-9	10.7150	Ranch	
H -11-10-301-025	260 WOODRUFF LAKE	12/22/23	\$350,000	WD	03-ARM'S LENG	\$350,000	\$204,380	58.39	\$408,767	\$72,918	\$277,082	\$234,204	1.183	1,406	\$197.07	R-9	36.2120	Ranch	
Totals:			\$3,682,500			\$3,682,500	\$1,794,280		\$3,588,583		\$2,852,924	\$1,923,994			\$145.89		6.2384		
								Sale. Ratio =>	48.72			E.C.F. =>	1.483	Std. Deviation=>		0.22221277			
								Std. Dev. =>	5.17			Ave. E.C.F. =>	1.545	Ave. Variance=>		17.0119	Coefficient of Var=>	11.00953252	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
H -11-10-126-009	4925 JOHNSON ST	11/28/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$79,840	46.96	\$159,670	\$50,000	\$120,000	\$76,107	1.577	1,032	\$116.28	R10	6.7036	SingleFamily		
H -11-10-126-011	4942 N MILFORD RD	04/11/23	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$97,280	52.87	\$194,562	\$55,000	\$129,000	\$96,851	1.332	1,070	\$120.56	R10	17.7748	Mobile/Modular		
H -11-10-128-004	4810 N MILFORD RD	04/19/24	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$139,050	47.62	\$278,102	\$50,000	\$242,000	\$158,294	1.529	1,830	\$132.24	R10	1.9105	SingleFamily		
H -11-10-128-005	129 MERIBAH ST	06/29/22	\$144,000	PTA	03-ARM'S LENGTH	\$144,000	\$60,960	42.33	\$121,926	\$50,516	\$93,484	\$49,556	1.886	852	\$109.72	R10	37.6743	SingleFamily		
H -11-10-128-009	139 MERIBAH ST	11/09/23	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$87,250	45.21	\$174,493	\$55,233	\$137,767	\$82,762	1.665	975	\$141.30	R10	15.4923	Ranch		
H -11-10-129-001	220 BISHOP ST	06/18/24	\$163,743	SD	03-ARM'S LENGTH	\$163,743	\$83,640	51.08	\$167,275	\$55,279	\$108,464	\$77,721	1.396	1,024	\$105.92	R10	11.4139	SingleFamily		
H -11-10-132-007	157 SHERMAN ST	05/17/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$106,330	50.63	\$212,653	\$56,143	\$153,857	\$108,612	1.417	993	\$154.94	R10	9.3120	Ranch		
H -11-10-201-002	4903 CAPE TOWN BLVD	04/22/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$131,600	47.85	\$263,206	\$56,000	\$219,000	\$143,793	1.523	1,428	\$153.36	R10	1.3327	Other		
H -11-10-203-005	4730 BRETTON LN	09/01/22	\$358,900	WD	03-ARM'S LENGTH	\$358,900	\$187,510	52.25	\$375,017	\$55,000	\$303,900	\$222,080	1.368	1,473	\$206.31	R10	14.1267	Ranch		
H -11-10-204-005	4850 CAPE TOWN BLVD	07/21/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$159,630	52.34	\$319,252	\$60,043	\$244,957	\$179,881	1.362	1,867	\$131.20	R10	14.7924	Colonial/2Sty		
H -11-10-351-008	3325 N MILFORD RD	12/06/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$119,230	46.76	\$238,458	\$66,011	\$188,989	\$119,672	1.579	1,370	\$137.95	R10	6.9534	Colonial/2Sty		
H -11-10-427-001	3799 CAPITOL WAY	07/08/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$164,460	49.84	\$328,918	\$58,948	\$271,052	\$187,349	1.447	1,771	\$153.05	R10	6.2919	Colonial/2Sty		
H -11-10-429-003	3791 HERITAGE FARMS DR	07/08/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$167,950	48.68	\$335,891	\$57,174	\$287,826	\$193,419	1.488	1,332	\$216.09	R10	2.1599	Ranch		
H -11-10-429-015	3485 HERITAGE FARMS DR	08/23/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$166,730	47.64	\$333,466	\$62,433	\$287,567	\$188,087	1.529	1,819	\$158.09	R10	1.9212	Colonial/2Sty		
H -11-10-430-013	3613 HARVEY LAKE RD	06/14/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$122,360	46.17	\$244,720	\$59,968	\$205,032	\$128,211	1.599	1,291	\$158.82	R10	8.9483	Other		
H -11-10-431-007	3305 HARVEY LAKE RD	07/14/23	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$138,130	49.51	\$276,257	\$57,247	\$221,753	\$151,985	1.459	1,728	\$128.33	R10	5.0646	Colonial/2Sty		
Totals:			\$4,119,643			\$4,119,643	\$2,011,950		\$4,023,866		\$3,214,648	\$2,164,380			\$145.26		2.4443			
								Sale. Ratio =>	48.84					E.C.F. =>	1.485	Std. Deviation=>		0.1382		
								Std. Dev. =>	2.87					Ave. E.C.F. =>	1.51	Ave. Variance=>		10.117	Coefficient of Var=>	6.701378685

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
H -11-12-202-015	2987 CLOVERDALE	06/02/22	\$224,135	WD	03-ARM'S LENG	\$224,135	\$93,570	41.75	\$187,144	\$47,000	\$177,135	\$100,606	1.761	1,366	\$129.67	R12	26.6199	Colonial/2Sty		
H -11-12-202-018	3033 CLOVERDALE	08/29/22	\$235,000	WD	03-ARM'S LENG	\$235,000	\$112,310	47.79	\$224,617	\$48,811	\$186,189	\$126,207	1.475	1,684	\$110.56	R12	1.9213	Colonial/2Sty		
H -11-12-202-019	3085 CLOVERDALE	05/25/22	\$179,000	WD	03-ARM'S LENG	\$179,000	\$100,500	56.15	\$201,009	\$48,700	\$130,300	\$109,339	1.192	1,510	\$86.29	R12	30.2775	Ranch		
H -11-12-204-005	2974 CLOVERDALE	07/19/23	\$293,000	WD	03-ARM'S LENG	\$293,000	\$145,290	49.59	\$290,578	\$52,271	\$240,729	\$171,075	1.407	1,694	\$142.11	R12	8.7326	Colonial/2Sty		
H -11-12-204-005	2974 CLOVERDALE	10/23/23	\$296,000	LC	03-ARM'S LENG	\$296,000	\$145,290	49.08	\$290,578	\$52,271	\$243,729	\$171,075	1.425	1,694	\$143.88	R12	6.9789	Colonial/2Sty		
H -11-12-204-008	3014 CLOVERDALE	08/08/23	\$210,000	WD	03-ARM'S LENG	\$210,000	\$75,480	35.94	\$150,966	\$49,702	\$160,298	\$72,695	2.205	839	\$191.06	R12	71.0596	Bungalow		
H -11-12-227-001	3357 GIDDINGS BLVD	10/07/22	\$242,500	WD	03-ARM'S LENG	\$242,500	\$127,790	52.70	\$255,570	\$47,000	\$195,500	\$149,727	1.306	1,791	\$109.16	R12	18.8775	SingleFamily		
H -11-12-228-012	4715 EAGLE RD	08/24/22	\$195,000	WD	03-ARM'S LENG	\$195,000	\$99,730	51.14	\$199,468	\$47,000	\$148,000	\$109,453	1.352	1,616	\$91.58	R12	14.2304	Colonial/2Sty		
H -11-12-426-003	3760 WOODLAND DR	06/07/22	\$210,000	WD	03-ARM'S LENG	\$210,000	\$102,300	48.71	\$204,605	\$48,700	\$161,300	\$111,920	1.441	1,395	\$115.63	R12	5.3279	Bungalow		
H -11-12-432-005	3585 LAKEVIEW DR	01/25/24	\$330,000	WD	03-ARM'S LENG	\$330,000	\$140,690	42.63	\$281,389	\$53,267	\$276,733	\$163,763	1.690	1,358	\$203.78	R12	19.5354	Ranch		
H -11-12-432-037	3550 WOODLAND DR	12/22/22	\$301,200	WD	03-ARM'S LENG	\$301,200	\$142,740	47.39	\$285,473	\$49,984	\$251,216	\$169,052	1.486	1,196	\$210.05	R12	0.8452	Ranch		
H -11-12-452-009	3300 N DUCK LAKE RD	05/04/22	\$365,000	WD	03-ARM'S LENG	\$365,000	\$170,310	46.66	\$340,627	\$75,800	\$289,200	\$190,113	1.521	1,784	\$162.11	R12	2.6720	TriLevel/Quad		
H -11-12-453-022	3443 W CLARICE AVE	03/22/24	\$425,000	WD	03-ARM'S LENG	\$425,000	\$193,220	45.46	\$386,437	\$53,169	\$371,831	\$239,245	1.554	2,157	\$172.38	R12	5.9703	Ranch		
H -11-12-454-001	3472 W CLARICE AVE	12/20/23	\$235,000	WD	03-ARM'S LENG	\$235,000	\$116,140	49.42	\$232,285	\$48,764	\$186,236	\$131,745	1.414	1,355	\$137.44	R12	8.0875	Ranch		
H -11-12-454-022	3412 W CLARICE AVE	08/16/22	\$252,500	WD	03-ARM'S LENG	\$252,500	\$119,400	47.29	\$238,807	\$47,455	\$205,045	\$137,367	1.493	1,402	\$146.25	R12	0.1801	TriLevel/Quad		
H -11-12-455-016	3345 E CLARICE AVE	06/24/22	\$260,000	WD	03-ARM'S LENG	\$260,000	\$136,680	52.57	\$273,358	\$47,000	\$213,000	\$162,497	1.311	1,724	\$123.55	R12	18.3688	Ranch		
H -11-12-476-014	3337 HIGHLAND CT	07/22/22	\$360,000	WD	03-ARM'S LENG	\$360,000	\$173,040	48.07	\$346,089	\$48,700	\$311,300	\$213,488	1.458	2,441	\$127.53	R12	3.6323	Colonial/2Sty		
H -11-12-477-015	3324 HIGHLAND CT	01/26/23	\$365,000	WD	03-ARM'S LENG	\$365,000	\$180,530	49.46	\$361,052	\$47,000	\$318,000	\$225,450	1.411	2,062	\$154.22	R12	8.3972	Colonial/2Sty		
Totals:			\$4,978,335			\$4,978,335	\$2,375,010		\$4,750,052		\$4,065,741	\$2,754,815			\$142.07		1.8616			
								Sale. Ratio =>	47.71					E.C.F. =>	1.476	Std. Deviation=>		0.220992484		
								Std. Dev. =>	4.54					Ave. E.C.F. =>	1.494	Ave. Variance=>		13.9841	Coefficient of Var=>	9.357172145

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
H -11-13-176-033	2339 LAKESIDE DR	05/25/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$129,270	51.71	\$258,549	\$55,138	\$194,862	\$139,514	1.397	1,359	\$143.39	R13	16.3240	Ranch	
H -11-13-179-004	2545 N DUCK LAKE RD	12/22/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$114,940	43.37	\$229,881	\$50,099	\$214,901	\$123,307	1.743	1,718	\$125.09	R13	18.2845	Colonial/2Sty	
H -11-13-326-021	1725 HIGHLAND PARK D	09/27/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$124,040	43.52	\$248,086	\$63,774	\$221,226	\$126,414	1.750	1,076	\$205.60	R13	19.0045	Ranch	
H -11-13-326-028	2790 E WARDLOW RD	11/16/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$159,630	59.12	\$319,262	\$56,000	\$214,000	\$180,564	1.185	1,910	\$112.04	R13	37.4787	Ranch	
H -11-13-326-035	1735 N DUCK LAKE RD	02/08/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$141,810	40.52	\$283,625	\$78,180	\$271,820	\$140,909	1.929	1,852	\$146.77	R13	36.9086	Colonial/2Sty	
H -11-13-404-018	1774 LA SALLE BLVD	02/06/23	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$111,370	42.35	\$222,732	\$48,730	\$214,270	\$119,343	1.795	1,392	\$153.93	R13	23.5451	TriLevel/Quad	
H -11-13-404-025	1793 VALLEY DR	08/26/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$103,190	51.60	\$206,376	\$50,542	\$149,458	\$106,882	1.398	1,342	\$111.37	R13	16.1618	SingleFamily	
H -11-13-405-020	1747 LOMBARDY DR	12/01/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$134,800	48.14	\$269,590	\$52,640	\$227,360	\$148,800	1.528	1,210	\$187.90	R13	3.2003	Ranch	
H -11-13-427-013	1736 LOMBARDY DR	12/30/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$85,810	50.48	\$171,621	\$48,700	\$121,300	\$84,308	1.439	1,119	\$108.40	R13	12.1190	Ranch	
H -11-13-427-020	1755 LOCKWOOD DR	05/19/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$118,330	35.86	\$236,658	\$49,177	\$280,823	\$128,588	2.184	1,076	\$260.99	R13	62.3938	BiLevel	
H -11-13-451-002	1680 N DUCK LAKE RD	02/01/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$109,230	53.28	\$218,465	\$47,000	\$158,000	\$117,603	1.344	1,322	\$119.52	R13	21.6459	Ranch	
H -11-13-451-006	1600 N DUCK LAKE RD	08/03/23	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$84,340	47.12	\$168,670	\$49,452	\$129,548	\$81,768	1.584	1,036	\$125.05	R13	2.4370	Bungalow	
H -11-13-451-015	1585 ISLAND DR	06/01/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$66,400	41.50	\$132,806	\$55,743	\$104,257	\$52,855	1.972	779	\$133.83	R13	41.2536	Ranch	
H -11-13-452-001	1692 ISLAND DR	06/30/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$100,670	46.82	\$201,345	\$47,538	\$167,462	\$105,492	1.587	1,331	\$125.82	R13	2.7478	Ranch	
H -11-13-452-019	1668 ISLAND DR	07/26/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$164,620	53.10	\$329,234	\$49,415	\$260,585	\$191,920	1.358	1,773	\$146.97	R13	20.2182	Ranch	
H -11-13-453-015	1585 VALLEY DR	01/18/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$72,020	48.01	\$144,031	\$47,045	\$102,955	\$66,520	1.548	966	\$106.58	R13	1.2231	Ranch	
H -11-13-454-018	1609 LOMBARDY DR	07/20/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$150,300	55.67	\$300,594	\$47,000	\$223,000	\$173,933	1.282	1,613	\$138.25	R13	27.7859	Ranch	
H -11-13-478-005	1648 LOMBARDY DR	03/07/23	\$105,000	OTH	03-ARM'S LENGTH	\$105,000	\$64,520	61.45	\$129,048	\$47,000	\$58,000	\$56,274	1.031	970	\$59.79	R13	52.9298	Bungalow	
H -11-13-479-004	1680 LOCKWOOD DR	11/22/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$140,280	45.25	\$280,567	\$48,781	\$261,219	\$158,975	1.643	1,688	\$154.75	R13	8.3179	Other	
H -11-13-479-011	1600 LOCKWOOD DR	08/14/23	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$157,250	48.76	\$314,509	\$49,137	\$273,363	\$182,011	1.502	2,313	\$118.19	R13	5.8059	Other	
Totals:			\$4,889,500			\$4,889,500	\$2,332,820		\$4,665,649		\$3,848,409	\$2,485,979			\$139.21		1.1918		
								Sale. Ratio =>	47.71					E.C.F. =>	1.548	Std. Deviation=>	0.279710538		
								Std. Dev. =>	6.39					Ave. E.C.F. =>	1.560	Ave. Variance=>	21.4893	Coefficient of Var=>	13.77549711

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
H -11-15-428-004	1958 SHEWCHENKO DR	01/20/23	\$230,000	WD	03-ARM'S LENG	\$230,000	\$112,340	48.84	\$224,688	\$44,764	\$185,236	\$151,579	1.222	1,375	\$134.72	R15	3.2156	Ranch	
H -11-15-452-006	1650 NOTTINGHAM DR	07/20/22	\$285,000	WD	03-ARM'S LENG	\$285,000	\$141,880	49.78	\$283,754	\$45,065	\$239,935	\$201,086	1.193	1,349	\$177.86	R15	6.1004	Ranch	
H -11-15-452-006	1650 NOTTINGHAM DR	04/12/23	\$316,000	WD	03-ARM'S LENG	\$316,000	\$141,880	44.90	\$283,754	\$45,065	\$270,935	\$201,086	1.347	1,349	\$200.84	R15	9.3159	Ranch	
Totals:			\$831,000			\$831,000	\$396,100		\$792,196		\$696,106	\$553,751			\$171.14		0.2875		
								Sale. Ratio =>	47.67				E.C.F. =>	1.257	Std. Deviation=>		0.081957525		
								Std. Dev. =>	2.59				Ave. E.C.F. =>	1.254	Ave. Variance=>		6.2106	Coefficient of Var=>	4.951853782

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
H -11-22-251-017	791 AARON DR	06/30/23	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$228,470	51.69	\$456,942	\$79,000	\$363,000	\$442,555	0.820	2,783	\$130.43	R22	10.3173	Colonial/2Sty		
H -11-22-277-009	740 SCOTT DR	07/15/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$208,030	41.61	\$416,068	\$53,240	\$446,760	\$424,857	1.052	2,379	\$187.79	R22	12.8143	SingleFamily		
H -11-22-279-008	743 SCOTT DR	05/16/23	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$223,330	50.53	\$446,659	\$53,240	\$388,760	\$460,678	0.844	2,974	\$130.72	R22	7.9524	Colonial/2Sty		
H -11-22-280-009	856 JOSHUA DR	10/07/22	\$474,900	WD	03-ARM'S LENGTH	\$474,900	\$212,360	44.72	\$424,717	\$79,000	\$395,900	\$404,821	0.978	2,489	\$159.06	R22	5.4553	Colonial/2Sty		
Totals:			\$1,858,900			\$1,858,900	\$872,190		\$1,744,386		\$1,594,420	\$1,732,911			\$152.00		0.3328			
								Sale. Ratio =>	46.92					E.C.F. =>	0.920	Std. Deviation=>	0.1101			
								Std. Dev. =>	4.78					Ave. E.C.F. =>	0.923	Ave. Variance=>	9.1348	Coefficient of Var=>	9.892498017	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
H -11-22-378-002	262 N MILFORD RD	07/28/22	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$97,570	53.32	\$195,139	\$50,495	\$132,505	\$98,264	1.348	1,431	\$92.60	R27	25.7567	SingleFamily		
H -11-22-378-016	208 N MILFORD RD	04/29/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$166,030	53.56	\$332,060	\$50,000	\$260,000	\$191,617	1.357	1,891	\$137.49	R27	24.9157	Colonial/2Sty		
H -11-22-378-017	237 N SAINT JOHN RD	07/28/23	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$120,560	42.90	\$241,121	\$52,190	\$228,810	\$128,350	1.783	1,321	\$173.21	R27	17.6674	Ranch		
H -11-27-103-001	233 W LIVINGSTON RD	01/27/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$86,760	49.58	\$173,511	\$50,000	\$125,000	\$83,907	1.490	1,187	\$105.31	R27	11.6286	SingleFamily		
H -11-27-104-005	134 MCPHERSON ST	02/24/23	\$186,400	WD	03-ARM'S LENGTH	\$186,400	\$96,230	51.63	\$192,453	\$50,000	\$136,400	\$96,775	1.409	1,140	\$119.65	R27	19.6579	Bungalow		
H -11-27-108-003	435 CLARK RD	03/31/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$94,350	37.74	\$188,698	\$50,000	\$200,000	\$94,224	2.123	1,186	\$168.63	R27	51.6566	Ranch		
H -11-27-108-008	420 KING ST	10/23/23	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$95,240	39.70	\$190,470	\$50,302	\$189,598	\$95,223	1.991	1,015	\$186.80	R27	38.5067	Ranch		
H -11-27-109-019	455 KING ST	12/13/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$125,770	53.52	\$251,532	\$56,361	\$178,639	\$132,589	1.347	1,364	\$130.97	R27	25.8718	Ranch		
Totals:			\$1,860,300			\$1,860,300	\$882,510		\$1,764,984		\$1,450,952	\$920,948			\$139.33		3.0534			
								Sale. Ratio =>	47.44					E.C.F. =>	1.575	Std. Deviation=>		0.314835607		
								Std. Dev. =>	6.60					Ave. E.C.F. =>	1.606	Ave. Variance=>		26.9576	Coefficient of Var=>	16.78525439

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
H -11-21-376-003	1505 W HIGHLAND RD	02/16/24	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$91,490	42.36	\$182,987	\$57,625	\$158,375	\$81,404	1.946	991	\$159.81	R28	23.2688	Ranch	
H -11-21-451-009	1116 W LIVINGSTON RD	08/15/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$124,640	44.51	\$249,276	\$58,000	\$222,000	\$124,205	1.787	1,121	\$198.04	R28	7.4507	Ranch	
H -11-28-226-026	840 HELEN	09/30/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$136,280	52.42	\$272,561	\$58,615	\$201,385	\$138,926	1.450	1,728	\$116.54	R28	144.9585	BiLevel	
H -11-28-226-013	752 HELEN	03/13/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$117,590	47.04	\$235,173	\$58,082	\$191,918	\$114,994	1.669	1,333	\$143.97	R28	4.3921	Ranch	
Totals:			\$1,006,000			\$1,006,000	\$470,000		\$939,997		\$773,678	\$459,529			\$154.59		2.9226		
								Sale. Ratio =>	46.72				E.C.F. =>	1.684	Std. Deviation=>	0.208915086			
								Std. Dev. =>	4.33				Ave. E.C.F. =>	1.713	Ave. Variance=>	45.0175	Coefficient of Var=>	26.28210083	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
H -11-22-176-002	1300 N MILFORD RD	12/08/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$99,680	53.88	\$199,355	\$42,632	\$142,368	\$98,879	1.440	1,164	\$122.31	R2N	25.5190	Ranch	
H -11-22-176-009	976 N MILFORD RD	04/28/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$92,270	48.56	\$184,535	\$40,000	\$150,000	\$91,189	1.645	1,164	\$128.87	R2N	5.0082	Ranch	
H -11-22-176-010	958 N MILFORD RD	02/09/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$95,570	43.44	\$191,130	\$40,110	\$179,890	\$95,281	1.888	1,289	\$139.56	R2N	19.2987	Ranch	
H -11-22-176-015	846 N MILFORD RD	10/27/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$92,230	48.54	\$184,467	\$44,277	\$145,723	\$88,448	1.648	1,164	\$125.19	R2N	4.7456	Ranch	
H -11-22-227-007	1085 N PARK ST	11/04/22	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$165,930	53.87	\$331,859	\$42,078	\$265,922	\$182,827	1.454	2,898	\$91.76	R2N	24.0513	Ranch	
H -11-22-227-010	991 N PARK ST	03/31/23	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$76,090	40.26	\$152,170	\$34,500	\$154,500	\$74,240	2.081	1,090	\$141.74	R2N	38.6083	Ranch	
H -11-22-229-007	985 S PARK ST	10/12/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$111,810	47.58	\$223,614	\$39,028	\$195,972	\$116,458	1.683	1,292	\$151.68	R2N	1.2243	Ranch	
H -11-22-231-007	1068 S PARK ST	07/21/23	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$96,970	45.96	\$193,934	\$38,924	\$172,076	\$97,798	1.760	1,294	\$132.98	R2N	6.4490	Ranch	
H -11-22-233-001	1246 CAREY AVE	10/24/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$133,350	51.29	\$266,703	\$39,309	\$220,691	\$143,466	1.538	1,606	\$137.42	R2N	15.6734	Ranch	
H -11-22-233-014	1010 TIERNEY AVE	05/30/23	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$81,700	44.89	\$163,403	\$34,500	\$147,500	\$81,327	1.814	1,088	\$135.57	R2N	11.8658	Ranch	
Totals:			\$2,170,000			\$2,170,000	\$1,045,600		\$2,091,170		\$1,774,642	\$1,069,913			\$130.71		3.6333		
								Sale. Ratio =>	48.18					E.C.F. =>	1.659	Std. Deviation=>	0.199161211		
								Std. Dev. =>	4.41					Ave. E.C.F. =>	1.695	Ave. Variance=>	15.2444	Coefficient of Var=>	8.993654287

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
H -11-30-127-035	4280 LANCASHIRE LN	04/22/22	\$153,837	WD	03-ARM'S LENGTH	\$153,837	\$87,900	57.14	\$175,798	\$55,000	\$98,837	\$85,672	1.154	964	\$102.53	R30	51.0477	Ranch		
H -11-30-127-035	4280 LANCASHIRE LN	09/29/22	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$87,900	39.97	\$175,798	\$55,000	\$164,900	\$85,672	1.925	964	\$171.06	R30	26.0635	Ranch		
H -11-30-477-013	1746 S HICKORY RIDGE RD	10/06/23	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$101,430	54.53	\$202,865	\$58,224	\$127,776	\$102,582	1.246	1,110	\$115.11	R30	41.8545	Ranch		
H -11-30-477-013	1746 S HICKORY RIDGE RD	02/16/24	\$297,500	WD	03-ARM'S LENGTH	\$297,500	\$101,430	34.09	\$202,865	\$58,224	\$239,276	\$102,582	2.333	1,110	\$215.56	R30	66.8388	Ranch		
Totals:			\$857,237			\$857,237	\$378,660		\$757,326		\$630,789	\$376,509			\$151.07		1.1221			
								Sale. Ratio =>	44.17				E.C.F. =>	1.675	Std. Deviation=>		0.562861621			
								Std. Dev. =>	11.17				Ave. E.C.F. =>	1.664	Ave. Variance=>		46.4511	Coefficient of Var=>	27.91298293	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
H -11-11-152-017	3955 CHANDA CT	01/24/23	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$187,580	52.54	\$375,157	\$56,000	\$301,000	\$224,600	1.340	1,982	\$151.87	RAD	22.2317	Ranch			
H -11-11-304-010	3673 TARA DR	03/19/24	\$304,500	WD	03-ARM'S LENGTH	\$304,500	\$148,230	48.68	\$296,465	\$55,041	\$249,459	\$169,897	1.468	1,384	\$180.24	RAD	9.4182	Ranch			
H -11-11-304-025	3642 LIDO DR	12/21/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$154,220	53.18	\$308,437	\$55,000	\$235,000	\$178,351	1.318	1,728	\$136.00	RAD	24.4850	Colonial/2Sty			
H -11-11-306-002	3831 LIDO DR	07/21/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$153,320	47.18	\$306,643	\$55,000	\$270,000	\$177,089	1.525	1,500	\$180.00	RAD	3.7816	Ranch			
H -11-11-326-005	1431 KINGSWAY DR	09/25/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$168,300	40.07	\$336,608	\$68,532	\$351,468	\$188,653	1.863	1,814	\$193.75	RAD	30.0563	Colonial/2Sty			
H -11-11-353-004	3464 LIDO DR	06/09/22	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$170,560	48.75	\$341,128	\$64,560	\$285,340	\$194,629	1.466	2,266	\$125.92	RAD	9.6405	SingleFamily			
H -11-11-353-009	3561 TARA DR	12/19/23	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$126,370	39.99	\$252,747	\$56,382	\$259,618	\$138,188	1.879	1,383	\$187.72	RAD	31.6256	Other			
H -11-11-376-005	3571 RAMADA DR	07/05/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$193,600	47.22	\$387,200	\$55,000	\$355,000	\$233,779	1.519	1,684	\$210.81	RAD	4.3948	SingleFamily			
H -11-11-376-027	3686 CHEVRON DR	05/17/22	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$132,210	38.66	\$264,426	\$55,876	\$286,124	\$146,763	1.950	1,548	\$184.83	RAD	38.7091	Other			
H -11-11-376-042	1781 APOLLO	07/11/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$167,070	53.89	\$334,146	\$55,000	\$255,000	\$196,443	1.298	2,275	\$112.09	RAD	26.4392	Colonial/2Sty			
Totals:			\$3,424,400			\$3,424,400	\$1,601,460		\$3,202,957		\$2,848,009	\$1,848,393			\$166.32		2.1673				
								Sale. Ratio =>	46.77					E.C.F. =>	1.541	Std. Deviation=>	0.245175937				
								Std. Dev. =>	5.67					Ave. E.C.F. =>	1.562	Ave. Variance=>	20.0782	Coefficient of Var=>	12.85025524		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
H -11-14-400-003	1716 E WARDLOW RD	01/11/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$89,690	43.75	\$179,381	\$68,669	\$136,331	\$83,055	1.641	1,238	\$110.12	RC1	19.3972	Bungalow
H -11-15-176-015	2454 N MILFORD RD	09/08/23	\$244,531	WD	03-ARM'S LENGTH	\$244,531	\$106,020	43.36	\$212,048	\$69,728	\$174,803	\$106,767	1.637	984	\$177.65	RC1	18.9756	Ranch
H -11-15-427-012	825 E WARDLOW RD	07/06/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$207,260	41.45	\$414,525	\$70,280	\$429,720	\$258,248	1.664	2,027	\$212.00	RC1	21.6493	Colonial/2Sty
H -11-15-427-020	1951 HARVEY LAKE RD	09/07/23	\$339,500	WD	03-ARM'S LENGTH	\$339,500	\$169,450	49.91	\$338,894	\$64,900	\$274,600	\$205,547	1.336	2,286	\$120.12	RC1	11.1539	BiLevel
H -11-16-100-004	1405 MIDDLE RD	04/20/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$87,470	41.65	\$174,948	\$58,145	\$151,855	\$87,624	1.733	1,044	\$145.45	RC1	28.5540	Ranch
H -11-16-100-029	1691 MIDDLE RD	05/11/22	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$212,360	68.28	\$424,727	\$68,695	\$242,305	\$267,091	0.907	1,767	\$137.13	RC1	54.0286	Ranch
H -11-16-100-031	2964 BEN DR	07/21/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$309,090	67.19	\$618,172	\$64,950	\$395,050	\$415,020	0.952	2,499	\$158.08	RC1	49.5606	Colonial/2Sty
H -11-16-400-032	1942 PERCY LN	07/31/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$272,160	47.33	\$544,310	\$77,384	\$497,616	\$350,282	1.421	2,504	\$198.73	RC1	2.6872	Colonial/2Sty
H -11-17-300-007	1930 N HICKORY RIDGE RD	12/08/23	\$377,600	WD	03-ARM'S LENGTH	\$377,600	\$184,830	48.95	\$369,667	\$69,549	\$308,051	\$225,145	1.368	2,534	\$121.57	RC1	7.9252	Ranch
H -11-17-300-019	3150 W WARDLOW RD	02/17/23	\$314,000	WD	03-ARM'S LENGTH	\$314,000	\$156,270	49.77	\$312,544	\$71,494	\$242,506	\$180,833	1.341	1,553	\$156.15	RC1	10.6435	Ranch
H -11-17-427-004	1960 OLTESVIG LN	02/14/24	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$171,310	59.09	\$342,622	\$56,000	\$233,900	\$215,020	1.088	2,302	\$101.61	RC1	35.9682	Ranch
H -11-18-100-014	4655 MIDDLE RD	11/15/23	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$296,960	38.07	\$593,911	\$132,228	\$647,772	\$346,349	1.870	2,400	\$269.91	RC1	42.2801	CapeCod
H -11-18-476-002	1561 N HICKORY RIDGE RD	07/29/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$129,720	42.53	\$259,438	\$75,500	\$229,500	\$137,988	1.663	1,692	\$135.64	RC1	21.5701	Colonial/2Sty
H -11-18-476-003	3347 DUNHAM RD	10/23/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$207,690	52.58	\$415,375	\$88,601	\$306,399	\$245,142	1.250	2,094	\$146.32	RC1	19.7602	Ranch
H -11-19-200-010	855 N HICKORY RIDGE RD	03/27/24	\$1,240,000	WD	03-ARM'S LENGTH	\$1,240,000	\$602,540	48.59	\$1,205,089	\$747,559	\$492,441	\$343,233	1.435	3,361	\$146.52	RC1	1.2775	Ranch
H -11-19-326-004	680 MURRAY HILL RD	05/04/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$139,110	39.19	\$278,224	\$66,878	\$288,122	\$158,549	1.817	1,310	\$219.94	RC1	36.9754	Ranch
H -11-19-376-013	4254 W HIGHLAND RD	10/30/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$241,070	57.40	\$482,133	\$83,965	\$336,035	\$298,701	1.125	2,217	\$151.57	RC1	32.2498	Ranch
H -11-19-376-015	4212 W HIGHLAND RD	07/21/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$135,260	49.19	\$270,522	\$60,347	\$214,653	\$157,671	1.361	1,322	\$162.37	RC1	8.6086	Other
H -11-19-376-024	4232 W HIGHLAND RD	05/10/22	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$142,420	50.41	\$284,838	\$61,740	\$220,760	\$167,365	1.319	1,800	\$122.64	RC1	12.8456	BiLevel
H -11-19-376-026	4190 W HIGHLAND RD	08/01/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$144,110	49.69	\$288,220	\$66,938	\$223,062	\$166,003	1.344	1,530	\$145.79	RC1	10.3764	Other
H -11-20-200-009	2575 W WARDLOW RD	06/30/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$200,690	56.53	\$401,371	\$212,704	\$142,296	\$141,536	1.005	1,553	\$91.63	RC1	44.2115	Ranch
H -11-21-200-003	835 W WARDLOW RD	07/14/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$107,200	40.45	\$214,395	\$65,000	\$200,000	\$112,074	1.785	1,493	\$133.96	RC1	33.7044	Ranch
H -11-22-381-013	255 E LIVINGSTON RD	06/24/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$109,190	42.00	\$218,376	\$51,588	\$208,412	\$125,122	1.666	1,291	\$161.43	RC1	21.8180	Colonial/2Sty
Totals:			\$9,609,031			\$9,609,031	\$4,650,670		\$9,301,335		\$7,020,642	\$5,035,969			\$154.26		5.3387	

Sale. Ratio => 48.40
Std. Dev. => 8.21

E.C.F. => 1.394
Ave. E.C.F. => 1.447

Std. Deviation=> 0.286547058
Ave. Variance=> 24.1037
Coefficient of Var=> 16.65212824

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
H -11-18-276-009	3620 BURWOOD LN	05/24/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$213,790	47.51	\$427,579	\$80,520	\$369,480	\$248,254	1.488	1,911	\$193.34	RDE	6.2835	Colonial/2Sty	
H -11-18-276-010	3580 BURWOOD LN	09/15/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$223,390	56.55	\$446,776	\$80,571	\$314,429	\$261,949	1.200	2,273	\$138.33	RDE	35.0807	SingleFamily	
H -11-19-126-003	1464 BLUE HERON DR	08/24/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$173,710	48.25	\$347,422	\$46,500	\$313,500	\$215,252	1.456	1,493	\$209.98	RDE	9.4716	Ranch	
H -11-19-128-022	1175 BLUE HERON DR	08/30/22	\$373,000	WD	03-ARM'S LENGTH	\$373,000	\$181,630	48.69	\$363,265	\$52,000	\$321,000	\$222,650	1.442	2,030	\$158.13	RDE	10.9427	Colonial/2Sty	
H -11-19-129-011	1078 BLUE HERON DR	07/18/23	\$232,300	WD	03-ARM'S LENGTH	\$232,300	\$112,330	48.36	\$224,664	\$52,000	\$180,300	\$123,508	1.460	1,733	\$104.04	RDE	9.1324	Other	
H -11-19-129-011	1078 BLUE HERON DR	12/01/23	\$359,900	PTA	03-ARM'S LENGTH	\$359,900	\$112,330	31.21	\$224,664	\$52,000	\$307,900	\$123,508	2.493	1,733	\$177.67	RDE	94.1808	Other	
H -11-19-176-008	946 BLUE HERON DR	07/15/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$178,920	59.64	\$357,842	\$49,411	\$250,589	\$220,623	1.136	1,816	\$137.99	RDE	41.5326	SingleFamily	
H -11-19-176-030	4400 WOODCOCK WAY	02/10/23	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$146,080	47.58	\$292,161	\$46,500	\$260,500	\$175,723	1.482	1,659	\$157.02	RDE	6.8705	Ranch	
H -11-19-177-001	4199 WOODCOCK WAY	05/06/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$113,940	40.69	\$227,880	\$47,739	\$232,261	\$128,856	1.802	1,091	\$212.89	RDE	25.1332	Ranch	
Totals:			\$3,057,200			\$3,057,200	\$1,456,120		\$2,912,253		\$2,549,959	\$1,720,323			\$165.49		6.8894		
								Sale. Ratio =>	47.63					E.C.F. =>	1.482	Std. Deviation=>	0.400575502		
								Std. Dev. =>	8.24					Ave. E.C.F. =>	1.551	Ave. Variance=>	26.5142	Coefficient of Var=>	17.09326708

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
H -11-15-227-008	1037 DUNLEAVY DR	12/30/22	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$81,140	48.59	\$162,282	\$50,000	\$117,000	\$91,286	1.282	1,049	\$111.53	RDH	18.5419	Ranch		
H -11-15-227-010	1051 DUNLEAVY DR	10/27/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$73,060	48.71	\$146,120	\$55,399	\$94,601	\$73,757	1.283	971	\$97.43	RDH	18.4498	Ranch		
H -11-15-252-029	2441 AMELIA DR	12/12/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$104,100	40.04	\$208,205	\$50,000	\$210,000	\$128,622	1.633	1,056	\$198.86	RDH	16.5589	SingleFamily		
H -11-15-252-037	486 DUNLEAVY DR	03/11/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$129,160	39.14	\$258,311	\$58,557	\$271,443	\$162,402	1.671	1,529	\$177.53	RDH	20.4328	Colonial/2Sty		
Totals:			\$907,000			\$907,000	\$387,460		\$774,918		\$693,044	\$456,067			\$146.34		5.2508			
								Sale. Ratio =>	42.72				E.C.F. =>	1.520	Std. Deviation=>	0.214156548				
								Std. Dev. =>	5.24				Ave. E.C.F. =>	1.467	Ave. Variance=>	18.4958	Coefficient of Var=>	12.60704627		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
H -11-11-102-008	1183 BAY RIDGE DR	04/18/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$174,700	49.91	\$349,406	\$55,000	\$295,000	\$194,584	1.516	1,785	\$165.27	RDL	3.7878	Ranch		
H -11-11-151-004	1149 CRAVEN DR	08/31/23	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$163,230	47.87	\$326,460	\$55,689	\$285,311	\$178,963	1.594	1,573	\$181.38	RDL	4.0315	Ranch		
H -11-11-151-013	1236 BAY RIDGE DR	09/21/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$142,440	47.48	\$284,889	\$64,145	\$235,855	\$145,898	1.617	1,551	\$152.07	RDL	6.2642	Other		
H -11-11-151-014	1210 BAY RIDGE DR	08/09/22	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$157,240	52.43	\$314,485	\$56,272	\$243,628	\$170,663	1.428	1,695	\$143.73	RDL	12.6391	Colonial/2Sty		
H -11-11-151-018	4420 HARVEY LAKE RD	06/22/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$130,410	46.58	\$260,813	\$55,145	\$224,855	\$135,934	1.654	1,471	\$152.86	RDL	10.0219	Other		
H -11-11-232-006	2009 OAKLAND DR	12/12/22	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$82,620	67.72	\$165,245	\$55,000	\$67,000	\$72,865	0.920	1,083	\$61.87	RDL	63.4424	Ranch		
H -11-11-430-016	2106 DAVISTA DR	11/07/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$121,630	50.68	\$243,265	\$50,963	\$189,037	\$127,100	1.487	1,971	\$95.91	RDL	6.6619	Bungalow		
H -11-11-477-005	3488 HIGHLAND BLVD	12/27/23	\$196,900	WD	03-ARM'S LENGTH	\$196,900	\$102,850	52.23	\$205,707	\$58,809	\$138,091	\$97,091	1.422	1,143	\$120.81	RDL	13.1640	Bungalow		
H -11-11-477-027	3285 MAPLE RIDGE AVE	08/03/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$72,980	69.50	\$145,954	\$64,055	\$40,945	\$54,130	0.756	742	\$55.18	RDL	79.7514	Bungalow		
H -11-12-101-031	2225 OAKLAND DR	03/17/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$79,210	41.69	\$158,428	\$50,000	\$140,000	\$71,664	1.954	940	\$148.94	RDL	39.9624	Ranch		
H -11-12-101-034	2375 OAKLAND DR	06/22/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$95,090	40.46	\$190,173	\$50,000	\$185,000	\$92,646	1.997	1,088	\$170.04	RDL	44.2923	Ranch		
H -11-12-302-013	2286 DAVISTA DR	03/15/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$75,540	40.83	\$151,080	\$50,000	\$135,000	\$66,808	2.021	834	\$161.87	RDL	46.6796	Bungalow		
H -11-12-302-053	2315 DEAN DR	05/31/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$91,400	48.11	\$182,795	\$50,669	\$139,331	\$87,327	1.596	1,296	\$107.51	RDL	4.1575	Bungalow		
H -11-12-302-054	2411 DEAN DR	07/25/22	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$123,010	54.19	\$246,017	\$144,416	\$82,584	\$67,152	1.230	887	\$93.10	RDL	32.4124	Bungalow		
H -11-12-329-032	2778 DAVISTA DR	10/28/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$67,730	48.38	\$135,460	\$50,084	\$89,916	\$56,428	1.593	978	\$91.94	RDL	3.9526	Ranch		
H -11-12-351-001	2220 DEAN DR	06/23/23	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$99,600	42.03	\$199,190	\$55,410	\$181,590	\$95,030	1.911	1,123	\$161.70	RDL	35.6945	Ranch		
H -11-12-351-007	3418 MAPLE RIDGE AVE	03/22/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$111,400	60.22	\$222,792	\$50,000	\$135,000	\$114,205	1.182	1,024	\$131.84	RDL	37.1845	SingleFamily		
H -11-12-352-001	2200 JAMES	04/12/22	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$120,740	43.91	\$241,480	\$55,000	\$220,000	\$123,252	1.785	1,694	\$129.87	RDL	23.1033	Ranch		
H -11-12-352-002	2210 JAMES	06/08/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$104,440	40.17	\$208,872	\$55,796	\$204,204	\$101,174	2.018	1,295	\$157.69	RDL	46.4418	TriLevel/Quad		
H -11-12-352-007	3150 OAK RIDGE DR	03/26/24	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$127,490	53.14	\$254,978	\$56,000	\$183,900	\$131,512	1.398	1,316	\$139.74	RDL	15.5582	Ranch		
Totals:			\$4,598,700			\$4,598,700	\$2,243,750		\$4,487,489		\$3,416,247	\$2,184,426			\$131.17		0.9980			
								Sale. Ratio =>	48.79					E.C.F. =>	1.564	Std. Deviation=>		0.35051547		
								Std. Dev. =>	8.30					Ave. E.C.F. =>	1.554	Ave. Variance=>		26.4602	Coefficient of Var=>	17.02788728

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
H -11-28-401-005	1250 ORBAN RD	02/14/24	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$215,960	52.67	\$431,929	\$67,214	\$342,786	\$264,286	1.297	1,942	\$176.51	RLT	30.6378	Ranch	
H -11-28-451-001	1400 ORBAN RD	07/11/24	\$563,000	WD	03-ARM'S LENGTH	\$563,000	\$212,890	37.81	\$425,771	\$68,311	\$494,689	\$259,029	1.910	1,952	\$253.43	RLT	30.6378	Colonial/2Sty	
Totals:			\$973,000			\$973,000	\$428,850		\$857,700		\$837,475	\$523,315			\$214.97		0.3078		
								Sale. Ratio =>	44.08				E.C.F. =>	1.600	Std. Deviation=>		0.433284478		
								Std. Dev. =>	10.51				Ave. E.C.F. =>	1.603	Ave. Variance=>		30.6378	Coefficient of Var=>	19.10799698

Only 2 sales. Ref R10

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale	\$ Cur. Asmnt	isd/Adj. Salur.	Apprais	Land + Yard	Ildg. Residu	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	/. by Mean	uilding Styl	
Totals:			\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0.00		0.0000			
							Sale. Ratio	0.00				E.C.F. =>	0.000	Std. Deviat	#DIV/0!				
							Std. Dev. =:	#DIV/0!				Ave. E.C.F.	#DIV/0!	Ave. Varian	0.0000	Coefficient			0

Garages in Mobile Home

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
H -11-01-127-009	2980 ROSE CENTER RD	08/31/22	\$550,000	WD	03-ARM'S LENG	\$550,000	\$237,530	43.19	\$475,059	\$180,528	\$369,472	\$232,097	1.592	2,425	\$152.36	RN1	12.4111	Colonial/2Sty	
H -11-01-127-023	2700 ROSE CENTER RD	03/10/23	\$273,000	WD	03-ARM'S LENG	\$273,000	\$137,580	50.40	\$275,168	\$59,821	\$213,179	\$169,698	1.256	1,311	\$162.61	RN1	21.1551	Ranch	
H -11-01-176-004	2901 WHITE LAKE RD	08/15/22	\$204,000	WD	03-ARM'S LENG	\$204,000	\$91,970	45.08	\$183,934	\$55,000	\$149,000	\$101,603	1.466	1,026	\$145.22	RN1	0.1281	Ranch	
H -11-01-176-008	2845 WHITE LAKE RD	03/07/24	\$231,750	WD	03-ARM'S LENG	\$231,750	\$87,600	37.80	\$175,200	\$57,240	\$174,510	\$92,955	1.877	1,030	\$169.43	RN1	40.9583	Ranch	
H -11-01-451-006	5160 N DUCK LAKE RD	10/12/22	\$512,500	WD	03-ARM'S LENG	\$512,500	\$236,760	46.20	\$473,522	\$71,300	\$441,200	\$316,960	1.392	2,156	\$204.64	RN1	7.5801	Colonial/2Sty	
H -11-01-477-031	5115 EAGLE RD	05/09/22	\$170,000	WD	03-ARM'S LENG	\$170,000	\$111,800	65.76	\$223,598	\$61,748	\$108,252	\$127,541	0.849	1,578	\$68.60	RN1	61.9016	Ranch	
H -11-01-477-031	5115 EAGLE RD	08/17/23	\$275,000	WD	03-ARM'S LENG	\$275,000	\$111,800	40.65	\$223,598	\$61,748	\$213,252	\$127,541	1.672	1,578	\$135.14	RN1	20.4246	Ranch	
H -11-02-126-002	1295 WIND VALLEY LN	02/08/24	\$674,901	WD	03-ARM'S LENG	\$674,901	\$306,930	45.48	\$613,861	\$63,090	\$611,811	\$434,020	1.410	2,794	\$218.97	RN1	5.8137	SingleFamily	
H -11-02-401-007	1735 WHITE LAKE RD	05/06/22	\$330,000	WD	03-ARM'S LENG	\$330,000	\$126,250	38.26	\$252,505	\$107,034	\$222,966	\$114,634	1.945	1,294	\$172.31	RN1	47.7243	Bungalow	
H -11-02-427-004	2032 WHITE LAKE RD	08/31/22	\$236,000	WD	03-ARM'S LENG	\$236,000	\$134,260	56.89	\$268,527	\$56,355	\$179,645	\$167,196	1.074	1,481	\$121.30	RN1	39.3320	Ranch	
H -11-04-251-013	5945 CARSCADDEN WAY	01/06/23	\$635,000	WD	03-ARM'S LENG	\$635,000	\$295,300	46.50	\$590,599	\$194,759	\$440,241	\$311,931	1.411	2,176	\$202.32	RN1	5.6433	Ranch	
H -11-04-276-001	6400 CARSCADDEN WAY	10/12/22	\$660,000	WD	03-ARM'S LENG	\$660,000	\$364,090	55.17	\$728,173	\$171,474	\$488,526	\$438,691	1.114	2,301	\$212.31	RN1	35.4177	Ranch	
H -11-06-300-023	3131 DEER TRL	11/14/22	\$565,000	WD	03-ARM'S LENG	\$565,000	\$330,970	58.58	\$661,939	\$72,480	\$492,520	\$464,507	1.060	3,020	\$163.09	RN1	40.7468	Ranch	
H -11-07-226-002	3980 BROADVIEW LN	05/01/23	\$450,000	WD	03-ARM'S LENG	\$450,000	\$228,390	50.75	\$456,789	\$160,453	\$289,547	\$233,519	1.240	2,321	\$124.75	RN1	22.7848	Ranch	
H -11-07-226-019	3805 CLYDE RD	05/26/23	\$650,000	WD	03-ARM'S LENG	\$650,000	\$328,500	50.54	\$657,000	\$77,671	\$572,329	\$456,524	1.254	2,617	\$218.70	RN1	21.4109	SingleFamily	
H -11-07-226-028	3539 CLYDE RD	01/11/24	\$575,000	WD	03-ARM'S LENG	\$575,000	\$266,650	46.37	\$533,302	\$82,785	\$492,215	\$355,017	1.386	2,230	\$220.72	RN1	8.1322	Ranch	
H -11-07-226-030	3601 CLYDE RD	09/08/23	\$418,000	WD	03-ARM'S LENG	\$418,000	\$163,320	39.07	\$326,649	\$75,713	\$342,287	\$197,743	1.731	2,020	\$169.45	RN1	26.3192	SingleFamily	
H -11-07-226-035	4095 CLYDE RD	09/01/22	\$325,000	WD	03-ARM'S LENG	\$325,000	\$120,400	37.05	\$240,806	\$106,849	\$218,151	\$105,561	2.067	1,581	\$137.98	RN1	59.8810	SingleFamily	
H -11-07-226-036	3997 CLYDE RD	06/01/23	\$708,000	WD	03-ARM'S LENG	\$708,000	\$355,380	50.19	\$710,753	\$75,500	\$632,500	\$500,593	1.264	4,029	\$156.99	RN1	20.4275	SingleFamily	
H -11-07-251-011	3665 BROADVIEW LN	07/25/23	\$650,000	WD	03-ARM'S LENG	\$650,000	\$224,930	34.60	\$449,862	\$82,247	\$567,753	\$289,689	1.960	2,046	\$277.49	RN1	49.2079	Ranch	
H -11-08-226-009	4910 MALLARDS LNDG	01/26/24	\$440,000	WD	03-ARM'S LENG	\$440,000	\$246,880	56.11	\$493,751	\$72,105	\$367,895	\$332,266	1.107	2,070	\$177.73	RN1	36.0546	Ranch	
H -11-09-201-007	1065 CLYDE RD	01/27/23	\$407,000	WD	03-ARM'S LENG	\$407,000	\$184,880	45.43	\$369,767	\$81,025	\$325,975	\$227,535	1.433	2,354	\$138.48	RN1	3.5139	BiLevel	
H -11-09-228-013	788 INTERVALE CT	06/06/22	\$271,500	WD	03-ARM'S LENG	\$271,500	\$148,030	54.52	\$296,065	\$72,646	\$198,854	\$176,059	1.129	2,018	\$98.54	RN1	33.8303	Other	
H -11-10-401-003	730 WHITE HOUSE DR	05/27/22	\$475,000	WD	03-ARM'S LENG	\$475,000	\$234,280	49.32	\$468,551	\$150,031	\$324,969	\$251,001	1.295	2,142	\$151.71	RN1	17.3083	SingleFamily	
H -11-10-401-007	3826 CENTENNIAL DR	04/19/22	\$353,000	WD	03-ARM'S LENG	\$353,000	\$174,010	49.29	\$348,016	\$60,480	\$292,520	\$226,585	1.291	1,638	\$178.58	RN1	17.6780	Contemporary	
H -11-11-101-003	4975 CATHY LN	03/15/24	\$230,000	WD	03-ARM'S LENG	\$230,000	\$102,450	44.54	\$204,893	\$55,000	\$175,000	\$118,119	1.482	1,020	\$171.57	RN1	1.3781	Bungalow	
H -11-12-126-005	4793 HICKORY DR	06/29/23	\$130,000	WD	03-ARM'S LENG	\$130,000	\$62,610	48.16	\$125,219	\$55,000	\$75,000	\$55,334	1.355	786	\$95.42	RN1	11.2373	Bungalow	
H -11-12-127-007	2741 CHERRY RD	04/25/23	\$324,900	WD	03-ARM'S LENG	\$324,900	\$121,320	37.34	\$242,641	\$63,713	\$261,187	\$140,999	1.852	1,981	\$131.85	RN1	38.4625	SingleFamily	
H -11-12-127-009	2825 CHERRY RD	10/24/23	\$265,000	WD	03-ARM'S LENG	\$265,000	\$113,280	42.75	\$226,555	\$60,085	\$204,915	\$131,182	1.562	1,234	\$166.06	RN1	9.4290	Other	
H -11-12-128-006	4728 HICKORY DR	11/14/23	\$195,000	WD	03-ARM'S LENG	\$195,000	\$79,490	40.76	\$158,970	\$50,000	\$145,000	\$85,871	1.689	925	\$156.76	RN1	22.0808	SingleFamily	
H -11-12-128-007	4720 HICKORY DR	05/24/23	\$140,000	WD	03-ARM'S LENG	\$140,000	\$54,470	38.91	\$108,930	\$50,577	\$89,423	\$45,983	1.945	747	\$119.71	RN1	47.6902	Bungalow	
H -11-12-131-013	4727 N DUCK LAKE RD	10/12/23	\$243,000	WD	03-ARM'S LENG	\$243,000	\$105,400	43.37	\$210,809	\$60,570	\$182,430	\$118,392	1.541	1,253	\$145.59	RN1	7.3127	Ranch	
H -11-12-131-044	4796 WOODSIDE DR	10/09/23	\$165,000	WD	03-ARM'S LENG	\$165,000	\$91,210	55.28	\$182,428	\$50,000	\$115,000	\$104,356	1.102	1,368	\$84.06	RN1	36.5781	SingleFamily	
H -11-12-132-033	2837 JACKSON BLVD	07/01/22	\$242,000	WD	03-ARM'S LENG	\$242,000	\$94,960	39.24	\$189,913	\$56,069	\$185,931	\$105,472	1.763	1,343	\$138.44	RN1	29.5071	Ranch	
H -11-12-201-016	3261 GIDDINGS BLVD	11/09/22	\$226,000	WD	03-ARM'S LENG	\$226,000	\$110,100	48.72	\$220,207	\$71,351	\$154,649	\$117,302	1.318	1,531	\$101.01	RN1	14.9390	Bungalow	
H -11-12-201-023	3241 GIDDINGS BLVD	01/27/23	\$245,000	WD	03-ARM'S LENG	\$245,000	\$95,320	38.91	\$190,630	\$71,596	\$173,404	\$93,801	1.849	1,123	\$154.41	RN1	38.0853	Bungalow	
H -11-12-201-024	4768 N DUCK LAKE RD	04/22/22	\$241,050	WD	03-ARM'S LENG	\$241,050	\$101,470	42.10	\$202,931	\$67,040	\$174,010	\$107,085	1.625	1,081	\$160.97	RN1	15.7193	Bungalow	
H -11-12-203-002	3206 GIDDINGS BLVD	04/14/22	\$221,000	WD	03-ARM'S LENG	\$221,000	\$105,250	47.62	\$210,504	\$50,000	\$171,000	\$126,481	1.352	1,561	\$109.55	RN1	11.5791	Other	
H -11-12-353-006	3286 OAK RIDGE DR	05/01/23	\$185,000	WD	03-ARM'S LENG	\$185,000	\$83,040	44.89	\$166,070	\$55,000	\$130,000	\$87,526	1.485	1,025	\$126.83	RN1	1.7504	Ranch	
H -11-12-353-012	3444 OAK RIDGE DR	01/24/23	\$190,000	WD	03-ARM'S LENG	\$190,000	\$84,230	44.33	\$168,465	\$57,943	\$132,057	\$87,094	1.516	1,029	\$128.34	RN1	4.8487	Ranch	
Totals:			\$14,282,601			\$14,282,601	\$6,653,090		\$13,306,159		\$11,098,575	\$7,976,464			\$154.25		7.6360		
								Sale. Ratio =>	46.58				E.C.F. =>	1.391		Std. Deviation=>	0.292742676		
								Std. Dev. =>	6.86				Ave. E.C.F. =>	1.468		Ave. Variance=>	23.6596	Coefficient of Var=>	16.11937008

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
H -11-32-476-027	2890 CENTRAL BLVD	01/16/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$71,210	56.97	\$142,429	\$50,811	\$74,189	\$62,752	1.182	1,018	\$72.88	RNV	29.6744	Bungalow			
H -11-32-476-050	3170 CENTRAL BLVD	12/29/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$123,390	43.29	\$246,771	\$59,116	\$225,884	\$128,531	1.757	1,318	\$171.38	RNV	27.8430	Colonial/2Sty			
H -11-32-477-012	2885 CENTRAL BLVD	04/22/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$91,180	52.10	\$182,368	\$50,055	\$124,945	\$90,625	1.379	978	\$127.76	RNV	10.0302	Bungalow			
H -11-32-478-012	3205 CENTRAL BLVD	09/26/22	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$67,950	47.19	\$135,903	\$50,000	\$94,000	\$58,838	1.598	747	\$125.84	RNV	11.8616	Bungalow			
Totals:			\$729,000			\$729,000	\$353,730		\$707,471		\$519,018	\$340,746			\$124.46		4.4182				
								Sale. Ratio =>	48.52		E.C.F. =>		1.523		Std. Deviation=>		0.2514695				
								Std. Dev. =>	5.94		Ave. E.C.F. =>		1.479		Ave. Variance=>		19.8523		Coefficient of Var=>	13.42278706	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
H -11-10-452-017	3259 OAKGROVE	04/08/22	\$297,000	WD	03-ARM'S LENG	\$297,000	\$134,630	45.33	\$269,256	\$50,000	\$247,000	\$146,268	1.689	1,505	\$164.12	ROH	2.9579	Colonial/2Sty	
H -11-10-476-021	821 OAKGROVE	10/13/23	\$289,500	WD	03-ARM'S LENG	\$289,500	\$143,190	49.46	\$286,384	\$55,000	\$234,500	\$154,359	1.519	1,604	\$146.20	ROH	13.9913	Other	
H -11-10-476-032	801 OAKGROVE	03/08/24	\$322,400	WD	03-ARM'S LENG	\$322,400	\$162,000	50.25	\$323,991	\$58,544	\$263,856	\$177,083	1.490	2,021	\$130.56	ROH	16.9084	Ranch	
H -11-10-477-023	3161 HARVEY LAKE RD	09/08/23	\$295,000	WD	03-ARM'S LENG	\$295,000	\$126,610	42.92	\$253,214	\$56,757	\$238,243	\$131,059	1.818	1,617	\$147.34	ROH	15.8735	TriLevel/Quad	
H -11-10-477-034	799 LAKEVIEW BLVD	05/11/22	\$154,900	WD	03-ARM'S LENG	\$154,900	\$69,720	45.01	\$139,444	\$56,930	\$97,970	\$55,046	1.780	805	\$121.70	ROH	12.0683	Bungalow	
Totals:			\$1,358,800			\$1,358,800	\$636,150		\$1,272,289		\$1,081,569	\$663,815			\$141.98		2.9776		
								Sale. Ratio =>	46.82					E.C.F. =>	1.629	Std. Deviation=>	0.14899765		
								Std. Dev. =>	3.13					Ave. E.C.F. =>	1.659	Ave. Variance=>	12.3599	Coefficient of Var=>	7.449757086

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
H -11-12-177-001	2702 JACKSON BLVD	08/16/22	\$225,000	WD	03-ARM'S LENG	\$225,000	\$117,440	52.20	\$234,889	\$50,000	\$175,000	\$111,379	1.571	1,599	\$109.44	RP1	19.5355	SingleFamily		
H -11-12-177-024	2895 GOLFERS DR	02/14/23	\$216,000	WD	03-ARM'S LENG	\$216,000	\$91,810	42.50	\$183,621	\$50,476	\$165,524	\$80,208	2.064	972	\$170.29	RP1	29.7121	Ranch		
H -11-12-177-027	2852 JACKSON BLVD	01/27/23	\$193,000	WD	03-ARM'S LENG	\$193,000	\$114,300	59.22	\$228,598	\$53,481	\$139,519	\$105,492	1.323	1,029	\$135.59	RP1	44.4015	Mobile/Modular		
H -11-12-177-030	2796 JACKSON BLVD	05/05/23	\$270,000	WD	03-ARM'S LENG	\$270,000	\$152,170	56.36	\$304,341	\$56,948	\$213,052	\$149,032	1.430	1,814	\$117.45	RP1	33.6995	Other		
H -11-12-178-015	2813 MOTORISTS DR	12/14/22	\$245,900	WD	03-ARM'S LENG	\$245,900	\$120,560	49.03	\$241,125	\$57,705	\$188,195	\$110,494	1.703	1,222	\$154.01	RP1	6.3353	Bungalow		
H -11-12-178-016	2835 MOTORISTS DR	12/06/22	\$200,000	WD	03-ARM'S LENG	\$200,000	\$95,010	47.51	\$190,028	\$50,746	\$149,254	\$83,905	1.779	1,057	\$141.21	RP1	1.2281	Ranch		
H -11-12-179-013	4209 N DUCK LAKE RD	06/01/22	\$310,000	WD	03-ARM'S LENG	\$310,000	\$154,720	49.91	\$309,446	\$55,000	\$255,000	\$153,281	1.664	1,825	\$139.73	RP1	10.2954	Ranch		
H -11-12-180-002	2754 FISHERMANS DR	12/02/22	\$139,900	WD	03-ARM'S LENG	\$139,900	\$54,760	39.14	\$109,518	\$50,000	\$89,900	\$35,854	2.507	761	\$118.13	RP1	74.0808	Bungalow		
H -11-12-181-011	2742 CAMPERS DR	04/21/22	\$215,000	WD	03-ARM'S LENG	\$215,000	\$98,680	45.90	\$197,368	\$50,309	\$164,691	\$88,590	1.859	1,175	\$140.16	RP1	9.2462	Ranch		
Totals:			\$2,014,800			\$2,014,800	\$999,450		\$1,998,934		\$1,540,135	\$918,234			\$136.22		8.9289			
								Sale. Ratio =>	49.61					E.C.F. =>	1.677	Std. Deviation=>		0.355188069		
								Std. Dev. =>	6.33					Ave. E.C.F. =>	1.767	Ave. Variance=>		25.3927	Coefficient of Var=>	14.37402905

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
H-11-29-304-010	2941 KATIE LN	12/16/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$288,710	50.21	\$577,426	\$85,699	\$489,301	\$614,659	0.796	3,239	\$151.07	RPD	0.0000	Contemporary	
Totals:			\$575,000			\$575,000	\$288,710		\$577,426		\$489,301	\$614,659			\$151.07		0.0000		
								Sale. Ratio =>	50.21				E.C.F. =>	0.796	Std. Deviation=>		#DIV/0!		

Only 1 sale. Used unit move

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
H -11-34-129-023	158 JEREMY CT	08/04/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$218,930	48.65	\$437,861	\$61,800	\$388,200	\$244,991	1.585	2,050	\$189.37	RRD	0.0000	Contemporary	
Totals:			\$450,000			\$450,000	\$218,930		\$437,861		\$388,200	\$244,991			\$189.37		0.0000		
								Sale. Ratio =>	48.65				E.C.F. =>	1.585	Std. Deviation=>	#DIV/0!			
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.585	Ave. Variance=>	0.0000	Coefficient of Var=>	0	

One Sale, small move

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
H -11-27-326-009	995 S MILFORD RD	10/04/22	\$275,000	WD	03-ARM'S LENG	\$275,000	\$137,140	49.87	\$274,281	\$75,823	\$199,177	\$148,658	1.340	1,470	\$135.49	RS1	67.6787	Ranch	
H -11-28-300-040	1322 NEWBERRY	10/31/23	\$800,000	WD	03-ARM'S LENG	\$800,000	\$379,050	47.38	\$758,091	\$114,258	\$685,742	\$482,272	1.422	2,864	\$239.44	RS1	59.4725	SingleFamily	
H -11-28-400-008	1501 NEWBERRY	11/03/22	\$419,000	WD	03-ARM'S LENG	\$419,000	\$202,920	48.43	\$405,840	\$73,143	\$345,857	\$249,211	1.388	1,742	\$198.54	RS1	62.8817	Ranch	
H -11-28-400-013	450 LONE TREE RD	11/18/22	\$500,000	WD	03-ARM'S LENG	\$500,000	\$273,010	54.60	\$546,016	\$211,635	\$288,365	\$250,473	1.151	2,604	\$110.74	RS1	86.5340	Other	
H -11-28-400-027	691 SPIROFF DR	06/17/22	\$731,000	WD	03-ARM'S LENG	\$731,000	\$436,370	59.69	\$872,736	\$79,359	\$651,641	\$594,290	1.097	3,498	\$186.29	RS1	92.0120	Colonial/2Sty	
H -11-29-376-001	1100 STONE ROWE	08/24/23	\$299,500	WD	03-ARM'S LENG	\$299,500	\$136,630	45.62	\$273,250	\$82,856	\$216,644	\$142,617	1.519	1,418	\$152.78	RS1	49.7565	SingleFamily	
H -11-29-400-012	1410 MARYLAND	07/24/23	\$849,000	WD	03-ARM'S LENG	\$849,000	\$277,600	32.70	\$555,201	\$133,508	\$715,492	\$315,875	2.265	1,580	\$452.84	RS1	24.8488	Ranch	
H -11-30-176-013	887 S TIPSICO LAKE RD	07/31/23	\$450,500	WD	03-ARM'S LENG	\$450,500	\$182,130	40.43	\$364,251	\$159,562	\$290,938	\$153,325	1.898	1,970	\$147.68	RS1	11.9100	BiLevel	
H -11-30-300-033	1661 S TIPSICO LAKE RD	11/01/23	\$303,000	WD	03-ARM'S LENG	\$303,000	\$139,890	46.17	\$279,787	\$63,550	\$239,450	\$161,975	1.478	1,524	\$157.12	RS1	53.8312	Ranch	
H -11-30-300-034	4720 LONE TREE RD	06/19/23	\$640,000	WD	03-ARM'S LENG	\$640,000	\$313,480	48.98	\$626,956	\$107,901	\$532,099	\$388,805	1.369	2,570	\$207.04	RS1	64.8075	Colonial/2Sty	
H -11-31-200-019	1880 S STONE BARN	06/14/22	\$565,000	WD	03-ARM'S LENG	\$565,000	\$286,340	50.68	\$572,674	\$169,730	\$395,270	\$301,831	1.310	2,519	\$156.92	RS1	70.7049	Ranch	
H -11-31-200-028	2128 S HICKORY RIDGE RD	09/05/23	\$505,000	WD	03-ARM'S LENG	\$505,000	\$252,830	50.07	\$505,654	\$150,031	\$354,969	\$266,384	1.333	1,600	\$221.86	RS1	68.4079	Ranch	
H -11-32-300-028	2860 HONEYWELL LAKE RD	05/12/22	\$711,000	WD	03-ARM'S LENG	\$711,000	\$388,170	54.59	\$776,336	\$81,965	\$629,035	\$520,128	1.209	2,620	\$240.09	RS1	80.7239	Ranch	
H -11-32-451-012	2910 SHIRLEY ST	09/29/22	\$350,000	WD	03-ARM'S LENG	\$350,000	\$184,420	52.69	\$368,838	\$107,919	\$242,081	\$195,445	1.239	1,399	\$173.04	RS1	77.8009	Ranch	
H -11-32-453-023	3084 WEST ST	09/20/23	\$140,000	WD	03-ARM'S LENG	\$140,000	\$61,980	44.27	\$123,954	\$63,429	\$76,571	\$45,337	1.689	766	\$99.96	RS1	32.7697	Bungalow	
H -11-33-101-015	1763 MELODY LN	10/30/23	\$975,000	WD	03-ARM'S LENG	\$975,000	\$476,470	48.87	\$952,940	\$81,875	\$893,125	\$652,483	1.369	4,399	\$203.03	RS1	64.7814	Contemporary	
H -11-33-151-002	2380 CRAGGS LN	11/21/22	\$511,500	WD	03-ARM'S LENG	\$511,500	\$265,350	51.88	\$530,691	\$93,318	\$418,182	\$327,620	1.276	3,499	\$119.51	RS1	74.0201	Other	
H -11-33-400-003	1124 ROWE RD	05/10/22	\$263,000	WD	03-ARM'S LENG	\$263,000	\$109,110	41.49	\$218,229	\$65,424	\$197,576	\$114,461	1.726	1,082	\$182.60	RS1	29.0476	Bungalow	
H -11-33-400-010	3050 ROBINWOOD LN	10/30/23	\$415,000	WD	03-ARM'S LENG	\$415,000	\$205,630	49.55	\$411,254	\$93,904	\$321,096	\$237,715	1.351	2,815	\$114.07	RS1	66.5865	Bungalow	
H -11-34-101-017	181 LONE TREE RD	07/25/23	\$500,000	WD	03-ARM'S LENG	\$500,000	\$216,540	43.31	\$433,085	\$82,455	\$417,545	\$262,644	1.590	1,795	\$232.62	RS1	42.6849	Ranch	
H -11-34-129-029	221 REID RD	04/14/23	\$355,000	WD	03-ARM'S LENG	\$355,000	\$179,350	50.52	\$358,702	\$65,421	\$289,579	\$219,686	1.318	1,450	\$199.71	RS1	69.8475	Ranch	
H -11-34-376-001	3283 S MILFORD RD	08/19/22	\$249,900	WD	03-ARM'S LENG	\$249,900	\$119,570	47.85	\$239,135	\$68,750	\$181,150	\$127,629	1.419	1,277	\$141.86	RS1	59.7278	Ranch	
H -11-36-400-016	3201 S DUCK LAKE RD	06/15/22	\$385,000	WD	03-ARM'S LENG	\$385,000	\$201,610	52.37	\$403,211	\$72,682	\$312,318	\$247,587	1.261	2,146	\$145.53	RS1	75.5178	TriLevel/Quad	
Totals:			\$11,642,400			\$11,642,400	\$5,528,590		\$11,057,105		\$9,161,097	\$6,423,822			#DIV/0!		59.0511		
								Sale. Ratio =>	47.49				E.C.F. =>	1.426	Std. Deviation=>	2.85843878			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
H -11-17-300-043	1631 SANDRA DR	12/09/22	\$485,500	WD	03-ARM'S LENGTH	\$485,500	\$237,860	48.99	\$475,715	\$56,000	\$429,500	\$481,325	0.892	2,747	\$156.35	RSM	1.5875	Colonial/2Sty	
H -11-17-300-048	1622 SANDRA DR	10/16/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$220,400	47.40	\$440,809	\$60,000	\$405,000	\$436,708	0.927	2,161	\$187.41	RSM	1.9189	Ranch	
H -11-17-300-056	3096 DONNA DR	06/24/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$209,120	47.53	\$418,245	\$56,000	\$384,000	\$415,419	0.924	2,392	\$160.54	RSM	1.6164	Colonial/2Sty	
H -11-17-300-059	3150 DONNA DR	12/19/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$249,160	51.37	\$498,316	\$56,000	\$429,000	\$507,243	0.846	2,933	\$146.27	RSM	6.2456	Colonial/2Sty	
H -11-17-300-062	3228 DONNA DR	07/22/22	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$205,260	46.44	\$410,515	\$63,787	\$378,213	\$397,624	0.951	2,193	\$172.46	RSM	4.2978	Colonial/2Sty	
Totals:			\$2,317,500			\$2,317,500	\$1,121,800		\$2,243,600		\$2,025,713	\$2,238,318			\$164.61		0.3189		
								Sale. Ratio =>	48.41					E.C.F. =>	0.905	Std. Deviation=>	0.040710779		
								Std. Dev. =>	1.92					Ave. E.C.F. =>	0.908	Ave. Variance=>	3.1333	Coefficient of Var=>	3.449961211

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale	\$ Cur. Asmnt.	Adj. Salur.	Apprais	Land + Yard	Ildg. Residu	Cost Man.	§	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	v. by Mean	Building Style
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No Sales, small move

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
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RWB, No sales. Ref: RN1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
H -11-01-227-001	5660 ZANDER LN	10/24/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$246,950	49.89	\$493,890	\$73,469	\$421,531	\$492,296	0.856	2,553	\$165.11	RWE	12.1794	Colonial/2Sty	
H -11-01-227-065	5821 ZANDER LN	02/22/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$194,430	40.51	\$388,859	\$72,256	\$407,744	\$370,730	1.100	1,922	\$212.15	RWE	12.1794	Ranch	
Totals:			\$975,000			\$975,000	\$441,380		\$882,749		\$829,275	\$863,026			\$188.63		1.7156		
								Sale. Ratio =>	45.27				E.C.F. =>	0.961	Std. Deviation=>	0.172242439			
								Std. Dev. =>	6.63				Ave. E.C.F. =>	0.978	Ave. Variance=>	12.1794	Coefficient of Var=>	12.45273535	

Auto

Parcel Number	ECF Table	Street Address	Sale Date	Sale Amount	2024 AV	Sale Ratio	Land + Yard	Bldg Residual	RCNLD	Indicated ECF	SqFt	Other Parcels in Sale	Class	Notes
LM-16-11-301-013	L CAS	115 E HURON ST	11/04/23	\$300,000	\$156,640	52.21	\$135,501	\$164,499	\$149,850	1.098	2,410		201	
W -13-03-482-006	W AUT	4290 W WALTON BLVD	05/20/22	\$400,000	\$204,110	51.03	\$47,152	\$352,848	\$389,014	0.907	1,541		201	
W -13-25-429-001	W AUT	525 ELIZABETH LAKE RD	08/24/22	\$450,000	\$294,400	65.42	\$76,337	\$373,663	\$622,274	0.600	9,400		201	
W -13-25-479-031	W AUT	60 S TELEGRAPH RD	12/21/22	\$800,000	\$386,440	48.31	\$101,240	\$698,760	\$494,123	1.414	12,216		201	
W -13-26-201-065	W AUT	3456 HIGHLAND RD	06/15/23	\$600,000	\$197,920	32.99	\$196,046	\$403,954	\$210,785	1.916	0		201	
W -13-30-101-001	W AUT	7981 ELIZABETH LAKE RD	09/22/22	\$480,000	\$215,830	44.96	\$85,818	\$394,182	\$367,734	1.072	1,006	W -13-30-101-002	201	
Y -12-22-251-017	Y AUT	10290 HIGHLAND RD	11/11/22	\$405,000	\$177,430	43.81	\$200,376	\$204,624	\$162,618	1.258	2,746		201	

Totals: 7 \$3,435,000 \$1,632,770 \$2,592,530 \$2,396,398

Sale. Ratio => 47.53 E.C.F. => 1.082

APT

Parcel Number	ECF Table	Street Address	Sale Date	Sale Amount	2024 AV	Sale Ratio	Land + Yard	Bldg Residual	RCNLD	Indicated ECF	SqFt	Other Parcels in Sale	Class	Notes
E -17-10-127-014	E APT	1111 N COMMERCE RD	11/21/23	\$230,000	\$100,920	43.88	\$125,435	\$104,565	\$71,108	1.471	2,070		201	
K -21-05-252-024	K APT	30625 MARTINDALE RD	09/30/22	\$980,000	\$362,500	36.99	\$285,217	\$694,783	\$413,531	1.680	9,182		201	8 units
PO-04-22-457-019	P APT	25 LOUCK ST	03/02/22	\$1,650,000	\$552,140	33.46	\$208,426	\$1,441,574	\$860,952	1.674	16,526	PO-04-22-459-004, PO	201	

Totals: 3 \$2,860,000 \$1,015,560 \$2,240,922 \$1,345,591

Sale. Ratio => 35.51 E.C.F. => 1.665

Office

Parcel Number	ECF Table	Street Address	Sale Date	Sale Amount	2024 AV	Sale Ratio	Land + Yard	Bldg Residual	RCNLD	Indicated ECF	SqFt	Other Parcels in Sale	Class	Notes
H -11-22-176-023	H COF	784 N MILFORD RD	01/23/23	\$425,000	\$105,870	24.91	\$98,759	\$326,241	\$121,087	2.694	1,963		201	
H -11-22-301-012	H COF	192 W HIGHLAND RD	02/21/23	\$875,000	\$274,850	31.41	\$117,573	\$757,427	\$466,533	1.624	3,435		201	
H -11-22-302-008	H COF	210 W HIGHLAND RD	10/29/23	\$356,000	\$184,180	51.74	\$33,388	\$322,612	\$362,175	0.891	1,940		201	
H -11-22-302-010	H COF	210 W HIGHLAND RD	04/26/24	\$375,000	\$152,350	40.63	\$33,522	\$341,478	\$292,077	1.169	1,940		201	
H -11-24-102-006	H COF	2550 E HIGHLAND RD	07/15/22	\$450,000	\$153,400	34.09	\$84,123	\$365,877	\$244,468	1.497	1,804		201	
H -11-27-301-017	H COF	1050 S MILFORD RD	11/01/22	\$457,500	\$286,400	62.60	\$97,779	\$359,721	\$521,413	0.690	8,800		201	
H -11-34-301-018	H COF	2628 S MILFORD RD	02/22/24	\$412,500	\$130,740	31.69	\$32,452	\$380,048	\$247,403	1.536	2,013		201	
H -11-34-327-026	H COF	2817 S MILFORD RD	03/02/22	\$350,000	\$128,700	36.77	\$27,868	\$322,132	\$248,238	1.298	2,233		201	

Y -12-13-455-009	Y COF	8355 HIGHLAND RD	04/28/23	\$575,000	\$254,690	44.29	\$191,457	\$383,543	\$396,756	0.967	4,182	201
W -13-17-376-031	W COF	6600 HIGHLAND RD	08/03/23	\$120,000	\$82,610	68.84	\$48,927	\$71,073	\$165,437	0.430	1,682	207
W -13-18-451-004	W COF	7559 HIGHLAND RD	06/22/22	\$320,000	\$115,000	35.94	\$100,752	\$219,248	\$179,718	1.220	1,744	201
W -13-20-101-019	W COF	6743 HIGHLAND RD	07/29/22	\$650,000	\$337,030	51.85	\$208,706	\$441,294	\$541,048	0.816	7,478	W -13-20-126-005 201
W -13-20-101-088	W COF	6909 HIGHLAND RD	12/05/22	\$470,000	\$231,040	49.16	\$125,903	\$344,097	\$469,314	0.733	3,550	201
W -13-20-128-001	W COF	6565 HIGHLAND RD	04/28/22	\$325,000	\$107,430	33.06	\$75,122	\$249,878	\$193,872	1.289	2,335	201
W -13-22-277-001	W COF	4396 HIGHLAND RD	08/02/22	\$600,000	\$375,420	62.57	\$148,441	\$451,559	\$825,583	0.547	2,951	201
Totals:			15	\$6,761,000	\$2,919,710			\$5,336,228	\$5,275,122			

Sale. Ratio => 43.18 E.C.F. => 1.012

Retail

Parcel Number	ECF Table	Street Address	Sale Date	Sale Amount	2024 AV	Sale Ratio	Land + Yard	Bldg Residual	RCNLD	Indicated ECF	SqFt	Other Parcels in Sale	Class	Notes
Retail														
H -11-27-327-015	H CRL	1449 S MILFORD RD	11/17/23	\$1,750,000	\$629,950	36.00	\$157,608	\$1,592,392	\$1,047,537	1.520	14,043		201	
H -11-27-327-019	H CRL	1155 S MILFORD RD	05/04/23	\$949,500	\$389,690	41.04	\$94,738	\$854,762	\$539,940	1.583	14,489		201	
W -13-20-276-064	W CRL	6215 HIGHLAND RD	05/13/22	\$740,000	\$361,800	48.89	\$304,610	\$435,390	\$490,961	0.887	9,600		201	
Y -12-13-455-017	Y CRL	8431 HIGHLAND RD	01/11/24	\$425,000	\$256,120	60.26	\$178,103	\$246,897	\$327,719	0.753	5,400		201	
Y -12-14-476-012	Y CRL	9140 HIGHLAND RD	03/02/23	\$971,250	\$451,150	46.45	\$260,756	\$710,494	\$629,563	1.129	6,900		201	
LM-16-10-376-023	L CRL	140 S MILFORD RD	03/19/24	\$3,600,000	\$1,490,510	41.40	\$890,794	\$2,709,206	\$1,817,160	1.491	14,689		201	
LM-16-11-151-021	L CRL	344 N MAIN ST	10/25/23	\$1,045,000	\$571,520	54.69	\$593,357	\$451,643	\$479,258	0.942	5,309		201	
LM-16-11-151-003	L CMS	340 N MAIN ST	12/19/23	\$900,000	\$289,840	32.20	\$82,206	\$817,794	\$445,370	1.836	4,459		201	
W -13-04-108-025	W MIS	5799 DIXIE HWY	12/07/22	\$937,500	\$403,610	43.05	\$170,645	\$766,855	\$705,064	1.088	3,435		201	
LM-16-11-304-015	L CRL	303 S MAIN ST	06/06/23	\$710,000	\$315,700	44.46	\$389,111	\$320,889	\$208,358	1.540	2,391		201	
Totals:			10	\$12,028,250	\$5,159,890			\$8,906,322	\$6,690,930					

Sale. Ratio => 42.90 E.C.F. => 1.331

Restaurant

Parcel Number	ECF Table	Street Address	Sale Date	Sale Amount	2024 AV	Sale Ratio	Land + Yard	Bldg Residual	RCNLD	Indicated ECF	SqFt	Other Parcels in Sale	Class	Notes
Misc														
LM-16-03-477-006	L CMS	780 N MILFORD RD	09/13/22	\$1,500,000	\$496,380	33.09	\$319,774	\$1,180,226	\$601,621	1.962	5,977		201	
L -16-21-276-001	L CMS	2020 S MILFORD RD	03/28/24	\$800,000	\$342,860	42.86	\$495,772	\$304,228	\$179,104	1.699	1,887		201	
W -13-03-352-034	W MIS	4922 DIXIE HWY	11/30/23	\$550,000	\$304,090	55.29	\$176,032	\$373,968	\$476,473	0.785	3,908		201	
W -13-04-477-001	W MIS	5115 DIXIE HWY	10/14/22	\$825,000	\$339,950	41.21	\$182,079	\$642,921	\$537,561	1.196	4,599		201	
W -13-18-351-025	W MIS	7890 HIGHLAND RD	09/12/23	\$1,100,000	\$373,870	33.99	\$288,712	\$811,288	\$503,313	1.612	4,998		201	

W -13-26-251-005	W MIS	3425 HIGHLAND RD	07/06/22	\$211,500	\$57,410	27.14	\$38,162	\$173,338	\$84,266	2.057	667	201
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Totals: 6 \$4,986,500 \$1,914,560 \$3,485,969 \$2,382,338

Sale. Ratio => 38.39 E.C.F. => 1.463

Misc

Parcel Number	ECF Table	Street Address	Sale Date	Sale Amount	2024 AV	Sale Ratio	Land + Yard	Bldg Residual	RCNLD	Indicated ECF	SqFt	Other Parcels in Sale	Class	Notes
H -11-02-300-002	H MIS	1131 WHITE LAKE RD	12/04/23	\$300,000	\$96,240	32.08	\$45,172	\$254,828	\$142,388	1.790	1,638		201	
H -11-21-426-010	H MIS	786 W HIGHLAND RD	11/29/22	\$2,200,000	\$1,306,450	59.38	\$585,894	\$1,614,106	\$1,920,551	0.840	47,996		201	
W -13-36-229-013	W MIS	120 S TELEGRAPH RD	03/14/24	\$1,775,000	\$645,210	36.35	\$163,768	\$1,611,232	\$1,104,406	1.459	15,431	W -13-36-229-014	201	

Totals: 3 \$4,275,000 \$2,047,900 \$3,480,166 \$3,167,345

Sale. Ratio => 47.90 E.C.F. => 1.099

Industrial

Parcel Number	ECF Table	Street Address	Sale Date	Sale Amount	2024 AV	Sale Ratio	Land + Yard	Bldg Residual	RCNLD	Indicated ECF	SqFt	Other Parcels in Sale	Class	Notes
L -16-25-100-061	L IND	2180 FYKE DR	12/29/23	\$650,000	\$328,910	50.60	\$183,020	\$466,980	\$461,561	1.012	7,198		201	
L -16-25-401-031	L IND	2569 ZAM PKWY	04/07/23	\$600,000	\$259,280	43.21	\$246,654	\$353,346	\$268,746	1.315	5,040		201	
L -16-25-201-010	L IND	2530 E BUNO RD	01/24/24	\$650,000	\$213,580	32.86	\$115,646	\$534,354	\$303,550	1.760	6,325		201	
L -16-35-351-026	L IND	54380 PONTIAC TRL	12/19/22	\$1,500,000	\$522,700	34.85	\$184,427	\$1,315,573	\$832,378	1.580	18,447		201	
L -16-24-101-010	L IND	2279 CHILDS LAKE RD	09/28/23	\$150,000	\$113,520	75.68	\$99,731	\$50,269	\$124,254	0.405	2,400		201	
W -13-04-251-015	W IND	5454 DIXIE HWY	11/09/23	\$600,000	\$210,020	35.00	\$107,541	\$492,459	\$446,158	1.104	11,108		301	
W -13-04-403-005	W IND	5275 DIXIE HWY	09/01/23	\$160,000	\$69,270	43.29	\$22,049	\$137,951	\$107,475	1.284	1,530		201	
W -13-04-403-008	W IND	5275 DIXIE HWY	09/09/22	\$220,000	\$145,770	66.26	\$24,088	\$195,912	\$228,598	0.857	3,060	W -13-04-403-009	201	
W -13-09-226-015	W IND	5085 WILLIAMS LAKE RD	03/03/23	\$2,450,000	\$828,360	33.81	\$348,029	\$2,101,971	\$1,828,183	1.150	39,604		301	
W -13-22-151-024	W IND	1050 CRESCENT LAKE RD	11/02/23	\$163,361	\$96,320	58.96	\$97,411	\$65,950	\$86,330	0.764	3,980		201	
W -13-22-151-035	W IND	1121 TEE CEE DR	12/07/22	\$365,000	\$129,160	35.39	\$104,884	\$260,116	\$140,609	1.850	3,657		201	
W -13-22-177-017	W IND	4650 PONTIAC LAKE RD	05/11/22	\$365,000	\$149,170	40.87	\$250,753	\$114,247	\$66,576	1.716	931		301	
W -13-26-176-026	W IND	115 CRAKE BLVD	03/31/23	\$400,000	\$168,050	42.01	\$106,839	\$293,161	\$211,035	1.389	6,000		201	
W -13-13-151-018	W IND	2260 SCOTT LAKE RD	09/29/23	\$2,000,000	\$1,029,390	51.47	\$433,324	\$1,566,676	\$2,319,977	0.675	78,517		301	
Y -12-22-252-022	Y IND	10431 HIGHLAND RD	04/08/22	\$1,070,000	\$532,850	49.80	\$125,875	\$944,125	\$965,053	0.978	17,150		201	

Totals: 15 \$11,343,361 \$4,796,350 \$8,893,090 \$8,390,483

Sale. Ratio => 42.28 E.C.F. => 1.060

