

RESIDENTIAL ECF STUDY FOR 2025 ASSESSMENT YEAR

B1 - NE CORNER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Land Value	Land Table	Property Class	Building Depr.
H -08-01-100-023	2900 STEIN CT	03/03/23	\$935,000	WD	03-ARM'S LENGTH	\$935,000	\$375,900	40.20	\$931,181	\$229,207	\$705,793	\$750,774	0.940	3,236	\$218.11	B1	6.1877	2 STY CONTEMP	\$220,000	RES ACREAGE TABLE - AA'	401	75
H -08-01-300-007	3904 TUBBS RD	05/25/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$227,800	53.60	\$457,242	\$203,200	\$221,800	\$271,703	0.816	1,780	\$124.61	B1	6.1877	COLONIAL	\$203,200	RES ACREAGE TABLE - AA'	401	69
Totals:			\$1,360,000			\$1,360,000	\$603,700		\$1,388,423		\$927,593	\$1,022,477			\$171.36		2.8992					
													E.C.F. =>				Std. Deviation=>		0.087506793			
													Ave. E.C.F. =>				Ave. Variance=>		6.1877	Coefficient of Var=>		7.045767866

USE ECF .960

SALES COMING IN LOW

OUTLIERS

H -08-01-300-005	3872 TUBBS RD	05/26/23	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$275,400	39.91	\$603,889	\$199,000	\$491,000	\$433,036	1.134	2,644	\$185.70	B1	113.3854	RANCH	\$194,000	RES ACREAGE TABLE - AA'	401	80
------------------	---------------	----------	-----------	----	-----------------	-----------	-----------	-------	-----------	-----------	-----------	-----------	-------	-------	----------	----	----------	-------	-----------	-------------------------	-----	----

B2 - DEXTER VALLEY NORTH

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Land Value	Land Table	Property Class	Building Depr.
H -08-09-300-040	2413 SCIO RD	07/06/23	\$829,292	WD	03-ARM'S LENGTH	\$829,292	\$491,100	59.22	\$833,264	\$256,558	\$572,734	\$643,020	0.891	5,016	\$114.18	B2	7.8744	1 STY CONTEMP	\$215,500	RES ACREAGE TABLE - DSI	401	49
H -08-09-300-047	1870 MEADOW RIDGE	01/31/23	\$1,013,688	WD	03-ARM'S LENGTH	\$1,013,688	\$382,300	37.71	\$1,001,795	\$281,381	\$732,307	\$884,041	0.828	3,465	\$211.34	B2	14.1075	2 STY CONTEMP	\$233,300	RES ACREAGE TABLE - DSI	401	80
H -08-10-200-016	2498 PETERS RD	05/25/22	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$481,500	41.87	\$1,007,679	\$226,500	\$923,500	\$871,005	1.060	2,678	\$344.85	B2	9.0831	2 STY CONTEMP	\$226,500	RES ACREAGE TABLE - DSI	401	82
H -08-10-200-014	5412 RIVER RIDGE LN	12/19/22	\$1,260,000	WD	03-ARM'S LENGTH	\$1,260,000	\$493,900	39.20	\$948,128	\$219,526	\$1,040,474	\$812,382	1.281	2,656	\$391.74	B2	30.8921	1 STY CONTEMP	\$211,600	RES ACREAGE TABLE - DSI	401	93
H -08-10-300-004	2330 N ZEEB RD	12/15/23	\$569,900	WD	03-ARM'S LENGTH	\$569,900	\$222,000	38.95	\$579,510	\$210,000	\$359,900	\$411,999	0.874	2,684	\$134.09	B2	9.5892	2 STY CONTEMP	\$205,000	RES ACREAGE TABLE - DSI	401	75
H -08-10-300-026	2343 PETERS RD	10/13/22	\$822,500	WD	03-ARM'S LENGTH	\$822,500	\$303,500	36.90	\$683,262	\$205,000	\$617,500	\$756,254	0.871	2,747	\$224.79	B2	9.8438	COLONIAL	\$205,000	RES ACREAGE TABLE - DSI	401	88
H -08-11-300-024	4346 JONAS MARSH LI	06/09/23	\$1,045,000	WD	03-ARM'S LENGTH	\$1,045,000	\$372,700	35.67	\$972,195	\$199,950	\$845,050	\$861,044	0.981	3,494	\$241.86	B2	1.1987	1 STY CONTEMP	\$195,000	CENTRAL DSD NEIGHBORI	401	80
Totals:			\$6,690,380			\$6,690,380	\$2,747,000		\$6,225,833		\$5,091,465	\$5,239,745			\$237.55		0.2263					
													E.C.F. =>				Std. Deviation=>		0.158276795			
													Ave. E.C.F. =>				Ave. Variance=>		11.7984	Coefficient of Var=>		12.17037089

ECF USE 0.967

OUTLIERS

H -08-15-374-005	1098 WING DR	10/24/22	\$371,500	WD	03-ARM'S LENGTH	\$371,500	\$139,100	37.44	\$364,335	\$92,391	\$279,109	\$333,710	0.836	1,838	\$151.85	B2	83.6381	RANCH	\$90,000	CENTRAL DSD NEIGHBORI	401	80
------------------	--------------	----------	-----------	----	-----------------	-----------	-----------	-------	-----------	----------	-----------	-----------	-------	-------	----------	----	---------	-------	----------	-----------------------	-----	----

B3 - THE GLADES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Land Value	Land Table	Property Class	Building Depr.
H -08-11-245-009	4397 SHERWOOD FOR	08/30/22	\$699,900	WD	03-ARM'S LENGTH	\$699,900	\$306,900	43.85	\$734,376	\$195,000	\$504,900	\$633,070	0.798	2,957	\$170.75	B3	3.9542	COLONIAL	\$195,000	CENTRAL DSD NEIGHBORI	401	76
H -08-11-245-014	4436 SHERWOOD FOR	05/27/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$253,500	33.80	\$682,168	\$199,950	\$550,050	\$565,984	0.972	2,539	\$216.64	B3	6.8627	COLONIAL	\$195,000	CENTRAL DSD NEIGHBORI	401	88
H -08-11-245-020	2974 W DELHI RD	05/22/23	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$519,000	43.25	\$1,155,763	\$198,155	\$1,001,845	\$1,123,953	0.891	4,581	\$218.70	B3	1.1863	2 STY CONTEMP	\$195,000	CENTRAL DSD NEIGHBORI	401	80
H -08-11-245-044	4137 UPPER GLADE CI	05/31/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$305,000	45.19	\$678,101	\$201,427	\$473,573	\$559,477	0.846	2,610	\$181.45	B3	5.6764	2 STY CONTEMP	\$195,000	CENTRAL DSD NEIGHBORI	401	72
Totals:			\$3,324,900			\$3,324,900	\$1,384,400		\$3,250,408		\$2,025,468	\$2,882,484			\$205.59		20.0540					
													E.C.F. =>				Std. Deviation=>		0.06353148			
													Ave. E.C.F. =>				Ave. Variance=>		4.5751	Coefficient of Var=>		5.065332416

USE ECF: .950

SALES LOW

C1 - NORTH CENTRAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Land Value	Land Table	Property Class	Building Depr.
H -08-05-100-029	6745 W HURON RIVEF	07/07/23	\$745,000	WD	03-ARM'S LENGTH	\$745,000	\$319,800	42.93	\$754,276	\$254,766	\$490,234	\$634,287	0.773	2,799	\$175.15	C1	4.1966	2 STY CONTEMP	\$225,000	RES ACREAGE TABLE - DSI	401	84
H -08-05-110-006	3600 PINEVIEW DR EA	11/01/23	\$572,000	WD	03-ARM'S LENGTH	\$572,000	\$203,900	35.65	\$554,732	\$155,000	\$417,000	\$496,291	0.840	3,495	\$119.31	C1	2.5144	TRI LEVEL	\$155,000	WESTERN DSD NEIGHBOF	401	70
H -08-05-110-007	3924 PINEVIEW DR EA	06/20/23	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$197,800	31.40	\$584,545	\$155,000	\$475,000	\$627,410	0.757	2,208	\$215.13	C1	5.7775	CAPE COD	\$155,000	WESTERN DSD NEIGHBOF	401	89
H -08-05-110-009	3702 PINEVIEW DR EA	03/23/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$235,100	34.83	\$604,849	\$155,000	\$520,000	\$634,287	0.820	2,885	\$180.24	C1	0.4962	CAPE COD	\$155,000	WESTERN DSD NEIGHBOF	401	80
H -08-05-185-005	3458 PINEVIEW DR EA	10/02/23	\$442,500	WD	03-ARM'S LENGTH	\$442,500	\$132,100	29.85	\$415,183	\$157,405	\$285,095	\$376,318	0.758	1,828	\$155.96	C1	5.6856	CAPE COD	\$155,000	WESTERN DSD NEIGHBOF	401	80
H -08-05-200-003	6860 W HURON RIVEF	04/11/23	\$607,500	WD	03-ARM'S LENGTH	\$607,500	\$226,900	37.35	\$615,818	\$235,900	\$371,600	\$455,709	0.815	2,175	\$170.85	C1	0.0577	COLONIAL	\$235,900	RES ACREAGE TABLE - DSI	401	80
H -08-05-405-003	6540 W HURON RIVEF	01/09/24	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$140,100	35.74	\$354,709	\$162,689	\$229,311	\$243,748	0.941	1,620	\$141.55	C1	12.5915	TRI LEVEL	\$155,000	WESTERN DSD NEIGHBOF	401	80
Totals:			\$4,064,000			\$4,064,000	\$1,455,700		\$3,884,112		\$2,788,240	\$3,468,050			\$165.46		1.0877					
													E.C.F. =>				Std. Deviation=>		0.064347265			
													Ave. E.C.F. =>				Ave. Variance=>		4.4742	Coefficient of Var=>		5.490797337

USE ECF: .940

SALES COMING IN WAY LOW

C3 - PRESERVES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Land Value	Land Table	Property Class	Building Depr.
H -08-03-350-011	3996 PRESERVE DR	08/18/23	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$355,100	36.42	\$917,707	\$247,808	\$727,192	\$806,414	0.902	3,405	\$213.57	C3	6.0000	2 STY CONTEMP	\$240,000	CENTRAL DSD NEIGHBORI	401	80
H -08-03-350-047	3807 PRESERVE DR	05/17/22	\$1,045,000	WD	03-ARM'S LENGTH	\$1,045,000	\$496,700	47.53	\$1,135,632	\$244,950	\$800,050	\$1,143,366	0.700	4,847	\$165.06	C3	14.2000	2 STY CONTEMP	\$240,000	CENTRAL DSD NEIGHBORI	401	80
H -08-03-350-054	4034 LAKE VISTA DR	09/14/23	\$880,000	WD	03-ARM'S LENGTH	\$880,000	\$349,500	39.72	\$910,523	\$244,746	\$635,254	\$687,759	0.924	2,825	\$224.87	C3	8.2000	1 STY CONTEMP	\$240,000	CENTRAL DSD NEIGHBORI	401	80
Totals:			\$2,900,000			\$2,900,000	\$1,201,300		\$2,963,862		\$2,162,496	\$2,637,539			\$201.17		2.2108					
													E.C.F. =>				Std. Deviation=>		0.123466595			
													Ave. E.C.F. =>				Ave. Variance=>		9.4667	Coefficient of Var=>		11.24307205

USE ECF: 0.950

SALES COMING IN LOW

D1 - EAST RIVER VALLEY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Land Value	Land Table	Property Class	Building Depr.
H -08-13-300-045	3171 MILLER RD	11/21/22	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$472,500	54.00	\$940,587	\$215,850	\$659,150	\$733,540	0.899	4,361	\$151.15	D1	8.1516	2 STY CONTEMP	\$210,900	RES ACREAGE TABLE - AA'	401	59
H -08-12-445-004	2731 BYINGTON BLVD	06/16/23	\$689,500	PTA	03-ARM'S LENGTH	\$689,500	\$227,700	33.02	\$715,649	\$208,279	\$481,221	\$513,532	0.937	2,438	\$197.38	D1	93.7080	COLONIAL	\$195,000	EASTERN ESTATES W/O SI	401	80
H -08-12-445-002	2651 BYINGTON BLVD	12/16/22	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$233,500	34.85	\$692,362	\$195,000	\$475,000	\$503,403	0.944	2,411	\$197.01	D1	94.3578	COLONIAL	\$195,000	EASTERN ESTATES W/O SI	401	80
H -08-13-280-010	3399 ROBINWOOD DR	07/19/22	\$838,000	WD	03-ARM'S LENGTH	\$838,000	\$330,200	39.40	\$867,480	\$197,356	\$640,644	\$678,263	0.945	3,170	\$202.10	D1	6.7528	COLONIAL	\$195,000	EASTERN ESTATES W/O SI	401	80
H -08-13-127-004	2755 PARKRIDGE DR	07/25/23	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$379,900	34.54	\$1,128,520	\$252,240	\$847,760	\$886,923	0.956	4,985	\$170.06	D1	3.0735	1 STY CONTEMP	\$195,000	EASTERN ESTATES W/O SI	401	65
H -08-14-188-002	3648 DEERFIELD	01/13/23	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$288,900	45.50	\$646,294	\$195,000	\$440,000	\$456,775	0.963	2,307	\$190.72	D1	1.6926	TWO-STORY	\$195,000	EASTERN ESTATES W/O SI	401	75
H -08-13-300-034	1078 N WAGNER DR	06/09/23	\$1,199,000	WD	03-ARM'S LENGTH	\$1,199,000	\$548,600	45.75	\$1,206,842	\$225,600	\$973,400	\$993,160	0.980	3,100	\$314.00	D1	3.1960	1 STY CONTEMP	\$225,600	RES ACREAGE TABLE - AA'	401	80
H -08-13-260-009	3480 COTTONTAIL LN	06/16/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$336,600	49.87	\$678,823	\$195,000	\$480,000	\$489,699	0.980	2,550	\$188.24	D1	98.0193	COLONIAL	\$195,000	EASTERN ESTATES W/O SI	401	70
H -08-13-285-003	2566 THORNAPPLE DF	05/31/23	\$1,450,000	WD	03-ARM'S LENGTH	\$1,450,000	\$556,000	38.34	\$1,459,855	\$211,495	\$1,238,505	\$1,263,522	0.980	4,180	\$296.29	D1	14.1509	2 STY CONTEMP	\$195,000	EASTERN ESTATES W/O SI	401	80
H -08-13-127-012	2700 LAUREL HILL RD	12/15/23	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$260,800	47.85	\$547,546	\$350,000	\$350,000	\$356,828	0.981	2,139	\$163.63	D1	98.0865	RANCH	\$195,000	EASTERN ESTATES W/O SI	401	80
H -08-12-445-009	3132 DALEVIEW DR	10/28/22	\$702,500	WD	03-ARM'S LENGTH	\$702,500	\$226,000	32.17	\$704,550	\$195,000	\$507,500	\$515,739	0.984	2,362	\$214.86	D1	98.4025	COLONIAL	\$195,000	EASTERN ESTATES W/O SI	401	83
H -08-13-127-003	2729 PARKRIDGE DR	11/28/22	\$963,500	WD	03-ARM'S LENGTH	\$963,500	\$285,800	29.66	\$963,057	\$195,000	\$768,500	\$777,386	0.989	2,490	\$308.63	D1	98.8570	RANCH	\$195,000	EASTERN ESTATES W/O SI	401	83

H -08-13-260-002	3311 WOODLEA DR	11/10/22	\$1,420,000	WD	03-ARM'S LENGTH	\$1,420,000	\$394,100	27.75	\$1,403,571	\$201,769	\$1,218,231	\$1,216,399	1.002	3,434	\$354.76	D1	100.1506	COLONIAL	\$195,000	EASTERN ESTATES W/O SI	401	86
H -08-13-183-001	2562 BLUEBERRY LN	02/23/24	\$1,010,000	WD	03-ARM'S LENGTH	\$1,010,000	\$438,500	43.42	\$991,833	\$245,944	\$764,056	\$754,948	1.012	3,549	\$215.29	D1	101.2064	COLONIAL	\$195,000	EASTERN ESTATES W/O SI	401	80
H -08-13-105-002	2844 WHIPPOORWILL	11/18/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$249,200	43.34	\$565,814	\$195,000	\$380,000	\$375,318	1.012	1,536	\$247.40	D1	#VALUE!	RANCH	\$195,000	EASTERN ESTATES W/O SI	401	80
H -08-13-400-016	2202 STONE VALLEY D	09/07/22	\$1,110,000	WD	03-ARM'S LENGTH	\$1,110,000	\$433,400	39.05	\$1,080,579	\$195,000	\$915,000	\$896,335	1.021	3,946	\$231.88	D1	3.5248	2 STY CONTEMP	\$195,000	EASTERN ESTATES W/O SI	401	80
H -08-12-425-019	3423 RIVERBEND DR	04/28/23	\$713,700	WD	03-ARM'S LENGTH	\$713,700	\$289,400	40.55	\$690,180	\$195,000	\$518,700	\$501,194	1.035	1,528	\$399.46	D1	103.4928	TWO-STORY	\$195,000	EASTERN ESTATES W/O SI	401	89
H -08-13-285-017	2569 WALNUT RD	03/06/24	\$987,000	WD	03-ARM'S LENGTH	\$987,000	\$385,400	39.05	\$826,280	\$195,000	\$792,000	\$705,065	1.122	3,000	\$264.00	D1	112.1710	2 STY CONTEMP	\$195,000	EASTERN ESTATES W/O SI	401	80
Totals:			\$16,158,200			\$16,158,200	\$6,336,500		\$16,109,822		\$12,449,667	\$12,619,030			\$235.94		0.1003					
						Sale, Ratio =>		39.22	E.C.F. =>		0.987		Std. Deviation=>		0.047748663							
						Std. Dev. =>		7.15	Ave. E.C.F. =>		0.986		Ave. Variance=>		#VALUE!		Coefficient of Var=>		#VALUE!			

USE ECF 1.075

SALES LOW

OUTLIERS																						
H -08-14-186-005	3673 PHEASANT DR	04/29/22	\$527,150	WD	03-ARM'S LENGTH	\$527,150	\$273,200	51.83	\$672,220	\$195,000	\$332,150	\$483,016	0.688	2,226	\$149.21	D1	25.5920	RANCH	\$195,000	EASTERN ESTATES W/O SI	401	80
H -08-13-106-004	2600 PARKRIDGE DR	01/25/24	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$362,000	64.07	\$663,890	\$195,000	\$370,000	\$474,585	0.780	2,401	\$154.10	D1	25.5299	RANCH	\$195,000	EASTERN ESTATES W/O SI	401	80

D2 - WEST MILLER RD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Land Value	Land Table	Property Class	Building Depr.
H -08-14-200-025	4091 MILLER RD	09/30/22	\$1,150,000	AFF	03-ARM'S LENGTH	\$1,150,000	\$494,400	42.99	\$1,204,083	\$254,563	\$895,437	\$1,171,464	0.757	4,123	\$217.18	D2	12.5895	1 STY CONTEMP	\$200,000	RES ACREAGE TABLE - AA'	401	87
H -08-14-300-001	1480 W DELHI RD	10/24/23	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$356,600	32.42	\$937,858	\$178,370	\$921,630	\$913,599	1.009	3,034	\$303.77	D2	12.5895	2 STY CONTEMP	\$170,000	RES ACREAGE TABLE - AA'	401	92
Totals:			\$2,250,000			\$2,250,000	\$851,000		\$2,141,941		\$1,817,067	\$2,085,063			\$260.47		1.1427					
						Sale, Ratio =>		37.82	E.C.F. =>		0.871		Std. Deviation=>		0.178042776							
						Std. Dev. =>		7.48	Ave. E.C.F. =>		0.883		Ave. Variance=>		12.5895		Coefficient of Var=>		14.25936472			

ECF USE 1.000

sales low after land study

D3 - HOLDEN/PARKRIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Land Value	Land Table	Property Class	Building Depr.
H -08-11-400-022	2770 E DELHI RD	06/09/23	\$867,500	WD	03-ARM'S LENGTH	\$867,500	\$301,800	34.79	\$730,060	\$224,950	\$642,550	\$528,911	1.215	2,324	\$276.48	D3	0.6804	COLONIAL	\$220,000	HOLDEN DRIVE NEIGHBO	401	80
H -08-14-300-034	4500 SONGBIRD SPRIN	08/11/23	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$511,700	40.94	\$1,174,579	\$204,950	\$1,045,050	\$837,215	1.248	2,777	\$376.32	D3	#VALUE!	2 STY CONTEMP	\$200,000	EASTERN ESTATES W/O SI	401	96
H -08-11-405-005	3766 RIVER PINES DR	04/12/23	\$2,486,705	WD	03-ARM'S LENGTH	\$2,486,705	\$742,500	29.86	\$2,233,098	\$435,875	\$2,050,830	\$1,766,354	1.161	4,282	\$478.94	D3	4.6998	1 STY CONTEMP	\$385,000	HOLDEN DRIVE NEIGHBO	401	84
Totals:			\$4,604,205			\$4,604,205	\$1,556,000		\$4,137,737		\$3,738,430	\$3,132,480			\$377.25		1.4610					
						Sale, Ratio =>		33.80	E.C.F. =>		1.193		Std. Deviation=>		0.043992875							
						Std. Dev. =>		5.55	Ave. E.C.F. =>		1.208		Ave. Variance=>		#VALUE!		Coefficient of Var=>		#VALUE!			

ECF USE 1.200

OUTLIERS																						
H -08-12-345-013	3354 TIMBERWOOD L	05/04/22	\$898,500	WD	03-ARM'S LENGTH	\$898,500	\$367,100	40.86	\$848,410	\$220,000	\$678,500	\$658,021	1.031	3,071	\$220.94	D3	18.7956	2 STY CONTEMP	\$220,000	HOLDEN DRIVE NEIGHBO	401	80

D4 - WALNUT RIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Land Value	Land Table	Property Class	Building Depr.
H -08-13-450-003	2578 TIMBER HILL DR	06/22/23	\$1,175,000	WD	03-ARM'S LENGTH	\$1,175,000	\$734,500	62.51	\$1,119,394	\$293,134	\$881,866	\$1,045,899	0.843	5,394	\$163.49	D4	3.5899	2 STY CONTEMP	\$280,000	WALNUT RIDGE	401	62
H -08-13-450-025	2547 TIMBER HILL DR	07/06/23	\$1,100,521	WD	03-ARM'S LENGTH	\$1,100,521	\$533,800	48.50	\$1,148,920	\$280,000	\$820,521	\$1,099,899	0.746	5,440	\$150.83	D4	13.3068	2 STY CONTEMP	\$280,000	WALNUT RIDGE	401	80
H -08-13-450-028	2619 TIMBER HILL DR	01/04/23	\$1,215,000	WD	03-ARM'S LENGTH	\$1,215,000	\$477,200	39.28	\$992,740	\$287,640	\$927,360	\$892,532	1.039	3,808	\$243.53	D4	15.9957	2 STY CONTEMP	\$280,000	WALNUT RIDGE	401	80
H -08-13-450-030	2663 TIMBER HILL DR	10/12/22	\$890,000	WD	03-ARM'S LENGTH	\$890,000	\$491,400	55.21	\$932,169	\$284,950	\$605,050	\$819,265	0.739	3,920	\$154.35	D4	14.0537	2 STY CONTEMP	\$280,000	WALNUT RIDGE	401	80
H -08-13-450-032	2707 TIMBER HILL DR	06/29/23	\$1,085,000	WD	03-ARM'S LENGTH	\$1,085,000	\$505,900	46.63	\$1,086,144	\$284,950	\$800,050	\$1,014,170	0.789	4,373	\$182.95	D4	9.0193	2 STY CONTEMP	\$280,000	WALNUT RIDGE	401	80
H -08-1-450-046	2861 WALNUT RIDGE	02/14/24	\$1,089,380	WD	03-ARM'S LENGTH	\$1,089,380	\$566,000	51.96	\$1,259,274	\$313,269	\$776,111	\$834,312	0.924	5,376	\$144.37	D4	1.4598	2 STY CONTEMP	\$280,000	WALNUT RIDGE	401	80
H -08-13-450-050	2931 WALNUT RIDGE	04/13/23	\$1,325,000	WD	03-ARM'S LENGTH	\$1,325,000	\$467,900	35.27	\$1,287,553	\$365,625	\$959,375	\$1,166,998	0.822	3,939	\$243.56	D4	5.6977	2 STY CONTEMP	\$280,000	WALNUT RIDGE	401	80
H -08-13-450-061	2868 WALNUT RIDGE	04/03/23	\$1,040,000	WD	03-ARM'S LENGTH	\$1,040,000	\$493,000	47.40	\$1,048,536	\$284,585	\$755,415	\$967,027	0.781	4,763	\$158.60	D4	9.7892	2 STY CONTEMP	\$280,000	WALNUT RIDGE	401	80
H -08-13-450-080	2982 WHISPERING WK	07/29/22	\$1,425,000	WD	03-ARM'S LENGTH	\$1,425,000	\$548,800	38.51	\$1,340,042	\$280,000	\$1,145,000	\$1,341,825	0.853	4,347	\$263.40	D4	2.5750	2 STY CONTEMP	\$280,000	WALNUT RIDGE	401	88
H -08-13-450-022	2762 WHISPERING WK	07/31/23	\$1,525,000	WD	03-ARM'S LENGTH	\$1,525,000	\$536,000	35.15	\$1,172,415	\$280,000	\$1,245,000	\$1,129,639	1.102	4,550	\$273.63	D4	12.9075	2 STY CONTEMP	\$280,000	WALNUT RIDGE	401	80
H -08-13-450-007	2242 GRAY FOX CT	06/13/22	\$1,210,000	WD	03-ARM'S LENGTH	\$1,210,000	\$506,100	41.83	\$927,644	\$280,000	\$930,000	\$819,803	1.134	3,920	\$237.24	D4	21.0500	2 STY CONTEMP	\$280,000	WALNUT RIDGE	401	80
H -08-13-450-084	2120 AUTUMN HILL D	09/02/22	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$528,500	50.33	\$1,063,811	\$280,000	\$770,000	\$992,166	0.776	4,612	\$166.96	D4	10.2985	2 STY CONTEMP	\$280,000	WALNUT RIDGE	401	80
Totals:			\$14,129,901			\$14,129,901	\$6,388,500		\$13,978,642		\$10,615,748	\$12,123,532			\$198.58		0.3434					
						Sale, Ratio =>		45.21	E.C.F. =>		0.876		Std. Deviation=>		0.139331212							
						Std. Dev. =>		8.38	Ave. E.C.F. =>		0.879		Ave. Variance=>		9.9786		Coefficient of Var=>		11.3513829			

USE ECF 0.900

sales low after land increase

E - LOCH ALPINE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Land Value	Land Table	Property Class	Building Depr.											
H -08-02-225-022	4336 TARA CT	06/16/23	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$258,300	40.36	\$621,467	\$120,000	\$520,000	\$589,268	0.882	2,619	\$198.55	E	5.9597	COLONIAL	\$120,000	LOCH ALPINE	401	80											
H -08-02-225-036	4251 COREY	10/30/23	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$264,500	33.91	\$733,418	\$138,749	\$641,251	\$698,789	0.918	2,560	\$250.49	E	2.4387	1 STY CONTEMP	\$120,000	LOCH ALPINE	401	84											
H -08-02-251-011	4291 EASTGATE DR	04/03/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$204,900	39.79	\$479,997	\$139,950	\$375,050	\$399,585	0.939	1,943	\$193.03	E	0.3450	2 STY CONTEMP	\$135,000	LOCH ALPINE	401	84											
H -08-02-261-005	4310 CRESTLINE DR	07/05/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$182,200	35.38	\$439,043	\$120,000	\$395,000	\$374,904	1.054	1,848	\$213.74	E	105.3604	TRI LEVEL	\$120,000	LOCH ALPINE	401	80											
H -08-02-261-015	4325 LOCH ALPINE DR	06/21/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$191,600	45.08	\$399,506	\$120,000	\$305,000	\$328,444	0.929	1,833	\$166.39	E	1.3428	TRI LEVEL	\$120,000	LOCH ALPINE	401	70											
H -08-03-152-009	4181 SUNSET CT	11/03/23	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$193,600	38.73	\$463,600	\$135,456	\$364,444	\$385,598	0.945	1,737	\$209.81	E	0.3091	COLONIAL	\$135,000	LOCH ALPINE	401	80											
H -08-03-411-006	3820 LOCH ALPINE DR	08/22/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$148,700	33.04	\$426,688	\$120,000	\$330,000	\$360,385	0.916	2,026	\$162.88	E	2.6362	BI LEVEL	\$120,000	LOCH ALPINE	401	83											
H -08-03-477-007	4834 GREENOOK CT	06/27/23	\$576,011	WD	03-ARM'S LENGTH	\$576,011	\$225,400	39.13	\$520,696	\$135,000	\$441,011	\$453,227	0.973	2,385	\$184.91	E	3.0999	COLONIAL	\$135,000	LOCH ALPINE	401	89											
H -08-03-480-001	3696 HURON CT	05/11/22	\$541,000	WD	03-ARM'S LENGTH	\$541,000	\$181,500	33.55	\$508,957	\$135,000	\$406,000	\$439,432	0.924	1,821	\$222.95	E	1.8129	COLONIAL	\$135,000	LOCH ALPINE	401	80											
H -08-03-480-002	3676 HURON CT	08/31/23	\$548,000	WD	03-ARM'S LENGTH	\$548,000	\$203,900	37.21	\$456,384	\$122,207	\$425,793	\$447,228	0.952	2,047	\$208.01	E	0.9952	COLONIAL	\$120,000	LOCH ALPINE	401	80											
H -08-03-480-009	3675 GREENOOK BLVE	09/15/23	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$143,500	35.26	\$383,582	\$136,943	\$270,057	\$289,823	0.932	1,505	\$179.44	E	1.0247	COLONIAL	\$135,000	LOCH ALPINE	401	80											
Totals:			\$5,896,911			\$5,896,911	\$2,198,100		\$5,433,338		\$4,473,606	\$4,766,683			\$199.11		0.3532																
										Sale. Ratio =>	37.28											E.C.F. =>	0.939			Std. Deviation=>	0.043567907						
										Std. Dev. =>	3.65											Ave. E.C.F. =>	0.942			Ave. Variance=>	11.3931			Coefficient of Var=>	12.09401085		

F - SCIO ORIGINAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Land Value	Land Table	Property Class	Building Depr.		
H-08-07-100-034	2424 BAKER RD	09/15/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$109,900	28.55	\$354,981	\$154,027	\$207,606	\$234,334	0.886	1,956	\$106.14	F	2.5401	FARM STYLE	\$154,027	WESTERN DSD NEIGHBOF	401	60		
H-08-18-400-018	785 BAKER RD	06/05/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$144,200	39.51	\$341,910	\$122,400	\$242,600	\$269,337	0.901	1,695	\$143.13	F	4.0192	TRI LEVEL	\$122,400	RES ACREAGE TABLE - DSI	401	80		
H-08-18-400-026	7565 MARSHALL RD	02/23/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$116,200	34.18	\$299,436	\$155,000	\$185,000	\$196,322	0.942	871	\$212.40	F	8.7292	ONE-STORY	\$160,818	RES ACREAGE TABLE - DSI	401	80		
H-08-07-100-047	2150 BAKER RD	07/12/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$196,100	36.65	\$495,096	\$149,000	\$386,000	\$464,558	0.831	1,949	\$198.05	F	2.9642	1 STY CONTEMP	\$149,000	RES ACREAGE TABLE - DSI	401	90		
H-08-19-200-012	21 S PARKER RD	11/15/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$124,500	44.46	\$342,367	\$99,574	\$172,188	\$231,708	0.743	1,488	\$115.72	F	74.3125	CAPE COD	\$99,574	RES ACREAGE TABLE - DSI	401	80		
Totals:			\$1,905,000			\$1,905,000	\$690,900		\$1,833,790		\$1,193,394	\$1,396,260			\$155.09		0.5831							
									Sale. Ratio =>	36.27			E.C.F. =>			0.855			Std. Deviation=>			0.076748216		
									Std. Dev. =>	5.94			Ave. E.C.F. =>			0.861			Ave. Variance=>			18.5130		
																			Coefficient of Var=>			21.51332834		

USE ECF 0.855

OUTLIERS																						
H-08-02-375-001	3661 WEST ST	10/27/22	\$241,500	WD	03-ARM'S LENGTH	\$241,500	\$105,400	43.64	\$252,735	\$85,217	\$138,796	\$148,774	0.933	948	\$146.41	F	7.2394	RANCH	\$85,217	CENTRAL DSD NEIGHBOR	401	80

G - NW CORNER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Land Value	Land Table	Property Class	Building Depr.	
H-08-06-360-009	2797 BENT TREE DR	06/01/23	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$232,500	38.43	\$590,894	\$152,940	\$452,060	\$587,858	0.769	2,603	\$173.67	G	2.9573	2 STY CONTEMP	\$145,000	WESTERN DSD NEIGHBOF	401	84	
H-08-06-360-020	2740 BENT TREE DR	09/30/22	\$849,000	WD	03-ARM'S LENGTH	\$849,000	\$291,700	34.36	\$782,104	\$152,798	\$696,202	\$844,706	0.824	3,461	\$201.16	G	2.5626	2 STY CONTEMP	\$145,000	WESTERN DSD NEIGHBOF	401	80	
H-08-06-360-045	8456 BOENARO CT	11/27/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$192,000	33.10	\$548,824	\$145,000	\$435,000	\$542,046	0.803	2,182	\$199.36	G	0.3947	COLONIAL	\$145,000	WESTERN DSD NEIGHBOF	401	84	
Totals:			\$2,034,000			\$2,034,000	\$716,200		\$1,921,822		\$1,583,262	\$1,974,609			\$191.39		0.3242						
							Sale. Ratio =>	35.21						E.C.F. =>	0.802			Std. Deviation=>	0.02781024				
							Std. Dev. =>	2.78						Ave. E.C.F. =>	0.799			Ave. Variance=>	1.9715	Coefficient of Var=>	2.468822608		

USE ECF .802

OUTLIERS																						
H-08-06-360-021	2732 BENT TREE DR	11/22/22	\$568,500	WD	03-ARM'S LENGTH	\$568,500	\$251,600	44.26	\$649,881	\$145,000	\$423,500	\$677,693	0.625	2,680	\$158.02	G	62.4915	2 STY CONTEMP	\$145,000	WESTERN DSD NEIGHBOF	401	80

H1 - SOUTH CENTRAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Land Value	Land Table	Property Class	Building Depr.		
H-08-35-115-008	1215 SOUTHWOOD CT	06/01/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$328,300	38.62	\$902,292	\$214,950	\$635,050	\$784,637	0.809	2,948	\$215.42	H1	18.1227	2 STY CONTEMP	\$210,000	SAGINAW HILLS NEIGHBC	401	87		
H-08-34-200-019	1223 S ZEEB RD	04/13/22	\$820,000	WD	03-ARM'S LENGTH	\$820,000	\$316,900	38.65	\$866,746	\$186,550	\$633,450	\$776,479	0.816	2,857	\$221.72	H1	81.5798	2 STY CONTEMP	\$181,600	RES ACREAGE TABLE - AA'	401	90		
H-08-34-280-008	1447 MARK TWAIN CT	06/19/23	\$868,000	WD	03-ARM'S LENGTH	\$868,000	\$320,300	36.90	\$897,463	\$150,000	\$718,000	\$853,268	0.841	3,605	\$199.17	H1	5.7241	2 STY CONTEMP	\$150,000	BANDERA/SHEVCHENKO	401	78		
H-08-34-200-025	5410 ARBOR MEADOW	08/08/22	\$809,000	WD	03-ARM'S LENGTH	\$809,000	\$327,800	40.52	\$809,288	\$209,000	\$600,000	\$685,260	0.876	2,931	\$204.71	H1	28.3981	2 STY CONTEMP	\$209,000	RES ACREAGE TABLE - AA'	401	80		
H-08-34-200-026	5350 ARBOR MEADOW	05/11/23	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$286,200	36.69	\$776,005	\$222,157	\$557,843	\$632,247	0.882	2,758	\$202.26	H1	29.0720	2 STY CONTEMP	\$211,600	RES ACREAGE TABLE - AA'	401	80		
H-08-35-220-004	1209 OVERIDGE VIEW	09/22/23	\$1,085,000	WD	03-ARM'S LENGTH	\$1,085,000	\$359,900	33.17	\$1,050,822	\$181,000	\$904,000	\$992,948	0.910	3,322	\$272.13	H1	6.9924	2 STY CONTEMP	\$172,000	RES ACREAGE TABLE - AA'	401	80		
H-08-35-175-002	3986 MICHAEL RD NO	06/22/22	\$955,000	WD	03-ARM'S LENGTH	\$955,000	\$364,200	38.14	\$919,602	\$210,000	\$745,000	\$810,048	0.920	3,023	\$246.44	H1	8.5041	1 STY CONTEMP	\$210,000	SAGINAW HILLS NEIGHBC	401	80		
H-08-34-202-011	1336 SHEVCHENKO DR	06/23/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$141,500	28.88	\$463,623	\$133,260	\$356,740	\$377,127	0.946	1,717	\$207.77	H1	24.3798	COLONIAL	\$125,000	BANDERA/SHEVCHENKO	401	89		
H-08-27-300-011	685 S ZEEB RD	07/31/23	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$248,400	42.10	\$549,490	\$209,400	\$380,600	\$388,231	0.980	1,909	\$199.37	H1	#VALUE!	1 STY CONTEMP	\$209,400	RES ACREAGE TABLE - AA'	401	80		
H-08-35-165-010	3933 MICHAEL RD NO	06/05/23	\$1,155,000	WD	03-ARM'S LENGTH	\$1,155,000	\$343,200	29.71	\$1,053,209	\$275,000	\$880,000	\$888,366	0.991	3,339	\$263.55	H1	99.0582	COLONIAL	\$270,000	SAGINAW HILLS NEIGHBC	401	89		
H-08-33-300-002	6294 SCIO CHURCH RD	03/10/23	\$713,950	WD	03-ARM'S LENGTH	\$713,950	\$243,200	34.06	\$653,479	\$242,008	\$471,942	\$469,716	1.005	2,599	\$181.59	H1	2.2632	FARM STYLE	\$232,500	RES ACREAGE TABLE - AA'	401	80		
Totals:			\$9,115,950			\$9,115,950	\$3,279,900		\$8,942,019		\$6,882,625	\$7,658,326			\$219.47		0.8220							
													Sale. Ratio =>		35.98		E.C.F. =>		0.899		Std. Deviation=>		0.068811949	
													Std. Dev. =>		4.23		Ave. E.C.F. =>		0.907		Ave. Variance=>		#VALUE!	
																					Coefficient of Var=>		#VALUE!	

USE ECF .910

OUTLIERS																						
H-08-34-204-009	1044 BANDERA DR	12/16/22	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$156,500	52.34	\$386,973	\$116,003	\$182,997	\$309,326	0.592	1,944	\$94.13	H1	53.0962	BI LEVEL	\$115,000	BANDERA/SHEVCHENKO	401	80
H-08-35-165-028	3943 MICHAEL RD SOI	11/07/22	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$296,000	43.53	\$849,547	\$228,420	\$451,580	\$709,049	0.637	2,785	\$162.15	H1	63.6881	COLONIAL	\$220,000	SAGINAW HILLS NEIGHBC	401	80
H-08-35-165-016	3950 MICHAEL RD SOI	08/11/23	\$1,065,000	WD	03-ARM'S LENGTH	\$1,065,000	\$301,200	28.28	\$855,355	\$270,000	\$795,000	\$668,214	1.190	2,645	\$300.57	H1	#VALUE!	2 STY CONTEMP	\$270,000	SAGINAW HILLS NEIGHBC	401	80
H-08-34-310-004	1581 HIGH HOLLOW C	06/21/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$288,200	44.34	\$746,656	\$210,000	\$440,000	\$612,621	0.718	2,880	\$152.78	H1	14.2100	COLONIAL	\$210,000	SAGINAW HILLS NEIGHBC	401	80
H-08-34-278-002	1262 SHEVCHENKO DR	08/15/23	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$209,500	41.49	\$567,308	\$178,450	\$336,550	\$443,902	0.736	2,219	\$147.16	H1	6.4364	COLONIAL	\$174,000	RES ACREAGE TABLE - AA'	401	80
H-08-35-165-012	3989 MICHAEL RD NO	07/05/23	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$292,500	43.01	\$727,821	\$282,857	\$397,143	\$507,950	0.782	1,857	\$213.86	H1	20.0253	RANCH	\$270,000	SAGINAW HILLS NEIGHBC	401	70

H2 - WEST FARMLAND

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Land Value	Land Table	Property Class	Building Depr.	
H-08-29-400-022	873 COUNTRY RD	06/12/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$279,200	39.89	\$687,713	\$184,687	\$515,313	\$524,701	0.982	1,868	\$275.86	H2	10.5618	1 STY CONTEMP	\$178,700	RES ACREAGE TABLE - DSI	401	94	
H-08-30-420-010	674 MALENA DR	05/05/23	\$618,000	WD	03-ARM'S LENGTH	\$618,000	\$254,800	41.23	\$643,893	\$203,250	\$414,750	\$550,804	0.753	2,032	\$204.11	H2	12.3500	RANCH	\$203,250	RES ACREAGE TABLE - DSI	401	75	
H-08-30-420-012	867 MALENA DR	07/05/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$244,900	40.15	\$577,745	\$150,000	\$460,000	\$534,681	0.860	2,129	\$216.06	H2	1.6164	COLONIAL	\$150,000	RES ACREAGE TABLE - DSI	401	80	
H-08-31-400-008	7910 SCIO CHURCH RD	02/08/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$211,000	34.59	\$671,012	\$266,927	\$343,073	\$505,106	0.706	1,774	\$193.39	H2	17.0490	RANCH	\$215,840	RES ACREAGE TABLE - DSI	401	80	
H-08-32-150-008	1286 HONEY RUN DR	03/04/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$225,700	37.62	\$495,486	\$215,060	\$384,940	\$342,913	1.123	1,892	\$203.46	H2	35.8560	2 STY CONTEMP	\$215,060	RES ACREAGE TABLE - DSI	401	80	
H-08-32-200-002	1121 STRIETER RD	09/01/22	\$837,000	WD	03-ARM'S LENGTH	\$837,000	\$315,100	37.65	\$843,541	\$246,755	\$590,245	\$745,983	0.800	3,684	\$160.22	H2	7.6490	RANCH	\$215,620	RES ACREAGE TABLE - DSI	401	80	
H-08-32-300-012	7404 LA PRAIRIE LN	04/28/23	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$392,000	39.20	\$922,250	\$235,551	\$782,361	\$858,374	0.911	3,479	\$224.88	H2	3.4956	2 STY CONTEMP	\$189,100	RES ACREAGE TABLE - DSI	401	80	
Totals:			\$4,975,000			\$4,975,000	\$1,922,700		\$4,841,640		\$3,490,682	\$4,062,561			\$211.14		1.7258						
										Sale. Ratio =>	38.65	E.C.F. =>		0.859	Std. Deviation=>		0.143386807						
										Std. Dev. =>	2.21	Ave. E.C.F. =>		0.876	Ave. Variance=>		12.6540	Coefficient of Var=>		14.43709393			

H -08-27-285-021	547 GLENMOORE DR	09/19/23	\$830,000	WD	03-ARM'S LENGTH	\$830,000	\$363,300	43.77	\$825,609	\$206,510	\$623,490	\$762,437	0.818	3,073	\$202.89	J1	1.2355	2 STY CONTEMP	\$200,000	EASTERN ESTATES W/SEV	401	80
H -08-27-285-031	5011 CAVENDISH CT	08/25/22	\$830,000	H -08-27-4	03-ARM'S LENGTH	\$830,000	\$320,400	38.60	\$819,281	\$216,840	\$613,160	\$741,922	0.826	2,809	\$218.28	J1	0.3666	2 STY CONTEMP	\$200,000	EASTERN ESTATES W/SEV	401	80
H -08-27-285-033	5003 CAVENDISH CT	05/17/22	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$298,700	35.14	\$740,621	\$201,590	\$648,410	\$663,831	0.977	2,940	\$220.55	J1	14.6656	2 STY CONTEMP	\$200,000	EASTERN ESTATES W/SEV	401	80
H -08-27-355-024	931 FAIRWAY PARK DI	04/11/23	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$264,400	48.96	\$544,639	\$200,000	\$340,000	\$424,432	0.801	2,316	\$146.80	J1	2.9044	2 STY CONTEMP	\$200,000	EASTERN ESTATES W/SEV	401	80
H -08-27-395-011	996 GALLERY LN	06/17/22	\$899,000	WD	03-ARM'S LENGTH	\$899,000	\$337,100	37.50	\$933,001	\$213,000	\$686,000	\$886,701	0.774	4,234	\$162.02	J1	5.6459	2 STY CONTEMP	\$200,000	EASTERN ESTATES W/SEV	401	82
H -08-27-395-011	780 EAGLE AVE	08/15/22	\$877,000	WD	03-ARM'S LENGTH	\$877,000	\$310,700	35.43	\$817,248	\$224,828	\$652,172	\$685,246	0.843	2,761	\$236.21	J1	1.2886	2 STY CONTEMP	\$200,000	EASTERN ESTATES W/SEV	401	82
H -08-27-395-032	998 EAGLE AVE	06/20/23	\$950,600	WD	03-ARM'S LENGTH	\$950,600	\$398,600	41.93	\$927,203	\$212,624	\$737,976	\$880,023	0.839	3,624	\$203.64	J1	0.8473	2 STY CONTEMP	\$200,000	EASTERN ESTATES W/SEV	401	80
H -08-27-395-042	865 GALLERY LN	05/20/22	\$903,000	WD	03-ARM'S LENGTH	\$903,000	\$358,800	39.73	\$863,882	\$204,950	\$698,050	\$811,493	0.860	3,605	\$193.63	J1	3.0091	2 STY CONTEMP	\$200,000	EASTERN ESTATES W/SEV	401	82
H -08-27-415-028	788 DORNOCH DR	11/28/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$321,500	40.19	\$831,931	\$200,000	\$600,000	\$778,240	0.771	2,927	\$204.99	J1	5.9143	2 STY CONTEMP	\$200,000	EASTERN ESTATES W/SEV	401	80
H -08-27-415-032	812 DORNOCH DR	05/26/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$363,100	40.34	\$818,274	\$200,000	\$700,000	\$761,421	0.919	3,174	\$220.54	J1	8.9220	2 STY CONTEMP	\$200,000	EASTERN ESTATES W/SEV	401	80
H -08-27-415-034	631 DORNOCH DR	05/01/23	\$917,000	WD	03-ARM'S LENGTH	\$917,000	\$376,800	41.09	\$841,444	\$204,950	\$712,050	\$783,860	0.908	3,137	\$226.98	J1	7.8276	2 STY CONTEMP	\$200,000	EASTERN ESTATES W/SEV	401	80
H -08-27-415-037	649 DORNOCH DR	08/01/23	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$347,200	44.80	\$794,180	\$214,743	\$560,257	\$713,592	0.785	3,094	\$181.08	J1	4.4992	2 STY CONTEMP	\$200,000	EASTERN ESTATES W/SEV	401	80
H -08-27-415-039	673 DORNOCH DR	09/22/22	\$705,000	WD	03-ARM'S LENGTH	\$705,000	\$312,000	44.26	\$766,554	\$200,000	\$505,000	\$697,727	0.724	3,076	\$164.17	J1	10.6335	2 STY CONTEMP	\$200,000	EASTERN ESTATES W/SEV	401	80
H -08-27-430-003	4831 BIRDIE LN	06/30/22	\$830,000	WD	03-ARM'S LENGTH	\$830,000	\$314,000	37.83	\$771,290	\$200,000	\$630,000	\$703,559	0.895	3,047	\$206.76	J1	6.5333	2 STY CONTEMP	\$200,000	EASTERN ESTATES W/SEV	401	80
H -08-27-430-011	4943 BIRDIE LN	02/08/24	\$870,000	WD	03-ARM'S LENGTH	\$870,000	\$335,300	38.54	\$758,011	\$204,100	\$665,900	\$682,156	0.935	3,024	\$220.21	J1	10.4886	2 STY CONTEMP	\$200,000	EASTERN ESTATES W/SEV	401	80
H -08-27-430-012	4957 BIRDIE LN	03/10/23	\$855,000	WD	03-ARM'S LENGTH	\$855,000	\$373,200	43.65	\$847,463	\$205,740	\$649,260	\$790,299	0.822	3,697	\$175.62	J1	0.8577	2 STY CONTEMP	\$200,000	EASTERN ESTATES W/SEV	401	77
H -08-27-430-020	5085 POLO FIELDS DR	05/27/22	\$910,000	WD	03-ARM'S LENGTH	\$910,000	\$348,500	38.30	\$796,446	\$200,000	\$710,000	\$734,539	0.948	3,439	\$206.46	J1	11.7886	2 STY CONTEMP	\$200,000	EASTERN ESTATES W/SEV	401	80
H -08-27-430-023	5139 POLO FIELDS DR	06/24/22	\$825,000	AFF	03-ARM'S LENGTH	\$825,000	\$360,000	43.64	\$819,099	\$200,000	\$625,000	\$762,437	0.820	3,088	\$202.40	J1	1.0374	2 STY CONTEMP	\$200,000	EASTERN ESTATES W/SEV	401	80
H -08-27-430-024	5157 POLO FIELDS DR	08/08/23	\$845,000	WD	03-ARM'S LENGTH	\$845,000	\$349,900	41.41	\$817,118	\$200,000	\$645,000	\$759,938	0.849	3,250	\$198.46	J1	1.8573	2 STY CONTEMP	\$200,000	EASTERN ESTATES W/SEV	401	80
H -08-27-430-025	5175 POLO FIELDS DR	10/14/22	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$342,200	43.32	\$845,475	\$200,000	\$590,000	\$794,920	0.742	3,348	\$176.22	J1	8.7901	2 STY CONTEMP	\$200,000	EASTERN ESTATES W/SEV	401	80
H -08-27-430-033	738 BOGEY CT	07/31/23	\$1,121,500	WD	03-ARM'S LENGTH	\$1,121,500	\$508,900	45.38	\$1,088,637	\$200,000	\$921,500	\$1,094,381	0.842	5,319	\$213.25	J1	1.1915	2 STY CONTEMP	\$200,000	EASTERN ESTATES W/SEV	401	80
H -08-27-430-035	771 BOGEY CT	04/01/22	\$840,000	WD	03-ARM'S LENGTH	\$840,000	\$348,300	41.46	\$830,633	\$204,946	\$635,054	\$770,551	0.824	3,650	\$173.99	J1	0.5958	2 STY CONTEMP	\$200,000	EASTERN ESTATES W/SEV	401	80
H -08-27-430-038	837 BOGEY CT	04/14/23	\$770,000	WD	03-ARM'S LENGTH	\$770,000	\$323,300	41.99	\$791,409	\$227,722	\$542,278	\$694,196	0.781	3,436	\$157.82	J1	4.8954	2 STY CONTEMP	\$200,000	EASTERN ESTATES W/SEV	401	80
H -08-27-430-039	864 CHIPSHOT CT	04/05/22	\$755,000	WD	03-ARM'S LENGTH	\$755,000	\$324,000	42.91	\$782,145	\$200,000	\$555,000	\$716,927	0.774	3,136	\$176.98	J1	5.5977	2 STY CONTEMP	\$200,000	EASTERN ESTATES W/SEV	401	80
H -08-27-430-055	4896 BIRDIE LN	12/23/22	\$688,000	AFF	03-ARM'S LENGTH	\$688,000	\$268,300	39.00	\$739,016	\$200,000	\$488,000	\$663,813	0.701	2,653	\$183.94	J1	12.9114	2 STY CONTEMP	\$200,000	EASTERN ESTATES W/SEV	401	80
Totals:			\$26,919,468			\$26,919,468	\$11,005,700		\$26,327,367		\$20,310,710	\$24,284,001			\$192.56		0.6269					
							Sale, Ratio =>	40.88			E.C.F. =>	0.836			Std. Deviation=>	0.064457653						
							Std. Dev. =>	3.27			Ave. E.C.F. =>	0.830			Ave. Variance=>	5.0596	Coefficient of Var=>	6.095014889				

USE ECF 0.831

OUTLIERS	H -08-27-355-020	855 FAIRWAY PARK DI	06/23/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$268,700	44.78	\$669,863	\$200,000	\$400,000	\$578,649	0.691	2,823	\$141.69	J1	31.7360	2 STY CONTEMP	\$200,000	EASTERN ESTATES W/SEV	401	80
----------	------------------	---------------------	----------	-----------	----	-----------------	-----------	-----------	-------	-----------	-----------	-----------	-----------	-------	-------	----------	----	---------	---------------	-----------	-----------------------	-----	----

J2 - ARBOR/FRENCH/KIRKWAY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Aid. when Sold	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	Land Value	Land Table	Property Class	Building Depr.		
H -08-20-495-010	360 SEDGEWOOD	05/31/22	\$459,500	WD	03-ARM'S LENGTH	\$459,500	\$190,300	41.41	\$480,493	\$120,000	\$339,500	\$378,272	0.898	2,375	\$142.95	J2	6.3771	2 STY CONTEMP	\$120,000	CENTRAL NEIGHBORHOOD	401	80		
H -08-20-495-027	311 SEDGEWOOD	04/21/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$259,700	52.46	\$529,314	\$120,000	\$375,000	\$429,501	0.873	2,571	\$145.86	J2	8.8166	2 STY CONTEMP	\$120,000	CENTRAL NEIGHBORHOOD	401	80		
H -08-27-270-003	439 SOMMERSET CT	08/25/23	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$205,300	55.64	\$399,070	\$100,000	\$269,000	\$313,820	0.857	1,822	\$147.64	J2	10.4093	2 STY CONTEMP	\$100,000	CENTRAL NEIGHBORHOOD	401	80		
H -08-28-130-001	5518 CEDAR RIDGE DF	09/14/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$208,500	49.06	\$507,716	\$130,000	\$295,000	\$396,344	0.744	2,555	\$115.46	J2	21.6971	2 STY CONTEMP	\$130,000	CENTRAL NEIGHBORHOOD	401	80		
H -08-28-130-046	5721 CEDAR RIDGE DF	11/29/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$215,800	43.60	\$494,333	\$130,000	\$365,000	\$382,301	0.955	2,302	\$158.56	J2	0.6529	2 STY CONTEMP	\$130,000	CENTRAL NEIGHBORHOOD	401	80		
H -08-28-130-047	5733 CEDAR RIDGE DF	07/28/23	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$204,500	40.50	\$474,936	\$134,122	\$370,878	\$357,622	1.037	2,287	\$162.17	J2	7.5793	2 STY CONTEMP	\$130,000	CENTRAL NEIGHBORHOOD	401	80		
H -08-28-130-048	5745 CEDAR RIDGE DF	05/02/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$210,400	40.46	\$487,720	\$130,000	\$390,000	\$375,362	1.039	2,311	\$168.76	J2	7.7723	2 STY CONTEMP	\$130,000	CENTRAL NEIGHBORHOOD	401	80		
H -08-28-130-049	5757 CEDAR RIDGE DF	04/10/23	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$232,100	42.98	\$542,140	\$130,000	\$410,000	\$432,466	0.948	2,653	\$154.54	J2	1.3222	2 STY CONTEMP	\$130,000	CENTRAL NEIGHBORHOOD	401	80		
H -08-28-130-050	5769 CEDAR RIDGE DF	05/31/22	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$181,500	37.12	\$488,379	\$130,000	\$359,000	\$376,054	0.937	2,263	\$158.64	J2	2.4274	2 STY CONTEMP	\$130,000	CENTRAL NEIGHBORHOOD	401	80		
H -08-28-130-052	5793 CEDAR RIDGE DF	06/15/23	\$564,900	WD	03-ARM'S LENGTH	\$564,900	\$233,400	41.32	\$578,775	\$131,321	\$433,579	\$469,522	0.923	2,492	\$173.99	J2	3.7825	2 STY CONTEMP	\$130,000	CENTRAL NEIGHBORHOOD	401	80		
H -08-28-130-058	5867 ROLLINGWOOD I	06/28/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$179,900	39.98	\$491,577	\$130,000	\$320,000	\$379,409	0.843	2,202	\$145.32	J2	11.7857	2 STY CONTEMP	\$130,000	CENTRAL NEIGHBORHOOD	401	80		
H -08-28-130-063	5778 CEDAR RIDGE DF	05/19/23	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$211,500	37.11	\$523,819	\$130,000	\$440,000	\$413,241	1.065	2,244	\$196.08	J2	10.3479	2 STY CONTEMP	\$130,000	CENTRAL NEIGHBORHOOD	401	80		
H -08-28-130-067	5780 CEDAR RIDGE DF	09/08/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$216,900	39.44	\$582,788	\$130,000	\$420,000	\$475,119	0.884	3,070	\$136.81	J2	7.7284	2 STY CONTEMP	\$130,000	CENTRAL NEIGHBORHOOD	401	80		
H -08-28-130-069	247 WILD ROSE CT	09/21/22	\$491,000	WD	03-ARM'S LENGTH	\$491,000	\$190,500	38.80	\$504,884	\$130,000	\$361,000	\$393,373	0.918	2,196	\$164.39	J2	4.3568	2 STY CONTEMP	\$130,000	CENTRAL NEIGHBORHOOD	401	80		
H -08-28-130-116	5982 CEDAR RIDGE DF	04/25/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$275,200	40.77	\$675,415	\$136,082	\$538,918	\$565,932	0.952	3,073	\$175.37	J2	0.9007	2 STY CONTEMP	\$130,000	CENTRAL NEIGHBORHOOD	401	80		
H -08-28-130-117	5977 CEDAR RIDGE DF	05/26/22	\$583,000	WD	03-ARM'S LENGTH	\$583,000	\$210,800	36.16	\$572,836	\$130,000	\$453,000	\$464,676	0.975	2,614	\$173.30	J2	1.3600	2 STY CONTEMP	\$130,000	CENTRAL NEIGHBORHOOD	401	80		
H -08-28-130-124	5947 CEDAR RIDGE DF	05/27/22	\$531,000	WD	03-ARM'S LENGTH	\$531,000	\$203,000	38.23	\$499,897	\$130,000	\$401,000	\$388,140	1.033	2,377	\$168.70	J2	7.1860	2 STY CONTEMP	\$130,000	CENTRAL NEIGHBORHOOD	401	80		
H -08-28-175-021	5753 VERSAILLES AVE	08/22/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$178,900	42.09	\$449,678	\$120,000	\$305,000	\$345,937	0.882	1,744	\$174.89	J2	7.9610	2 STY CONTEMP	\$120,000	CENTRAL NEIGHBORHOOD	401	80		
H -08-28-175-022	5725 VERSAILLES AVE	10/05/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$181,400	37.40	\$466,690	\$126,389	\$358,611	\$357,084	0.985	2,071	\$173.16	J2	2.3726	2 STY CONTEMP	\$120,000	CENTRAL NEIGHBORHOOD	401	80		
H -08-28-175-032	5629 VERSAILLES AVE	07/29/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$172,900	37.18	\$446,249	\$125,000	\$340,000	\$337,092	1.009	1,803	\$188.57	J2	4.7352	2 STY CONTEMP	\$120,000	CENTRAL NEIGHBORHOOD	401	80		
H -08-28-175-042	5620 LEBLANC AVE	06/01/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$179,900	38.28	\$460,746	\$120,000	\$350,000	\$357,551	0.979	1,935	\$180.88	J2	1.7608	2 STY CONTEMP	\$120,000	CENTRAL NEIGHBORHOOD	401	80		
H -08-28-175-082	5669 VILLA FRANCE A¹	03/07/24	\$512,500	WD	03-ARM'S LENGTH	\$512,500	\$258,000	50.34	\$524,709	\$120,000	\$392,500	\$424,668	0.986	2,347	\$167.23	J2	2.4726	2 STY CONTEMP	\$120,000	CENTRAL NEIGHBORHOOD	401	80		
H -08-28-175-085	5633 VILLA FRANCE A¹	11/20/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$223,300	46.04	\$457,706	\$120,000	\$365,000	\$354,361	1.030	1,977	\$184.62	J2	6.8749	2 STY CONTEMP	\$120,000	CENTRAL NEIGHBORHOOD	401	84		
H -08-28-175-104	5974 VERSAILLES AVE	12/14/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$247,400	47.12	\$479,340	\$120,000	\$405,000	\$377,062	1.074	2,014	\$201.09	J2	11.2821	2 STY CONTEMP	\$120,000	CENTRAL NEIGHBORHOOD	401	80		
H -08-28-175-110	5819 VERSAILLES AVE	10/06/23	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$271,100	44.08	\$652,229	\$120,000	\$495,000	\$558,477	0.886	2,877	\$172.05	J2	7.4935	2 STY CONTEMP	\$120,000	CENTRAL NEIGHBORHOOD	401	80		
H -08-28-175-140	5824 QUEBEC AVE	10/31/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$219,500	46.21	\$460,766	\$120,000	\$355,000	\$357,572	0.993	1,753	\$202.51	J2	3.1534	2 STY CONTEMP	\$120,000	CENTRAL NEIGHBORHOOD	401	80		
H -08-28-175-160	5964 VILLA FRANCE A¹	11/08/23	\$462,000	WD	03-ARM'S LENGTH	\$462,000	\$200,300	43.35	\$445,081	\$120,000	\$342,000	\$341,113	1.003	1,543	\$221.65	J2	4.1326	2 STY CONTEMP	\$120,000	CENTRAL NEIGHBORHOOD	401	91		
H -08-28-175-165	5900 VILLA FRANCE A¹	08/02/22	\$556,000	AFF	03-ARM'S LENGTH	\$556,000	\$214,400	38.56	\$558,365	\$120,000	\$436,000	\$459,984	0.948	2,874	\$151.70	J2	1.3415	2 STY CONTEMP	\$120,000	CENTRAL NEIGHBORHOOD	401	80		
H -08-28-175-205	5913 LAFAYETTE LN	05/05/23	\$458,000	WD	03-ARM'S LENGTH	\$458,000	\$210,800	46.03	\$426,701	\$120,000	\$338,000	\$321,827	1.050	1,728	\$195.60	J2	8.8980	2 STY CONTEMP	\$120,000	CENTRAL NEIGHBORHOOD	401	80		
H -08-28-175-219	6051 GABRIELLE AVE	04/27/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$211,500	42.30	\$471,308	\$125,038	\$374,962	\$363,347	1.032	1,728	\$216.99	J2	7.0692	2 STY CONTEMP	\$120,000	CENTRAL NEIGHBORHOOD	401	80		
H -08-28-175-237	6052 QUEBEC AVE	06/24/22	\$479,900	WD	03-ARM'S LENGTH	\$479,900	\$173,600	36.17	\$443,012	\$120,000	\$359,900	\$338,942	1.062	1,956	\$184.00	J2	10.0559	2 STY CONTEMP	\$120,000	CENTRAL NEIGHBORHOOD	401	80		
Totals:			\$15,625,800			\$15,625,800	\$6,572,300		\$15,757,672		\$11,757,848	\$12,286,170			\$171.08		0.7274							
									Sale. Ratio =>	42.06				E.C.F. =>	0.954				Std. Deviation=>	0.077619948				
									Std. Dev. =>	4.92				Ave. E.C.F. =>	0.961				Ave. Variance=>	6.2615	Coefficient of Var=>	6.513726812		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
H -08-26-325-002	605 GROSBREAK DR	03/15/23	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$256,400	37.16	\$711,971	\$135,000	\$555,000	\$670,897	0.827	2,186	\$253.89	J4
Totals:			\$690,000			\$690,000	\$256,400		\$711,971		\$555,000	\$670,897			\$253.89	
												E.C.F. =>	0.827			
												Ave. E.C.F. =>	0.827			

USE ECF 0.827
NEW CONSTRUCTION

K1 - BUENA VISTA ANNEX

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when sold	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	Land Value	Land Table	Property Class	Building Depr.		
H -08-22-391-006	44 LUELLA AVE	06/22/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$96,600	29.72	\$300,690	\$96,989	\$228,011	\$213,747	1.067	1,202	\$189.69	K1	0.3728	CAPE COD	\$85,000	BUENA VISTA & ANNEX A	401	74		
H -08-22-392-015	123 LUELLA AVE	06/28/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$204,100	40.02	\$535,147	\$75,000	\$435,000	\$482,841	0.901	2,040	\$213.24	K1	16.9542	2 STY CONTEMP	\$75,000	BUENA VISTA & ANNEX A	401	96		
H -08-22-392-016	135 LUELLA AVE	01/31/23	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$66,000	26.61	\$213,740	\$76,660	\$171,340	\$143,841	1.191	1,021	\$167.82	K1	12.0720	CAPE COD	\$75,000	BUENA VISTA & ANNEX A	401	84		
H -08-25-325-009	647 LAKEVIEW AVE	04/03/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$109,700	33.75	\$273,061	\$81,955	\$243,045	\$191,106	1.272	923	\$263.32	K1	127.1781	CAPE COD	\$75,000	BUENA VISTA & ANNEX A	401	84		
H -08-22-392-033	38 BURTON AVE	05/30/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$72,300	28.35	\$222,893	\$77,158	\$177,842	\$152,922	1.163	1,050	\$169.37	K1	9.2496	TWO-STORY	\$75,000	BUENA VISTA & ANNEX A	401	80		
H -08-22-461-012	95 BURTON AVE	06/06/22	\$297,400	AFF	03-ARM'S LENGTH	\$297,400	\$105,700	35.54	\$294,426	\$77,024	\$220,376	\$228,124	0.966	1,346	\$163.73	K1	10.4424	RANCH	\$75,000	BUENA VISTA & ANNEX A	401	80		
H -08-22-461-019	130 MYRTLE AVE	09/18/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$117,200	37.21	\$314,672	\$77,951	\$237,049	\$248,396	0.954	2,025	\$117.06	K1	11.6140	COLONIAL	\$75,000	BUENA VISTA & ANNEX A	401	80		
H -08-22-461-025	74 MYRTLE AVE	09/29/22	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$101,800	32.22	\$293,787	\$75,000	\$241,000	\$229,577	1.050	1,698	\$141.93	K1	2.0704	COLONIAL	\$75,000	BUENA VISTA & ANNEX A	401	80		
Totals:			\$2,591,400			\$2,591,400	\$873,400		\$2,448,416		\$1,953,663	\$1,890,553			\$178.27		3.7079							
												Sale. Ratio =>	33.70	E.C.F. =>		1.033	Std. Deviation=>		0.129415501					
												Std. Dev. =>	4.59	Ave. E.C.F. =>		1.070	Ave. Variance=>		23.7442	Coefficient of Var=>		22.18127794		

Used 1.033

OUTLIERS																						
H -08-22-392-041	101 LUELLA AVE	12/06/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$214,400	49.86	\$528,871	\$82,059	\$347,941	\$468,848	0.742	2,226	\$156.31	K1	0.9732	2 STY CONTEMP	\$75,000	BUENA VISTA & ANNEX A	401	80

K2 - ARBOR CHASE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Land Value	Land Table	Property Class	Building Depr.		
H -08-21-495-006	5512 ARBOR CHASE D	06/13/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$143,000	42.06	\$339,377	\$87,000	\$253,000	\$336,503	0.752	1,420	\$178.17	K2	2.4025	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	93		
H -08-21-495-009	5520 ARBOR CHASE D	07/22/22	\$310,575	WD	03-ARM'S LENGTH	\$310,575	\$136,900	44.08	\$319,198	\$87,000	\$223,575	\$309,597	0.722	1,326	\$168.61	K2	5.3728	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	93		
H -08-21-495-012	5526 ARBOR CHASE D	03/02/23	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$149,100	42.72	\$348,432	\$87,000	\$262,000	\$348,576	0.752	1,478	\$177.27	K2	2.4246	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	93		
H -08-21-495-015	5532 ARBOR CHASE D	03/14/24	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$171,600	48.07	\$358,557	\$87,000	\$270,000	\$362,076	0.746	1,564	\$172.63	K2	3.0176	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	93		
H -08-21-495-021	5668 ARBOR CHASE D	04/26/22	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$143,000	42.31	\$335,562	\$87,000	\$251,000	\$331,416	0.757	1,420	\$176.76	K2	1.8520	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	93		
H -08-21-495-023	5672 ARBOR CHASE D	10/04/23	\$359,750	WD	03-ARM'S LENGTH	\$359,750	\$171,600	47.70	\$362,798	\$87,000	\$272,750	\$367,731	0.742	1,564	\$174.39	K2	3.4165	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	93		
H -08-21-495-035	5647 ARBOR CHASE D	10/24/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$161,100	44.75	\$343,140	\$87,000	\$273,000	\$341,520	0.799	1,476	\$184.96	K2	2.3492	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	93		
H -08-21-495-035	5647 ARBOR CHASE D	11/30/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$161,100	44.14	\$343,140	\$87,000	\$278,000	\$341,520	0.814	1,476	\$188.35	K2	3.8132	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	93		
H -08-21-495-036	5649 ARBOR CHASE D	04/28/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$148,700	40.19	\$345,116	\$87,000	\$283,000	\$344,155	0.822	1,478	\$191.47	K2	4.6429	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	93		
H -08-21-495-042	5543 ARBOR CHASE D	04/08/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$148,700	43.10	\$344,264	\$87,000	\$258,000	\$343,019	0.752	1,471	\$175.39	K2	2.3730	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	93		
H -08-21-495-043	5545 ARBOR CHASE D	07/26/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$178,500	46.97	\$371,931	\$87,000	\$293,000	\$379,908	0.771	1,662	\$176.29	K2	0.4637	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	93		
H -08-21-495-049	5635 ARBOR CHASE D	04/29/22	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$142,600	40.51	\$332,558	\$87,000	\$265,000	\$327,411	0.809	1,420	\$186.62	K2	3.3505	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	93		
H -08-21-495-053	5549 ARBOR CHASE D	02/02/24	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$149,300	44.83	\$314,834	\$87,000	\$246,000	\$303,779	0.810	1,362	\$180.62	K2	3.3924	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	92		
H -08-21-495-062	5613 ARBOR CHASE D	09/06/22	\$311,500	WD	03-ARM'S LENGTH	\$311,500	\$134,800	43.27	\$309,119	\$87,000	\$224,500	\$296,159	0.758	1,319	\$170.20	K2	1.7836	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	92		
H -08-21-495-068	5625 ARBOR CHASE D	04/28/23	\$354,000	WD	03-ARM'S LENGTH	\$354,000	\$168,100	47.49	\$351,538	\$87,000	\$267,000	\$352,717	0.757	1,540	\$173.38	K2	1.8896	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	92		
H -08-21-495-069	5564 ARBOR CHASE D	10/07/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$135,200	43.61	\$309,957	\$87,000	\$223,000	\$297,276	0.750	1,326	\$168.17	K2	2.5731	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	92		
H -08-21-495-072	5570 ARBOR CHASE D	05/17/22	\$350,000	AFF	03-ARM'S LENGTH	\$350,000	\$147,300	42.09	\$335,542	\$87,000	\$263,000	\$331,389	0.794	1,477	\$178.06	K2	1.7752	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	92		
H -08-21-495-077	5580 ARBOR CHASE D	09/28/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$135,200	41.60	\$309,957	\$87,000	\$238,000	\$297,276	0.801	1,326	\$179.49	K2	2.4727	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	92		
H -08-21-495-084	5594 ARBOR CHASE D	08/05/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$151,300	43.86	\$351,538	\$87,000	\$258,000	\$352,717	0.731	1,540	\$167.53	K2	4.4412	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	92		
H -08-21-495-085	5596 ARBOR CHASE D	06/20/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$135,200	41.60	\$309,957	\$87,000	\$238,000	\$297,276	0.801	1,326	\$179.49	K2	2.4727	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	92		
H -08-21-495-087	5600 ARBOR CHASE D	08/26/22	\$332,500	WD	03-ARM'S LENGTH	\$332,500	\$147,200	44.27	\$335,318	\$87,000	\$245,500	\$331,091	0.741	1,476	\$166.33	K2	3.4387	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	92		
H -08-21-495-087	5600 ARBOR CHASE D	02/29/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$159,800	42.61	\$335,318	\$87,000	\$288,000	\$331,091	0.870	1,476	\$195.12	K2	9.3976	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	92		
H -08-21-495-090	5606 ARBOR CHASE D	04/27/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$136,000	40.60	\$321,345	\$87,000	\$248,000	\$312,460	0.794	1,419	\$174.77	K2	1.7826	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	92		
Totals:			\$7,922,325			\$7,922,325	\$3,455,300		\$7,728,496		\$5,921,325	\$7,636,661			\$177.57		0.0495							
												Sale. Ratio =>	43.61	E.C.F. =>		0.775	Std. Deviation=>		0.036100686					
												Std. Dev. =>	2.27	Ave. E.C.F. =>		0.776	Ave. Variance=>		3.0825	Coefficient of Var=>		3.972953254		

USE ECF 0.777

OUTLIERS																						
H -08-21-495-073	5572 ARBOR CHASE D	01/19/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$141,300	47.10	\$329,917	\$87,000	\$213,000	\$323,889	0.658	1,420	\$150.00	K2	22.0384	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	92

K3 - GALLERY PARK CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Land Value	Land Table	Property Class	Building Depr.	
H -08-28-125-030	5610 GALLERY PARK	07/27/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$204,300	44.90	\$453,547	\$135,000	\$320,000	\$409,443	0.782	2,175	\$147.13	K3	6.1315	2 STY CONTEMP	\$135,000	CONDOMINIUMS	407	89	
H -08-28-125-065	5535 GALLERY PARK	07/01/22	\$431,000	WD	03-ARM'S LENGTH	\$431,000	\$167,500	38.86	\$388,686	\$135,000	\$296,000	\$326,075	0.908	1,651	\$179.29	K3	6.4905	2 STY CONTEMP	\$135,000	CONDOMINIUMS	407	81	
H -08-28-125-072	5519 GALLERY PARK	04/13/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$173,000	42.20	\$401,067	\$135,000	\$275,000	\$341,988	0.804	1,449	\$189.79	K3	3.8743	1 STY CONTEMP	\$135,000	CONDOMINIUMS	407	81	
H -08-28-125-542	5599 GALLERY PARK	06/02/23	\$506,000	WD	03-ARM'S LENGTH	\$506,000	\$188,600	37.27	\$463,739	\$135,000	\$371,000	\$422,544	0.878	1,604	\$231.30	K3	3.5152	DUPLEX	\$135,000	CONDOMINIUMS	407	89	
Totals:			\$1,802,000			\$1,802,000	\$733,400		\$1,707,039		\$1,262,000	\$1,500,050			\$186.87			0.1558					
										Sale. Ratio =>	40.70			E.C.F. =>	0.841			Std. Deviation=>	0.059745997				
										Std. Dev. =>	3.41			Ave. E.C.F. =>	0.843			Ave. Variance=>	0.0029	Coefficient of Var=>	5.935543717		

H -08-15-400-021	4740 PRATT RD	05/12/23	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$415,400	44.91	\$914,074	\$184,479	\$740,521	\$821,616	0.901	2,715	\$272.75	L	90.1298	2 STY CONTEMP	\$175,000	RES ACREAGE TABLE - AA'	401	96
H -08-15-398-004	5086 DEXTER-ANN AR	12/12/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$147,800	41.06	\$351,716	\$130,000	\$230,000	\$249,680	0.921	1,171	\$196.41	L	16.9633	RANCH	\$130,000	CENTRAL NEIGHBORHOOD	401	80
H -08-15-398-008	5000 DEXTER-ANN AR	04/08/22	\$405,000	AFF	03-ARM'S LENGTH	\$405,000	\$148,100	36.57	\$342,931	\$132,986	\$272,014	\$236,425	1.151	1,179	\$230.72	L	115.0532	RANCH	\$130,000	CENTRAL NEIGHBORHOOD	401	83
H -08-24-245-014	747 ROSE DR	02/23/23	\$636,000	WD	03-ARM'S LENGTH	\$636,000	\$287,100	45.14	\$615,145	\$188,180	\$447,820	\$480,816	0.931	2,972	\$150.68	L	3.7933	2 STY CONTEMP	\$186,900	RES ACREAGE TABLE - AA'	401	70
H -08-23-110-005	949 PRATT RIDGE CT	08/23/22	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$257,200	38.68	\$634,725	\$155,000	\$510,000	\$540,231	0.944	3,081	\$165.53	L	0.7619	COLONIAL	\$155,000	CENTRAL NEIGHBORHOOD	401	80
H -08-23-410-015	3627 ELIZABETH RD	10/05/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$102,600	36.64	\$237,578	\$100,547	\$179,453	\$154,314	1.163	1,055	\$170.10	L	116.2907	RANCH	\$100,000	CENTRAL NEIGHBORHOOD	401	80
H -08-22-238-002	455 ADRIENNE LN	05/26/23	\$443,000	WD	03-ARM'S LENGTH	\$443,000	\$203,400	45.91	\$422,153	\$131,057	\$311,943	\$327,811	0.952	1,946	\$160.30	L	95.1595	RANCH	\$130,000	CENTRAL NEIGHBORHOOD	401	80
H -08-22-202-013	707 RIDGEMONT LN	10/12/23	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$264,300	34.55	\$663,213	\$147,630	\$617,370	\$580,612	1.063	2,579	\$239.38	L	29.4604	1 STY CONTEMP	\$130,000	CENTRAL NEIGHBORHOOD	401	84
H -08-23-100-008	955 N WAGNER RD	09/20/23	\$830,000	WD	03-ARM'S LENGTH	\$830,000	\$336,800	40.58	\$778,249	\$202,750	\$677,250	\$648,084	0.968	2,882	\$217.64	L	2.5314	FARM STYLE	\$197,800	RES ACREAGE TABLE - AA'	401	80
H -08-23-230-012	815 HONEY CREEK DR	04/18/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$203,800	36.07	\$490,474	\$130,000	\$435,000	\$405,939	1.072	2,141	\$203.18	L	107.1589	COLONIAL	\$130,000	CENTRAL NEIGHBORHOOD	401	80
H -08-14-430-051	3926 EDMONTON CT	05/26/23	\$605,862	WD	03-ARM'S LENGTH	\$605,862	\$223,600	36.91	\$568,379	\$159,007	\$446,855	\$461,005	0.969	2,178	\$205.17	L	#REF1	2 STY CONTEMP	\$155,000	CENTRAL NEIGHBORHOOD	401	80
H -08-14-480-100	3737 BRADFORD SQU.	12/18/23	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$273,500	33.15	\$754,759	\$145,100	\$679,900	\$686,553	0.990	3,050	\$222.92	L	32.4985	2 STY CONTEMP	\$130,000	CENTRAL NEIGHBORHOOD	401	84
H -08-23-160-010	3940 DEXTER-ANN AR	10/16/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$259,100	30.48	\$774,768	\$149,110	\$700,890	\$704,570	0.995	2,957	\$237.03	L	5.2239	1 STY CONTEMP	\$140,000	CENTRAL NEIGHBORHOOD	401	80
H -08-23-405-030	3574 ELIZABETH RD	07/11/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$114,800	24.96	\$393,768	\$103,775	\$356,225	\$326,569	1.091	1,530	\$232.83	L	42.5487	CAPE COD	\$100,000	CENTRAL NEIGHBORHOOD	401	84
H -08-22-203-006	642 RIDGEMONT LN	04/10/23	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$229,000	35.78	\$583,916	\$130,000	\$510,000	\$511,167	0.998	2,422	\$210.57	L	18.6211	2 STY CONTEMP	\$130,000	CENTRAL NEIGHBORHOOD	401	80
Totals:			\$16,348,163			\$16,348,163	\$6,374,700		\$15,640,025		\$12,166,191	\$12,907,908			\$194.40		0.9122					
								Sale, Ratio =>					E.C.F. =>	0.943		Std. Deviation=>	0.108525346					
								Std. Dev. =>	6.22				Ave. E.C.F. =>	0.952		Ave. Variance=>	#REF1	Coefficient of Var=>	#REF1			

USE ECF 0.943

OUTLIERS

H -08-22-400-023	325 W DELHI RD	09/22/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$256,200	73.20	\$437,945	\$269,457	\$80,543	\$189,739	0.424	1,617	\$49.81	L	29.2482	RANCH	\$240,700	RES ACREAGE TABLE - AA'	401	80
H -08-14-430-051	3926 EDMONTON CT	11/18/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$290,993	48.89	\$568,379	\$159,007	\$446,855	\$461,005	0.631	2,178	\$133.61	L	63.1215	2 STY CONTEMP	\$155,000	CENTRAL NEIGHBORHOOD	401	80
H -08-23-260-005	4385 JOANNE DR	12/06/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$174,700	35.65	\$576,900	\$230,354	\$259,646	\$390,255	0.665	2,210	\$117.49	L	10.2482	COLONIAL	\$230,000	CENTRAL NEIGHBORHOOD	401	80
H -08-22-238-011	472 STONEGATE RD	11/17/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$184,900	35.22	\$459,250	\$130,399	\$394,601	\$333,298	1.184	2,094	\$188.44	L	41.6122	COLONIAL	\$130,000	CENTRAL NEIGHBORHOOD	401	80

N - CENTRAL CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Land Value	Land Table	Property Class	Building Depr.
H -08-27-265-002	5478 PARKGROVE RD	10/11/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$148,000	42.29	\$327,392	\$94,000	\$256,000	\$333,417	0.768	1,860	\$137.63	N	2.0688	TWO-STORY	\$94,000	CONDOMINIUMS	407	80
H -08-27-265-012	5425 PARKGROVE RD	04/01/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$148,600	39.63	\$340,684	\$94,000	\$281,000	\$352,406	0.797	1,964	\$143.08	N	0.8882	TWO-STORY	\$94,000	CONDOMINIUMS	407	80
H -08-27-265-017	5424 PARKGROVE RD	01/26/24	\$369,950	WD	03-ARM'S LENGTH	\$369,950	\$171,400	46.33	\$338,089	\$94,000	\$275,950	\$348,699	0.791	1,816	\$151.95	N	0.2877	TWO-STORY	\$94,000	CONDOMINIUMS	407	80
H -08-27-265-022	5380 PARKGROVE RD	04/19/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$185,400	48.79	\$354,880	\$98,950	\$281,050	\$365,614	0.769	1,745	\$161.06	N	1.9788	1 STY CONTEMP	\$94,000	CONDOMINIUMS	407	80
H -08-27-265-026	543 WOODGROVE DR	05/31/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$161,800	42.03	\$329,414	\$94,000	\$291,000	\$336,306	0.865	1,742	\$167.05	N	7.6790	DUPLEX	\$94,000	CONDOMINIUMS	407	80
H -08-27-265-044	421 WOODGROVE DR	04/27/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$182,800	45.70	\$369,832	\$94,000	\$306,000	\$394,046	0.777	1,749	\$174.96	N	1.1935	1 STY CONTEMP	\$94,000	CONDOMINIUMS	407	80
H -08-27-265-048	5409 GOLDEN OAK LN	11/07/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$188,500	54.64	\$339,057	\$94,000	\$251,000	\$350,081	0.717	1,749	\$143.51	N	7.1519	ONE-STORY	\$94,000	CONDOMINIUMS	407	80
H -08-27-265-052	5444 GOLDEN OAK LN	06/20/23	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$179,300	46.94	\$338,697	\$94,000	\$288,000	\$349,567	0.824	1,749	\$164.67	N	3.5381	ONE-STORY	\$94,000	CONDOMINIUMS	407	80
Totals:			\$2,986,950			\$2,986,950	\$1,365,800		\$2,738,045		\$2,230,000	\$2,830,136			\$155.49		0.0547					
								Sale, Ratio =>					E.C.F. =>	0.788		Std. Deviation=>	0.04360954					
								Std. Dev. =>	4.68				Ave. E.C.F. =>	0.788		Ave. Variance=>	3.0982	Coefficient of Var=>	3.929305065			

USE ECF .788

N1 - LITTLE LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Land Value	Land Table	Property Class	Building Depr.
H -08-26-235-005	424 LITTLE LAKE DR #1	03/17/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$112,200	34.52	\$328,623	\$87,000	\$238,000	\$255,438	0.932	1,068	\$222.85	N1	1.3126	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	76
H -08-26-235-034	424 LITTLE LAKE DR #1	12/05/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$167,300	36.37	\$449,969	\$87,000	\$373,000	\$383,721	0.972	1,694	\$220.19	N1	5.3451	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	80
H -08-26-235-035	424 LITTLE LAKE DR #1	08/02/23	\$382,400	WD	03-ARM'S LENGTH	\$382,400	\$199,500	52.17	\$416,402	\$87,000	\$295,400	\$348,235	0.848	1,690	\$174.79	N1	7.0332	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	75
H -08-26-235-040	424 LITTLE LAKE DR #1	05/16/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$80,300	40.15	\$199,962	\$87,000	\$113,000	\$119,420	0.946	730	\$154.79	N1	2.7627	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	80
H -08-26-240-007	500 LITTLE LAKE DR #1	05/31/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$197,000	45.81	\$464,995	\$87,000	\$343,000	\$399,606	0.858	1,832	\$187.23	N1	6.0264	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	79
H -08-26-240-014	500 LITTLE LAKE DR #1	08/05/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$169,100	42.28	\$389,735	\$87,000	\$313,000	\$320,044	0.978	1,361	\$229.98	N1	5.9383	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	80
H -08-26-240-021	500 LITTLE LAKE DR #1	08/26/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$190,600	42.36	\$446,507	\$87,000	\$363,000	\$375,833	0.966	1,832	\$198.14	N1	4.7246	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	80
H -08-26-240-022	500 LITTLE LAKE DR #1	06/22/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$137,600	38.76	\$357,528	\$87,000	\$268,000	\$285,995	0.937	1,150	\$233.04	N1	1.8470	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	80
H -08-26-240-026	500 LITTLE LAKE DR #1	01/27/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$119,200	37.25	\$346,717	\$87,000	\$233,000	\$271,394	0.859	1,182	\$197.12	N1	6.0080	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	80
H -08-26-240-030	500 LITTLE LAKE DR #1	05/17/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$178,000	46.84	\$373,174	\$87,000	\$293,000	\$299,364	0.979	1,361	\$215.28	N1	6.0132	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	80
H -08-26-255-015	560 LITTLE LAKE DR #1	09/09/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$151,900	45.34	\$359,474	\$87,000	\$248,000	\$288,052	0.861	1,558	\$159.18	N1	5.7655	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	82
H -08-26-255-542	560 LITTLE LAKE DR #1	11/21/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$190,600	47.65	\$420,601	\$87,000	\$313,000	\$352,674	0.888	1,724	\$181.55	N1	3.1104	MULTI FAMILY	\$87,000	CONDOMINIUMS	407	97
Totals:			\$4,437,400			\$4,437,400	\$1,893,300		\$4,553,687		\$3,393,400	\$3,699,777			\$197.85		0.1419					
								Sale, Ratio =>					E.C.F. =>	0.917		Std. Deviation=>	0.052212495					
								Std. Dev. =>	5.28				Ave. E.C.F. =>	0.919		Ave. Variance=>	4.6573	Coefficient of Var=>	5.069896711			

USE ECF .920

OUTLIERS

H -08-26-255-010	560 LITTLE LAKE DR #1	10/11/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$88,500	30.52	\$210,651	\$87,000	\$203,000	\$130,721
------------------	-----------------------	----------	-----------	----	-----------------	-----------	----------	-------	-----------	----------	-----------	-----------

Std. Dev. =>6.22Ave. E.C.F. =>0.98Ave. Variance=>#REF!Coefficient of Var=>#REF!

USE ECF 0.897

02 - WALNUT/SUMMERFIELD/SCIO VLG CT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Land Value	Land Table	Property Class	Building Depr.					
H-08-25-475-014	851 E SUMMERFIELD CT	10/26/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$101,700	36.32	\$241,478	\$66,000	\$214,000	\$205,122	1.043	1,227	\$174.41	02	104.3280	MULTI FAMILY	\$66,000	CONDOMINIUMS	407	82					
H-08-25-475-019	841 E SUMMERFIELD CT	07/12/23	\$287,000	PTA	03-ARM'S LENGTH	\$287,000	\$104,300	36.34	\$244,486	\$66,000	\$221,000	\$208,639	1.059	1,231	\$179.53	02	105.9248	MULTI FAMILY	\$66,000	CONDOMINIUMS	407	82					
H-08-25-475-020	843 E SUMMERFIELD CT	04/01/22	\$247,500	WD	03-ARM'S LENGTH	\$247,500	\$108,900	44.00	\$250,361	\$66,000	\$181,500	\$215,506	0.842	1,260	\$144.05	02	84.2204	MULTI FAMILY	\$66,000	CONDOMINIUMS	407	82					
H-08-25-475-040	953 E SUMMERFIELD CT	07/29/22	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$108,900	41.90	\$250,361	\$66,000	\$193,900	\$215,506	0.900	1,260	\$153.89	02	89.9743	MULTI FAMILY	\$66,000	CONDOMINIUMS	407	82					
H-08-25-475-042	1007 E SUMMERFIELD CT	04/27/23	\$281,500	WD	03-ARM'S LENGTH	\$281,500	\$101,500	36.06	\$259,813	\$66,000	\$215,500	\$226,555	0.951	1,196	\$180.18	02	95.1205	MULTI FAMILY	\$66,000	CONDOMINIUMS	407	91					
H-08-25-475-075	1042 W SUMMERFIELD CT	04/10/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$102,100	40.04	\$239,532	\$66,000	\$189,000	\$202,848	0.932	1,188	\$159.09	02	93.1734	MULTI FAMILY	\$66,000	CONDOMINIUMS	407	82					
H-08-25-475-084	1010 W SUMMERFIELD CT	12/30/22	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$107,100	42.42	\$241,478	\$66,000	\$186,500	\$205,122	0.909	1,227	\$152.00	02	90.9213	MULTI FAMILY	\$66,000	CONDOMINIUMS	407	82					
H-08-25-475-094	960 W SUMMERFIELD CT	05/03/23	\$283,500	WD	03-ARM'S LENGTH	\$283,500	\$104,100	36.72	\$243,918	\$66,000	\$217,500	\$207,975	1.046	1,227	\$177.26	02	#REF!	MULTI FAMILY	\$66,000	CONDOMINIUMS	407	82					
H-08-25-475-121	814 W SUMMERFIELD CT	07/29/22	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$135,500	53.56	\$248,242	\$66,000	\$187,000	\$213,029	0.878	1,236	\$151.29	02	87.7815	MULTI FAMILY	\$66,000	CONDOMINIUMS	407	82					
H-08-25-475-129	810 W SUMMERFIELD CT	07/11/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$134,900	53.96	\$247,126	\$66,000	\$184,000	\$211,725	0.869	1,231	\$149.47	02	86.9054	MULTI FAMILY	\$66,000	CONDOMINIUMS	407	82					
H-08-27-235-021	229 SCIO VILLAGE CT #	05/02/22	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$112,700	40.83	\$255,189	\$66,000	\$210,000	\$221,150	0.950	1,376	\$152.62	02	94.9583	MULTI FAMILY	\$66,000	CONDOMINIUMS	407	80					
H-08-27-235-026	273 SCIO VILLAGE CT #	08/23/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$118,900	42.46	\$251,349	\$66,000	\$214,000	\$216,661	0.988	1,009	\$212.09	02	98.7718	MULTI FAMILY	\$66,000	CONDOMINIUMS	407	80					
H-08-27-235-048	301 SCIO VILLAGE CT #	05/09/23	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$107,800	41.07	\$254,495	\$66,000	\$196,500	\$220,338	0.892	1,009	\$194.75	02	89.1810	MULTI FAMILY	\$66,000	CONDOMINIUMS	407	80					
H-08-27-235-056	301 SCIO VILLAGE CT #	08/03/22	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$111,500	41.31	\$255,368	\$66,000	\$203,900	\$212,359	0.921	1,376	\$148.18	02	92.1129	MULTI FAMILY	\$66,000	CONDOMINIUMS	407	80					
H-08-27-235-084	331 SCIO VILLAGE CT #	04/10/23	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$113,200	40.57	\$247,782	\$66,000	\$213,000	\$212,491	1.002	1,376	\$154.80	02	3.7947	MULTI FAMILY	\$66,000	CONDOMINIUMS	407	80					
H-08-36-230-003	1259 JOYCE LN	12/08/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$96,800	35.85	\$229,301	\$66,000	\$204,000	\$190,888	1.069	1,149	\$177.55	02	106.8688	MULTI FAMILY	\$66,000	CONDOMINIUMS	407	80					
H-08-36-230-017	1237 JOYCE LN	05/18/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$106,300	34.85	\$253,516	\$66,000	\$239,000	\$219,194	1.090	1,345	\$177.70	02	#VALUE!	MULTI FAMILY	\$66,000	CONDOMINIUMS	407	80					
H-08-36-230-069	1121 JOYCE LN	03/02/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$109,800	37.22	\$256,456	\$66,000	\$229,000	\$222,631	1.029	1,375	\$166.55	02	7.6609	MULTI FAMILY	\$66,000	CONDOMINIUMS	407	80					
H-08-36-230-088	1089 JOYCE LN	09/16/22	\$264,500	WD	03-ARM'S LENGTH	\$264,500	\$134,700	50.93	\$241,159	\$66,000	\$198,500	\$204,750	0.969	1,251	\$158.67	02	1.7477	MULTI FAMILY	\$66,000	CONDOMINIUMS	407	80					
Totals:			\$5,151,800			\$5,151,800	\$2,120,700		\$4,711,410		\$3,897,800	\$4,041,488			\$166.53		1.2447										
								Sale. Ratio =>	41.16									E.C.F. =>	0.964	Std. Deviation=>		0.075298478					
								Std. Dev. =>	5.78									Ave. E.C.F. =>	0.952	Ave. Variance=>		#REF!		Coefficient of Var=>		#REF!	

USE ECF 0.964

OUTLIERS

H-08-36-230-085	1083 JOYCE LN	09/23/22	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$101,000	44.10	\$231,121	\$66,000	\$163,000	\$193,016	0.844	1,160	\$140.52	02	10.7509	MULTI FAMILY	\$66,000	CONDOMINIUMS	407	80
H-08-27-235-082	331 SCIO VILLAGE CT #	08/05/22	\$275,480	AFF	03-ARM'S LENGTH	\$275,480	\$125,600	45.59	\$281,632	\$66,000	\$209,480	\$252,060	0.831	1,586	\$132.08	02	13.3374	MULTI FAMILY	\$66,000	CONDOMINIUMS	407	80
H-08-25-475-029	921 E SUMMERFIELD CT	09/23/22	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$107,400	45.22	\$247,126	\$66,000	\$171,500	\$211,725	0.810	1,231	\$139.32	02	0.4017	MULTI FAMILY	\$66,000	CONDOMINIUMS	407	82
H-08-25-475-010	813 E SUMMERFIELD CT	06/03/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$108,900	45.38	\$250,361	\$66,000	\$174,000	\$215,506	0.807	1,260	\$138.10	02	0.1603	MULTI FAMILY	\$66,000	CONDOMINIUMS	407	82
H-08-27-235-075	331 SCIO VILLAGE CT #	02/20/24	\$279,800	WD	03-ARM'S LENGTH	\$279,800	\$107,800	38.53	\$214,835	\$66,000	\$213,800	\$173,978	1.229	1,009	\$211.89	02	#VALUE!	MULTI FAMILY	\$66,000	CONDOMINIUMS	407	80
H-08-27-235-040	273 SCIO VILLAGE CT #	06/08/23	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$120,000	38.59	\$254,062	\$66,000	\$245,000	\$219,832	1.114	1,376	\$178.05	02	32.6300	MULTI FAMILY	\$66,000	CONDOMINIUMS	407	80

03 - WALNUT VIEW/KENSINGTON WOODS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Land Value	Land Table	Property Class	Building Depr.					
H-08-36-280-020	3251 CHAMBERLAIN	01/03/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$157,700	38.46	\$394,233	\$139,950	\$270,050	\$330,721	0.817	1,521	\$177.55	03	0.7545	DUPLEX	\$135,000	CONDOMINIUMS	407	80					
H-08-36-280-048	1336 NOTTINGTON	06/09/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$219,700	42.25	\$466,269	\$135,000	\$385,000	\$430,849	0.894	1,521	\$253.12	03	8.4580	DUPLEX	\$135,000	CONDOMINIUMS	407	80					
H-08-36-280-002	3207 CHAMBERLAIN	05/12/23	\$473,000	WD	03-ARM'S LENGTH	\$473,000	\$195,300	41.29	\$464,840	\$139,950	\$333,050	\$422,553	0.788	1,401	\$237.72	03	2.0819	DUPLEX	\$135,000	CONDOMINIUMS	407	80					
H-08-36-495-014	2524 OXFORD	03/06/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$246,600	40.43	\$551,450	\$135,000	\$475,000	\$566,743	0.838	2,259	\$210.27	03	2.9118	DUPLEX	\$135,000	CONDOMINIUMS	407	93					
H-08-36-495-046	1860 KENSINGTON BL	11/21/22	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$281,600	45.42	\$603,661	\$135,000	\$485,000	\$609,541	0.796	2,549	\$190.27	03	1.3325	DUPLEX	\$135,000	CONDOMINIUMS	407	93					
H-08-36-495-047	2689 OXFORD	04/15/22	\$584,000	WD	03-ARM'S LENGTH	\$584,000	\$273,800	46.88	\$584,114	\$135,000	\$449,000	\$584,119	0.769	2,416	\$185.84	03	4.0325	DUPLEX	\$135,000	CONDOMINIUMS	407	93					
H-08-36-495-053	2659 OXFORD	09/12/22	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$274,700	46.56	\$584,899	\$135,000	\$455,000	\$585,140	0.778	2,370	\$191.98	03	3.1412	DUPLEX	\$135,000	CONDOMINIUMS	407	93					
H-08-36-495-058	2641 OXFORD	04/05/23	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$266,500	42.30	\$613,057	\$135,000	\$495,000	\$621,762	0.796	2,357	\$210.01	03	1.2880	DUPLEX	\$135,000	CONDOMINIUMS	407	93					
H-08-36-495-065	2589 OXFORD	12/14/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$271,700	47.25	\$582,951	\$135,000	\$440,000	\$582,606	0.755	2,165	\$203.23	03	75.5227	DUPLEX	\$135,000	CONDOMINIUMS	407	93					
H-08-36-495-064	2593 OXFORD	03/05/24	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$256,900	46.29	\$526,581	\$135,000	\$420,000	\$517,464	0.812	2,318	\$181.19	03	0.2646	DUPLEX	\$135,000	CONDOMINIUMS	407	94					
H-08-36-495-068	2523 OXFORD	03/08/24	\$589,000	WD	03-ARM'S LENGTH	\$589,000	\$250,700	42.56	\$515,342	\$135,000	\$454,000	\$518,920	0.875	2,202	\$206.18	03	6.5889	DUPLEX	\$135,000	CONDOMINIUMS	407	94					
H-08-36-495-070	2515 OXFORD	02/24/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$327,500	46.79	\$683,665	\$135,000	\$565,000	\$713,595	0.792	2,560	\$220.70	03	1.7239	DUPLEX	\$135,000	CONDOMINIUMS	407	94					
Totals:			\$6,856,000			\$6,856,000	\$3,022,700		\$6,571,062		\$5,226,100	\$6,484,012			\$205.67		0.3007										
								Sale. Ratio =>	44.09									E.C.F. =>	0.806	Std. Deviation=>		0.041544888					
								Std. Dev. =>	3.00									Ave. E.C.F. =>	0.809	Ave. Variance=>		9.0084		Coefficient of Var=>		11.13512491	

USE ECF 0.806

OUTLIERS

H-08-36-280-020	3251 CHAMBERLAIN	01/03/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$157,700	38.46	\$394,233	\$139,950	\$270,050	\$330,721	0.817	1,521	\$177.55	03	18.8365	DUPLEX	\$135,000	CONDOMINIUMS	407	80
H-08-36-280-048	1336 NOTTINGTON	06/09/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$219,700	42.25	\$466,269	\$135,000	\$385,000	\$430,849	0.894	1,521	\$253.12	03	11.1330	DUPLEX	\$135,000	CONDOMINIUMS	407	80
H-08-36-495-014	2524 OXFORD	03/06/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$246,600	40.43	\$551,450	\$135,000	\$475,000	\$566,743	0.838	2,259	\$210.27	03	9.7095	DUPLEX	\$135,000	CONDOMINIUMS	407	93
H-08-36-495-064	2593 OXFORD	03/05/24	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$256,900	46.29	\$526,581	\$135,000	\$420,000	\$517,464	0.812	2,318	\$181.19	03	81.1651	DUPLEX	\$135,000	CONDOMINIUMS	407	94
H-08-36-495-068	2523 OXFORD	03/08/24	\$589,000	WD	03-ARM'S LENGTH	\$589,000	\$250,700	42.56	\$515,342	\$135,000	\$454,000	\$518,920	0.875	2,202	\$206.18	03	87.4894	DUPLEX	\$135,000	CONDOMINIUMS	407	94
H-08-36-495-070	2515 OXFORD	02/24/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$327,500	46.79	\$683,665	\$135,000	\$565,000	\$713,595	0.792	2,560	\$220.70	03	79.1766	DUPLEX	\$135,000	CONDOMINIUMS	407	94

04 - HOMETOWN VILLAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Land Value	Land Table	
---------------	----------------	-----------	------------	--------	---------------	--------------	----------------	---------------	----------------	-------------	----------------	--------------	--------	------------	-----------	----------	------------------	----------------	------------	------------	--