

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-08-277-006	4642 MALLARDS LNDG	03/11/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$183,330	32.16	\$366,659	\$72,208	\$497,792	\$292,695	1.701	2,231	\$223.13	K-9	54.0332	Colonial/2Sty		
H -11-09-151-009	4242 TAGGETT LAKE DR	12/28/21	\$549,900	PTA	03-ARM'S LENGTH	\$549,900	\$314,740	57.24	\$629,487	\$48,893	\$501,007	\$577,131	0.868	3,497	\$143.27	K-9	29.2290	Colonial/2Sty		
H -11-09-151-010	4276 TAGGETT LAKE DR	02/23/23	\$467,000	WD	03-ARM'S LENGTH	\$467,000	\$226,450	48.49	\$452,897	\$48,620	\$418,380	\$401,866	1.041	2,280	\$183.50	K-9	11.9295	Ranch		
H -11-09-153-019	4307 TAGGETT LAKE DR	04/28/21	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$301,020	48.95	\$602,038	\$93,489	\$521,511	\$505,516	1.032	3,000	\$173.84	K-9	12.8747	Colonial/2Sty		
Totals:			\$2,201,900			\$2,201,900	\$1,025,540		\$2,051,081		\$1,938,690	\$1,777,208			\$180.93		6.9526			
								Sale. Ratio =>	46.58					E.C.F. =>	1.091	Std. Deviation=>		0.368871476		
								Std. Dev. =>	10.50					Ave. E.C.F. =>	1.160	Ave. Variance=>		27.0166	Coefficient of Var=>	23.28235719

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	\$251,420	50.79	\$502,846	\$73,542	\$421,458	\$500,938	0.841	2,553	\$165.08	RWE	1.2725	Colonial/2Sty		
H -11-01-227-003	5836 ZANDER LN	06/08/21	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$240,360	49.56	\$480,724	\$70,000	\$415,000	\$479,258	0.866	2,190	\$189.50	RWE	1.1860	Ranch		
H -11-01-227-015	5787 JADA DR	04/23/21	\$442,500	WD	03-ARM'S LENGTH	\$442,500	\$226,340	51.15	\$452,684	\$71,206	\$371,294	\$445,132	0.834	2,024	\$183.45	RWE	1.9941	Ranch		
H -11-01-227-061	6039 JADA DR	12/17/21	\$439,000	PTA	03-ARM'S LENGTH	\$439,000	\$215,780	49.15	\$431,564	\$74,916	\$364,084	\$416,159	0.875	2,074	\$175.55	RWE	2.0806	Ranch		
Totals:			\$1,861,500			\$1,861,500	\$933,900		\$1,867,818		\$1,571,836	\$1,841,487			\$178.39		0.0493			
								Sale. Ratio =>	50.17					E.C.F. =>	0.854	Std. Deviation=>		0.019434535		
								Std. Dev. =>	0.96					Ave. E.C.F. =>	0.854	Ave. Variance=>		1.6333	Coefficient of Var=>	1.912376053

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-10-134-012	4631 DESERT BRIDGE CT	04/21/22	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$170,890	49.25	\$341,772	\$48,000	\$299,000	\$238,451	1.254	1,708	\$175.06	K10	1.1046	Ranch		
H -11-10-134-014	4589 DESERT BRIDGE CT	07/11/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$153,070	47.10	\$306,147	\$48,000	\$277,000	\$209,535	1.322	1,224	\$226.31	K10	5.7004	Ranch		
H -11-10-177-007	4710 DESERT BRIDGE CT	08/02/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$153,640	45.19	\$307,280	\$50,238	\$289,762	\$208,638	1.389	1,373	\$211.04	K10	12.3856	Ranch		
H -11-10-178-004	4471 DESERT BRIDGE CT	06/13/22	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$182,820	45.72	\$365,635	\$53,972	\$345,928	\$252,973	1.367	1,817	\$190.38	K10	10.2478	Colonial/2Sty		
H -11-10-252-009	4006 PRESIDENTIAL WAY	07/01/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$189,840	52.73	\$379,688	\$40,600	\$319,400	\$275,234	1.160	1,695	\$188.44	K10	10.4503	Ranch		
H -11-10-352-001	3376 WOODRUFF MEADOWS CT	07/25/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$189,990	52.78	\$379,971	\$43,098	\$316,902	\$273,436	1.159	1,838	\$172.42	K10	10.6008	SingleFamily		
H -11-10-352-003	3332 WOODRUFF MEADOWS CT	12/15/22	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$176,830	50.67	\$353,657	\$40,600	\$308,400	\$254,105	1.214	1,954	\$157.83	K10	5.1298	Colonial/2Sty		
H -11-10-352-007	3335 WOODRUFF MEADOWS CT	06/30/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$199,300	49.21	\$398,600	\$48,000	\$357,000	\$284,578	1.254	1,731	\$206.24	K10	1.0482	Ranch		
Totals:			\$2,885,900			\$2,885,900	\$1,416,380		\$2,832,750		\$2,513,392	\$1,996,950			\$190.96		0.6356			
								Sale. Ratio =>	49.08					E.C.F. =>	1.259	Std. Deviation=>		0.08792325		
								Std. Dev. =>	2.93					Ave. E.C.F. =>	1.265	Ave. Variance=>		7.0834	Coefficient of Var=>	5.599688886

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-13-151-019	2409 FOXGROVE DR	06/04/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$182,890	47.50	\$365,777	\$50,985	\$334,015	\$334,885	0.997	2,456	\$136.00	K13	8.0721	SingleFamily		
H -11-13-151-026	2150 ELKRIDGE CIR	03/27/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$236,350	53.11	\$472,705	\$60,225	\$384,775	\$438,809	0.877	2,583	\$148.96	K13	3.9817	Colonial/2Sty		
H -11-13-152-024	2081 ELKRIDGE CIR	10/22/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$213,020	51.33	\$426,037	\$71,429	\$343,571	\$377,243	0.911	2,456	\$139.89	K13	0.5938	SingleFamily		
H -11-13-152-027	2767 FOXGROVE DR	10/22/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$221,300	56.03	\$442,599	\$50,985	\$344,015	\$416,611	0.826	2,680	\$128.36	K13	9.0934	SingleFamily		
H -11-13-326-039	2814 MOREL DR	12/28/21	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$181,460	50.41	\$362,923	\$46,737	\$313,263	\$336,368	0.931	2,022	\$154.93	K13	1.4630	SingleFamily		
H -11-13-326-050	2637 MOREL DR	12/01/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$179,550	49.19	\$359,094	\$50,985	\$314,015	\$327,776	0.958	1,782	\$176.21	K13	4.1338	SingleFamily		
Totals:			\$2,365,000			\$2,365,000	\$1,214,570		\$2,429,135		\$2,033,654	\$2,231,690			\$147.39		0.5419			
								Sale. Ratio =>	51.36					E.C.F. =>	0.911	Std. Deviation=>		0.060544771		
								Std. Dev. =>	3.01					Ave. E.C.F. =>	0.917	Ave. Variance=>		4.5563	Coefficient of Var=>	4.970418957

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-27-156-001	352 ASBURY CT	10/07/21	\$337,750	PTA	03-ARM'S LENG	\$337,750	\$168,210	49.80	\$336,420	\$25,446	\$312,304	\$291,720	1.071	1,834	\$170.29	K27	13.5616	Ranch		
H -11-27-156-016	353 ASBURY CT	06/03/22	\$335,000	WD	03-ARM'S LENG	\$335,000	\$139,440	41.62	\$278,888	\$25,446	\$309,554	\$237,750	1.302	1,454	\$212.90	K27	9.5837	SingleFamily		
H -11-27-156-030	436 DELMAR CT	04/27/22	\$435,900	WD	03-ARM'S LENG	\$435,900	\$212,070	48.65	\$424,133	\$25,446	\$410,454	\$374,003	1.097	2,394	\$171.45	K27	10.8713	Colonial/2Sty		
H -11-27-301-044	1097 RYAN CT	03/30/23	\$370,000	WD	03-ARM'S LENG	\$370,000	\$168,840	45.63	\$337,685	\$25,596	\$344,404	\$292,766	1.176	1,788	\$192.62	K27	2.9797	Other		
H -11-34-177-010	182 REID RD	05/23/22	\$335,000	WD	03-ARM'S LENG	\$335,000	\$135,900	40.57	\$271,794	\$60,225	\$274,775	\$198,470	1.384	1,190	\$230.90	K27	17.8291	Other		
Totals:			\$1,813,650			\$1,813,650	\$824,460		\$1,648,920		\$1,651,491	\$1,394,710			\$195.63		2.2065			
								Sale. Ratio =>	45.46					E.C.F. =>	1.184	Std. Deviation=>		0.134229727		
								Std. Dev. =>	4.11					Ave. E.C.F. =>	1.206	Ave. Variance=>		10.9651	Coefficient of Var=>	9.090788463

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-34-130-002	2368 ESTATES DR	11/30/21	\$338,000	PTA	03-ARM'S LENGTH	\$338,000	\$170,810	50.54	\$341,616	\$61,500	\$276,500	\$234,211	1.181	1,835	\$150.68	K34	6.2036	Ranch
H -11-34-130-005	2300 ESTATES DR	12/10/21	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$175,330	48.70	\$350,655	\$75,000	\$285,000	\$230,481	1.237	2,029	\$140.46	K34	0.6051	Colonial/2Sty
H -11-34-130-018	2411 ESTATES DR	04/27/21	\$414,000	WD	03-ARM'S LENGTH	\$414,000	\$194,450	46.97	\$388,898	\$61,800	\$352,200	\$273,493	1.288	1,618	\$217.68	K34	4.5186	Ranch
H -11-34-326-007	2606 BRIAR CLIFF DR	08/01/22	\$436,000	WD	03-ARM'S LENGTH	\$436,000	\$208,200	47.75	\$416,393	\$61,500	\$374,500	\$296,733	1.262	2,472	\$151.50	K34	1.9479	SingleFamily
H -11-34-401-005	2661 BRIAR CLIFF DR	09/03/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$225,660	50.15	\$451,311	\$61,500	\$388,500	\$325,929	1.192	2,330	\$166.74	K34	5.0620	Contemporary
H -11-34-401-011	2616 BAY VISTA DR	06/11/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$198,530	49.63	\$397,059	\$61,500	\$338,500	\$280,568	1.206	2,006	\$168.74	K34	3.6115	CapeCod
H -11-34-401-013	2650 BAY VISTA DR	07/22/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$180,550	44.58	\$361,099	\$61,500	\$343,500	\$250,501	1.371	1,790	\$191.90	K34	12.8656	Contemporary
H -11-34-402-002	2553 BAY VISTA DR	07/11/22	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$192,900	49.72	\$385,804	\$61,500	\$326,500	\$271,157	1.204	1,976	\$165.23	K34	3.8499	Contemporary
Totals:			\$3,191,000			\$3,191,000	\$1,546,430		\$3,092,835		\$2,685,200	\$2,163,073			\$169.12		0.1215	
							Sale. Ratio =>	48.46				E.C.F. =>	1.241		Std. Deviation=>	0.063479288		
							Std. Dev. =>	2.00				Ave. E.C.F. =>	1.243		Ave. Variance=>	4.8330	Coefficient of Var=>	3.889443863

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-15-301-005	126 COUNTRYSIDE LN	08/19/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$75,240	45.60	\$150,470	\$25,005	\$139,995	\$110,737	1.264	1,090	\$128.44	K15	1.0177	Other		
H -11-15-301-015	202 COUNTRYSIDE LN	05/23/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$75,240	45.60	\$150,470	\$25,005	\$139,995	\$110,737	1.264	1,090	\$128.44	K15	1.0177	Other		
H -11-15-301-027	290 COUNTRYSIDE CT	07/08/21	\$163,900	WD	03-ARM'S LENGTH	\$163,900	\$80,040	48.83	\$160,083	\$25,035	\$138,865	\$119,195	1.165	1,090	\$127.40	K15	10.9365	Ranch		
H -11-15-301-028	296 COUNTRYSIDE CT	08/24/22	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$79,420	43.16	\$158,848	\$25,035	\$158,965	\$118,105	1.346	1,090	\$145.84	K15	7.1575	Ranch		
H -11-15-301-029	329 COUNTRYSIDE CT	04/07/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$77,720	45.72	\$155,444	\$25,027	\$144,973	\$115,108	1.259	1,090	\$133.00	K15	1.4933	TwHse/Duplex		
H -11-15-301-029	329 COUNTRYSIDE CT	07/12/22	\$177,458	WD	03-ARM'S LENGTH	\$177,458	\$77,720	43.80	\$155,444	\$25,027	\$152,431	\$115,108	1.324	1,090	\$139.84	K15	4.9859	TwHse/Duplex		
H -11-15-301-042	171 COUNTRYSIDE LN	09/13/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$75,060	42.89	\$150,121	\$25,005	\$149,995	\$110,429	1.358	1,090	\$137.61	K15	8.3906	Other		
H -11-15-301-042	171 COUNTRYSIDE LN	09/15/22	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$75,060	41.72	\$150,121	\$25,005	\$154,895	\$110,429	1.403	1,090	\$142.11	K15	12.8278	Other		
H -11-15-301-045	141 COUNTRYSIDE LN	12/19/22	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$74,860	46.21	\$149,715	\$25,005	\$136,995	\$110,071	1.245	1,090	\$125.68	K15	2.9778	Other		
H -11-15-301-046	135 COUNTRYSIDE LN	10/22/21	\$154,800	PTA	03-ARM'S LENGTH	\$154,800	\$75,240	48.60	\$150,470	\$25,005	\$129,795	\$110,737	1.172	1,090	\$119.08	K15	10.2287	Other		
H -11-15-301-047	129 COUNTRYSIDE LN	07/19/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$75,320	47.08	\$150,632	\$25,005	\$134,995	\$110,880	1.217	1,090	\$123.85	K15	5.6901	Other		
Totals:			\$1,857,058			\$1,857,058	\$840,920		\$1,681,818		\$1,581,899	\$1,241,535			\$131.93		0.0241			
								Sale. Ratio =>	45.28					E.C.F. =>	1.274	Std. Deviation=>		0.076211639		
								Std. Dev. =>	2.30					Ave. E.C.F. =>	1.274	Ave. Variance=>		6.0658	Coefficient of Var=>	4.759745486

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	
H -11-06-401-001	3748 CATHERINE ANNE LN	12/27/21	\$539,900	WD	03-ARM'S LENGTH	\$539,900	\$283,400	52.49	\$566,793	\$75,517	\$464,383	\$547,688	0.848	2,746	\$169.11	KHH	0.0000	SingleFamily		
Totals:			\$539,900			\$539,900	\$283,400		\$566,793		\$464,383	\$547,688			\$169.11		0.0000			
								Sale. Ratio =>	52.49				E.C.F. =>	0.848	Std. Deviation=>		#DIV/0!			
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.848	Ave. Variance=>		0.0000	Coefficient of Var=>		0

One Sale Ref: KHS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-17-101-007	3035 ALLISON LN	12/16/21	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$248,240	46.84	\$496,483	\$48,436	\$481,564	\$499,495	0.964	2,751	\$175.05	KHS	1.3115	SingleFamily	
H -11-17-101-012	2933 ALLISON LN	07/27/21	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$285,700	48.02	\$571,396	\$53,363	\$541,637	\$577,517	0.938	2,552	\$212.24	KHS	1.3115	Colonial/2Sty	
Totals:			\$1,125,000			\$1,125,000	\$533,940		\$1,067,879		\$1,023,201	\$1,077,012			\$193.65		0.0950		
								Sale. Ratio =>	47.46				E.C.F. =>	0.950	Std. Deviation=>		0.018547588		
								Std. Dev. =>	0.83				Ave. E.C.F. =>	0.951	Ave. Variance=>		1.3115	Coefficient of Var=>	1.379107139

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 RD	07/29/22	\$560,500	WD	03-ARM'S LENGTH	\$560,500	\$281,990	50.31	\$563,981	\$29,000	\$531,500	\$532,319	0.998	2,806	\$189.42	KKV	11.6513	Colonial/2Sty		
H -11-01-428-034	3483 HIGH VIEW RD	08/05/22	\$507,531	WD	03-ARM'S LENGTH	\$507,531	\$195,710	38.56	\$391,414	\$30,551	\$476,980	\$359,068	1.328	1,987	\$240.05	KKV	21.3411	Ranch		
H -11-01-428-039	3337 KNOLL CT	10/04/22	\$599,029	WD	03-ARM'S LENGTH	\$599,029	\$296,050	49.42	\$592,104	\$59,891	\$539,138	\$529,565	1.018	2,187	\$246.52	KKV	9.6897	Ranch		
Totals:			\$1,667,060			\$1,667,060	\$773,750		\$1,547,499		\$1,547,618	\$1,420,952			\$225.33		2.5833			
								Sale. Ratio =>	46.41				E.C.F. =>	1.089	Std. Deviation=>		0.185079128			
								Std. Dev. =>	6.54				Ave. E.C.F. =>	1.115	Ave. Variance=>		14.2274	Coefficient of Var=>		12.76027712

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-27-152-007	589 DORNOCH CT	10/29/21	\$515,000	PTA	03-ARM'S LENGTH	\$515,000	\$238,900	46.39	\$477,805	\$60,960	\$454,040	\$524,333	0.866	2,712	\$167.42	KPW	1.0416	Colonial/2Sty		
H -11-27-155-002	709 BERWICK CT	01/05/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$227,000	43.24	\$454,008	\$59,054	\$465,946	\$496,797	0.938	2,210	\$210.84	KPW	8.2378	Ranch		
H -11-28-101-005	179 GAILES CT	08/22/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$276,070	53.09	\$552,137	\$64,890	\$455,110	\$612,889	0.743	3,370	\$135.05	KPW	11.2957	Colonial/2Sty		
H -11-28-126-006	395 PRESTWICK TRL	04/09/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$273,460	57.57	\$546,915	\$70,865	\$404,135	\$598,805	0.675	3,123	\$129.41	KPW	18.0619	Colonial/2Sty		
H -11-28-126-008	431 PRESTWICK TRL	03/01/23	\$614,000	WD	03-ARM'S LENGTH	\$614,000	\$271,750	44.26	\$543,499	\$73,872	\$540,128	\$590,726	0.914	2,956	\$182.72	KPW	5.8825	Colonial/2Sty		
H -11-28-127-001	288 PRESTWICK TRL	11/12/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$247,620	51.59	\$495,230	\$70,865	\$409,135	\$533,792	0.766	2,783	\$147.01	KPW	8.9053	Ranch		
H -11-28-152-005	1280 GLEN CT	03/08/22	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$282,640	39.81	\$565,272	\$70,865	\$639,135	\$621,896	1.028	3,313	\$192.92	KPW	17.2199	Colonial/2Sty		
H -11-28-152-008	1258 GLENEAGLES	06/08/21	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$319,100	48.35	\$638,200	\$73,291	\$586,709	\$710,577	0.826	3,357	\$174.77	KPW	2.9842	Colonial/2Sty		
H -11-28-152-009	1234 GLENEAGLES	05/21/21	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$482,220	53.58	\$964,448	\$71,647	\$828,353	\$1,123,020	0.738	4,280	\$193.54	KPW	11.7910	Ranch		
H -11-28-176-011	1113 SAINT ANDREWS	05/07/21	\$482,500	WD	03-ARM'S LENGTH	\$482,500	\$261,920	54.28	\$523,834	\$70,865	\$411,635	\$569,772	0.722	2,841	\$144.89	KPW	13.3066	Colonial/2Sty		
H -11-28-178-007	1064 GLENEAGLES	08/19/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$293,500	53.36	\$586,994	\$82,501	\$467,499	\$634,582	0.737	2,869	\$162.95	KPW	11.8818	Ranch		
H -11-28-179-001	1042 SAINT ANDREWS	08/18/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$268,060	44.68	\$536,116	\$76,849	\$523,151	\$577,694	0.906	3,063	\$170.80	KPW	5.0063	Colonial/2Sty		
H -11-28-180-001	1209 GLENEAGLES	08/16/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$294,020	47.04	\$588,033	\$70,865	\$554,135	\$650,526	0.852	3,384	\$163.75	KPW	0.3695	Colonial/2Sty		
H -11-28-180-001	1209 GLENEAGLES	06/09/22	\$712,500	WD	03-ARM'S LENGTH	\$712,500	\$294,020	41.27	\$588,033	\$70,865	\$641,635	\$650,526	0.986	3,384	\$189.61	KPW	13.0811	Colonial/2Sty		
H -11-28-180-010	993 GLENEAGLES	07/14/22	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$297,900	46.91	\$595,796	\$75,446	\$559,554	\$654,528	0.855	3,800	\$147.25	KPW	0.0625	Colonial/2Sty		
H -11-28-202-007	641 PERTSHIRE CT	04/26/21	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$287,640	42.93	\$575,272	\$94,047	\$575,953	\$605,314	0.951	3,294	\$174.85	KPW	9.5972	Ranch		
H -11-28-251-014	445 NAIRN CIR	10/29/21	\$670,000	PTA	03-ARM'S LENGTH	\$670,000	\$287,830	42.96	\$575,662	\$76,391	\$593,609	\$628,014	0.945	2,809	\$211.32	KPW	8.9695	Ranch		
H -11-28-251-032	826 GLENEAGLES	12/08/21	\$637,000	PTA	03-ARM'S LENGTH	\$637,000	\$298,650	46.88	\$597,298	\$72,705	\$564,295	\$659,865	0.855	3,306	\$170.69	KPW	0.0355	Colonial/2Sty		
H -11-28-252-003	266 NAIRN CIR	06/15/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$282,300	55.35	\$564,595	\$60,652	\$449,348	\$633,891	0.709	3,204	\$140.25	KPW	14.6648	Colonial/2Sty		
H -11-28-252-004	276 NAIRN CIR	05/25/22	\$620,276	WD	03-ARM'S LENGTH	\$620,276	\$261,730	42.20	\$523,458	\$60,469	\$559,807	\$582,376	0.961	2,764	\$202.54	KPW	10.5725	Colonial/2Sty		
H -11-28-252-008	480 NAIRN CIR	10/20/21	\$482,000	WD	03-ARM'S LENGTH	\$482,000	\$258,700	53.67	\$517,404	\$60,745	\$421,255	\$574,414	0.733	3,219	\$130.87	KPW	12.2157	Colonial/2Sty		
H -11-28-252-009	576 NAIRN CIR	04/22/21	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$186,230	46.67	\$372,458	\$60,857	\$338,143	\$391,951	0.863	2,075	\$162.96	KPW	0.7196	Ranch		
H -11-28-252-010	600 NAIRN CIR	12/28/21	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$217,630	51.21	\$435,265	\$60,513	\$364,487	\$471,386	0.773	2,421	\$150.55	KPW	8.2298	Ranch		
H -11-28-253-008	777 GLENEAGLES	09/22/21	\$591,000	PTA	03-ARM'S LENGTH	\$591,000	\$300,740	50.89	\$601,471	\$88,610	\$502,390	\$645,108	0.779	3,155	\$159.24	KPW	7.6753	Colonial/2Sty		
H -11-28-253-009	753 GLENEAGLES	10/28/22	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$262,160	52.44	\$524,323	\$69,863	\$430,037	\$571,648	0.752	2,875	\$149.58	KPW	10.3245	Colonial/2Sty		
H -11-28-276-003	298 CARNOUSTIE	05/20/22	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$269,830	44.60	\$539,665	\$63,964	\$541,036	\$598,366	0.904	2,796	\$193.50	KPW	4.8667	CapeCod		
H -11-28-276-013	538 CARNOUSTIE	10/13/22	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$344,410	46.86	\$688,819	\$72,646	\$662,354	\$775,060	0.855	4,331	\$152.93	KPW	0.0938	Colonial/2Sty		
H -11-28-276-019	417 CARNOUSTIE	11/12/21	\$592,000	WD	03-ARM'S LENGTH	\$592,000	\$282,150	47.66	\$564,297	\$70,865	\$521,135	\$620,669	0.840	3,080	\$169.20	KPW	1.5888	Colonial/2Sty		
H -11-28-251-006	253 NAIRN CIR	11/03/21	\$581,000	WD	03-ARM'S LENGTH	\$581,000	\$256,620	44.17	\$513,233	\$70,865	\$510,135	\$556,438	0.917	3,031	\$168.31	KPW	6.1266	Colonial/2Sty		
H -11-28-276-022	345 CARNOUSTIE	05/12/22	\$745,100	WD	03-ARM'S LENGTH	\$745,100	\$340,580	45.71	\$681,151	\$78,982	\$666,118	\$757,445	0.879	3,764	\$176.97	KPW	2.3906	Colonial/2Sty		
H -11-28-303-008	1497 GLENEAGLES	04/25/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$262,590	41.68	\$525,178	\$73,546	\$556,454	\$568,091	0.980	2,661	\$209.11	KPW	12.3995	Colonial/2Sty		
H -11-28-303-015	1665 GLENEAGLES	07/30/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$286,620	47.77	\$573,230	\$72,372	\$527,628	\$630,010	0.837	3,757	\$140.44	KPW	1.8030	Colonial/2Sty		
H -11-29-227-002	232 INVERNESS	06/22/21	\$461,000	WD	03-ARM'S LENGTH	\$461,000	\$204,490	44.36	\$408,971	\$70,865	\$390,135	\$425,291	0.917	2,209	\$176.61	KPW	6.1816	Ranch		
H -11-29-227-010	424 INVERNESS	04/08/21	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$266,370	40.06	\$532,748	\$71,716	\$593,284	\$579,914	1.023	2,953	\$200.91	KPW	16.7533	Colonial/2Sty		
H -11-29-276-002	233 INVERNESS	08/01/22	\$535,599	PTA	03-ARM'S LENGTH	\$535,599	\$232,580	43.42	\$465,167	\$70,865	\$464,734	\$495,977	0.937	2,842	\$163.52	KPW	8.1485	Ranch		
H -11-29-276-002	233 INVERNESS	08/01/22	\$535,599	WD	03-ARM'S LENGTH	\$535,599	\$232,580	43.42	\$465,167	\$70,865	\$464,734	\$495,977	0.937	2,842	\$163.52	KPW	8.1485	Ranch		
H -11-29-277-023	475 INVERNESS	05/16/22	\$637,500	WD	03-ARM'S LENGTH	\$637,500	\$291,290	45.69	\$582,581	\$59,054	\$578,446	\$658,525	0.878	3,239	\$178.59	KPW	2.2875	Colonial/2Sty		
H -11-29-277-024	507 INVERNESS	06/24/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$249,560	47.54	\$499,120	\$65,965	\$459,035	\$544,849	0.842	2,931	\$156.61	KPW	1.3022	Colonial/2Sty		
H -11-29-278-003	496 INVERNESS	07/15/21	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$292,410	52.22	\$584,829	\$75,356	\$484,644	\$640,847	0.756	2,584	\$187.56	KPW	9.9266	Ranch		
H -11-29-278-014	664 INVERNESS	03/24/22	\$870,000	WD	03-ARM'S LENGTH	\$870,000	\$411,860	47.34	\$823,718	\$78,905	\$791,095	\$936,872	0.844	4,869	\$162.48	KPW	1.1121	Colonial/2Sty		
Totals:			\$23,785,974			\$23,785,974	\$11,195,730		\$22,391,400		\$20,950,591	\$24,598,764			\$169.15		0.3829			
								Sale. Ratio =>	47.07				E.C.F. =>	0.852	Std. Deviation=>		0.091468358			
								Std. Dev. =>	4.54				Ave. E.C.F. =>	0.856	Ave. Variance=>		7.3815	Coefficient of Var=>		8.628110952

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-14-126-008	1397 GENOA CT	05/14/21	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$263,380	44.27	\$526,758	\$45,964	\$549,036	\$563,651	0.974	3,222	\$170.40	KSB	0.0000	Colonial/2Sty	
Totals:			\$595,000			\$595,000	\$263,380		\$526,758		\$549,036	\$563,651			\$170.40		0.0000		
								Sale. Ratio =>	44.27				E.C.F. =>	0.974	Std. Deviation=>		#DIV/0!		
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.974	Ave. Variance=>		0.0000	Coefficient of Var=>	0

*one sale 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 -11-14-127-003	2976 VERO DR	02/15/22	\$1,450,000	WD	03-ARM'S LENGTH	\$1,450,000	\$748,010	51.59	\$1,496,012	\$232,959	\$1,217,041	\$1,222,704	0.995	5,661	\$214.99	KSL	3.8246	Contemporary		
H -11-14-251-010	1463 SCHOONER CV	08/27/21	\$950,000	PTA	03-ARM'S LENGTH	\$950,000	\$432,370	45.51	\$864,733	\$174,843	\$775,157	\$667,851	1.161	2,788	\$278.03	KSL	12.7059	Colonial/2Sty		
H -11-14-251-019	2710 VERO DR	05/24/21	\$1,064,500	WD	03-ARM'S LENGTH	\$1,064,500	\$527,270	49.53	\$1,054,546	\$211,394	\$853,106	\$816,217	1.045	3,433	\$248.50	KSL	1.1581	SingleFamily		
H -11-14-251-026	2538 VERO DR	05/03/21	\$851,000	WD	03-ARM'S LENGTH	\$851,000	\$463,700	54.49	\$927,401	\$136,436	\$714,564	\$765,697	0.933	2,697	\$264.95	KSL	10.0394	Colonial/2Sty		
Totals:			\$4,315,500			\$4,315,500	\$2,171,350		\$4,342,692		\$3,559,868	\$3,472,469			\$251.62		0.8445			
								Sale. Ratio =>	50.32					E.C.F. =>	1.025	Std. Deviation=>		0.096297944		
								Std. Dev. =>	3.77					Ave. E.C.F. =>	1.034	Ave. Variance=>		6.9320	Coefficient of Var=>	6.706560835

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-20-276-013	2728 PINE BLUFFS CT	06/02/21	\$810,000	PTA	03-ARM'S LENGTH	\$810,000	\$426,810	52.69	\$853,615	\$85,157	\$724,843	\$906,201	0.800	3,718	\$194.96	KSW	12.2753	Ranch			
H -11-20-277-003	2080 CANTERWOOD	11/03/22	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$320,840	46.50	\$641,676	\$75,162	\$614,838	\$668,059	0.920	3,084	\$199.36	KSW	0.2288	Colonial/2Sty			
H -11-20-277-015	2615 PINE BLUFFS CT	08/31/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$360,310	45.04	\$720,615	\$64,394	\$735,606	\$773,846	0.951	2,822	\$260.67	KSW	2.7962	Ranch			
H -11-20-278-001	2157 CANTERWOOD	06/03/21	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$361,800	50.96	\$723,601	\$66,259	\$643,741	\$775,167	0.830	3,111	\$206.92	KSW	9.2169	Colonial/2Sty			
H -11-20-278-002	2125 CANTERWOOD	11/03/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$296,380	39.52	\$592,765	\$94,699	\$655,301	\$587,342	1.116	2,863	\$228.89	KSW	19.3083	Contemporary			
H -11-20-326-004	3166 PINE BLUFFS CT	05/14/21	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$203,780	41.59	\$407,550	\$64,394	\$425,606	\$404,665	1.052	2,481	\$171.55	KSW	12.9126	Colonial/2Sty			
H -11-20-326-007	3068 PINE BLUFFS CT	06/23/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$262,850	46.11	\$525,690	\$67,251	\$502,749	\$540,612	0.930	2,578	\$195.02	KSW	0.7340	Colonial/2Sty			
H -11-20-326-027	2941 PINE BLUFFS CT	02/21/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$204,120	41.66	\$408,248	\$64,394	\$425,606	\$405,488	1.050	2,987	\$142.49	KSW	12.6991	Colonial/2Sty			
H -11-20-326-029	3011 PINE BLUFFS CT	01/25/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$233,230	42.41	\$466,454	\$67,282	\$482,718	\$470,722	1.025	2,157	\$223.79	KSW	10.2862	SingleFamily			
H -11-20-326-051	2797 STEEPLCHASE	03/25/22	\$585,000	PTA	03-ARM'S LENGTH	\$585,000	\$250,410	42.81	\$500,826	\$73,889	\$511,111	\$503,463	1.015	3,119	\$163.87	KSW	9.2567	Colonial/2Sty			
H -11-20-326-063	2859 OVERBROOK	08/01/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$163,780	32.76	\$327,552	\$64,394	\$435,606	\$310,328	1.404	1,274	\$341.92	KSW	48.1073	Colonial/2Sty			
H -11-20-326-068	3017 OVERBROOK	06/09/21	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$265,510	51.56	\$531,017	\$65,162	\$449,838	\$549,357	0.819	2,506	\$179.50	KSW	10.3779	Colonial/2Sty			
H -11-20-426-009	2358 CANTERWOOD	03/01/23	\$699,000	WD	03-ARM'S LENGTH	\$699,000	\$329,260	47.10	\$658,515	\$64,394	\$634,606	\$700,614	0.906	3,964	\$160.09	KSW	1.6838	Colonial/2Sty			
H -11-20-476-013	2518 OVERBROOK	07/28/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$278,630	52.57	\$557,255	\$64,394	\$465,606	\$581,204	0.801	3,036	\$153.36	KSW	12.1517	Colonial/2Sty			
H -11-20-477-010	2527 OVERBROOK	07/19/22	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$279,090	46.13	\$558,183	\$67,098	\$537,902	\$579,110	0.929	2,990	\$179.90	KSW	0.6220	Colonial/2Sty			
H -11-20-477-013	2627 OVERBROOK	08/05/21	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$310,300	50.46	\$620,598	\$64,394	\$550,606	\$655,901	0.839	2,742	\$200.80	KSW	8.3158	SingleFamily			
H -11-21-151-025	664 TIMBER RIDGE DR	04/30/21	\$448,000	WD	03-ARM'S LENGTH	\$448,000	\$245,760	54.86	\$491,525	\$60,939	\$387,061	\$507,767	0.762	2,731	\$141.73	KSW	16.0342	Colonial/2Sty			
H -11-21-152-004	655 TIMBER RIDGE DR	05/12/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$251,410	54.07	\$502,815	\$89,607	\$375,393	\$487,274	0.770	3,300	\$113.76	KSW	15.2228	Colonial/2Sty			
H -11-21-302-001	431 TIMBER RIDGE DR	07/30/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$278,950	58.11	\$557,899	\$63,108	\$416,892	\$583,480	0.714	3,144	\$132.60	KSW	20.8131	Colonial/2Sty			
H -11-21-303-006	420 TIMBER RIDGE DR	07/08/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$215,790	43.16	\$431,586	\$60,939	\$439,061	\$437,084	1.005	2,654	\$165.43	KSW	8.1901	Colonial/2Sty			
H -11-21-303-009	2098 WOODRIDGE CT	08/16/21	\$399,999	WD	03-ARM'S LENGTH	\$399,999	\$205,380	51.35	\$410,752	\$60,939	\$339,060	\$412,515	0.822	2,415	\$140.40	KSW	10.0690	Colonial/2Sty			
H -11-21-352-007	313 TIMBER RIDGE DR	09/13/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$189,490	50.53	\$378,979	\$60,939	\$314,061	\$375,047	0.837	2,392	\$131.30	KSW	8.5232	Colonial/2Sty			
Totals:			\$12,576,999			\$12,576,999	\$5,933,880		\$11,867,716		\$11,067,811	\$12,215,245			\$183.10		1.6558				
								Sale. Ratio =>	47.18					E.C.F. =>	0.906			Std. Deviation=>	0.153398302		
								Std. Dev. =>	5.98					Ave. E.C.F. =>	0.923			Ave. Variance=>	11.3557	Coefficient of Var=>	12.30803069

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 LENGTH	\$724,900	\$358,800	49.50	\$717,597	\$72,570	\$652,330	\$720,701	0.905	3,032	\$215.15	KWR	10.6279	RaisedRanch	
H -11-32-101-004	1698 TURTLE CRK	07/27/22	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$283,360	44.62	\$566,710	\$78,496	\$556,504	\$545,491	1.020	2,892	\$192.43	KWR	0.8778	Colonial/2Sty	
H -11-32-152-002	3139 WOODLAND RIDGE TRL	07/19/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$303,270	43.32	\$606,532	\$72,169	\$627,831	\$597,054	1.052	3,402	\$184.55	KWR	4.0136	Colonial/2Sty	
H -11-32-152-005	1938 WILDFLOWER LN	05/06/22	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$294,600	42.70	\$589,191	\$70,000	\$620,000	\$580,102	1.069	3,095	\$200.32	KWR	5.7366	Colonial/2Sty	
Totals:			\$2,749,900			\$2,749,900	\$1,240,030		\$2,480,030		\$2,456,665	\$2,443,346			\$198.11		0.5962		
								Sale. Ratio =>	45.09			E.C.F. =>	1.005	Std. Deviation=>		0.073652502			
								Std. Dev. =>	3.08			Ave. E.C.F. =>	1.011	Ave. Variance=>		5.3140	Coefficient of Var=>	5.254006047	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	\$398,060	51.36	\$796,110	\$73,339	\$701,661	\$485,733	1.445	2,793	\$251.22	LAG	16.1971	Colonial/2Sty	
H -11-27-400-014	1500 PETTIBONE LAKE RD	10/14/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$118,360	44.66	\$236,727	\$86,734	\$178,266	\$100,802	1.768	1,171	\$152.23	LAG	16.1971	BiLevel	
Totals:			\$1,040,000			\$1,040,000	\$516,420		\$1,032,837		\$879,927	\$586,535			\$201.73		10.6298		
								Sale. Ratio =>	49.66			E.C.F. =>	1.500	Std. Deviation=>		0.229061048			
								Std. Dev. =>	4.74			Ave. E.C.F. =>	1.607	Ave. Variance=>		16.1971	Coefficient of Var=>	10.0821384	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-12-232-003	3486 JACKSON BLVD	05/11/21	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$269,840	50.44	\$539,683	\$205,000	\$330,000	\$190,053	1.736	1,978	\$166.84	L12	16.1422	Bungalow		
H -11-12-401-004	3800 N DUCK LAKE RD	12/01/22	\$738,000	WD	03-ARM'S LENGTH	\$738,000	\$385,260	52.20	\$770,522	\$213,442	\$524,558	\$316,343	1.658	2,770	\$189.37	L12	23.9587	Colonial/2Sty		
H -11-12-404-004	3566 RESERVE CT	07/29/22	\$564,500	WD	03-ARM'S LENGTH	\$564,500	\$231,390	40.99	\$462,775	\$206,514	\$357,986	\$145,520	2.460	1,610	\$222.35	L12	56.2263	BiLevel		
H -11-12-404-006	3522 RESERVE CT	05/07/21	\$584,000	WD	03-ARM'S LENGTH	\$584,000	\$316,420	54.18	\$632,846	\$194,177	\$389,823	\$249,102	1.565	2,220	\$175.60	L12	33.2869	Colonial/2Sty		
H -11-12-405-005	3733 WOODLAND DR	09/13/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$221,480	50.34	\$442,955	\$205,000	\$235,000	\$135,125	1.739	1,492	\$157.51	L12	15.8650	SingleFamily		
H -11-12-428-012	3928 HILLCREST DR	04/13/22	\$726,000	WD	03-ARM'S LENGTH	\$726,000	\$283,140	39.00	\$566,274	\$176,558	\$549,442	\$221,304	2.483	1,414	\$388.57	L12	58.4969	SingleFamily		
H -11-12-453-009	3329 W CLARICE AVE	07/16/21	\$481,500	WD	03-ARM'S LENGTH	\$481,500	\$212,150	44.06	\$424,298	\$127,666	\$353,834	\$168,445	2.101	1,752	\$201.96	L12	20.2807	TriLevel/Quad		
H -11-12-453-012	3321 W CLARICE AVE	08/02/21	\$469,000	WD	03-ARM'S LENGTH	\$469,000	\$216,540	46.17	\$433,085	\$78,226	\$390,774	\$201,510	1.939	1,982	\$197.16	L12	4.1448	Other		
H -11-12-478-017	3389 S WOODLAND DR	07/30/21	\$700,010	WD	03-ARM'S LENGTH	\$700,010	\$347,280	49.61	\$694,558	\$116,335	\$583,675	\$328,349	1.778	2,691	\$216.90	L12	12.0177	Colonial/2Sty		
H -11-12-480-014	3274 LAKEVIEW DR	11/10/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$302,480	55.00	\$604,964	\$205,000	\$345,000	\$227,123	1.519	2,225	\$155.06	L12	37.8782	Contemporary		
Totals:			\$5,788,010			\$5,788,010	\$2,785,980		\$5,571,960		\$4,060,092	\$2,182,874			\$207.13		3.7806			
								Sale. Ratio =>	48.13					E.C.F. =>	1.860	Std. Deviation=>		0.346173654		
								Std. Dev. =>	5.45					Ave. E.C.F. =>	1.898	Ave. Variance=>		27.8297	Coefficient of Var=>	14.66435622

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 LENGTH	\$425,000	\$195,420	45.98	\$390,831	\$99,252	\$325,748	\$167,190	1.948	1,588	\$205.13	LAD	5.1588	Other	
H -11-11-182-002	1300 LUDEAN DR	10/08/21	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$235,480	53.89	\$470,962	\$182,443	\$254,557	\$165,435	1.539	1,883	\$135.19	LAD	46.1250	Other	
H -11-11-253-012	4488 CHEVRON DR	12/23/22	\$660,000	CD	03-ARM'S LENGTH	\$660,000	\$291,840	44.22	\$583,680	\$205,501	\$454,499	\$216,846	2.096	2,104	\$216.02	LAD	9.5994	Colonial/2Sty	
H -11-11-253-014	4530 CHEVRON DR	12/17/21	\$815,700	PTA	03-ARM'S LENGTH	\$815,700	\$442,400	54.24	\$884,801	\$206,137	\$609,563	\$389,142	1.566	3,050	\$199.86	LAD	43.3533	Colonial/2Sty	
H -11-11-452-006	3438 KINGSWAY DR	10/25/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$173,090	50.17	\$346,177	\$111,117	\$233,883	\$134,782	1.735	1,225	\$190.92	LAD	26.4693	Ranch	
H -11-11-452-016	3378 KINGSWAY DR	04/19/21	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$140,880	36.22	\$281,755	\$97,306	\$291,694	\$105,762	2.758	1,180	\$247.20	LAD	75.8061	Ranch	
H -11-11-452-019	3464 KINGSWAY DR	09/15/21	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$243,060	39.52	\$486,117	\$119,424	\$495,576	\$210,260	2.357	2,400	\$206.49	LAD	35.7010	TriLevel/Quad	
Totals:			\$3,686,700			\$3,686,700	\$1,722,170		\$3,444,323		\$2,665,520	\$1,389,417			\$200.11		8.1516		
								Sale. Ratio =>	46.71					E.C.F. =>	1.918	Std. Deviation=>	0.444363485		
								Std. Dev. =>	6.92					Ave. E.C.F. =>	2.000	Ave. Variance=>	34.6019	Coefficient of Var=>	17.3012652

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-18-326-015	3500 BRIAR HILL CT	04/23/21	\$1,490,000	WD	03-ARM'S LENGTH	\$1,490,000	\$775,650	52.06	\$1,551,291	\$283,013	\$1,206,987	\$986,987	1.223	4,782	\$252.40	LDH	6.3937	Colonial/2Sty	
H -11-18-451-024	2159 ADDALEEN RD	01/25/22	\$929,000	WD	03-ARM'S LENGTH	\$929,000	\$530,000	57.05	\$1,059,991	\$173,955	\$755,045	\$689,522	1.095	6,021	\$125.40	LDH	6.3937	Other	
Totals:			\$2,419,000			\$2,419,000	\$1,305,650		\$2,611,282		\$1,962,032	\$1,676,509			\$188.90		1.1344		
								Sale. Ratio =>	53.97				E.C.F. =>	1.170	Std. Deviation=>		0.09042094		
								Std. Dev. =>	3.53				Ave. E.C.F. =>	1.159	Ave. Variance=>		6.3937	Coefficient of Var=>	5.516761138

*Limited 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 -11-02-376-004	1590 WHITE LAKE RD	08/25/22	\$549,000	WD	03-ARM'S LENGTH	\$549,000	\$284,630	51.85	\$569,252	\$110,641	\$438,359	\$249,924	1.754	2,184	\$200.71	LDL	19.7301	Log		
H -11-11-176-012	4990 PEPPER TRL	03/04/22	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$322,960	52.51	\$645,918	\$207,252	\$407,748	\$239,055	1.706	2,181	\$186.95	LDL	24.5603	Colonial/2Sty		
H -11-11-227-006	1977 OAKLAND DR	05/12/21	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$148,810	49.44	\$297,621	\$52,129	\$248,871	\$133,783	1.860	1,404	\$177.26	LDL	9.1011	Colonial/2Sty		
H -11-11-426-008	3835 HIGHLAND CT	06/17/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$151,610	44.59	\$303,216	\$116,424	\$223,576	\$101,794	2.196	1,042	\$214.56	LDL	24.5088	Bungalow		
H -11-11-427-008	3788 HIGHLAND CT	06/14/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$308,680	51.45	\$617,368	\$120,000	\$480,000	\$271,045	1.771	1,919	\$250.13	LDL	18.0347	Colonial/2Sty		
H -11-11-476-039	3305 HIGHLAND BLVD	07/14/21	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$223,670	43.43	\$447,331	\$104,615	\$410,385	\$186,766	2.197	2,097	\$195.70	LDL	24.6050	CapeCod		
H -11-12-106-002	2396 JACKSON BLVD	04/27/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$158,630	52.88	\$317,265	\$206,794	\$93,206	\$60,202	1.548	955	\$97.60	LDL	40.3052	Bungalow		
H -11-12-151-003	4235 FLYNN DR	08/30/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$173,570	42.86	\$347,145	\$192,732	\$212,268	\$84,149	2.523	999	\$212.48	LDL	57.1264	Ranch		
H -11-12-152-003	4262 FLYNN DR	08/24/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$146,710	53.35	\$293,428	\$146,400	\$128,600	\$80,124	1.605	1,171	\$109.82	LDL	34.6262	Ranch		
H -11-12-152-009	4156 FLYNN DR	10/12/22	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$316,040	52.24	\$632,083	\$205,000	\$400,000	\$232,743	1.719	2,563	\$156.07	LDL	23.2633	Colonial/2Sty		
H -11-12-176-014	4297 HUNTERS DR	11/18/22	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$141,340	61.45	\$282,685	\$103,864	\$126,136	\$97,450	1.294	1,267	\$99.55	LDL	65.6904	Bungalow		
H -11-12-326-008	3773 ORCHARD DR	04/19/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$230,930	41.99	\$461,869	\$124,001	\$425,999	\$184,124	2.314	1,872	\$227.56	LDL	36.2381	Colonial/2Sty		
H -11-12-326-018	2581 DAVISTA DR	03/13/23	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$141,400	43.78	\$282,803	\$124,431	\$198,569	\$86,306	2.301	871	\$227.98	LDL	34.9480	Bungalow		
H -11-14-226-016	2773 MAPLE RIDGE AVE	10/03/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$179,840	39.96	\$359,683	\$121,261	\$328,739	\$129,930	2.530	1,087	\$302.43	LDL	57.8850	Ranch		
Totals:			\$6,058,000			\$6,058,000	\$2,928,820		\$5,857,667		\$4,122,456	\$2,137,397			\$189.92		2.2541			
								Sale. Ratio =>	48.35					E.C.F. =>	1.929	Std. Deviation=>		0.386654405		
								Std. Dev. =>	6.02					Ave. E.C.F. =>	1.951	Ave. Variance=>		33.6159	Coefficient of Var=>	17.22771804

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-09-177-032	3920 LOCH DR	08/02/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$190,500	52.19	\$380,995	\$69,332	\$295,668	\$221,982	1.332	1,452	\$203.63	LHH	10.1259	Ranch			
H -11-09-227-025	720 TOMAHAWK TRL	02/24/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$154,330	49.78	\$308,665	\$59,010	\$250,990	\$177,817	1.412	1,539	\$163.09	LHH	2.1696	Ranch			
H -11-09-254-018	940 INTERVALE CT	07/08/21	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$191,360	49.58	\$382,724	\$73,332	\$312,668	\$220,365	1.419	2,568	\$121.76	LHH	1.4338	BiLevel			
H -11-09-328-004	1084 WOODRUFF LAKE DR	06/10/22	\$394,000	WD	03-ARM'S LENGTH	\$394,000	\$153,010	38.84	\$306,010	\$68,063	\$325,937	\$169,478	1.923	1,672	\$194.94	LHH	48.9979	Colonial/2Sty			
H -11-09-401-001	3949 STRATHCONA	01/21/22	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$146,680	55.56	\$293,360	\$81,244	\$182,756	\$151,080	1.210	1,541	\$118.60	LHH	22.3538	BiLevel			
H -11-15-402-009	2023 SHEWCHENKO DR	04/21/22	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$157,890	52.46	\$334,970	\$79,442	\$221,558	\$169,899	1.304	1,527	\$145.09	LHL	12.9146	Ranch			
Totals:			\$2,020,000			\$2,020,000	\$993,770		\$2,006,724		\$1,589,577	\$1,110,620			\$157.85		0.1953				
								Sale. Ratio =>	49.20					E.C.F. =>	1.431	Std. Deviation=>	0.252054369				
								Std. Dev. =>	5.77					Ave. E.C.F. =>	1.433	Ave. Variance=>	16.3326	Coefficient of Var=>	11.39587779		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 LENGTH	\$420,000	\$110,140	26.22	\$220,272	\$67,920	\$352,080	\$105,070	3.351	1,176	\$299.39	LHC	40.9565	Colonial/2Sty		
H -11-17-278-007	2419 OLTESVIG LN	10/08/21	\$541,000	WD	03-ARM'S LENGTH	\$541,000	\$179,280	33.14	\$358,568	\$38,775	\$502,225	\$220,547	2.277	1,590	\$315.86	LHC	66.4153	Ranch		
Totals:			\$1,286,000			\$1,286,000	\$409,370		\$818,733		\$1,010,094	\$374,363			\$289.25		24.3169			
								Sale. Ratio =>	31.83					E.C.F. =>	2.698	Std. Deviation=>		0.580369382		
								Std. Dev. =>	5.42					Ave. E.C.F. =>	2.941	Ave. Variance=>		44.2768	Coefficient of Var=>	15.05332765

Limited 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 -11-03-100-004	300 KNOBBY VW	10/27/21	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$257,830	41.92	\$515,650	\$121,299	\$493,701	\$332,225	1.486	2,525	\$195.53	LKN	11.0047	Colonial/2Sty
H -11-03-376-015	5386 BUCKHORN LAKE RD	02/08/22	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$399,560	51.56	\$799,111	\$152,602	\$622,398	\$544,658	1.143	3,281	\$189.70	LKN	23.3266	Colonial/2Sty
H -11-03-376-018	5201 KNOBBY HL	05/27/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$389,420	48.68	\$778,849	\$150,158	\$649,842	\$529,647	1.227	3,077	\$211.19	LKN	14.9064	Ranch
H -11-09-351-012	1540 MIDDLE RD	08/18/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$257,090	46.74	\$514,175	\$109,290	\$440,710	\$341,099	1.292	1,861	\$236.81	LKN	8.3970	Ranch
H -11-09-376-013	1314 MIDDLE RD	09/30/21	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$187,280	37.09	\$374,552	\$90,569	\$414,431	\$239,244	1.732	1,579	\$262.46	LKN	35.6252	Ranch
Totals:			\$3,245,000			\$3,245,000	\$1,491,180		\$2,982,337		\$2,621,082	\$1,986,874			\$219.14		5.6799	
							Sale. Ratio =>	45.95				E.C.F. =>	1.319		Std. Deviation=>	0.235960729		
							Std. Dev. =>	5.73				Ave. E.C.F. =>	1.376		Ave. Variance=>	18.6520	Coefficient of Var=>	13.5522815

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-32-426-004	2274 NORTH ST	07/26/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$66,820	29.70	\$133,643	\$38,500	\$186,500	\$68,994	2.703	932	\$200.11	LNV	70.2392	Bungalow		
H -11-32-426-021	2436 CRAGGS LN	12/15/21	\$815,000	PTA	03-ARM'S LENGTH	\$815,000	\$430,540	52.83	\$861,082	\$73,217	\$741,783	\$571,331	1.298	2,751	\$269.64	LNV	70.2392	Ranch		
Totals:			\$1,040,000			\$1,040,000	\$497,360		\$994,725		\$928,283	\$640,325			\$234.87		55.1028			
								Sale. Ratio =>	47.82					E.C.F. =>	1.450	Std. Deviation=>		0.993331799		
								Std. Dev. =>	16.35					Ave. E.C.F. =>	2.001	Ave. Variance=>		70.2392	Coefficient of Var=>	35.10669307

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	\$109,170	59.98	\$218,347	\$72,369	\$109,631	\$108,534	1.010	1,336	\$82.06	LOH	55.9827	Ranch		
H -11-10-151-012	223 PENINSULA LAKE DR	04/11/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$126,560	38.94	\$253,114	\$71,773	\$253,227	\$134,826	1.878	1,045	\$242.32	LOH	30.8240	Ranch		
H -11-10-176-010	182 EMILEE LN	05/12/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$263,600	57.30	\$527,191	\$89,208	\$370,792	\$325,638	1.139	2,326	\$159.41	LOH	43.1272	Colonial/2Sty		
H -11-10-451-013	3271 LAKEVIEW BLVD	07/18/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$116,790	45.80	\$233,570	\$80,184	\$174,816	\$114,042	1.533	1,463	\$119.49	LOH	3.7022	Bungalow		
H -11-15-202-003	3071 LAKEVIEW BLVD	12/15/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$152,920	45.65	\$305,835	\$74,207	\$260,793	\$172,214	1.514	2,217	\$117.63	LOH	5.5583	Colonial/2Sty		
H -11-15-251-004	483 DUNLEAVY DR	06/30/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$140,760	36.56	\$281,528	\$77,734	\$307,266	\$151,520	2.028	1,681	\$182.79	LOH	45.7959	SingleFamily		
H -11-15-251-006	507 DUNLEAVY DR	06/30/21	\$462,900	WD	03-ARM'S LENGTH	\$462,900	\$158,330	34.20	\$316,661	\$67,453	\$395,447	\$185,285	2.134	2,177	\$181.65	LOH	56.4330	Colonial/2Sty		
H -11-15-253-009	572 GAFFNEY DR	09/24/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$214,540	64.04	\$429,081	\$167,750	\$167,250	\$194,298	0.861	2,018	\$82.88	LOH	70.9145	BiLevel		
H -11-15-254-005	2412 AMELIA DR	04/06/22	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$127,900	50.75	\$255,809	\$60,500	\$191,500	\$145,211	1.319	1,390	\$137.77	LOH	25.1167	Other		
H -11-15-276-004	2755 DUNLEAVY CT	01/05/22	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$88,430	38.62	\$176,857	\$71,697	\$157,303	\$78,186	2.012	794	\$198.11	LOH	44.1975	Bungalow		
H -11-15-277-009	2231 HUFF PL	11/24/21	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$110,760	34.61	\$221,528	\$57,344	\$262,656	\$122,070	2.152	1,332	\$197.19	LOH	58.1750	Ranch		
H -11-15-277-010	2219 HUFF PL	11/17/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$64,800	43.20	\$129,601	\$58,296	\$91,704	\$53,015	1.730	634	\$144.64	LOH	15.9843	Ranch		
H -11-15-278-006	2330 HUFF PL	11/23/21	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$184,640	48.59	\$369,282	\$60,500	\$319,500	\$229,578	1.392	1,678	\$190.41	LOH	17.8250	SingleFamily		
H -11-15-278-032	910 DUNLEAVY DR	09/17/21	\$414,900	WD	03-ARM'S LENGTH	\$414,900	\$216,250	52.12	\$432,490	\$78,832	\$336,068	\$262,943	1.278	1,708	\$196.76	LOH	29.1832	Ranch		
Totals:			\$4,485,800			\$4,485,800	\$2,075,450		\$4,150,894		\$3,397,953	\$2,277,358			\$159.51		7.7877			
								Sale. Ratio =>	46.27					E.C.F. =>	1.492	Std. Deviation=>		0.426912362		
								Std. Dev. =>	9.54					Ave. E.C.F. =>	1.570	Ave. Variance=>		35.9157	Coefficient of Var=>	22.8771646

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-34-128-001	1831 LAKEVIEW LN	07/16/21	\$749,900	WD	03-ARM'S LENGTH	\$749,900	\$352,340	46.98	\$704,677	\$53,261	\$696,639	\$364,123	1.913	2,486	\$280.22	LRD	0.5037	Colonial/2Sty	
H -11-34-128-005	1849 LAKEVIEW LN	07/09/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$204,460	58.42	\$408,927	\$48,477	\$301,523	\$201,481	1.497	2,012	\$149.86	LRD	42.1703	Colonial/2Sty	
H -11-34-201-006	2177 HIGHLAND DR	11/10/21	\$433,820	QC	03-ARM'S LENGTH	\$433,820	\$175,410	40.43	\$350,810	\$83,702	\$350,118	\$149,306	2.345	1,732	\$202.15	LRD	42.6739	SingleFamily	
Totals:			\$1,533,720			\$1,533,720	\$732,210		\$1,464,414		\$1,348,280	\$714,910			\$210.74		3.2290		
								Sale. Ratio =>	47.74					E.C.F. =>	1.886	Std. Deviation=>	0.424243542		
								Std. Dev. =>	9.10					Ave. E.C.F. =>	1.918	Ave. Variance=>	28.4493	Coefficient of Var=>	14.83098622

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-12-458-011	2959 TES DR	06/25/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$216,380	56.20	\$432,754	\$120,878	\$264,122	\$169,314	1.560	1,767	\$149.47	LWS	7.5132	CapeCod		
H -11-13-253-012	2342 N DUCK LAKE RD	06/16/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$107,180	56.41	\$214,359	\$120,301	\$69,699	\$51,063	1.365	632	\$110.28	LWS	27.0126	Bungalow		
H -11-13-401-010	2100 N DUCK LAKE RD	12/30/21	\$810,000	PTA	03-ARM'S LENGTH	\$810,000	\$381,190	47.06	\$762,370	\$128,204	\$681,796	\$344,281	1.980	2,769	\$246.22	LWS	34.5258	Colonial/2Sty		
Totals:			\$1,385,000			\$1,385,000	\$704,750		\$1,409,483		\$1,015,617	\$564,658			\$168.66		16.3553			
								Sale. Ratio =>	50.88					E.C.F. =>	1.799	Std. Deviation=>		0.314496737		
								Std. Dev. =>	5.34					Ave. E.C.F. =>	1.635	Ave. Variance=>		23.0172	Coefficient of Var=>	14.07705955

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-09-153-007	3943 TAGGETT LAKE DR	06/18/21	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$291,030	50.18	\$582,058	\$86,303	\$493,697	\$328,097	1.505	1,885	\$261.91	LWT	20.3080	Ranch		
H -11-09-326-004	3835 TAGGETT LAKE DR	08/29/22	\$522,900	WD	03-ARM'S LENGTH	\$522,900	\$203,520	38.92	\$407,041	\$53,744	\$469,156	\$233,817	2.007	1,517	\$309.27	LWT	29.8704	Ranch		
H -11-09-326-005	3829 TAGGETT LAKE DR	07/01/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$185,840	40.40	\$371,674	\$62,557	\$397,443	\$204,578	1.943	1,420	\$279.89	LWT	23.4940	Ranch		
H -11-09-404-008	1011 WOODRUFF LAKE DR	07/15/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$256,430	53.99	\$512,852	\$85,250	\$389,750	\$282,993	1.377	2,525	\$154.36	LWT	33.0564	SingleFamily		
Totals:			\$2,037,900			\$2,037,900	\$936,820		\$1,873,625		\$1,750,046	\$1,049,484			\$251.35		4.0279			
								Sale. Ratio =>	45.97					E.C.F. =>	1.668	Std. Deviation=>		0.313547016		
								Std. Dev. =>	7.36					Ave. E.C.F. =>	1.708	Ave. Variance=>		26.6822	Coefficient of Var=>	15.62366274

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-09-176-011	1163 CHARLICK DR	08/06/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$244,160	59.55	\$488,316	\$54,023	\$355,977	\$313,343	1.136	2,910	\$122.33	R-9	39.1196	Colonial/2Sty		
H -11-09-176-018	3902 TAGGETT LAKE DR	01/05/23	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$208,140	52.43	\$416,272	\$43,202	\$353,798	\$269,170	1.314	2,140	\$165.33	R-9	21.2856	Colonial/2Sty		
H -11-09-176-031	1492 MALIBU CT	08/11/22	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$161,920	52.74	\$323,833	\$40,600	\$266,400	\$204,353	1.304	1,416	\$188.14	R-9	22.3631	Ranch		
H -11-09-327-005	3825 LOCH DR	09/08/21	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$97,290	36.73	\$194,589	\$40,600	\$224,300	\$111,103	2.019	1,018	\$220.33	R-9	49.1586	Ranch		
H -11-09-329-014	3414 TAGGETT LAKE DR	11/01/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$142,360	46.68	\$284,717	\$40,838	\$264,162	\$175,959	1.501	1,394	\$189.50	R-9	2.5987	Ranch		
H -11-09-427-007	588 SNYDER RD	05/20/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$73,540	39.75	\$147,077	\$38,732	\$146,268	\$78,171	1.871	1,074	\$136.19	R-9	34.3870	Ranch		
H -11-09-428-011	626 W BAKER RD	06/22/21	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$74,140	45.21	\$148,271	\$36,468	\$127,532	\$80,666	1.581	1,097	\$116.26	R-9	5.3731	Other		
H -11-09-429-008	596 E BAKER RD	09/23/22	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$72,950	44.48	\$145,904	\$35,400	\$128,600	\$79,729	1.613	1,100	\$116.91	R-9	8.5711	Ranch		
H -11-09-429-017	536 E BAKER RD	06/06/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$70,590	41.52	\$141,185	\$35,400	\$134,600	\$76,324	1.764	1,104	\$121.92	R-9	23.6277	Ranch		
H -11-09-430-011	646 ALLEN DR	04/23/21	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$117,470	61.18	\$234,930	\$35,400	\$156,600	\$143,961	1.088	1,143	\$137.01	R-9	43.9464	Ranch		
H -11-09-431-011	575 E BAKER RD	04/27/21	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$80,240	45.59	\$160,474	\$35,400	\$140,600	\$90,241	1.558	948	\$148.31	R-9	3.0792	Ranch		
H -11-09-478-001	597 WOODRUFF LAKE RD	05/14/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$95,560	49.01	\$191,115	\$40,600	\$154,400	\$108,597	1.422	1,516	\$101.85	R-9	10.5484	CapeCod		
H -11-09-478-006	535 WOODRUFF LAKE RD	06/08/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$191,700	58.09	\$383,392	\$54,419	\$275,581	\$237,354	1.161	1,614	\$170.74	R-9	36.6205	Colonial/2Sty		
H -11-09-479-003	598 KEITH DR	06/24/22	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$96,690	40.12	\$193,373	\$40,600	\$200,400	\$110,226	1.818	887	\$225.93	R-9	29.0827	Ranch		
H -11-09-480-011	558 FISHER RD	07/23/21	\$170,250	WD	03-ARM'S LENGTH	\$170,250	\$100,120	58.81	\$200,242	\$40,600	\$129,650	\$115,182	1.126	1,006	\$128.88	R-9	40.1647	Ranch		
H -11-09-480-013	3325 CENTER RD	12/28/21	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$132,960	49.24	\$265,911	\$40,600	\$229,400	\$162,562	1.411	1,418	\$161.78	R-9	11.6105	Ranch		
H -11-09-480-014	585 KEITH DR	09/23/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$108,460	45.19	\$216,923	\$38,997	\$201,003	\$128,374	1.566	1,368	\$146.93	R-9	3.8506	Ranch		
H -11-09-481-003	515 FISHER RD	01/13/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$81,420	38.77	\$162,832	\$67,180	\$142,820	\$69,013	2.069	992	\$143.97	R-9	54.2207	Bungalow		
H -11-09-481-013	585 FISHER RD	01/13/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$84,580	40.28	\$169,159	\$35,400	\$174,600	\$96,507	1.809	983	\$177.62	R-9	28.1933	Ranch		
H -11-10-301-021	3697 HIDE AWAY LN	03/11/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$235,810	49.13	\$471,621	\$62,622	\$417,378	\$295,093	1.414	2,352	\$177.46	R-9	11.2864	SingleFamily		
Totals:			\$5,081,150			\$5,081,150	\$2,470,100		\$4,940,136		\$4,224,069	\$2,945,927			\$154.87		9.3391			
								Sale. Ratio =>	48.61					E.C.F. =>	1.434	Std. Deviation=>		0.295704143		
								Std. Dev. =>	7.43					Ave. E.C.F. =>	1.527	Ave. Variance=>		23.9544	Coefficient of Var=>	15.6845692

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-10-104-007	160 PENINSULA LAKE DR	04/23/21	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$118,540	42.19	\$237,081	\$52,966	\$228,034	\$129,933	1.755	1,154	\$197.60	R10	26.9491	Ranch		
H -11-10-128-004	4810 N MILFORD RD	09/01/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$137,400	49.07	\$274,808	\$45,000	\$235,000	\$162,179	1.449	1,830	\$128.42	R10	3.6508	SingleFamily		
H -11-10-128-005	129 MERIBAH ST	06/29/22	\$144,000	PTA	03-ARM'S LENGTH	\$144,000	\$58,100	40.35	\$116,196	\$45,519	\$98,481	\$49,878	1.974	852	\$115.59	R10	48.8919	SingleFamily		
H -11-10-201-002	4903 CAPE TOWN BLVD	04/22/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$130,190	47.34	\$260,373	\$52,000	\$223,000	\$147,052	1.516	1,428	\$156.16	R10	3.0946	Other		
H -11-10-203-005	4730 BRETTON LN	09/01/22	\$358,900	WD	03-ARM'S LENGTH	\$358,900	\$185,820	51.77	\$371,648	\$50,000	\$308,900	\$226,992	1.361	1,473	\$209.71	R10	12.4683	Ranch		
H -11-10-203-007	4815 CAPE TOWN BLVD	07/23/21	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$188,810	58.82	\$377,629	\$50,000	\$271,000	\$231,213	1.172	1,524	\$177.82	R10	31.3443	SingleFamily		
H -11-10-204-005	4850 CAPE TOWN BLVD	07/21/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$158,620	52.01	\$317,248	\$56,157	\$248,843	\$184,256	1.351	1,867	\$133.28	R10	13.4995	Colonial/2Sty		
H -11-10-351-008	3325 N MILFORD RD	12/06/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$118,190	46.35	\$236,387	\$62,375	\$192,625	\$122,803	1.569	1,370	\$140.60	R10	8.3046	Colonial/2Sty		
H -11-10-351-014	300 MIDDLE RD	08/10/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$98,990	47.14	\$197,970	\$50,000	\$160,000	\$104,425	1.532	1,063	\$150.52	R10	4.6680	Other		
H -11-10-426-009	931 WHITE HOUSE DR	10/29/21	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$130,580	55.80	\$261,157	\$51,685	\$182,315	\$147,828	1.233	1,443	\$126.34	R10	25.2229	Colonial/2Sty		
H -11-10-427-001	3799 CAPITOL WAY	07/08/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$162,990	49.39	\$325,975	\$54,043	\$275,957	\$191,907	1.438	1,771	\$155.82	R10	4.7548	Colonial/2Sty		
H -11-10-429-003	3791 HERITAGE FARMS DR	07/08/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$166,270	48.19	\$332,546	\$52,224	\$292,776	\$197,828	1.480	1,332	\$219.80	R10	0.5568	Ranch		
H -11-10-430-004	988 WHITE HOUSE DR	03/21/22	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$156,470	51.13	\$312,948	\$52,461	\$253,539	\$183,830	1.379	1,702	\$148.97	R10	10.6318	Colonial/2Sty		
H -11-10-430-013	3613 HARVEY LAKE RD	06/14/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$120,580	45.50	\$241,161	\$55,075	\$209,925	\$131,324	1.599	1,291	\$162.61	R10	11.3006	Other		
H -11-10-430-019	3469 HARVEY LAKE RD	02/22/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$152,350	48.37	\$304,705	\$52,000	\$263,000	\$178,338	1.475	1,692	\$155.44	R10	1.0795	Colonial/2Sty		
Totals:			\$4,224,900			\$4,224,900	\$2,083,900		\$4,167,832		\$3,443,395	\$2,389,786			\$158.58		4.4642			
								Sale. Ratio =>	49.32					E.C.F. =>	1.441	Std. Deviation=>		0.1973306		
								Std. Dev. =>	4.72					Ave. E.C.F. =>	1.486	Ave. Variance=>		13.7612	Coefficient of Var=>	9.263523745

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 LENGTH	\$224,135	\$90,720	40.48	\$181,436	\$42,800	\$181,335	\$101,268	1.791	1,366	\$132.75	R12	40.9649	Colonial/2Sty	
H -11-12-202-017	3025 CLOVERDALE	07/29/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$62,320	73.32	\$124,640	\$42,800	\$42,200	\$59,781	0.706	944	\$44.70	R12	67.5083	Bungalow	
H -11-12-202-018	3033 CLOVERDALE	08/29/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$111,070	47.26	\$222,132	\$44,660	\$190,340	\$129,636	1.468	1,684	\$113.03	R12	8.7268	Colonial/2Sty	
H -11-12-202-019	3085 CLOVERDALE	05/25/22	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$101,360	56.63	\$202,718	\$48,700	\$130,300	\$112,504	1.158	1,510	\$86.29	R12	22.2813	Ranch	
H -11-12-202-019	3085 CLOVERDALE	12/21/22	\$0	MLC	03-ARM'S LENGTH	\$225,000	\$101,360	45.05	\$202,718	\$48,700	\$176,300	\$112,504	1.567	1,510	\$116.75	R12	18.6061	Ranch	
H -11-12-226-012	3381 LESTER DR	11/02/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$84,890	45.89	\$169,771	\$43,457	\$141,543	\$92,267	1.534	1,421	\$99.61	R12	15.3059	Ranch	
H -11-12-226-013	3315 LESTER DR	09/30/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$122,330	52.06	\$244,665	\$43,080	\$191,920	\$147,250	1.303	1,701	\$112.83	R12	7.7631	Colonial/2Sty	
H -11-12-227-001	3357 GIDDINGS BLVD	10/07/22	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$126,600	52.21	\$253,199	\$42,800	\$199,700	\$153,688	1.299	1,791	\$111.50	R12	8.1609	SingleFamily	
H -11-12-228-012	4715 EAGLE RD	10/15/21	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$98,360	56.53	\$196,718	\$42,800	\$131,200	\$112,431	1.167	1,616	\$81.19	R12	21.4056	Colonial/2Sty	
H -11-12-228-012	4715 EAGLE RD	08/24/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$98,360	50.44	\$196,718	\$42,800	\$152,200	\$112,431	1.354	1,616	\$94.18	R12	2.7274	Colonial/2Sty	
H -11-12-426-003	3760 WOODLAND DR	06/07/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$101,470	48.32	\$202,937	\$48,700	\$161,300	\$112,664	1.432	1,395	\$115.63	R12	5.0697	Bungalow	
H -11-12-427-014	4023 HILLCREST DR	02/11/22	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$96,750	58.99	\$193,509	\$43,317	\$120,683	\$109,709	1.100	1,742	\$69.28	R12	28.0969	Colonial/2Sty	
H -11-12-427-026	3987 HILLCREST DR	11/08/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$90,680	47.73	\$181,361	\$42,800	\$147,200	\$101,213	1.454	1,524	\$96.59	R12	7.3360	Bungalow	
H -11-12-427-026	3987 HILLCREST DR	12/15/21	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$90,680	47.73	\$181,361	\$42,800	\$147,200	\$101,213	1.454	1,524	\$96.59	R12	7.3360	Bungalow	
H -11-12-432-021	3143 BEAUMONT DR	08/09/21	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$108,070	43.93	\$216,136	\$42,800	\$203,200	\$126,615	1.605	1,210	\$167.93	R12	22.3871	TriLevel/Quad	
H -11-12-432-024	3175 BEAUMONT DR	04/06/21	\$193,500	WD	03-ARM'S LENGTH	\$193,500	\$110,430	57.07	\$220,855	\$42,800	\$150,700	\$130,062	1.159	1,420	\$106.13	R12	22.2317	TriLevel/Quad	
H -11-12-432-027	3217 BEAUMONT DR	12/21/21	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$171,070	48.88	\$342,132	\$51,653	\$298,347	\$212,183	1.406	1,982	\$150.53	R12	2.5087	TriLevel/Quad	
H -11-12-432-028	3229 BEAUMONT DR	04/15/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$110,830	56.84	\$221,655	\$49,279	\$145,721	\$125,914	1.157	1,445	\$100.84	R12	22.3686	Ranch	
H -11-12-432-037	3550 WOODLAND DR	12/22/22	\$301,200	WD	03-ARM'S LENGTH	\$301,200	\$143,610	47.68	\$287,216	\$50,007	\$251,193	\$173,272	1.450	1,196	\$210.03	R12	6.8712	Ranch	
H -11-12-452-009	3300 N DUCK LAKE RD	05/04/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$158,270	43.36	\$316,546	\$50,845	\$314,155	\$194,084	1.619	1,784	\$176.10	R12	23.7661	TriLevel/Quad	
H -11-12-454-022	3412 W CLARICE AVE	08/16/22	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$117,920	46.70	\$235,833	\$43,267	\$209,233	\$140,662	1.487	1,402	\$149.24	R12	10.6496	TriLevel/Quad	
H -11-12-454-024	3442 W CLARICE AVE	06/08/21	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$115,230	40.86	\$230,467	\$49,432	\$232,568	\$132,239	1.759	1,065	\$218.37	R12	37.7702	Ranch	
H -11-12-455-003	3440 GADD CT	07/02/21	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$97,230	56.86	\$194,452	\$43,198	\$127,802	\$110,485	1.157	1,140	\$112.11	R12	22.4258	Ranch	
H -11-12-455-008	3491 E CLARICE AVE	06/15/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$142,830	51.94	\$285,661	\$42,800	\$232,200	\$177,400	1.309	1,320	\$175.91	R12	7.2090	Ranch	
H -11-12-455-012	3401 E CLARICE AVE	05/19/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$117,170	54.50	\$234,337	\$42,800	\$172,200	\$139,910	1.231	1,498	\$114.95	R12	15.0204	Colonial/2Sty	
H -11-12-455-016	3345 E CLARICE AVE	06/24/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$101,960	39.22	\$203,914	\$42,800	\$217,200	\$117,687	1.846	1,154	\$188.21	R12	46.4574	Ranch	
H -11-12-476-001	3480 S WOODLAND DR	02/24/22	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$135,170	53.64	\$270,336	\$42,800	\$209,200	\$166,206	1.259	2,112	\$99.05	R12	12.2315	Contemporary	
H -11-12-476-014	3337 HIGHLAND CT	07/22/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$174,220	48.39	\$348,430	\$48,700	\$311,300	\$218,941	1.422	2,441	\$127.53	R12	4.0851	Colonial/2Sty	
H -11-12-477-015	3324 HIGHLAND CT	01/26/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$179,280	49.12	\$358,567	\$42,800	\$322,200	\$230,655	1.397	2,062	\$156.26	R12	1.5896	Colonial/2Sty	
Totals:			\$6,591,835			\$6,816,835	\$3,360,240		\$6,720,420		\$5,510,640	\$3,954,876			\$124.97		1.2385		
								Sale. Ratio =>	49.29			E.C.F. =>	1.393	Std. Deviation=>		0.236534244			
								Std. Dev. =>	6.95			Ave. E.C.F. =>	1.381	Ave. Variance=>		17.8918	Coefficient of Var=>	12.95570676	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-13-176-055	2435 LAKESIDE DR	06/11/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$102,440	48.78	\$204,881	\$35,400	\$174,600	\$121,405	1.438	1,235	\$141.38	R13	4.1541	Ranch		
H -11-13-326-004	2700 E WARDLOW RD	02/07/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$94,700	47.35	\$189,390	\$35,400	\$164,600	\$110,308	1.492	1,037	\$158.73	R13	1.2480	Ranch		
H -11-13-326-028	2790 E WARDLOW RD	11/16/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$153,400	56.81	\$306,802	\$48,000	\$222,000	\$185,388	1.197	1,910	\$116.23	R13	28.2218	Ranch		
H -11-13-401-014	1938 N DUCK LAKE RD	06/29/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$180,980	45.25	\$361,957	\$55,958	\$344,042	\$219,197	1.570	3,150	\$109.22	R13	8.9851	Colonial/2Sty		
H -11-13-404-018	1774 LA SALLE BLVD	02/06/23	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$107,750	40.97	\$215,500	\$44,575	\$218,425	\$122,439	1.784	1,392	\$156.91	R13	30.4243	TriLevel/Quad		
H -11-13-404-025	1793 VALLEY DR	08/26/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$99,940	49.97	\$199,882	\$46,416	\$153,584	\$109,933	1.397	1,342	\$114.44	R13	8.2632	SingleFamily		
H -11-13-404-030	1801 VALLEY DR	12/27/21	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$72,240	53.51	\$144,485	\$42,800	\$92,200	\$72,840	1.266	1,026	\$89.86	R13	21.3922	SingleFamily		
H -11-13-405-020	1747 LOMBARDY DR	12/01/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$130,580	46.64	\$261,159	\$48,578	\$231,422	\$152,279	1.520	1,210	\$191.26	R13	4.0022	Ranch		
H -11-13-427-013	1736 LOMBARDY DR	12/30/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$83,990	49.41	\$167,983	\$48,700	\$121,300	\$85,446	1.420	1,119	\$108.40	R13	6.0100	Ranch		
H -11-13-451-002	1680 N DUCK LAKE RD	02/01/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$104,040	50.75	\$208,075	\$42,800	\$162,200	\$118,392	1.370	1,322	\$122.69	R13	10.9678	Ranch		
H -11-13-452-001	1692 ISLAND DR	06/30/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$97,430	45.32	\$194,850	\$43,350	\$171,650	\$108,524	1.582	1,331	\$128.96	R13	10.1967	Ranch		
H -11-13-452-017	1584 ISLAND DR	11/12/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$73,350	45.84	\$146,708	\$42,800	\$117,200	\$74,433	1.575	779	\$150.45	R13	9.4872	Bungalow		
H -11-13-452-019	1668 ISLAND DR	07/26/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$159,900	51.58	\$319,795	\$45,272	\$264,728	\$196,650	1.346	1,773	\$149.31	R13	13.3515	Ranch		
H -11-13-454-006	1610 VALLEY DR	09/17/21	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$112,940	54.30	\$225,883	\$45,000	\$163,000	\$129,572	1.258	1,627	\$100.18	R13	22.1721	Ranch		
H -11-13-454-008	1586 VALLEY DR	08/24/21	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$68,880	37.64	\$137,767	\$42,800	\$140,200	\$68,028	2.061	936	\$149.79	R13	58.1213	Ranch		
H -11-13-454-018	1609 LOMBARDY DR	07/20/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$145,680	53.96	\$291,365	\$42,800	\$227,200	\$178,055	1.276	1,613	\$140.86	R13	20.3696	Ranch		
H -11-13-479-004	1680 LOCKWOOD DR	11/22/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$138,060	44.54	\$276,115	\$48,783	\$261,217	\$162,845	1.604	1,688	\$154.75	R13	12.4376	Other		
Totals:			\$3,989,000			\$3,989,000	\$1,926,300		\$3,852,597		\$3,229,568	\$2,215,734			\$134.32		2.2144			
								Sale. Ratio =>	48.29					E.C.F. =>	1.458	Std. Deviation=>		0.214060896		
								Std. Dev. =>	4.99					Ave. E.C.F. =>	1.480	Ave. Variance=>		15.8709	Coefficient of Var=>	10.72568845

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-15-227-025	2922 WALING WOODS DR	06/04/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$167,200	53.94	\$334,405	\$44,764	\$265,236	\$270,440	0.981	1,837	\$144.39	R15	24.6129	Ranch	
H -11-15-227-030	2814 WALING WOODS DR	09/23/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$219,970	52.37	\$439,942	\$58,099	\$361,901	\$356,529	1.015	1,980	\$182.78	R15	21.1821	Ranch	
H -11-15-428-004	1958 SHEWCHENKO DR	01/20/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$108,720	47.27	\$217,448	\$44,764	\$185,236	\$161,236	1.149	1,375	\$134.72	R15	7.8039	Ranch	
H -11-15-451-010	1547 PRUIT DR	05/28/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,860	41.54	\$207,720	\$44,764	\$205,236	\$152,153	1.349	1,747	\$117.48	R15	12.1991	BiLevel	
H -11-15-451-014	351 TARAS DR	06/25/21	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$124,040	42.92	\$248,080	\$51,512	\$237,488	\$183,537	1.294	1,508	\$157.49	R15	6.7065	Ranch	
H -11-15-452-006	1650 NOTTINGHAM DR	07/20/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$132,660	46.55	\$265,329	\$45,072	\$239,928	\$205,655	1.167	1,349	\$177.86	R15	6.0237	Ranch	
H -11-15-452-010	1751 PRUIT DR	09/29/21	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$119,840	38.91	\$239,682	\$46,660	\$261,340	\$180,226	1.450	1,725	\$151.50	R15	22.3181	Colonial/2Sty	
H -11-15-453-003	450 MAPLEGROVE DR	07/06/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$103,360	39.75	\$206,717	\$38,815	\$221,185	\$156,771	1.411	1,417	\$156.09	R15	18.3990	Ranch	
Totals:			\$2,352,000			\$2,352,000	\$1,079,650		\$2,159,323		\$1,977,550	\$1,666,548			\$152.79		4.0273		
								Sale. Ratio =>	45.90			E.C.F. =>	1.187	Std. Deviation=>		0.176557569			
								Std. Dev. =>	5.62			Ave. E.C.F. =>	1.227	Ave. Variance=>		14.9057	Coefficient of Var=>	12.14917317	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-22-279-004	720 DONALD DR	12/23/21	\$426,000	PTA	03-ARM'S LENGTH	\$426,000	\$224,610	52.73	\$449,226	\$53,240	\$372,760	\$453,073	0.823	2,730	\$136.54	R22	3.5801	Colonial/2Sty
H -11-22-280-004	946 JOSHUA DR	08/06/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$238,850	54.28	\$477,705	\$56,871	\$383,129	\$481,503	0.796	2,729	\$140.39	R22	6.2845	Colonial/2Sty
H -11-22-280-009	856 JOSHUA DR	10/07/22	\$474,900	WD	03-ARM'S LENGTH	\$474,900	\$220,280	46.38	\$440,569	\$79,860	\$395,040	\$412,711	0.957	2,489	\$158.71	R22	9.8646	Colonial/2Sty
Totals:			\$1,340,900			\$1,340,900	\$683,740		\$1,367,500		\$1,150,929	\$1,347,287			\$145.22		0.4281	
							Sale. Ratio =>	50.99				E.C.F. =>	0.854		Std. Deviation=>	0.08649356		
							Std. Dev. =>	4.18				Ave. E.C.F. =>	0.859		Ave. Variance=>	6.5764	Coefficient of Var=>	7.660009844

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	\$90,890	49.67	\$181,788	\$35,898	\$147,102	\$98,908	1.487	1,431	\$102.80	R27	0.3117	SingleFamily		
H -11-22-378-016	208 N MILFORD RD	04/29/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$162,370	52.38	\$324,734	\$35,400	\$274,600	\$196,159	1.400	1,891	\$145.21	R27	8.4250	Colonial/2Sty		
H -11-22-378-017	237 N SAINT JOHN RD	10/12/21	\$258,500	WD	03-ARM'S LENGTH	\$258,500	\$116,050	44.89	\$232,103	\$37,649	\$220,851	\$131,833	1.675	1,321	\$167.18	R27	19.1093	Ranch		
H -11-27-103-001	233 W LIVINGSTON RD	01/27/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$80,000	45.71	\$160,002	\$35,400	\$139,600	\$84,476	1.653	1,187	\$117.61	R27	16.8405	SingleFamily		
H -11-27-104-001	165 W LIVINGSTON RD	01/21/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$134,660	51.79	\$269,311	\$35,804	\$224,196	\$158,310	1.416	1,965	\$114.09	R27	6.7952	SingleFamily		
H -11-27-104-005	134 MCPHERSON ST	02/24/23	\$186,400	WD	03-ARM'S LENGTH	\$186,400	\$89,540	48.04	\$179,075	\$35,400	\$151,000	\$97,407	1.550	1,140	\$132.46	R27	6.6063	Bungalow		
H -11-27-105-001	441 MCPHERSON ST	10/22/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$100,780	55.99	\$201,564	\$42,937	\$137,063	\$107,544	1.274	1,247	\$109.91	R27	20.9651	Ranch		
H -11-27-109-019	455 KING ST	12/13/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$121,430	51.67	\$242,856	\$41,985	\$193,015	\$136,184	1.417	1,364	\$141.51	R27	6.6824	Ranch		
Totals:			\$1,787,900			\$1,787,900	\$895,720		\$1,791,433		\$1,487,427	\$1,010,820			\$128.85		1.2632			
								Sale. Ratio =>	50.10					E.C.F. =>	1.472	Std. Deviation=>		0.1359544		
								Std. Dev. =>	3.70					Ave. E.C.F. =>	1.484	Ave. Variance=>		10.7169	Coefficient of Var=>	7.220980725

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-30-126-007	4265 W HIGHLAND RD	07/06/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$122,850	50.14	\$245,702	\$42,848	\$202,152	\$150,933	1.339	1,503	\$134.50	R30	10.6632	Ranch	
H -11-30-126-008	4221 W HIGHLAND RD	04/30/21	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$132,070	60.58	\$264,133	\$48,631	\$169,369	\$160,344	1.056	2,143	\$79.03	R30	38.9694	Colonial/2Sty	
H -11-30-127-023	4400 LANCASHIRE LN	09/02/21	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$82,580	40.68	\$165,163	\$42,852	\$160,148	\$91,005	1.760	964	\$166.13	R30	31.3786	Ranch	
H -11-30-127-029	4310 LANCASHIRE LN	01/20/22	\$198,900	WD	03-ARM'S LENGTH	\$198,900	\$81,250	40.85	\$162,507	\$42,724	\$156,176	\$89,124	1.752	964	\$162.01	R30	30.6359	Ranch	
H -11-30-127-030	4335 POMMORE DR	01/04/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$103,610	53.13	\$207,214	\$40,652	\$154,348	\$123,930	1.245	1,155	\$133.63	R30	20.0537	Ranch	
H -11-30-127-035	4280 LANCASHIRE LN	04/22/22	\$153,837	WD	03-ARM'S LENGTH	\$153,837	\$79,360	51.59	\$158,721	\$40,600	\$113,237	\$87,888	1.288	964	\$117.47	R30	15.7552	Ranch	
H -11-30-477-007	1580 S HICKORY RIDGE RD	02/18/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$132,110	48.93	\$264,220	\$48,000	\$222,000	\$160,878	1.380	1,616	\$137.38	R30	6.6053	TriLevel/Quad	
H -11-30-477-010	1700 S HICKORY RIDGE RD	02/11/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$105,780	40.68	\$211,553	\$49,703	\$210,297	\$120,424	1.746	1,559	\$134.89	R30	30.0322	TriLevel/Quad	
Totals:			\$1,743,737			\$1,743,737	\$839,610		\$1,679,213		\$1,387,727	\$984,526			\$133.13		3.6443		
								Sale. Ratio =>	48.15			E.C.F. =>	1.410	Std. Deviation=>		0.271278335			
								Std. Dev. =>	7.18			Ave. E.C.F. =>	1.446	Ave. Variance=>		23.0117	Coefficient of Var=>	15.91424128	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	\$92,700	50.11	\$185,397	\$34,769	\$150,231	\$101,570	1.479	1,164	\$129.06	R2N	19.1191	Ranch		
H -11-22-176-010	958 N MILFORD RD	02/09/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$91,440	41.56	\$182,878	\$37,529	\$182,471	\$98,010	1.862	1,289	\$141.56	R2N	19.1474	Ranch		
H -11-22-227-007	1085 N PARK ST	11/04/22	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$165,340	53.68	\$330,678	\$39,530	\$268,470	\$196,324	1.367	2,898	\$92.64	R2N	30.2796	Ranch		
H -11-22-227-010	991 N PARK ST	03/31/23	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$72,400	38.31	\$144,794	\$31,500	\$157,500	\$76,395	2.062	1,090	\$144.50	R2N	39.1367	Ranch		
H -11-22-229-007	985 S PARK ST	10/12/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$106,710	45.41	\$213,423	\$36,031	\$198,969	\$119,617	1.663	1,292	\$154.00	R2N	0.6899	Ranch		
H -11-22-231-022	971 TIERNEY AVE	11/22/21	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$80,370	37.38	\$160,745	\$35,900	\$179,100	\$84,184	2.127	1,047	\$171.06	R2N	45.7198	Ranch		
H -11-22-233-001	1246 CAREY AVE	10/24/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$127,050	48.87	\$254,107	\$36,317	\$223,683	\$146,858	1.523	1,606	\$139.28	R2N	14.7155	Ranch		
H -11-22-233-003	990 TIERNEY AVE	10/19/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$153,590	56.89	\$307,189	\$37,783	\$232,217	\$181,663	1.278	1,863	\$124.65	R2N	39.1997	Other		
Totals:			\$1,882,000			\$1,882,000	\$889,600		\$1,779,211		\$1,592,641	\$1,004,620			\$137.09		8.4966			
								Sale. Ratio =>	47.27					E.C.F. =>	1.585	Std. Deviation=>		0.316783724		
								Std. Dev. =>	7.11					Ave. E.C.F. =>	1.670	Ave. Variance=>		26.0010	Coefficient of Var=>	15.56680256

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	\$188,720	52.86	\$377,446	\$48,000	\$309,000	\$227,675	1.357	2,010	\$153.73	RAD	7.3046	Ranch		
H -11-11-304-013	3625 TARA DR	09/30/21	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$152,770	49.30	\$305,537	\$42,160	\$267,740	\$182,016	1.471	1,800	\$148.74	RAD	4.0728	Colonial/2Sty		
H -11-11-304-016	3816 LIDO DR	10/13/21	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$141,610	51.49	\$283,227	\$42,383	\$232,617	\$166,444	1.398	1,581	\$147.13	RAD	3.2671	Ranch		
H -11-11-304-025	3642 LIDO DR	12/21/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$152,530	52.60	\$305,051	\$40,600	\$249,400	\$182,758	1.365	1,728	\$144.33	RAD	6.5597	Colonial/2Sty		
H -11-11-306-013	3627 LIDO DR	12/17/21	\$286,000	PTA	03-ARM'S LENGTH	\$286,000	\$134,970	47.19	\$269,934	\$41,878	\$244,122	\$157,606	1.549	1,640	\$148.85	RAD	11.8695	Colonial/2Sty		
H -11-11-327-011	1510 KINGSWAY DR	10/13/21	\$281,510	WD	03-ARM'S LENGTH	\$281,510	\$134,840	47.90	\$269,670	\$40,600	\$240,910	\$158,307	1.522	1,208	\$199.43	RAD	9.1549	Ranch		
H -11-11-329-001	3852 TARA DR	12/06/21	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$123,710	50.49	\$247,419	\$44,992	\$200,008	\$139,894	1.430	1,394	\$143.48	RAD	0.0534	Other		
H -11-11-353-001	3610 LIDO DR	10/08/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$225,580	57.84	\$451,159	\$41,740	\$348,260	\$282,943	1.231	2,533	\$137.49	RAD	19.9396	TriLevel/Quad		
H -11-11-353-002	3496 LIDO DR	04/30/21	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$137,470	59.13	\$274,930	\$40,600	\$191,900	\$161,942	1.185	1,578	\$121.61	RAD	24.5250	Ranch		
H -11-11-353-002	3496 LIDO DR	10/08/21	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$137,470	48.40	\$274,930	\$40,600	\$243,400	\$161,942	1.503	1,578	\$154.25	RAD	7.2765	Ranch		
H -11-11-353-004	3464 LIDO DR	06/09/22	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$169,690	48.50	\$339,379	\$50,705	\$299,195	\$199,498	1.500	2,266	\$132.04	RAD	6.9495	SingleFamily		
H -11-11-353-005	3448 LIDO DR	04/29/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$135,770	50.29	\$271,540	\$41,004	\$228,996	\$159,320	1.437	1,440	\$159.03	RAD	0.7091	Other		
H -11-11-353-014	3511 TARA DR	05/21/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$153,230	51.08	\$306,461	\$68,040	\$231,960	\$164,769	1.408	1,228	\$188.89	RAD	2.2455	Ranch		
H -11-11-376-005	3571 RAMADA DR	07/05/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$198,410	48.39	\$396,816	\$50,750	\$359,250	\$239,161	1.502	1,684	\$213.33	RAD	7.1883	SingleFamily		
H -11-11-376-012	3417 RAMADA DR	04/27/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$133,130	56.41	\$266,253	\$48,669	\$187,331	\$150,369	1.246	1,735	\$107.97	RAD	18.4434	Other		
H -11-11-376-027	3686 CHEVRON DR	05/17/22	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$134,590	39.35	\$269,170	\$51,647	\$290,353	\$150,327	1.931	1,548	\$187.57	RAD	50.1235	Other		
H -11-11-376-042	1781 APOLLO	07/11/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$166,110	53.58	\$332,210	\$40,600	\$269,400	\$201,527	1.337	2,275	\$118.42	RAD	9.3451	Colonial/2Sty		
H -11-11-380-003	1640 JUNO DR	04/30/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$156,730	52.24	\$313,459	\$48,000	\$252,000	\$183,455	1.374	1,831	\$137.63	RAD	5.6607	Colonial/2Sty		
Totals:			\$5,468,810			\$5,468,810	\$2,777,330		\$5,554,591		\$4,645,842	\$3,269,954			\$152.44		0.9476			
								Sale. Ratio =>	50.78					E.C.F. =>	1.421	Std. Deviation=>		0.162295461		
								Std. Dev. =>	4.47					Ave. E.C.F. =>	1.430	Ave. Variance=>		10.8160	Coefficient of Var=>	7.562362353

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-13-126-007	2785 ENGLEMAN DR	03/04/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$75,720	36.06	\$151,431	\$53,711	\$156,289	\$80,098	1.951	1,142	\$136.86	RC1	50.5867	Ranch	
H -11-14-302-001	2280 HARVEY LAKE RD	06/04/21	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$69,280	44.99	\$138,562	\$52,328	\$101,672	\$70,684	1.438	830	\$122.50	RC1	0.6937	Bungalow	
H -11-14-400-003	1716 E WARDLOW RD	01/11/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$82,890	40.43	\$165,788	\$63,784	\$141,216	\$83,610	1.689	1,238	\$114.07	RC1	24.3641	Bungalow	
H -11-15-427-012	825 E WARDLOW RD	07/06/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$193,120	38.62	\$386,240	\$63,990	\$436,010	\$264,139	1.651	2,027	\$215.10	RC1	20.5335	Colonial/2Sty	
H -11-16-100-004	1405 MIDDLE RD	04/20/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$78,920	37.58	\$157,839	\$50,214	\$159,786	\$88,217	1.811	1,044	\$153.05	RC1	36.5932	Ranch	
H -11-16-100-029	1691 MIDDLE RD	05/11/22	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$196,440	63.16	\$392,879	\$60,473	\$250,527	\$272,464	0.919	1,767	\$141.78	RC1	52.5860	Ranch	
H -11-16-100-031	2964 BEN DR	07/21/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$284,660	61.88	\$569,329	\$52,870	\$407,130	\$423,327	0.962	2,499	\$162.92	RC1	48.3608	Colonial/2Sty	
H -11-16-300-015	1660 W WARDLOW RD	11/29/21	\$324,900	WD	03-ARM'S LENGTH	\$324,900	\$154,260	47.48	\$308,525	\$104,520	\$220,380	\$167,217	1.318	1,685	\$130.79	RC1	12.7420	Ranch	
H -11-17-100-049	2605 MIDDLE RD	08/18/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$52,910	70.55	\$105,821	\$35,400	\$39,600	\$57,722	0.686	761	\$52.04	RC1	75.9301	Bungalow	
H -11-17-300-019	3150 W WARDLOW RD	06/23/21	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$146,230	44.86	\$292,465	\$66,268	\$259,732	\$185,407	1.401	1,553	\$167.25	RC1	4.4475	Ranch	
H -11-17-300-019	3150 W WARDLOW RD	02/17/23	\$314,000	WD	03-ARM'S LENGTH	\$314,000	\$146,230	46.57	\$292,465	\$66,268	\$247,732	\$185,407	1.336	1,553	\$159.52	RC1	10.9197	Ranch	
H -11-18-200-009	2775 N HICKORY RIDGE RD	08/30/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$110,180	36.12	\$220,353	\$64,170	\$240,830	\$128,019	1.881	1,490	\$161.63	RC1	43.5861	CapeCod	
H -11-18-426-008	2185 N HICKORY RIDGE RD	05/28/21	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$162,380	42.07	\$324,759	\$84,996	\$301,004	\$196,527	1.532	2,256	\$133.42	RC1	8.6269	SingleFamily	
H -11-18-476-002	1561 N HICKORY RIDGE RD	07/29/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$124,050	40.67	\$248,107	\$75,500	\$229,500	\$141,481	1.622	1,692	\$135.64	RC1	17.6778	Colonial/2Sty	
H -11-19-326-004	680 MURRAY HILL RD	05/04/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$127,020	35.78	\$254,037	\$55,897	\$299,103	\$162,410	1.842	1,310	\$228.32	RC1	39.6309	Ranch	
H -11-19-326-017	4696 SUSAN DR	03/23/22	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$450,370	51.47	\$900,737	\$318,209	\$556,791	\$477,482	1.166	2,450	\$227.26	RC1	27.9248	Contemporary	
H -11-19-376-015	4212 W HIGHLAND RD	07/21/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$123,760	45.00	\$247,514	\$51,007	\$223,993	\$161,071	1.391	1,322	\$169.43	RC1	5.4702	Other	
H -11-19-376-024	4232 W HIGHLAND RD	05/10/22	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$132,060	46.75	\$264,128	\$55,220	\$227,280	\$171,236	1.327	1,800	\$126.27	RC1	11.8056	BiLevel	
H -11-19-376-026	4190 W HIGHLAND RD	08/01/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$133,780	46.13	\$267,555	\$60,537	\$229,463	\$169,687	1.352	1,530	\$149.98	RC1	9.3074	Other	
H -11-19-376-040	4308 W HIGHLAND RD	03/18/22	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$111,630	38.10	\$223,263	\$66,818	\$226,182	\$128,234	1.764	1,798	\$125.80	RC1	31.8481	Ranch	
H -11-20-100-022	2798 OBIE LN	09/17/21	\$677,000	WD	03-ARM'S LENGTH	\$677,000	\$378,700	55.94	\$757,392	\$71,076	\$605,924	\$562,554	1.077	2,666	\$227.28	RC1	36.8252	Ranch	
H -11-21-200-002	855 W WARDLOW RD	07/07/21	\$308,500	WD	03-ARM'S LENGTH	\$308,500	\$171,220	55.50	\$342,432	\$52,900	\$255,600	\$237,321	1.077	1,954	\$130.81	RC1	36.8326	Ranch	
H -11-21-200-003	835 W WARDLOW RD	05/21/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$96,740	42.06	\$193,473	\$52,900	\$177,100	\$115,224	1.537	1,493	\$118.62	RC1	9.1662	Ranch	
H -11-22-381-010	245 ELEANOR RD	08/25/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$83,010	83.01	\$166,013	\$44,001	\$55,999	\$100,010	0.560	1,316	\$42.55	RC1	88.5412	Bungalow	
H -11-22-381-011	235 ELEANOR RD	07/14/21	\$235,500	WD	03-ARM'S LENGTH	\$235,500	\$76,300	32.40	\$152,598	\$41,269	\$194,231	\$91,253	2.128	973	\$199.62	RC1	68.3136	Bungalow	
H -11-22-381-011	235 ELEANOR RD	03/16/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$76,300	28.79	\$152,598	\$41,269	\$223,731	\$91,253	2.452	973	\$229.94	RC1	100.6412	Bungalow	
H -11-22-381-013	255 E LIVINGSTON RD	06/24/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$96,850	37.25	\$193,706	\$37,030	\$222,970	\$128,423	1.736	1,291	\$172.71	RC1	29.0869	Colonial/2Sty	
H -11-23-277-005	2105 ELKHORN DR	06/04/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$162,120	66.17	\$324,249	\$53,681	\$191,319	\$221,777	0.863	2,058	\$92.96	RC1	58.2683	TriLevel/Quad	
Totals:			\$8,777,400			\$8,777,400	\$4,097,130		\$8,194,258		\$6,881,094	\$5,162,256			\$151.00		11.2384		
								Sale. Ratio =>	46.68			E.C.F. =>	1.333	Std. Deviation=>		0.43743716			
								Std. Dev. =>	12.56			Ave. E.C.F. =>	1.445	Ave. Variance=>		34.3325	Coefficient of Var=>	23.7538238	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-18-276-010	3580 BURWOOD LN	09/15/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$227,670	57.64	\$455,342	\$80,584	\$314,416	\$268,067	1.173	2,273	\$138.33	RDE	25.7690	SingleFamily	
H -11-19-126-003	1464 BLUE HERON DR	08/24/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$177,610	49.34	\$355,211	\$46,500	\$313,500	\$220,823	1.420	1,493	\$209.98	RDE	1.0902	Ranch	
H -11-19-127-006	1356 PLOVER DR	08/20/21	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$174,890	47.40	\$349,780	\$53,141	\$315,859	\$212,188	1.489	1,840	\$171.66	RDE	5.7991	Ranch	
H -11-19-128-022	1175 BLUE HERON DR	08/30/22	\$373,000	WD	03-ARM'S LENGTH	\$373,000	\$185,520	49.74	\$371,036	\$52,000	\$321,000	\$228,209	1.407	2,030	\$158.13	RDE	2.3983	Colonial/2Sty	
H -11-19-176-006	928 BLUE HERON DR	04/12/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$116,550	46.62	\$233,102	\$47,257	\$202,743	\$132,936	1.525	1,300	\$155.96	RDE	9.4524	Other	
H -11-19-176-008	946 BLUE HERON DR	07/15/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$182,430	60.81	\$364,853	\$49,475	\$250,525	\$225,592	1.111	1,816	\$137.95	RDE	32.0068	SingleFamily	
H -11-19-176-011	978 BLUE HERON DR	11/12/21	\$315,500	WD	03-ARM'S LENGTH	\$315,500	\$145,460	46.10	\$290,911	\$60,119	\$255,381	\$165,087	1.547	1,500	\$170.25	RDE	11.6356	Ranch	
H -11-19-176-030	4400 WOODCOCK WAY	02/10/23	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$149,130	48.58	\$298,259	\$46,500	\$260,500	\$180,085	1.447	1,659	\$157.02	RDE	1.5949	Ranch	
H -11-19-177-001	4199 WOODCOCK WAY	05/06/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$116,200	41.50	\$232,401	\$47,770	\$232,230	\$132,068	1.758	1,091	\$212.86	RDE	32.7824	Ranch	
Totals:			\$2,949,500			\$2,949,500	\$1,475,460		\$2,950,895		\$2,466,154	\$1,765,057			\$168.02		3.3380		
							Sale. Ratio =>	50.02				E.C.F. =>	1.397	Std. Deviation=>		0.194647374			
							Std. Dev. =>	5.95				Ave. E.C.F. =>	1.431	Ave. Variance=>		13.6143	Coefficient of Var=>	9.516564408	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-15-227-007	1031 DUNLEAVY DR	08/02/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$55,030	50.03	\$110,052	\$35,400	\$74,600	\$63,211	1.180	991	\$75.28	RDH	5.4986	Bungalow		
H -11-15-227-008	1037 DUNLEAVY DR	12/30/22	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$72,970	43.69	\$145,931	\$35,400	\$131,600	\$93,591	1.406	1,049	\$125.45	RDH	17.0954	Ranch		
H -11-15-227-010	1051 DUNLEAVY DR	10/27/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$65,310	43.54	\$130,623	\$41,010	\$108,990	\$75,879	1.436	971	\$112.25	RDH	20.1204	Ranch		
H -11-15-252-031	539 GAFFNEY DR	03/24/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$82,270	58.76	\$164,533	\$54,371	\$85,629	\$93,279	0.918	983	\$87.11	RDH	31.7172	Ranch		
Totals:			\$567,000			\$567,000	\$275,580		\$551,139		\$400,819	\$325,959			\$100.02		0.5504			
								Sale. Ratio =>	48.60					E.C.F. =>	1.230	Std. Deviation=>		0.240367453		
								Std. Dev. =>	7.17					Ave. E.C.F. =>	1.235	Ave. Variance=>		18.6079	Coefficient of Var=>	15.06512361

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-11-151-014	1210 BAY RIDGE DR	08/09/22	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$145,950	48.67	\$291,899	\$41,902	\$257,998	\$174,823	1.476	1,695	\$152.21	RDL	9.1797	Colonial/2Sty		
H -11-11-151-018	4420 HARVEY LAKE RD	07/21/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$119,930	51.03	\$239,858	\$40,748	\$194,252	\$139,238	1.395	1,471	\$132.05	RDL	17.2453	Other		
H -11-11-232-006	2009 OAKLAND DR	12/12/22	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$73,810	60.50	\$147,618	\$40,600	\$81,400	\$74,838	1.088	1,083	\$75.16	RDL	47.9877	Ranch		
H -11-11-430-002	2144 DAVISTA DR	06/07/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$80,770	35.90	\$161,542	\$48,000	\$177,000	\$79,400	2.229	1,017	\$174.04	RDL	66.1656	Bungalow		
H -11-11-430-016	2106 DAVISTA DR	11/07/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$111,670	46.53	\$223,342	\$36,375	\$203,625	\$130,746	1.557	1,971	\$103.31	RDL	1.0156	Bungalow		
H -11-11-430-017	3630 HIGHLAND BLVD	12/09/22	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$115,260	74.84	\$230,515	\$35,400	\$118,600	\$136,444	0.869	1,307	\$90.74	RDL	69.8343	Bungalow		
H -11-11-477-027	3285 MAPLE RIDGE AVE	08/03/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$66,860	63.68	\$133,729	\$55,812	\$49,188	\$54,487	0.903	742	\$66.29	RDL	66.4823	Bungalow		
H -11-12-101-031	2225 OAKLAND DR	03/17/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$70,220	36.96	\$140,435	\$35,400	\$154,600	\$73,451	2.105	940	\$164.47	RDL	53.7240	Ranch		
H -11-12-101-034	2375 OAKLAND DR	10/22/21	\$207,000	PTA	03-ARM'S LENGTH	\$207,000	\$85,610	41.36	\$171,224	\$35,400	\$171,600	\$94,982	1.807	1,088	\$157.72	RDL	23.9098	Ranch		
H -11-12-302-004	2236 DAVISTA DR	04/29/21	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$62,310	43.88	\$124,629	\$35,400	\$106,600	\$62,398	1.708	879	\$121.27	RDL	14.0827	Bungalow		
H -11-12-302-054	2411 DEAN DR	07/25/22	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$116,260	51.22	\$232,525	\$134,052	\$92,948	\$68,862	1.350	887	\$104.79	RDL	21.7796	Bungalow		
H -11-12-303-005	2402 DEAN DR	12/17/21	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$107,800	47.91	\$215,591	\$40,600	\$184,400	\$122,371	1.507	1,721	\$107.15	RDL	6.0674	Bungalow		
H -11-12-303-008	2428 DEAN DR	08/16/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$84,190	42.10	\$168,373	\$40,600	\$159,400	\$89,352	1.784	1,111	\$143.47	RDL	21.6397	Ranch		
H -11-12-327-004	2775 BUENA VISTA DR	08/27/21	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$136,870	53.67	\$273,744	\$40,600	\$214,400	\$163,038	1.315	1,554	\$137.97	RDL	25.2531	Colonial/2Sty		
H -11-12-329-004	2648 DAVISTA DR	11/19/21	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$41,160	45.73	\$82,325	\$35,615	\$54,385	\$32,664	1.665	993	\$54.77	RDL	9.7402	Ranch		
H -11-12-329-007	2724 DAVISTA DR	11/29/22	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$158,590	78.12	\$317,181	\$40,600	\$162,400	\$193,413	0.840	1,711	\$94.92	RDL	72.7911	Ranch		
H -11-12-329-032	2778 DAVISTA DR	10/28/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$59,220	42.30	\$118,435	\$35,486	\$104,514	\$58,006	1.802	978	\$106.87	RDL	23.4207	Ranch		
H -11-12-351-001	2220 DEAN DR	06/23/23	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$90,300	38.10	\$180,608	\$41,020	\$195,980	\$97,614	2.008	1,123	\$174.51	RDL	44.0141	Ranch		
H -11-12-351-011	3280 MAPLE RIDGE AVE	06/04/21	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$95,430	40.96	\$190,867	\$49,693	\$183,307	\$98,723	1.857	1,226	\$149.52	RDL	28.9216	Ranch		
H -11-12-351-017	3225 OAK RIDGE DR	12/17/21	\$217,000	PTA	03-ARM'S LENGTH	\$217,000	\$94,990	43.77	\$189,973	\$37,544	\$179,456	\$106,594	1.684	1,294	\$138.68	RDL	11.5988	Other		
H -11-12-352-001	2200 JAMES	11/17/21	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$110,900	59.62	\$221,801	\$40,600	\$145,400	\$126,714	1.147	1,694	\$85.83	RDL	42.0097	Ranch		
H -11-12-352-001	2200 JAMES	04/12/22	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$110,900	40.33	\$221,801	\$40,600	\$234,400	\$126,714	1.850	1,694	\$138.37	RDL	28.2272	Ranch		
H -11-12-352-002	2210 JAMES	06/08/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$94,790	36.46	\$189,583	\$41,408	\$218,592	\$103,619	2.110	1,295	\$168.80	RDL	54.2014	TriLevel/Quad		
Totals:			\$4,667,900			\$4,667,900	\$2,233,790		\$4,467,598		\$3,644,445	\$2,408,492			\$123.60		5.4398			
								Sale. Ratio =>	47.85					E.C.F. =>	1.513	Std. Deviation=>		0.404424962		
								Std. Dev. =>	11.60					Ave. E.C.F. =>	1.568	Ave. Variance=>		33.0127	Coefficient of Var=>	21.05986958

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-28-402-007	1250 SHOTEY CT	08/13/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$134,510	45.60	\$269,011	\$53,002	\$241,998	\$175,332	1.380	2,028	\$119.33	RLT	14.6138	BiLevel	
H -11-28-402-013	1165 SHOTEY CT	07/02/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$117,500	39.17	\$235,005	\$53,227	\$246,773	\$147,547	1.673	1,416	\$174.27	RLT	14.6138	Other	
Totals:			\$595,000			\$595,000	\$252,010		\$504,016		\$488,771	\$322,879			\$146.80		1.2576		
								Sale. Ratio =>	42.35				E.C.F. =>	1.514	Std. Deviation=>		0.206670426		
								Std. Dev. =>	4.55				Ave. E.C.F. =>	1.526	Ave. Variance=>		14.6138	Coefficient of Var=>	9.574251296

Limited Sales, market move

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale	Cur. Asmnt.	sd/Adj. Salur.	Apprais	Land + Yarcldg.	Residu	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	by Mean	uilding Styl	Use Code	Land Value	Appr. by Eq	Appr. Date	Parcels in Land Table	roperty Clau	ilding Dep
Totals:			\$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. Variat	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 LENGTH	\$550,000	\$220,250	40.05	\$440,495	\$169,457	\$380,543	\$237,753	1.601	2,425	\$156.92	RN1	22.7877	Colonial/2Sty
H -11-01-127-023	2700 ROSE CENTER RD	03/10/23	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$131,610	48.21	\$263,218	\$53,260	\$219,740	\$184,174	1.193	1,311	\$167.61	RN1	17.9594	Ranch
H -11-01-176-004	2901 WHITE LAKE RD	08/15/22	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$79,780	39.11	\$159,552	\$40,600	\$163,400	\$104,344	1.566	1,026	\$159.26	RN1	19.3269	Ranch
H -11-01-426-077	5381 EAGLE RD	03/08/22	\$270,000	OTH	03-ARM'S LENGTH	\$270,000	\$117,520	43.53	\$235,048	\$40,600	\$229,400	\$170,568	1.345	1,556	\$147.43	RN1	2.7792	Other
H -11-01-426-080	5339 EAGLE RD	04/28/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$126,990	37.35	\$253,989	\$42,750	\$297,250	\$185,297	1.604	1,538	\$193.27	RN1	23.1471	SingleFamily
H -11-01-451-002	5060 N DUCK LAKE RD	01/04/22	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$114,910	43.36	\$229,827	\$67,729	\$197,271	\$142,191	1.387	1,168	\$168.90	RN1	1.4657	Ranch
H -11-01-451-006	5160 N DUCK LAKE RD	10/12/22	\$512,500	WD	03-ARM'S LENGTH	\$512,500	\$216,660	42.28	\$433,318	\$64,943	\$447,557	\$323,136	1.385	2,156	\$207.59	RN1	1.2335	Colonial/2Sty
H -11-01-477-031	5115 EAGLE RD	05/09/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$96,940	57.02	\$193,885	\$47,531	\$122,469	\$128,381	0.954	1,578	\$77.61	RN1	41.8755	Ranch
H -11-02-100-017	6496 N MILFORD RD	06/14/21	\$935,000	WD	03-ARM'S LENGTH	\$935,000	\$505,750	54.09	\$1,011,502	\$273,518	\$661,482	\$647,354	1.022	3,563	\$185.65	RN1	35.0883	Contemporary
H -11-02-251-029	6451 BRIDLE LN	02/28/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$199,470	37.64	\$398,933	\$76,095	\$453,905	\$283,191	1.603	1,869	\$242.86	RN1	23.0115	Ranch
H -11-02-401-007	1735 WHITE LAKE RD	05/06/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$115,740	35.07	\$231,489	\$99,942	\$230,058	\$115,392	1.994	1,294	\$177.79	RN1	62.1000	Bungalow
H -11-02-427-004	2032 WHITE LAKE RD	08/31/22	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$121,690	51.56	\$243,379	\$48,363	\$187,637	\$171,067	1.097	1,481	\$126.70	RN1	27.5842	Ranch
H -11-03-400-006	5046 N MILFORD RD	07/07/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$153,080	47.10	\$306,160	\$81,981	\$243,019	\$196,648	1.236	1,590	\$152.84	RN1	13.6902	Colonial/2Sty
H -11-04-100-020	5990 FISH LAKE RD	01/11/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$176,550	56.05	\$353,108	\$165,543	\$149,457	\$164,531	0.908	1,759	\$84.97	RN1	46.4323	Ranch
H -11-04-251-013	5945 CARSCADDEN WAY	01/06/23	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$274,490	43.23	\$548,979	\$186,115	\$448,885	\$318,302	1.410	2,176	\$206.29	RN1	3.7543	Ranch
H -11-04-276-001	6400 CARSCADDEN WAY	10/12/22	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$337,550	51.14	\$675,105	\$164,144	\$495,856	\$448,211	1.106	2,301	\$215.50	RN1	26.6408	Ranch
H -11-05-400-005	5105 FISH LAKE RD	07/30/21	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$136,940	51.48	\$273,877	\$53,355	\$212,645	\$193,440	1.099	1,254	\$169.57	RN1	27.3428	Ranch
H -11-06-300-023	3131 DEER TRL	11/14/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$303,120	53.65	\$606,242	\$67,273	\$497,727	\$472,780	1.053	3,020	\$164.81	RN1	31.9940	Ranch
H -11-07-226-035	4095 CLYDE RD	09/01/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$112,550	34.63	\$225,105	\$103,983	\$221,017	\$106,247	2.080	1,581	\$139.80	RN1	70.7504	SingleFamily
H -11-07-400-012	3201 N HICKORY RIDGE RD	01/31/22	\$501,500	WD	03-ARM'S LENGTH	\$501,500	\$239,630	47.78	\$479,251	\$171,311	\$330,189	\$270,123	1.222	2,247	\$146.95	RN1	15.0341	SingleFamily
H -11-08-226-008	5010 MALLARDS LNDG	11/22/21	\$485,000	PTA	03-ARM'S LENGTH	\$485,000	\$250,230	51.59	\$500,464	\$72,179	\$412,821	\$375,689	1.099	2,222	\$185.79	RN1	27.3869	Contemporary
H -11-09-126-017	1496 CAMILLE DR	05/28/21	\$619,000	WD	03-ARM'S LENGTH	\$619,000	\$394,430	63.72	\$788,864	\$116,037	\$502,963	\$590,199	0.852	3,339	\$150.63	RN1	52.0515	SingleFamily
H -11-09-201-007	1065 CLYDE RD	01/27/23	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$169,890	41.74	\$339,772	\$74,486	\$332,514	\$232,707	1.429	2,354	\$141.25	RN1	5.6188	BiLevel
H -11-09-228-013	788 INTERVALE CT	06/06/22	\$271,500	WD	03-ARM'S LENGTH	\$271,500	\$136,390	50.24	\$272,783	\$66,882	\$204,618	\$180,615	1.133	2,018	\$101.40	RN1	23.9811	Other
H -11-10-200-028	5071 HARVEY LAKE RD	01/25/22	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$276,320	49.79	\$552,648	\$68,381	\$486,619	\$424,796	1.146	3,200	\$152.07	RN1	22.7170	Colonial/2Sty
H -11-10-401-003	730 WHITE HOUSE DR	05/27/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$216,780	45.64	\$433,554	\$141,049	\$333,951	\$256,583	1.302	2,142	\$155.91	RN1	7.1177	SingleFamily
H -11-10-401-007	3826 CENTENNIAL DR	04/19/22	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$158,180	44.81	\$316,357	\$52,575	\$300,425	\$231,388	1.298	1,638	\$183.41	RN1	7.4345	Contemporary
H -11-11-101-012	1248 WHITE LAKE RD	12/03/21	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$252,030	54.79	\$504,051	\$79,392	\$380,608	\$372,508	1.022	2,423	\$157.08	RN1	35.0962	Other
H -11-11-102-001	4850 HARVEY LAKE RD	10/04/21	\$346,550	WD	03-ARM'S LENGTH	\$346,550	\$133,570	38.54	\$267,137	\$54,692	\$291,858	\$186,355	1.566	1,431	\$203.95	RN1	19.3431	Ranch
H -11-12-127-010	2845 CHERRY RD	07/26/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$107,620	37.76	\$215,245	\$51,400	\$233,600	\$143,724	1.625	1,318	\$177.24	RN1	25.2634	Colonial/2Sty
H -11-12-128-019	4789 WOODSIDE DR	08/17/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$65,840	38.28	\$131,677	\$38,003	\$133,997	\$82,170	1.631	937	\$143.01	RN1	25.8018	Bungalow
H -11-12-131-032	2861 CLOVERDALE	10/29/21	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$90,630	49.80	\$181,262	\$36,753	\$145,247	\$126,762	1.146	1,526	\$95.18	RN1	22.6885	Other
H -11-12-132-033	2837 JACKSON BLVD	07/01/22	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$85,870	35.48	\$171,732	\$48,070	\$193,930	\$108,475	1.788	1,343	\$144.40	RN1	41.5071	Ranch
H -11-12-201-006	4734 N DUCK LAKE RD	10/18/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$136,810	48.00	\$273,615	\$51,400	\$233,600	\$194,925	1.198	1,359	\$171.89	RN1	17.4300	Ranch
H -11-12-201-016	3261 GIDDINGS BLVD	11/09/22	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$98,450	43.56	\$196,899	\$59,477	\$166,523	\$120,546	1.381	1,531	\$108.77	RN1	0.8704	Bungalow
H -11-12-201-023	3241 GIDDINGS BLVD	01/27/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$86,640	35.36	\$173,274	\$64,887	\$180,113	\$95,076	1.894	1,123	\$160.39	RN1	52.1697	Bungalow
H -11-12-201-024	4768 N DUCK LAKE RD	04/22/22	\$241,050	WD	03-ARM'S LENGTH	\$241,050	\$92,620	38.42	\$185,243	\$59,843	\$181,207	\$110,000	1.647	1,081	\$167.63	RN1	27.4629	Bungalow
H -11-12-203-002	3206 GIDDINGS BLVD	04/14/22	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$91,460	41.38	\$182,921	\$35,400	\$185,600	\$129,404	1.434	1,561	\$118.90	RN1	6.1557	Other
H -11-12-203-006	3220 GIDDINGS BLVD	07/07/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$81,510	29.11	\$163,026	\$36,359	\$243,641	\$111,111	2.193	1,248	\$195.23	RN1	82.0056	Bungalow
H -11-12-353-006	3286 OAK RIDGE DR	05/03/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$71,550	55.04	\$143,091	\$40,600	\$89,400	\$89,904	0.994	1,025	\$87.22	RN1	37.8317	Ranch
H -11-12-353-012	3444 OAK RIDGE DR	01/24/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$72,790	38.31	\$145,584	\$43,604	\$146,396	\$89,456	1.637	1,029	\$142.27	RN1	26.3804	Ranch
Totals:			\$14,879,100			\$14,879,100	\$6,850,830		\$13,701,661	\$11,569,138	\$9,115,525	\$156.97					10.3539	
							Sale. Ratio =>	46.04				E.C.F. =>	1.269		Std. Deviation=>	0.32584575		
							Std. Dev. =>	7.62				Ave. E.C.F. =>	1.373		Ave. Variance=>	26.3491	Coefficient of Var=>	19.19497188

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-32-476-003	2267 NORTH ST	10/18/21	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$105,310	55.72	\$210,625	\$35,400	\$153,600	\$129,127	1.190	1,148	\$133.80	RNV	27.1868	Bungalow		
H -11-32-476-050	3170 CENTRAL BLVD	12/29/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$114,980	40.34	\$229,956	\$51,193	\$233,807	\$131,734	1.775	1,318	\$177.40	RNV	31.3445	Colonial/2Sty		
H -11-32-477-012	2885 CENTRAL BLVD	04/22/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$80,480	45.99	\$160,953	\$35,456	\$139,544	\$92,481	1.509	978	\$142.68	RNV	4.7494	Bungalow		
H -11-32-478-012	3205 CENTRAL BLVD	09/26/22	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$58,600	40.69	\$117,201	\$35,400	\$108,600	\$60,281	1.802	747	\$145.38	RNV	34.0173	Bungalow		
H -11-32-478-019	3175 CENTRAL BLVD	08/23/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$72,020	60.02	\$144,043	\$43,607	\$76,393	\$74,013	1.032	1,192	\$64.09	RNV	42.9244	Ranch		
Totals:			\$913,000			\$913,000	\$431,390		\$862,778		\$711,944	\$487,636			\$132.67		0.1406			
								Sale. Ratio =>	47.25					E.C.F. =>	1.460	Std. Deviation=>		0.344377617		
								Std. Dev. =>	8.92					Ave. E.C.F. =>	1.461	Ave. Variance=>		28.0445	Coefficient of Var=>	19.19018411

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-10-452-016	3285 OAKGROVE	12/21/21	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$112,500	46.88	\$225,009	\$35,400	\$204,600	\$138,908	1.473	1,221	\$167.57	ROH	12.6766	Ranch		
H -11-10-452-017	3259 OAKGROVE	04/08/22	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$119,940	40.38	\$239,873	\$35,400	\$261,600	\$149,797	1.746	1,505	\$173.82	ROH	14.6676	Colonial/2Sty		
H -11-10-477-030	860 OAKGROVE	08/06/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$156,960	56.06	\$313,910	\$41,082	\$238,918	\$199,874	1.195	2,463	\$97.00	ROH	40.4344	BiLevel		
H -11-10-477-034	799 LAKEVIEW BLVD	05/11/22	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$59,930	38.69	\$119,851	\$42,577	\$112,323	\$56,611	1.984	805	\$139.53	ROH	38.4433	Bungalow		
Totals:			\$971,900			\$971,900	\$449,330		\$898,643		\$817,441	\$545,190			\$144.48		10.0317			
								Sale. Ratio =>	46.23					E.C.F. =>	1.499	Std. Deviation=>		0.341011385		
								Std. Dev. =>	7.87					Ave. E.C.F. =>	1.600	Ave. Variance=>		26.5555	Coefficient of Var=>	16.60042451

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 LENGTH	\$225,000	\$114,010	50.67	\$228,012	\$35,400	\$189,600	\$112,114	1.691	1,599	\$118.57	RP1	3.8367	SingleFamily	
H -11-12-177-027	2852 JACKSON BLVD	01/27/23	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$112,100	58.08	\$224,197	\$38,957	\$154,043	\$107,823	1.429	1,029	\$149.70	RP1	22.4102	Mobile/Modular	
H -11-12-178-015	2813 MOTORISTS DR	12/14/22	\$245,900	WD	03-ARM'S LENGTH	\$245,900	\$119,260	48.50	\$238,522	\$43,278	\$202,622	\$113,646	1.783	1,222	\$165.81	RP1	13.0154	Bungalow	
H -11-12-179-013	4209 N DUCK LAKE RD	06/01/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$155,760	50.25	\$311,522	\$40,600	\$269,400	\$157,696	1.708	1,825	\$147.62	RP1	5.5581	Ranch	
Totals:			\$973,900			\$973,900	\$501,130		\$1,002,253		\$815,665	\$491,279			\$145.43		0.7520		
								Sale. Ratio =>	51.46			E.C.F. =>	1.660	Std. Deviation=>		0.154621206			
								Std. Dev. =>	4.24			Ave. E.C.F. =>	1.653	Ave. Variance=>		11.2051	Coefficient of Var=>	6.779609167	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	\$273,960	47.65	\$547,914	\$76,047	\$498,953	\$626,649	0.796	3,239	\$154.05	RPD	0.3528	Contemporary		
H -11-29-304-014	2761 KATIE LN	12/28/21	\$552,000	PTA	03-ARM'S LENGTH	\$552,000	\$261,320	47.34	\$522,643	\$82,991	\$469,009	\$583,867	0.803	2,617	\$179.22	RPD	0.3528	Colonial/2Sty		
Totals:			\$1,127,000			\$1,127,000	\$535,280		\$1,070,557		\$967,962	\$1,210,517			\$166.63		0.0125			
								Sale. Ratio =>	47.50			E.C.F. =>	0.800	Std. Deviation=>		0.00498985				
								Std. Dev. =>	0.22			Ave. E.C.F. =>	0.800	Ave. Variance=>		0.3528	Coefficient of Var=>	0.441181661		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-34-127-005	1905 HIGHLAND DR	05/18/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$99,290	42.25	\$198,588	\$57,517	\$177,483	\$115,632	1.535	1,267	\$140.08	RRD	5.5642	Bungalow	
H -11-34-129-005	190 LAKE DR	08/18/21	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$101,530	40.21	\$203,052	\$61,500	\$191,000	\$116,026	1.646	1,130	\$169.03	RRD	5.5642	Ranch	
Totals:			\$487,500			\$487,500	\$200,820		\$401,640		\$368,483	\$231,658			\$154.55		0.0095		
								Sale. Ratio =>	41.19				E.C.F. =>	1.591	Std. Deviation=>		0.078689627		
								Std. Dev. =>	1.44				Ave. E.C.F. =>	1.591	Ave. Variance=>		5.5642	Coefficient of Var=>	3.498312153

*only two 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 -11-27-109-026	318 S MILFORD RD	10/28/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$100,240	45.56	\$200,481	\$52,000	\$168,000	\$109,017	1.541	1,356	\$123.89	RS1	16.4916	SingleFamily
H -11-27-326-009	995 S MILFORD RD	10/04/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$155,590	56.58	\$311,176	\$103,219	\$171,781	\$152,685	1.125	1,470	\$116.86	RS1	25.1062	Ranch
H -11-28-201-004	1103 W LIVINGSTON RD	04/09/21	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$77,460	44.77	\$154,911	\$50,032	\$122,968	\$77,004	1.597	853	\$144.16	RS1	22.0781	Ranch
H -11-28-400-008	1501 NEWBERRY	11/03/22	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$207,500	49.52	\$415,002	\$67,317	\$351,683	\$255,275	1.378	1,742	\$201.88	RS1	0.1532	Ranch
H -11-28-400-013	450 LONE TREE RD	11/18/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$276,970	55.39	\$553,943	\$204,289	\$295,711	\$256,721	1.152	2,604	\$113.56	RS1	22.4253	Other
H -11-29-400-012	1410 MARYLAND	05/21/21	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$287,460	46.36	\$574,913	\$135,761	\$484,239	\$322,432	1.502	1,580	\$306.48	RS1	12.5705	Ranch
H -11-30-300-019	1055 S TIPSICO LAKE RD	09/03/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$135,580	48.42	\$271,157	\$62,093	\$217,907	\$153,498	1.420	1,247	\$174.74	RS1	4.3480	Ranch
H -11-30-426-004	922 S HICKORY RIDGE RD	09/17/21	\$534,900	WD	03-ARM'S LENGTH	\$534,900	\$295,120	55.17	\$590,240	\$190,178	\$344,722	\$293,731	1.174	2,952	\$116.78	RS1	20.2533	Colonial/2Sty
H -11-31-200-008	2368 S HICKORY RIDGE RD	08/25/21	\$314,900	WD	03-ARM'S LENGTH	\$314,900	\$161,160	51.18	\$322,312	\$75,500	\$239,400	\$181,213	1.321	1,479	\$161.87	RS1	5.5032	Ranch
H -11-31-200-019	1880 S STONE BARN	06/14/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$291,530	51.60	\$583,055	\$162,478	\$402,522	\$308,794	1.304	2,519	\$159.79	RS1	7.2599	Ranch
H -11-31-400-016	2500 S HICKORY RIDGE RD	01/05/22	\$286,000	PTA	03-ARM'S LENGTH	\$286,000	\$137,360	48.03	\$274,714	\$63,149	\$222,851	\$155,334	1.435	1,016	\$219.34	RS1	5.8527	Ranch
H -11-32-452-028	2905 SHIRLEY ST	05/14/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$141,190	51.34	\$282,386	\$55,200	\$219,800	\$166,803	1.318	1,190	\$184.71	RS1	5.8409	Ranch
H -11-33-151-002	2380 CRAGGS LN	11/21/22	\$511,500	WD	03-ARM'S LENGTH	\$511,500	\$275,520	53.87	\$551,033	\$93,972	\$417,528	\$335,581	1.244	3,499	\$119.33	RS1	13.1934	Other
H -11-33-400-003	1124 ROWE RD	05/10/22	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$110,830	42.14	\$221,656	\$61,759	\$201,241	\$117,399	1.714	1,082	\$185.99	RS1	33.8038	Bungalow
H -11-33-400-024	774 ROWE RD	12/10/21	\$610,000	PTA	03-ARM'S LENGTH	\$610,000	\$290,150	47.57	\$580,293	\$161,268	\$448,732	\$307,654	1.459	2,617	\$171.47	RS1	8.2430	Colonial/2Sty
H -11-34-129-026	2191 S MILFORD RD	08/16/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$176,400	51.13	\$352,796	\$63,453	\$281,547	\$212,440	1.325	1,716	\$164.07	RS1	5.0827	Contemporary
H -11-34-351-023	260 ROWE RD	02/25/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$125,130	43.15	\$250,263	\$62,500	\$227,500	\$137,858	1.650	1,643	\$138.47	RS1	27.4116	BiLevel
H -11-32-300-028	2860 HONEYWELL LAKE RD	05/12/22	\$711,000	WD	03-ARM'S LENGTH	\$711,000	\$401,860	56.52	\$803,725	\$82,091	\$628,909	\$529,834	1.187	2,620	\$240.04	RS1	18.9137	Ranch
H -11-34-376-001	3283 S MILFORD RD	08/19/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$120,940	48.40	\$241,883	\$63,355	\$186,545	\$131,078	1.423	1,277	\$146.08	RS1	4.7032	Ranch
H -11-36-400-016	3201 S DUCK LAKE RD	06/15/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$206,030	53.51	\$412,069	\$66,340	\$318,660	\$253,839	1.255	2,146	\$148.49	RS1	12.0768	TriLevel/Quad
Totals:			\$7,828,200			\$7,828,200	\$3,974,020		\$7,948,008		\$5,952,246	\$4,458,189			\$166.90		4.1003	
								Sale. Ratio =>	50.77									
								Std. Dev. =>	4.35									
									E.C.F. =>	1.335								
									Ave. E.C.F. =>	1.376								
									Std. Deviation=>	0.167312644								
									Ave. Variance=>	13.5656	Coefficient of Var=>	9.857759985						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-17-300-042	1653 SANDRA DR	05/21/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$177,890	54.74	\$355,780	\$48,000	\$277,000	\$378,573	0.732	2,172	\$127.53	RSM	13.8552	Colonial/2Sty		
H -11-17-300-043	1631 SANDRA DR	12/09/22	\$485,500	WD	03-ARM'S LENGTH	\$485,500	\$223,190	45.97	\$446,388	\$48,000	\$437,500	\$490,022	0.893	2,747	\$159.26	RSM	2.2570	Colonial/2Sty		
H -11-17-300-056	3096 DONNA DR	06/24/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$195,920	44.53	\$391,839	\$48,000	\$392,000	\$422,926	0.927	2,392	\$163.88	RSM	5.6629	Colonial/2Sty		
H -11-17-300-059	3150 DONNA DR	12/19/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$233,930	48.23	\$467,861	\$48,000	\$437,000	\$516,434	0.846	2,933	\$148.99	RSM	2.4060	Colonial/2Sty		
H -11-17-300-062	3228 DONNA DR	07/22/22	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$192,530	43.56	\$385,056	\$55,928	\$386,072	\$404,832	0.954	2,193	\$176.05	RSM	8.3414	Colonial/2Sty		
Totals:			\$2,177,500			\$2,177,500	\$1,023,460		\$2,046,924		\$1,929,572	\$2,212,787			\$155.14		0.1763			
								Sale. Ratio =>	47.00					E.C.F. =>	0.872	Std. Deviation=>		0.087249219		
								Std. Dev. =>	4.46					Ave. E.C.F. =>	0.870	Ave. Variance=>		6.5045	Coefficient of Var=>	7.474302307

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-14-277-013	2365 WILLOW LN	06/03/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$155,550	47.14	\$311,097	\$51,400	\$278,600	\$172,099	1.619	1,772	\$157.22	RSS	5.0721	Ranch		
H -11-14-277-019	2730 MAPLE RIDGE AVE	03/01/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$115,710	56.44	\$231,428	\$43,740	\$161,260	\$124,379	1.297	1,716	\$93.97	RSS	27.1597	Ranch		
H -11-14-278-033	2700 WILLOW LN	11/02/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$115,660	43.65	\$231,310	\$49,740	\$215,260	\$120,325	1.789	1,094	\$196.76	RSS	22.0875	Ranch		
Totals:			\$800,000			\$800,000	\$386,920		\$773,835		\$655,120	\$416,803			\$149.32		0.3659			
								Sale. Ratio =>	48.37					E.C.F. =>	1.572	Std. Deviation=>		0.250123199		
								Std. Dev. =>	6.62					Ave. E.C.F. =>	1.568	Ave. Variance=>		18.1064	Coefficient of Var=>	11.54660981

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 -11-24-153-001	2240 SHERLOCK TRL	05/19/21	\$215,000	OTH	03-ARM'S LENGTH	\$215,000	\$125,620	58.43	\$251,241	\$40,600	\$174,400	\$163,923	1.064	1,501	\$116.19	RWB	16.8013	Other		
H -11-24-153-003	2250 SHERLOCK TRL	03/30/22	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$153,130	46.54	\$306,259	\$52,023	\$276,977	\$197,849	1.400	1,311	\$211.27	RWB	16.8013	Ranch		
Totals:			\$544,000			\$544,000	\$278,750		\$557,500		\$451,377	\$361,772			\$163.73		1.5756			
								Sale. Ratio =>	51.24					E.C.F. =>	1.248	Std. Deviation=>		0.237606751		
								Std. Dev. =>	8.40					Ave. E.C.F. =>	1.232	Ave. Variance=>		16.8013	Coefficient of Var=>	13.63824602

Limited Sales, Market Move

Highland ECF Study Industrial 2024

Parcel Number	Street Address	Sale Date	Sale Amount	Sale Ratio	Land + Yard	Indicated E	SqFt	Other Parcels in Sale	Class
G -02-12-276-006	160 N ORTONVILLE RD	01/20/23	766,300	38.69	174,414	1.035	26400		201
I -01-01-126-003	11333 DIXIE HWY	05/17/22	1,150,000	26.03	200,429	1.275	20008		301
IH-01-34-381-005	428 COGSHALL ST	03/31/22	350,000	84.51	114,552	0.264	34824		301
IH-01-34-106-006	255 ELM ST	12/01/21	185,000	49.55	89,099	0.547	5000		301
K -21-11-226-004	53400 GRAND RIVER AVE	03/31/22	1,600,000	26.75	256,922	2.435	16368		201
K -21-03-402-017	30026 RESEARCH DR	07/29/21	1,240,000	41.35	273,255	1.381	8575		301
K -21-02-451-008	29700 WK SMITH DR	11/04/22	6,860,000	54.36	779,926	0.980	64626		301
K -21-09-276-001	57455 TRAVIS RD	03/04/22	365,000	46.29	136,485	1.247	5824		301
L -16-22-300-040	1235 HOLDEN AVE	06/29/21	3,875,000	57.10	670,652	0.817	71793	L -16-22-300-002, L -16-22-300-003	301
L -16-25-401-015	3823 CHILDS LAKE RD	10/01/21	825,000	44.22	85,172	1.121	15986		201
L -16-25-401-031	2569 ZAM PKWY	04/07/23	600,000	41.60	236,582	1.319	5040		201
L -16-35-351-026	54380 PONTIAC TRL	12/19/22	1,500,000	33.73	179,822	1.528	18447		201
L -16-35-451-024	4998 MCCARTHY DR	07/12/21	1,800,000	53.85	170,165	0.887	33630		301
L -16-35-451-026	4999 MCCARTHY DR	08/20/21	1,374,200	31.02	181,067	1.709	13525		201
U -07-03-326-003	10525 ENTERPRISE DR	05/20/22	530,000	62.55	221,021	0.409	12984		201
Y -12-22-251-014	10320 HIGHLAND RD	03/30/22	1,319,000	45.22	370,985	1.041	14350		201

Totals: 01/16/00 24,339,500

Sale. Ratio =>

E.C.F. =>

1.013

Highland ECF Study Commercial 2024

Parcel Number	Street Address	Sale Date	Sale Amount	2023 AV	Sale Ratio	Land + Yard	Bldg Residual	RCNLD	Indicated ECF	SqFt	Other Parcels in Sale	Class
Auto CAS/AUT												
20-23-28-476-007	33500 W 9 MILE RD	12/1/21	\$700,000	\$382,570	54.65	\$261,337	\$438,663	\$490,483	0.894	4,925		201
44-25-24-229-020	26655 DEQUINDRE RD	5/6/21	\$400,000	\$237,480	59.37	\$258,088	\$141,912	\$158,628	0.895	3,000		201
16-20-33-101-001	1365 W MAPLE RD	4/27/21	\$1,245,000	\$615,880	49.47	\$446,550	\$798,450	\$839,259	0.951	3,221		201
28-25-25-355-037	525 E NINE MILE	4/28/21	\$400,000	\$195,230	48.81	\$53,967	\$346,033	\$351,801	0.984	5,293	28-25-25-355-038	201
C -19-06-226-009	1819 S TELEGRAPH RD	3/18/22	\$5,935,000	\$3,603,840	60.72	\$2,581,364	\$3,353,636	\$2,979,429	1.126	43,605		201
Totals:			\$8,680,000	\$5,035,000			\$5,078,694	\$4,819,600				

						Sale. Ratio =>	58.01			E.C.F. =>		1.054
Parcel Number	Street Address	Sale Date	Sale Amount	2023 AV	Sale Ratio	Land + Yard	Bldg Residual	RCNLD	Indicated ECF	SqFt	Other Parcels in Sale	Class
Office												
H -11-22-301-012	192 W HIGHLAND RD	2/21/23	\$875,000	\$268,090	30.64	\$118,625	\$756,375	\$482,902	1.566	3,435		201
H -11-22-302-007	212 W HIGHLAND RD	4/29/21	\$235,000	\$104,320	44.39	\$34,395	\$200,605	\$201,150	0.997	1,248		201
H -11-24-102-006	2550 E HIGHLAND RD	7/15/22	\$450,000	\$150,510	33.45	\$85,065	\$364,935	\$249,900	1.460	1,804		201
H -11-27-301-017	1050 S MILFORD RD	11/1/22	\$457,500	\$273,730	59.83	\$98,391	\$359,109	\$595,901	0.603	8,800		201
H -11-27-376-014	1631 S MILFORD RD	12/20/21	\$350,000	\$194,220	55.49	\$38,102	\$311,898	\$405,292	0.770	3,026		201
H -11-27-376-015	1651 S MILFORD RD	4/5/21	\$257,000	\$119,410	46.46	\$38,103	\$218,897	\$232,572	0.941	2,039		201
E -17-10-259-006	620 W COMMERCE RD	9/30/22	\$120,000	\$110,290	91.91	\$86,159	\$33,841	\$139,366	0.243	1,500		201
E -17-11-177-015	9640 COMMERCE RD	2/22/22	\$120,000	\$91,230	76.03	\$6,034	\$113,966	\$186,162	0.612	970		201
E -17-15-353-013	1010 W OAKLEY PARK RD	5/4/22	\$211,000	\$130,060	61.64	\$63,440	\$147,560	\$194,289	0.759	2,436		201
L -16-03-205-001	1550 N MILFORD RD	12/15/21	\$149,575	\$106,050	70.90	\$67,039	\$82,536	\$157,852	0.523	1,250		201
Totals:			\$3,225,075	\$1,547,910			\$2,589,722	\$2,845,387				

						Sale. Ratio =>	48.00			E.C.F. =>		0.910
Parcel Number	Street Address	Sale Date	Sale Amount	2023 AV	Sale Ratio	Land + Yard	Bldg Residual	RCNLD	Indicated ECF	SqFt	Other Parcels in Sale	Class
Retail/Bank												
H -11-13-351-011	2221 E HIGHLAND RD	11/12/21	\$682,500	\$267,330	39.17	\$115,801	\$566,699	\$427,750	1.325	7,802		201
H -11-24-101-013	2388 E HIGHLAND RD	10/7/21	\$850,000	\$301,230	35.44	\$99,051	\$750,949	\$433,248	1.733	6,989		201
H -11-27-327-019	1155 S MILFORD RD	5/4/23	\$949,500	\$381,230	40.15	\$95,213	\$854,287	\$573,056	1.491	14,489		201
J -08-33-354-017	5878 DIXIE HWY	3/2/22	\$498,999	\$214,500	42.99	\$158,401	\$340,598	\$210,806	1.616	4,200		201
L -16-22-300-046	2185 S MILFORD RD	2/24/23	\$700,000	\$386,300	55.19	\$287,977	\$412,023	\$446,414	0.923	3,975		201
LM-16-03-476-012	240 W SUMMIT ST	5/13/21	\$1,433,000	\$475,800	33.20	\$406,331	\$1,026,669	\$629,280	1.631	12,000		201
E -17-10-478-013	4341 S COMMERCE RD	2/21/23	\$360,000	\$112,090	31.14	\$72,074	\$287,926	\$149,088	1.931	2,400		201
E -17-12-229-010	2603 UNION LAKE RD	12/30/21	\$250,000	\$87,390	34.96	\$113,114	\$136,886	\$85,016	1.610	1,100		201

E -17-12-229-026	2569 UNION LAKE RD	4/29/21	\$600,000	\$358,490	59.75	\$332,159	\$267,841	\$369,798	0.724	5,040	201
E -17-24-200-009	2985 HAGGERTY RD	10/26/21	\$900,000	\$408,970	45.44	\$435,899	\$464,101	\$374,628	1.239	9,798	201
E -17-33-226-011	1050 BENSTEIN RD	7/14/21	\$600,000	\$429,090	71.52	\$278,540	\$321,460	\$555,548	0.579	9,000	201
U -07-17-180-002	661 BROADWAY RD	12/10/21	\$90,000	\$42,930	47.70	\$8,930	\$81,070	\$134,235	0.604	2,640	201
Y -12-13-454-015	8326 HIGHLAND RD	4/12/21	\$267,000	\$116,750	43.73	\$147,773	\$119,227	\$179,841	0.663	2,865	201
Y -12-26-202-012	9440 ELIZABETH LAKE RD	3/4/22	\$385,000	\$175,280	45.53	\$116,404	\$268,596	\$255,162	1.053	5,193	Y -12-26-202-004 201
Totals:			\$8,565,999	\$3,757,380			\$5,898,332	\$4,823,872			

						Sale. Ratio =>	43.86		E.C.F. =>		1.223	
Parcel Number	Street Address	Sale Date	Sale Amount	2023 AV	Sale Ratio	Land + Yard	Bldg Residual	RCNLD	Indicated ECF	SqFt	Other Parcels in Sale	Class
Rest												
H -11-22-326-020	450 N MILFORD RD	11/16/21	\$700,000	\$635,760	90.82	\$351,240	\$348,760	\$712,077	0.490	3,865		201
LM-16-03-477-006	780 N MILFORD RD	9/13/22	\$1,500,000	\$470,940	31.40	\$307,345	\$1,192,655	\$601,621	1.982	5,977		201
J -08-27-201-020	6320 SASHABAW RD	4/27/22	\$1,655,000	\$743,400	44.92	\$384,310	\$1,270,690	\$836,776	1.519	3,938		201
E -17-12-204-011	2614 UNION LAKE RD	12/8/21	\$1,350,000	\$354,280	26.24	\$266,756	\$1,083,244	\$377,487	2.870	2,330		201
E -17-36-200-032	500 LOOP RD	2/15/23	\$1,275,000	\$784,450	61.53	\$948,002	\$326,998	\$539,956	0.606	6,465		201
Totals:			\$6,480,000	\$2,988,830			\$4,222,347	\$3,067,918				

						Sale. Ratio =>	46.12		E.C.F. =>		1.376	
Parcel Number	Street Address	Sale Date	Sale Amount	2023 AV	Sale Ratio	Land + Yard	Bldg Residual	RCNLD	Indicated ECF	SqFt	Other Parcels in Sale	Class
Misc												
IH-01-27-359-009	806 N SAGINAW ST	2/10/22	\$680,000	\$281,730	41.43	\$74,790	\$605,210	\$501,582	1.207	5,646		201
IH-01-34-301-002	103 S SAGINAW ST	9/26/22	\$275,000	\$90,500	32.91	\$32,471	\$242,529	\$206,807	1.173	4,268		201
LM-16-11-104-021	101 E COMMERCE ST	9/10/21	\$1,375,000	\$676,730	49.22	\$521,842	\$853,158	\$773,873	1.102	11,823		201
U -07-03-126-013	10816 DIXIE HWY	10/28/22	\$450,000	\$225,410	50.09	\$227,806	\$222,194	\$357,293	0.622	6,600		201
U -07-10-226-001	10197 DIXIE HWY	4/27/23	\$215,000	\$161,250	75.00	\$170,025	\$44,975	\$249,692	0.180	2,538		201
U -07-14-176-005	9700 DIXIE HWY	5/25/22	\$1,021,000	\$438,160	42.91	\$473,606	\$547,394	\$665,008	0.823	22,848	U -07-14-176-004	201
Y -12-22-251-017	10290 HIGHLAND RD	11/11/22	\$405,000	\$170,470	42.09	\$200,376	\$204,624	\$164,494	1.244	2,746		201
Y -12-36-102-002	891 UNION LAKE RD	3/31/22	\$355,000	\$107,720	30.34	\$91,871	\$263,129	\$171,043	1.538	2,687		201
E -17-13-326-029	8605 RICHARDSON RD	5/31/22	\$1,500,000	\$572,690	38.18	\$347,887	\$1,152,113	\$908,730	1.268	8,549		201
Totals:			\$6,276,000	\$2,724,660			\$4,135,326	\$3,998,522				

Sale. Ratio => 43.41 E.C.F. => 1.034