

2025 City of Westland Residential ECF Analysis

DONE	ECF #	ECF Name	2024 ECF	2024 SEV	Parcel Count	Sales Sample	% of Sample	AVG TCV	Proper Land TCV	Recom ECF	2025 SEV	CHANGE	2025 ECF	COMMENTS
X	05	05 01-04 (99'S)	1.275	7,092,300	83	4	4.8%	170900	38450	1.318	\$ 7,310,700	3.08%	1.320	LAND ON 63 - LIMITED SALES. NECESSARY TO EXPAND SALES PERIOD TO 4.1.2021
X	10	Carol Anne	1.435	16,053,400	160	12	7.5%	200700	45160	1.574	\$ 17,234,100	7.35%	1.575	
X	14	003-05 & page 8	1.535	53,343,500	540	31	5.7%	197600	44460	1.672	\$ 57,145,500	7.13%	1.675	
X	15	E 1/2 Cadillac Park	1.350	19,988,800	246	15	6.1%	162500	36560	1.519	\$ 21,823,400	9.18%	1.520	
X	16	005-03 & 04 & PAGE 6	1.575	113,893,200	1131	79	7.0%	201400	45320	1.709	\$ 124,064,300	8.93%	1.710	
X	20	20 03 & 04	1.330	38,255,400	515	56	10.9%	148600	33440	1.437	\$ 40,430,100	5.68%	1.435	
X	25	25 PAGES 9 & 10	1.560	133,511,300	1263	82	6.5%	211400	47570	1.725	\$ 143,538,600	7.51%	1.725	
X	26	Audrey's Way	0.915	2,663,800	14	5	35.7%	380500	85610	0.930	\$ 2,686,000	0.83%	0.930	LIMITED SALES - SIMILAR TO 775 PARK WEST-USED SALES TO CONCLUDE VALUE
X	30	Hawthorne Valley	1.475	28,802,000	240	9	3.8%	240000	54000	1.589	\$ 30,523,700	5.98%	1.590	
X	35	35 12 -02	1.550	13,223,200	122	6	4.9%	216800	48780	1.760	\$ 14,841,400	12.24%	1.760	
X	40	N Tonquish	1.550	70,477,100	664	47	7.1%	212300	47770	1.729	\$ 76,535,400	8.60%	1.730	
X	41	41 11-12/15-16	0.960	12,228,800	92	6	6.5%	265800	59810	1.169	\$ 14,110,800	15.39%	1.170	LAND ON 40 - LIMITED SALES. NECESSARY TO EXPAND SALES PERIOD TO 8.31.21
X	45	45 13-15	1.280	7,627,700	52	4	7.7%	293400	66020	1.428	\$ 8,291,800	8.71%	1.430	
X	50	Brandon Woods	1.120	13,611,000	90	4	4.4%	302500	38450	1.355	\$ 15,925,400	17.00%	1.355	
X	55	Gray/Dakota/Lutter	1.575 1.045	18,575,000	144	8 7 1	5.6%	258000	58050 0% - 60% GOOD 61% - 100% GOOD	 1.158	\$ 19,869,300	6.97%	1.700 1.160	LAND ON 63
X	60	Norris Farms	0.780	11,092,600	57	4	7.0%	389200	87570	0.801	\$ 11,196,300	0.93%	0.800	
X	65	65 20 - 26/99	1.100	22,167,500	158	7	4.4%	280600	63140	1.202	\$ 23,699,100	6.91%	1.200	LAND ON 63
X	70	Forest Creek	0.900	23,385,000	123	11	8.9%	380200	85550	0.900	\$ 25,471,700	8.92%	0.900	
X	75	Brandon Valley	1.175	10,384,700	67	4	6.0%	310000	69750	1.425	\$ 12,406,500	19.47%	1.425	
X	85	Oakwest	0.980	24,114,600	127	6	4.7%	379800	85460	0.978	\$ 24,041,800	-0.30%	0.980	
X	90	90 25	1.270	11,183,100	114	7	6.1%	196200	44150	1.470	\$ 12,243,700	9.48%	1.470	LAND ON 63 - SOME LARGE INCREASES BASED ON LAND VALUE CHANGES BUT WARRANTED
X	95	Central City	1.320	51,553,200	695	51	7.3%	148400	33390	1.405	\$ 52,309,200	1.47%	1.405	
X	97	Newberry Est Cent	0.835	9,936,600	60	5	8.3%	331200	74520	0.835	\$ 10,519,200	5.86%	0.835	
X	100	Tonquish	1.360	126,228,700	1228	79	6.4%	205600	46260	1.574	\$ 140,041,500	10.94%	1.575	
X	105	105 34	1.100	5,291,900	72	7	9.7%	147000	33080	1.184	\$ 5,541,600	4.72%	1.185	
X	110	Ford Hunt	1.200	9,228,300	112	6 2 4	5.4%	164800	37080 71% - 100% GOOD 0% - 70% GOOD	0.910 1.582	\$ 10,332,200	11.96%	0.910 1.580	SPLIT BY AGE FOR 2025 GOING DOWN 20% GOING UP 20%
X	115	40 - 43-02 & 43-99	1.045	25,759,700	316	18	5.7%	163000	36680	1.498	\$ 29,579,200	14.83%	1.500	LAND ON 63 - LARGE ADJUSTMENT WARRANTED BASED ON SALES.
X	120	43 W1/2	1.450	22,369,800	272	16	5.9%	164500	37010	1.705	\$ 23,600,200	5.50%	1.705	LAND ON 63
X	125	43 E1/2	1.540	51,730,400	531	30	5.6%	194800	43830	1.612	\$ 53,610,500	3.63%	1.615	
X	130	45-48/57-01/57-02	1.200	31,888,500	366	19	5.2%	174300	39220	1.330	\$ 34,077,000	6.86%	1.330	
X	135	Westland Woods	1.100	21,162,500	154	14	9.1%	274800	61830	1.205	\$ 23,030,100	8.83%	1.205	
X	140	47/57/58/59/77	1.350	140,341,900	1359	92	6.8%	206500	46460	1.510	\$ 150,684,400	7.37%	1.510	
X	145	Ford, Cherry Hi, New	1.335	31,632,200	306	20	6.5%	206700	46510	1.543	\$ 35,616,100	12.59%	1.545	
X	150	Cherry, Palmer, Ne	1.425	155,498,300	1457	93	6.4%	213400	48020	1.595	\$ 167,581,800	7.77%	1.595	
X	160	Cherry Oak	1.000	16,135,900	114	4	3.5%	283100	63700	1.066	\$ 17,469,800	8.27%	1.070	LIMITED SALES - NECESSARY TO EXPAND STUDY 4.1.21 - 7.1.24
X	165	60	1.400	35,003,900	488	34	7.0%	143500	32290	1.587	\$ 38,492,100	9.97%	1.585	
X	170	61-02, 03 - 62	1.450	77,564,800	869	62	7.1%	178500	40160	1.560	\$ 82,037,400	5.77%	1.560	
X	175	61-01 & 64	1.040 1.340	37,583,100	426	23 3 20	5.4%	176400	39690 71% - 100% GOOD 0% - 70% GOOD	1.056 1.382	\$ 37,672,200	0.24%	1.060 1.390	LIMITED SALES - NECESSARY TO EXPAND STUDY 4.1.21 - 7.1.24
X	176	Wildwood Manor	0.790	7,449,200	54	N/A	N/A	275900	62080	0.847	\$ 7,932,000	6.48%	0.850	LIMITED SALES - NECESSARY TO EXPAND STUDY 4.1.21 - 7.1.24 AND USE SALES FROM 160
X	180	63	1.380	47,801,100	567	30	5.3%	168600	37940	1.441	\$ 49,292,000	3.12%	1.440	
X	183	Chase Meadows	0.700	3,418,600	26	N/A	N/A	263000	59180	0.786	\$ 3,770,200	10.28%	0.785	NO SALES - NECESSARY TO EXPAND STUDY 4.1.21 - 7.1.24 AND USE SALES FROM 160 & 176
X	185	65 - 68	1.445	149,648,000	1751	123	7.0%	170900	38450	1.556	\$ 157,939,300	5.54%	1.560	
X	190	Hitchman's Fairmont	1.130	8,226,900	119	10	8.4%	138300	31120	1.453	\$ 9,839,400	19.60%	1.450	
X	195	69	1.275	46,781,500	600	57	9.5%	155900	35080	1.431	\$ 51,117,600	9.27%	1.430	
X	200	70	1.425	48,254,100	568	50	8.8%	169900	38230	1.515	\$ 50,519,700	4.70%	1.515	
X	203	Valley View	0.625	7,118,500	71	4	5.6%	200500	45110	0.738	\$ 8,537,100	19.93%	0.740	SALES SUPPORT INCREASE, ESPECIALLY NEWER SALES. LAND ON 716 -LIMITED SALES - SALES PERIOD EXTENDED 4.1.21-7.1.24.

2025 City of Westland Residential ECF Analysis

DONE	ECF #	ECF Name	2024 ECF	2024 SEV	Parcel Count	Sales Sample	% of Sample	AVG TCV	Proper Land TCV	Recom ECF	2025 SEV	CHANGE	2025 ECF	COMMENTS
X	205	73-74 Singles	0.925	36,746,500	817	74	9.1%	90000	20250	1.056	\$ 40,376,000	9.88%	1.055	
X	206	73-74 Duplexes & Quads	0.660	20,876,600	410	41	10.0%	101800	22910	0.973	\$ 28,395,000	36.01%	0.970	INCREASE WARRANTED WITH SALES
X	210	75-76	1.365	60,639,400	877	61	7.0%	138300	31120	1.483	\$ 64,956,300	7.12%	1.480	
X	215	78	1.080	10,620,300	128	6	4.7%	165900	37330	1.208	\$ 11,686,900	10.04%	1.210	
X	217	Covington, MUIRFIELD ESTATES, Mystic Forest	0.850	22,082,100	140	5	3.6%	315500	70990	0.950	\$ 24,463,000	10.78%	0.950	
X	225	79	1.290	11,995,400	83	5	6.0%	289000	65030	1.329	\$ 12,072,500	0.64%	1.330	LIMITED SALES. NECESSARY TO EXTEND SALES 4.1.2021
X	230	80/81/83	0.820	10,036,700	191	14	7.3%	105100	23650	0.922	\$ 10,977,600	9.37%	0.920	LAND ON 225
X	235	82	1.000	23,164,000	357	25	7.0%	129800	29210	1.138	\$ 25,418,900	9.73%	1.140	
X	237	Currier/Hanover	0.660	2,844,800	33	3	9.1%	172400	38790	0.970	\$ 4,033,800	41.80%	0.970	LIMITED SALES - NECESSARY TO EXPAND STUDY TO 7.1.24. ALL SALES OCCURRED IN 2024. INCREASE WARRANTED. UNDER ASSESSED FOR YEARS SINCE NO SALES AND COMPARED WITH OTHER LOCATIONS
X	240	84 & 83-01	1.120	15,361,200	255	14	5.5%	120500	27110	1.192	\$ 15,658,800	1.94%	1.190	
X	500	Trailbrook	0.980	2,948,000	46	3	6.5%	128200	28850	1.150	\$ 3,390,600	15.01%	1.150	LIMITED SALES - NECESSARY TO EXPAND STUDY TO 7.1.24
X	510	Huntington Club	1.080 0.800	2,244,600	68	7 4 3	10.3%	66000	14850 STYLE A STYLE B	1.187 0.851	\$ 2,382,500	6.14%	1.185 0.850	
X	515	Pike Peak	0.900	1,862,400	23	2	8.7%	161900	36430	0.936	\$ 1,897,100	1.86%	0.935	
X	520	Arbor Oaks	0.970	4,746,300	50	7	14.0%	189900	42730	1.029	\$ 5,032,200	6.02%	1.030	
X	525	River Park	1.240	923,300	8	2	25.0%	230800	51930	1.258	\$ 934,900	1.26%	1.260	
X	527	Cowan	0.920	1,327,900	8	0	0.0%	332000	74700	1.169	\$ 1,568,000	18.08%	1.170	SIMILAR IN STYLE AND LOCATION OF 530 MILLWOOD. USED THOSE SALES
X	530	Millwood	1.060	9,563,800	60	10	16.7%	318800	71730	1.169	\$ 10,180,300	6.45%	1.170	
X	535	Woodland Manor	0.900	4,587,500	92	11	12.0%	99700	22430	0.957	\$ 4,730,100	3.11%	0.960	
X	540	Woodcreek	0.850	2,844,600	60	4	6.7%	94800	21330	1.020	\$ 3,477,800	22.26%	1.020	
X	545	Woodview	1.210	11,527,000	232	37	15.9%	99400	22370	1.305	\$ 12,396,000	7.54%	1.305	
X	550	Rivergate	0.930	6,289,600	76	6	7.9%	165500	37240	1.020	\$ 6,824,600	8.51%	1.020	
X	555	Parkview	0.670	1,085,700	16	2	12.5%	135700	30530	0.707	\$ 1,226,100	12.93%	0.710	LIMITED SALES - SALES PERIOD EXTENDED 4.1.21-7.1.24.
X	560	Colonial	1.100	9,703,400	134	9	6.7%	144800	32580	1.150	\$ 10,681,900	10.08%	1.150	
X	565	Emerald Pointe	1.200	20,757,600	130	6	4.6%	319300	71840	1.222	\$ 20,842,000	0.41%	1.225	
X	575	Briarbrook	1.075	3,506,800	36	3	8.3%	194800	43830	1.183	\$ 3,983,000	13.58%	1.185	
X	580	Emerald Point (2)	0.975	10,333,500	104	10	9.6%	198700	44710	1.123	\$ 11,387,500	10.20%	1.125	
X	585	Anthony's Pond	1.100	5,504,700	29	3	10.3%	379600	85410	1.216	\$ 5,672,600	3.05%	1.215	LIMITED SALES - SALES PERIOD EXTENDED 6.1.21-7.1.24.
X	590	Shenandoah	1.190	1,670,500	22	3	13.6%	151900	34180	1.324	\$ 1,859,600	11.32%	1.325	
X	595	Brandon Village	0.920	5,406,800	68	7	10.3%	159000	35780	0.993	\$ 5,654,900	4.59%	0.995	
X	600	Overbrook	1.055	7,649,000	50	3	6.0%	306000	68850	1.175	\$ 8,722,700	14.04%	1.175	
X	605	Quail Run	0.850	2,712,200	30	2	6.7%	180800	40680	0.930	\$ 3,155,700	16.35%	0.930	
X	610	Brownstones	0.890	4,556,100	48	4	8.3%	189800	42710	0.950	\$ 5,094,000	11.81%	0.950	
X	615	Sheltering Pines	0.870	3,292,800	33	7	21.2%	199600	44910	0.930	\$ 3,427,900	4.10%	0.930	
X	620	Tall Oaks	0.970	4,350,900	40	5	12.5%	217500	48940	1.015	\$ 4,464,100	2.60%	1.015	
X	625	Deerhurst	0.960	12,696,900	137	15	10.9%	185400	41720	1.000	\$ 14,129,300	11.28%	1.000	
X	630	Maplehurst	0.950	10,043,000	92	12	13.0%	218300	49120	0.980	\$ 11,061,400	10.14%	0.980	
X	635	Hunters Pointe	0.955	10,507,000	115	15	13.0%	182700	41110	1.024	\$ 10,928,200	4.01%	1.025	
X	645	Castlewood	0.830	8,844,000	122	16	13.1%	145000	32630	0.882	\$ 9,518,500	7.63%	0.880	
X	650	Central Parkway	0.980	5,187,800	51	10	19.6%	203400	45770	1.065	\$ 5,743,800	10.72%	1.065	
X	655	Westhaven	0.890	2,959,300	25	4	16.0%	236700	53260	0.944	\$ 3,069,800	3.73%	0.945	LIMITED SALES - SALES PERIOD EXTENDED 6.1.21-7.1.24
X	657	Marlee Woods	0.730	8,964,400	60	2	3.3%	298800	67230	0.815	\$ 10,425,800	16.30%	0.815	LIMITED SALES - SALES PERIOD EXTENDED 7.1.24
X	660	Woodworth	0.900	1,833,100	28	3	10.7%	130900	29450	0.950	\$ 1,931,300	5.36%	0.950	
X	665	Marquette Village	0.805	10,691,000	184	24	13.0%	116200	26150	0.950	\$ 11,980,200	12.06%	0.950	
X	670	Aspen Ridge	1.050	1,956,500	14	2	14.3%	279500	62890	1.117	\$ 2,026,400	3.57%	1.115	
X	672	Abbeys	0.865	12,689,100	104	9	8.7%	244000	54900	0.865	\$ 13,463,800	6.11%	0.865	
X	675	Ravencrest	0.830	7,742,200	76	8	10.5%	203700	45830	0.980	\$ 8,659,300	11.85%	0.980	
X	680	Willow Creek	1.100	4,751,700	92	10	10.9%	103300	23240	1.400	\$ 5,578,100	17.39%	1.400	

2025 City of Westland Residential ECF Analysis

DONE	ECF #	ECF Name	2024 ECF	2024 SEV	Parcel Count	Sales Sample	% of Sample	AVG TCV	Proper Land TCV	Recom ECF	2025 SEV	CHANGE	2025 ECF	COMMENTS
X	685	Carolon	VARIED	6,672,800	118	15	12.7%	113100	25450	1.100	\$ 7,477,500	12.06%	1.100	1 STY AND 2 STY WERE SEPARATE IN PREVIOUS YEARS. ANALYSIS SHOWS ECF IS VERY SIMILAR.
X	690	Maple Village	0.850	1,496,400	20	3	15.0%	149600	33660	0.890	\$ 1,504,600	0.55%	0.890	LIMITED SALES - SALES PERIOD EXTENDED 4.1.21-7.1.24
X	695	Warner Farms	0.825	2,057,800	30	2	6.7%	137200	30870	0.893	\$ 2,188,800	6.37%	0.890	LIMITED SALES - SALES PERIOD EXTENDED 4.1.21-7.1.24
X	700	Barkridge	1.195	4,117,000	68	6	8.8%	121100	27250	1.318	\$ 4,370,900	6.17%	1.320	
X	705	McGee	1.140	4,394,000	35	2	5.7%	251100	56500	1.360	\$ 5,082,900	15.68%	1.360	
X	710	Palmer Gardens	1.050	5,021,300	42	6	14.3%	239100	53800	1.082	\$ 5,020,000	-0.03%	1.085	LIMITED SALES - NECESSARY TO EXPAND STUDY 4.1.21 - 7.1.24
X	715	Cherrybrook	0.800	3,985,600	43	2	4.7%	185400	41720	0.910	\$ 4,618,600	15.88%	0.910	
X	717	Greenview	0.890	9,817,800	313	13	4.2%	62700	14110	0.918	\$ 11,580,800	17.96%	0.920	
X	718	Valley View Estates	0.645	1,564,700	35	3	8.6%	89400	20120	0.657	\$ 1,549,900	-0.95%	0.660	LIMITED SALES - NECESSARY TO EXPAND STUDY 4.1.21 - 7.1.24
X	720	Millpointe		40,417,700	332	43	13.0%	243500	54790		\$ 43,321,500	7.18%		
			1.090			23	N/A	N/A	ALL OTHERS	1.144			1.145	
			1.290			20	N/A	N/A	BI/TRI	1.365			1.365	
X	730	Fairfield	0.820	19,246,400	142	3	2.1%	271100	61000	0.879	\$ 20,071,100	4.28%	0.880	
X	740	Brookfield Con	0.565	7,320,000	68	8	11.8%	215300	48440	0.623	\$ 7,815,700	6.77%	0.625	
X	745	Brookfield Brown		9,554,400	106	10	9.4%	180300	40570		\$ 9,974,800	4.40%		
			0.700			3			STYLE A - NON OH UNITS	0.724			0.725	
			1.200			7			STYLE B - OH UNITS	1.335			1.335	
X	746	Brookfield Village, Estates North & West	0.780	43,325,300	255	12	4.7%	339800	76460	0.790	\$ 44,522,200	2.76%	0.790	
X	748	Brookfield Est Vistas	0.630	3,728,500	36	3	8.3%	207100	46600	0.655	\$ 3,801,100	1.95%	0.655	
X	750	Cherry Hill	0.760	8,104,900	96	15	15.6%	168900	38000	0.790	\$ 8,700,100	7.34%	0.790	
X	751	North Creek	0.740	15,825,900	84	9	10.7%	376800	84780	0.795	\$ 16,552,800	4.59%	0.795	
X	755	West Hamptons	0.885	4,341,000	135	5	3.7%	64300	14470	0.910	\$ 4,410,900	1.61%	0.910	
X	757	London & Parkway	1.100	13,361,200	285	33	11.6%	93800	21110	1.228	\$ 15,018,400	12.40%	1.230	
X	758	Clyde Smith	0.870	29,488,700	146	11	7.5%	404000	90900	0.929	\$ 31,132,800	5.58%	0.930	
X	765	Nankin Mills Village	0.835	14,329,200	70	8	11.4%	409400	92120	0.900	\$ 15,250,600	6.43%	0.900	
X	770	Oak Ridge Trail	0.920	2,126,900	11	3	27.3%	386700	87010	0.932	\$ 2,127,000	0.00%	0.935	LIMITED SALES. NECESSARY TO EXTEND SALES 1.2022 TO 7.1.2024
X	775	Park West	0.880	15,855,100	80	4	5.0%	396400	89190	0.922	\$ 16,320,700	2.94%	0.920	
X	780	Park Row	0.690	3,097,500	29	0	0.0%	213600	48060	0.711	\$ 3,490,800	12.70%	0.710	NO SALES AND WILL BE RENTALS. USED DEERHURST (625) TO EST TRUE CASH VALUE AND BACKED INTO ECF FOR THAT.
	790	Madison	NEW 2025							0.864			0.865	NEW FOR SUB FOR 2025. NECESSARY TO USE SALES UP TO 12.31.24 AND BACK INTO ECF BASED ON SALE PRICES
				2,531,159,700		46.03%								
				5,062,319,400	1.0862481	INCREASE FROM 2793					\$ 2,725,976,700	This number is simply assessed value which includes new and not just adjustment		
											49.63% 2,738,175,160 12,198,460			

05

05 01-04 (99'S)

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 001 99 0021 000	8581 N INKSTER	06/07/22	\$212,000	PTA	03-ARM'S LENGTH	\$212,000	\$83,400	39.34	\$244,723	\$71,700	\$140,300	34%	\$135,704	1.034	1,602	\$87.58	0005	34.6070	1.0 STORY		NORTHERN ACERAGE	401	45	
56 002 01 0736 000	29243 JOY	08/13/21	\$125,000	WD	19-MULTI PARCEL AI	\$125,000	\$43,400	34.72	\$90,618	\$27,269	\$97,731	22%	\$63,349	1.543	936	\$104.41	0005	#REF!	1.0 STORY	56 002 01 0738 000		401	45	
56 002 99 0042 001	8626 LANEWOOD	05/03/21	\$157,000	PTA	03-ARM'S LENGTH	\$157,000	\$50,200	31.97	\$143,785	\$41,989	\$115,011	27%	\$79,840	1.441	1,455	\$79.05	0005	#REF!	1.25 - 1.75 STY		NORTHERN ACERAGE	401	45	
56 002 99 0023 002	8634 OXBOW	09/06/22	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$55,500	34.05	\$145,020	\$44,306	\$118,694	27%	\$78,991	1.503	1,015	\$116.94	0005	12.2684	1.25 - 1.75 STY		NORTHERN ACERAGE	401	45	
4 Totals:			\$657,000			\$657,000	\$232,500		\$624,146		\$471,736	27%	\$357,885			\$96.99		6.1813						
								Sale. Ratio =>	35.39					E.C.F. =>	1.318	Std. Deviation=>		0.23451462						
								Std. Dev. =>	3.11					Ave. E.C.F. =>	1.380	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!				

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 001 01 0007 000	8458 CAVELL	07/14/22	\$246,000	PTA	03-ARM'S LENGTH	\$246,000	\$89,500	36.38	\$218,128	\$50,961	\$195,039	21%	\$116,493	1.674	1,419	\$137.45	0010	9.9103	1.0 STORY		\$46,682	No		CAROL-ANNE	401	45	
56 001 01 0021 000	27600 MACKENZIE	09/26/23	\$182,000	PTA	03-ARM'S LENGTH	\$182,000	\$84,600	46.48	\$186,165	\$41,250	\$140,750	23%	\$100,986	1.394	1,041	\$135.21	0010	18.1400	1.0 STORY		\$41,250	No		CAROL-ANNE	401	45	
56 001 01 0047 000	8595 CARDWELL	06/12/23	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$100,900	43.87	\$222,170	\$47,810	\$182,190	21%	\$121,505	1.499	1,485	\$122.69	0010	7.5715	1.0 STORY		\$46,332	No		CAROL-ANNE	401	45	
56 001 01 0063 000	27729 MACKENZIE	07/19/22	\$193,000	PTA	03-ARM'S LENGTH	\$193,000	\$75,300	39.02	\$184,239	\$44,513	\$148,487	23%	\$97,370	1.525	1,041	\$142.64	0010	5.0180	1.0 STORY		\$44,209	No		CAROL-ANNE	401	45	
56 001 01 0077 000	8555 CARDWELL	02/24/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$93,200	41.42	\$228,220	\$58,817	\$166,183	26%	\$118,051	1.408	1,447	\$114.85	0010	16.7433	1.0 STORY		\$58,470	No		CAROL-ANNE	401	45	
56 001 02 0009 000	8527 GILMAN	06/24/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$75,900	37.02	\$185,631	\$45,322	\$159,678	22%	\$97,776	1.633	1,107	\$144.24	0010	5.7938	1.0 STORY		\$44,289	No		CAROL-ANNE	401	45	
56 001 02 0014 000	28359 MACKENZIE	11/09/22	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$89,200	39.64	\$218,423	\$57,092	\$167,908	25%	\$112,426	1.494	1,273	\$131.90	0010	8.1656	1.0 STORY		\$56,252	No		CAROL-ANNE	401	45	
56 001 02 0028 000	28154 MACKENZIE	12/28/23	\$218,900	PTA	03-ARM'S LENGTH	\$218,900	\$87,800	40.11	\$193,539	\$43,084	\$175,816	20%	\$104,847	1.677	1,433	\$122.69	0010	10.1730	TRI-LEVEL/QUAD		\$43,084	No		CAROL-ANNE	401	45	
56 001 02 0039 000	28005 MACKENZIE	01/09/23	\$243,000	PTA	03-ARM'S LENGTH	\$243,000	\$88,600	36.46	\$216,709	\$54,184	\$188,816	22%	\$113,258	1.667	1,363	\$138.53	0010	9.1978	1.0 STORY		\$54,025	No		CAROL-ANNE	401	45	
56 001 02 0055 000	28242 MERRITT	11/22/23	\$247,000	PTA	03-ARM'S LENGTH	\$247,000	\$84,300	34.13	\$185,207	\$47,226	\$199,774	19%	\$96,154	2.078	1,077	\$185.49	0010	50.2490	1.0 STORY		\$44,855	No		CAROL-ANNE	401	45	
56 001 02 0073 000	8416 GILMAN	12/27/23	\$207,000	PTA	03-ARM'S LENGTH	\$207,000	\$89,800	43.38	\$198,281	\$51,400	\$155,600	25%	\$102,356	1.520	1,433	\$108.58	0010	5.4973	TRI-LEVEL/QUAD		\$50,926	No		CAROL-ANNE	401	45	
56 001 02 0076 000	28006 ANN ARBOR TRAIL	07/19/22	\$186,000	PTA	03-ARM'S LENGTH	\$186,000	\$79,400	42.69	\$194,861	\$69,862	\$116,138	38%	\$87,107	1.333	1,298	\$89.47	0010	24.1882	MULTI/MIXED		\$65,365	No		CAROL-ANNE	401	45	
12 Totals:			\$2,607,900			\$2,607,900	\$1,038,500					24%	\$1,268,329			\$131.15		0.1133									
								Sale. Ratio =>	39.82					E.C.F. =>	1.574	Std. Deviation=>		0.195836175									
								Std. Dev. =>	3.66					Ave. E.C.F. =>	1.575	Ave. Variance=>		14.2206	Coefficient of Var=>		9.028083735						

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 003 05 0011 000	29272 BRODY	02/24/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$79,200	36.00	\$193,446	\$53,988	\$166,012	25%	\$90,852	1.827	1,007	\$164.86	0014	13.9965	1.0 STORY		003-05 & PAGE 8	401	45
56 003 05 0065 000	29301 BADELT	11/02/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$77,800	40.95	\$190,458	\$46,673	\$143,327	25%	\$93,671	1.530	1,007	\$142.33	0014	15.7202	1.0 STORY		003-05 & PAGE 8	401	45
56 003 05 0081 000	29193 BRODY	12/14/22	\$182,000	PTA	03-ARM'S LENGTH	\$182,000	\$83,700	45.99	\$204,571	\$46,369	\$135,631	25%	\$103,063	1.316	1,007	\$134.69	0014	37.1314	1.0 STORY		003-05 & PAGE 8	401	45
56 003 05 0094 000	29001 BRODY	07/13/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$86,300	50.76	\$190,518	\$41,325	\$128,675	24%	\$97,194	1.324	936	\$137.47	0014	36.3416	1.0 STORY		003-05 & PAGE 8	401	45
56 003 05 0112 000	7745 LEAR	11/17/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$72,900	36.45	\$178,691	\$39,233	\$160,767	20%	\$90,852	1.770	1,007	\$159.65	0014	8.2233	1.0 STORY		003-05 & PAGE 8	401	45
56 003 05 0118 000	29232 BADELT	02/09/23	\$207,000	PTA	03-ARM'S LENGTH	\$207,000	\$75,800	36.62	\$185,920	\$39,774	\$167,226	19%	\$95,209	1.756	1,007	\$166.06	0014	6.9095	1.0 STORY		003-05 & PAGE 8	401	45
56 008 01 0031 002	7246 E FRUMIN	02/29/24	\$196,000	PTA	03-ARM'S LENGTH	\$196,000	\$77,800	39.69	\$171,895	\$36,235	\$159,765	18%	\$88,378	1.808	1,007	\$158.65	0014	12.0437	1.0 STORY		003-05 & PAGE 8	401	45
56 008 01 0033 002	7210 E FRUMIN	10/07/22	\$179,900	PTA	03-ARM'S LENGTH	\$179,900	\$71,400	39.69	\$175,034	\$39,500	\$140,400	22%	\$88,296	1.590	967	\$145.19	0014	9.7202	1.0 STORY		003-05 & PAGE 8	401	45
56 008 01 0042 004	7321 E FRUMIN	06/21/23	\$187,500	PTA	03-ARM'S LENGTH	\$187,500	\$85,900	45.81	\$183,957	\$60,000	\$127,500	32%	\$80,754	1.579	1,008	\$126.49	0014	10.8438	1.0 STORY		003-05 & PAGE 8	401	45
56 008 01 0050 002	7306 W FRUMIN	03/30/23	\$162,500	PTA	03-ARM'S LENGTH	\$162,500	\$81,400	50.09	\$186,172	\$61,921	\$100,579	38%	\$80,945	1.243	1,008	\$99.78	0014	44.4757	1.0 STORY		003-05 & PAGE 8	401	45
56 008 02 0048 000	7870 RANDY	05/19/23	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$81,800	30.87	\$180,420	\$57,253	\$207,747	22%	\$80,239	2.589	1,007	\$206.30	0014	90.1787	1.0 STORY		003-05 & PAGE 8	401	45
56 008 02 0054 000	7736 GARY	01/29/24	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$107,500	47.78	\$237,838	\$40,578	\$184,422	18%	\$128,508	1.435	1,727	\$106.79	0014	25.2213	MULTI/MIXED		003-05 & PAGE 8	401	45
56 008 02 0107 000	7655 LOUISE	10/13/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$90,600	32.95	\$199,973	\$40,910	\$234,090	15%	\$103,624	2.259	1,049	\$223.16	0014	57.1718	1.0 STORY		003-05 & PAGE 8	401	45
56 008 02 0123 000	7724 LOUISE	03/17/23	\$202,000	PTA	03-ARM'S LENGTH	\$202,000	\$70,800	35.05	\$173,454	\$44,919	\$157,081	22%	\$83,736	1.876	1,049	\$149.74	0014	18.8592	1.0 STORY		003-05 & PAGE 8	401	45
56 008 02 0130 000	7660 LOUISE	08/17/23	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$84,200	33.02	\$185,997	\$41,950	\$213,050	16%	\$93,842	2.270	1,049	\$203.10	0014	58.3000	1.0 STORY		003-05 & PAGE 8	401	45
56 008 02 0142 000	7809 AUGUST	08/26/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$73,600	35.90	\$179,282	\$40,395	\$164,605	20%	\$90,480	1.819	1,049	\$156.92	0014	13.1927	1.0 STORY		003-05 & PAGE 8	401	45
56 008 02 0153 000	29849 SHACKET	09/06/22	\$193,000	PTA	03-ARM'S LENGTH	\$193,000	\$74,100	38.39	\$181,595	\$40,743	\$152,257	21%	\$91,760	1.659	1,046	\$145.56	0014	2.8021	1.0 STORY		003-05 & PAGE 8	401	45
56 008 02 0161 000	7912 GARY	10/23/23	\$202,000	PTA	03-ARM'S LENGTH	\$202,000	\$103,300	51.14	\$227,212	\$61,424	\$140,576	30%	\$108,005	1.302	1,199	\$117.24	0014	38.5746	1.0 STORY		003-05 & PAGE 8	401	45
56 008 02 0190 000	7910 AUGUST	11/02/22	\$208,000	PTA	03-ARM'S LENGTH	\$208,000	\$80,400	38.65	\$196,908	\$52,940	\$155,060	25%	\$93,790	1.653	1,049	\$147.82	0014	3.4049	1.0 STORY		003-05 & PAGE 8	401	45
56 008 02 0192 000	7870 AUGUST	12/05/23	\$229,900	PTA	03-ARM'S LENGTH	\$229,900	\$84,600	36.80	\$186,918	\$42,871	\$187,029	19%	\$93,842	1.993	1,049	\$178.29	0014	30.5714	1.0 STORY		003-05 & PAGE 8	401	45
56 008 02 0195 000	7840 AUGUST	05/19/23	\$172,000	PTA	03-ARM'S LENGTH	\$172,000	\$84,200	48.95	\$186,107	\$40,902	\$131,098	24%	\$94,596	1.386	1,049	\$124.97	0014	30.1441	1.0 STORY		003-05 & PAGE 8	401	45
56 008 02 0203 000	7650 AUGUST	02/07/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$78,200	38.15	\$191,649	\$43,336	\$161,664	21%	\$96,621	1.673	1,049	\$154.11	0014	1.4133	1.0 STORY		003-05 & PAGE 8	401	45
56 008 02 0243 000	7621 RANDY	10/11/22	\$181,000	PTA	03-ARM'S LENGTH	\$181,000	\$71,800	39.67	\$175,138	\$40,534	\$140,466	22%	\$87,690	1.602	1,007	\$139.49	0014	8.5463	1.0 STORY		003-05 & PAGE 8	401	45
56 008 02 0254 000	7811 RANDY	04/06/23	\$197,800	PTA	03-ARM'S LENGTH	\$197,800	\$89,400	45.20	\$196,779	\$41,879	\$155,921	21%	\$100,912	1.545	1,156	\$134.88	0014	14.2195	1.0 STORY		003-05 & PAGE 8	401	45
56 008 02 0261 000	7881 RANDY	07/14/23	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$102,500	55.41	\$224,986	\$60,000	\$125,000	32%	\$107,483	1.163	1,242	\$100.64	0014	52.4335	1.0 STORY		003-05 & PAGE 8	401	45
56 008 02 0261 000	7881 RANDY	12/07/23	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$102,500	37.96	\$224,986	\$60,000	\$210,000	22%	\$107,483	1.954	1,242	\$169.08	0014	26.6490	1.0 STORY		003-05 & PAGE 8	401	45
56 008 02 0264 000	30105 ANN ARBOR TRAIL	08/10/22	\$216,500	PTA	03-ARM'S LENGTH	\$216,500	\$83,300	38.48	\$204,113	\$43,885	\$172,615	20%	\$104,383	1.654	1,156	\$149.32	0014	3.3644	1.0 STORY		003-05 & PAGE 8	401	45
56 008 03 0002 000	7948 HUGH	06/22/22	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$121,500	46.73	\$297,736	\$43,505	\$216,495	17%	\$165,623	1.307	2,279	\$95.00	0014	38.0156	MULTI/MIXED		003-05 & PAGE 8	401	45
56 008 03 0021 000	29709 SHACKET	08/25/22	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$90,400	34.77	\$222,530	\$51,952	\$208,048	20%	\$111,126	1.872	1,213	\$171.52	0014	18.4873	1.0 STORY		003-05 & PAGE 8	401	45
56 008 03 0023 000	29737 SHACKET	07/20/23	\$223,000	PTA	03-ARM'S LENGTH	\$223,000	\$105,700	47.40	\$228,989	\$62,111	\$160,889	28%	\$108,715	1.480	1,213	\$132.64	0014	20.7401	1.0 STORY		003-05 & PAGE 8	401	45
56 008 03 0057 000	7919 HUGH	08/11/23	\$272,000	PTA	03-ARM'S LENGTH	\$272,000	\$96,600	35.51	\$213,252	\$45,513	\$226,487	17%	\$109,276	2.073	1,213	\$186.72	0014	38.5298	1.0 STORY		003-05 & PAGE 8	401	45
31 Totals:			\$6,597,100			\$6,597,100	\$2,669,200		\$6,176,524		\$5,134,482	23%	\$3,070,949			\$149.31		1.5359					
							Sale. Ratio =>	40.46					E.C.F. =>	1.672		Std. Deviation=>	0.3284253						
							Std. Dev. =>	6.38					Ave. E.C.F. =>	1.687		Ave. Variance=>	25.3621	Coefficient of Var=>	15.03106847				

E 1/2 Cadillac Park																										
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 005 01 1316 000	29649 JOY	10/25/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$119,300	55.49	\$271,942	\$34,959	\$180,041	16%	\$175,543	1.026	1,344	\$133.96	0015	57.3882	2.0 STORY		\$34,959	No		PAGE 5 (E 1/2 CADILLAC PARK)	401	71
56 005 01 1321 000	8710 BEATRICE	03/27/24	\$184,500	PTA	03-ARM'S LENGTH	\$184,500	\$71,900	38.97	\$153,167	\$28,563	\$155,937	15%	\$92,299	1.689	1,305	\$119.49	0015	8.9966	2.0 STORY		\$28,000	No		PAGE 5 (E 1/2 CADILLAC PARK)	401	45
56 005 02 0101 000	8036 FREMONT	08/11/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$91,100	38.77	\$193,521	\$59,045	\$175,955	25%	\$99,612	1.766	1,258	\$139.87	0015	16.6900	1.25 - 1.75 STY		\$57,646	No		PAGE 5 (E 1/2 CADILLAC PARK)	401	45
56 005 02 0123 000	8330 FREMONT	02/22/24	\$143,000	PTA	03-ARM'S LENGTH	\$143,000	\$49,100	34.34	\$104,613	\$27,477	\$115,523	19%	\$57,138	2.022	820	\$140.88	0015	42.2326	1.25 - 1.75 STY		\$27,477	No		PAGE 5 (E 1/2 CADILLAC PARK)	401	45
56 005 02 0141 000	8610 FREMONT	09/29/23	\$178,500	PTA	03-ARM'S LENGTH	\$178,500	\$74,000	41.46	\$152,752	\$27,477	\$151,023	15%	\$92,796	1.627	1,053	\$143.42	0015	2.7962	1.0 STORY		\$27,477	No		PAGE 5 (E 1/2 CADILLAC PARK)	401	51
56 005 02 0175 000	8353 FREMONT	03/23/23	\$169,900	PTA	03-ARM'S LENGTH	\$169,900	\$97,000	57.09	\$220,770	\$32,865	\$137,035	19%	\$139,189	0.985	1,361	\$100.69	0015	61.4981	1.0 STORY		\$28,000	No		PAGE 5 (E 1/2 CADILLAC PARK)	401	67
56 005 02 0177 000	8333 FREMONT	09/28/22	\$199,900	PTA	03-ARM'S LENGTH	\$199,900	\$66,100	33.07	\$156,145	\$29,186	\$170,714	15%	\$94,044	1.815	1,001	\$170.54	0015	21.5756	1.0 STORY		\$28,000	No		PAGE 5 (E 1/2 CADILLAC PARK)	401	45
56 005 02 0222 000	8324 HUGH	10/18/23	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$63,900	47.33	\$136,210	\$28,072	\$106,928	21%	\$80,102	1.335	1,053	\$101.55	0015	26.4612	1.0 STORY		\$28,000	No		PAGE 5 (E 1/2 CADILLAC PARK)	401	45
56 005 02 0234 000	8468 HUGH	07/29/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$61,900	33.46	\$146,922	\$41,054	\$143,946	22%	\$78,421	1.836	1,001	\$143.80	0015	23.6054	1.0 STORY		\$38,729	No		PAGE 5 (E 1/2 CADILLAC PARK)	401	45
56 005 02 0302 002	8046 BEATRICE	11/03/23	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$52,900	50.38	\$112,879	\$38,269	\$66,731	36%	\$55,267	1.207	820	\$81.38	0015	39.2069	1.25 - 1.75 STY		\$38,211	No		PAGE 5 (E 1/2 CADILLAC PARK)	401	45
56 005 02 0323 000	8330 BEATRICE	05/11/23	\$188,000	PTA	03-ARM'S LENGTH	\$188,000	\$70,800	37.66	\$150,994	\$45,126	\$142,874	24%	\$78,421	1.822	1,001	\$142.73	0015	22.2384	1.0 STORY		\$43,812	No		PAGE 5 (E 1/2 CADILLAC PARK)	401	45
56 005 02 0331 000	8458 BEATRICE	09/01/22	\$217,000	PTA	03-ARM'S LENGTH	\$217,000	\$76,200	35.12	\$180,637	\$50,643	\$166,357	23%	\$96,292	1.728	1,055	\$157.68	0015	12.8127	1.0 STORY		\$48,751	No		PAGE 5 (E 1/2 CADILLAC PARK)	401	45
56 005 02 0331 000	8458 BEATRICE	10/20/23	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$84,800	33.92	\$180,637	\$50,643	\$199,357	20%	\$96,292	2.070	1,055	\$188.96	0015	47.0835	1.0 STORY		\$48,751	No		PAGE 5 (E 1/2 CADILLAC PARK)	401	45
56 005 02 0336 000	8474 BEATRICE	12/15/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$60,200	34.40	\$128,028	\$30,712	\$144,288	18%	\$72,086	2.002	1,066	\$135.35	0015	40.2105	1.0 STORY		\$28,000	No		PAGE 5 (E 1/2 CADILLAC PARK)	401	45
56 005 02 0340 301	8606 BEATRICE	07/15/22	\$217,000	PTA	03-ARM'S LENGTH	\$217,000	\$113,600	52.35	\$261,141	\$53,774	\$163,226	25%	\$153,605	1.063	1,410	\$115.76	0015	53.6873	1.0 STORY		\$53,568	No		PAGE 5 (E 1/2 CADILLAC PARK)	401	77
15 Totals:			\$2,797,800			\$2,797,800	\$1,152,800		\$2,550,358		\$2,219,935	21%	\$1,461,106			\$134.41		8.0154								
								Sale. Ratio =>	41.20					E.C.F. =>	1.519	Std. Deviation=>		0.376651								
								Std. Dev. =>	8.59					Ave. E.C.F. =>	1.600	Ave. Variance=>		31.7656	Coefficient of Var=>	19.85960485						

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 005 03 0287 000	8106 AUGUST	04/12/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$82,700	38.47	\$208,963	\$29,470	\$185,530	14%	\$113,964	1.628	1,303	\$142.39	0016	8.7878	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 005 03 0292 000	8148 AUGUST	11/09/23	\$269,900	PTA	03-ARM'S LENGTH	\$269,900	\$85,100	31.53	\$195,207	\$40,474	\$229,426	15%	\$98,243	2.335	1,063	\$215.83	0016	61.9436	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 005 03 0304 000	8282 AUGUST	02/17/23	\$247,500	PTA	03-ARM'S LENGTH	\$247,500	\$78,200	31.60	\$202,857	\$40,000	\$207,500	16%	\$103,401	2.007	1,063	\$195.20	0016	29.0894	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 005 03 0323 000	8692 AUGUST	09/12/22	\$221,500	PTA	03-ARM'S LENGTH	\$221,500	\$74,500	33.63	\$187,713	\$41,140	\$180,360	19%	\$93,062	1.938	1,063	\$169.67	0016	22.2207	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 005 03 0345 000	8621 AUGUST	01/09/24	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$88,000	40.00	\$202,031	\$40,247	\$179,753	18%	\$102,720	1.750	1,095	\$164.16	0016	3.4081	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 005 03 0359 000	30018 GLADYS	08/26/22	\$219,900	PTA	03-ARM'S LENGTH	\$219,900	\$77,900	35.43	\$196,335	\$40,000	\$179,900	18%	\$99,260	1.812	1,095	\$164.29	0016	9.6555	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 005 03 0363 002	8640 RANDY	07/21/22	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$75,900	31.63	\$191,604	\$31,768	\$208,232	13%	\$101,483	2.052	1,095	\$190.17	0016	33.6036	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 005 03 0372 000	8730 RANDY	09/12/23	\$272,000	PTA	03-ARM'S LENGTH	\$272,000	\$102,300	37.61	\$235,566	\$40,000	\$232,000	15%	\$124,169	1.868	1,336	\$173.65	0016	15.2572	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 005 03 0373 000	8740 RANDY	01/26/23	\$143,700	WD	03-ARM'S LENGTH	\$143,700	\$77,100	53.65	\$194,453	\$40,489	\$103,211	28%	\$97,755	1.056	1,095	\$94.26	0016	66.0037	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 005 03 0373 000	8740 RANDY	07/18/23	\$239,000	PTA	03-ARM'S LENGTH	\$239,000	\$84,600	35.40	\$194,453	\$40,489	\$198,511	17%	\$97,755	2.031	1,095	\$181.29	0016	31.4850	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 005 03 0405 000	8267 RANDY	06/16/23	\$277,000	PTA	03-ARM'S LENGTH	\$277,000	\$98,500	35.56	\$226,387	\$41,992	\$235,008	15%	\$117,076	2.007	1,281	\$183.46	0016	29.1457	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 005 03 0450 000	8328 RANDY	09/20/22	\$214,900	PTA	03-ARM'S LENGTH	\$214,900	\$90,200	41.97	\$227,587	\$40,749	\$174,151	19%	\$118,627	1.468	1,303	\$133.65	0016	24.7800	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 005 03 0450 000	8328 RANDY	02/09/24	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$98,900	36.63	\$227,587	\$40,749	\$229,251	15%	\$118,627	1.933	1,303	\$175.94	0016	21.6680	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 005 03 0513 000	8295 MELVIN	11/21/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$78,800	41.47	\$181,062	\$40,257	\$149,743	21%	\$89,400	1.675	972	\$154.06	0016	4.0874	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 005 03 0554 000	8334 MELVIN	04/28/22	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$79,900	34.00	\$201,596	\$40,407	\$194,593	17%	\$102,342	1.901	1,131	\$172.05	0016	18.5544	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 005 03 0566 000	8277 AUGUST	11/23/22	\$207,900	PTA	03-ARM'S LENGTH	\$207,900	\$74,800	35.98	\$188,412	\$40,893	\$167,007	20%	\$93,663	1.783	1,063	\$157.11	0016	6.7214	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 005 04 0011 000	8145 DONNA	07/14/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$92,700	44.14	\$213,305	\$40,129	\$169,871	19%	\$109,953	1.545	1,465	\$115.95	0016	17.0909	TRI-LEVEL/QUAD	005-03 & 04 & PAGE 6	401	45	
56 005 04 0012 000	8153 DONNA	07/19/22	\$227,000	PTA	03-ARM'S LENGTH	\$227,000	\$83,300	36.70	\$210,227	\$40,129	\$186,871	18%	\$107,999	1.730	1,465	\$127.56	0016	1.4456	TRI-LEVEL/QUAD	005-03 & 04 & PAGE 6	401	45	
56 005 04 0023 000	8265 DONNA	03/12/24	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$90,700	37.02	\$208,464	\$41,035	\$203,965	17%	\$106,304	1.919	1,465	\$139.23	0016	20.2842	TRI-LEVEL/QUAD	005-03 & 04 & PAGE 6	401	45	
56 005 04 0045 000	8729 DONNA	08/02/23	\$217,500	PTA	03-ARM'S LENGTH	\$217,500	\$91,800	42.21	\$211,239	\$40,000	\$177,500	18%	\$108,723	1.633	1,224	\$145.02	0016	8.3264	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 005 04 0056 000	8730 DONNA	11/16/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$83,100	34.63	\$190,763	\$40,951	\$199,049	17%	\$95,119	2.093	1,064	\$187.08	0016	37.6786	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 005 04 0069 000	8356 DONNA	05/27/22	\$206,000	PTA	03-ARM'S LENGTH	\$206,000	\$89,400	43.40	\$225,452	\$45,883	\$160,117	22%	\$114,012	1.404	1,465	\$109.29	0016	31.1465	TRI-LEVEL/QUAD	005-03 & 04 & PAGE 6	401	45	
56 005 04 0070 000	8348 DONNA	08/01/22	\$211,000	PTA	03-ARM'S LENGTH	\$211,000	\$85,300	40.43	\$215,293	\$40,296	\$170,704	19%	\$111,109	1.536	1,465	\$116.52	0016	17.9489	TRI-LEVEL/QUAD	005-03 & 04 & PAGE 6	401	45	
56 005 04 0073 000	8316 DONNA	06/12/23	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$94,200	37.68	\$216,331	\$42,334	\$207,666	17%	\$110,474	1.880	1,465	\$141.75	0016	16.3917	TRI-LEVEL/QUAD	005-03 & 04 & PAGE 6	401	45	
56 006 01 0002 000	31239 MERRITT	12/04/23	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$78,100	46.77	\$179,181	\$44,000	\$123,000	26%	\$85,829	1.433	1,093	\$112.53	0016	28.2772	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 006 01 0006 000	31151 MERRITT	07/12/22	\$213,000	PTA	03-ARM'S LENGTH	\$213,000	\$74,600	35.02	\$187,688	\$49,337	\$163,663	23%	\$87,842	1.863	1,093	\$149.74	0016	14.7303	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 006 01 0021 002	8121 PERRIN	07/06/22	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$83,300	32.04	\$209,904	\$41,395	\$218,605	16%	\$106,990	2.043	1,462	\$149.52	0016	32.7380	TRI-LEVEL/QUAD	005-03 & 04 & PAGE 6	401	45	
56 006 01 0032 000	8234 PERRIN	02/16/24	\$226,000	PTA	03-ARM'S LENGTH	\$226,000	\$82,100	36.33	\$188,781	\$40,000	\$186,000	18%	\$94,464	1.969	1,045	\$177.99	0016	25.3150	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 006 01 0057 000	31052 GERALDINE	04/07/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$82,600	35.15	\$189,909	\$40,000	\$195,000	17%	\$95,180	2.049	1,041	\$187.32	0016	33.2892	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 006 01 0061 000	31214 GERALDINE	05/10/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$92,100	51.17	\$232,323	\$44,185	\$135,815	25%	\$119,453	1.137	1,354	\$100.31	0016	57.8874	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 006 01 0061 000	31214 GERALDINE	02/07/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$92,100	40.93	\$232,323	\$44,185	\$180,815	20%	\$119,453	1.514	1,354	\$133.54	0016	20.2156	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 006 01 0063 000	31238 GERALDINE	11/30/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$73,700	35.95	\$185,889	\$40,000	\$165,000	20%	\$92,628	1.781	1,041	\$158.50	0016	6.5469	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 006 01 0079 000	31055 GERALDINE	05/12/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$83,100	47.49	\$209,653	\$40,000	\$135,000	23%	\$107,716	1.253	1,437	\$93.95	0016	46.2558	2.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 006 01 0079 000	31055 GERALDINE	04/19/23	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$91,100	39.61	\$209,653	\$40,000	\$190,000	17%	\$107,716	1.764	1,437	\$132.22	0016	4.8043	2.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 006 01 0081 002	8529 PERRIN	09/22/22	\$227,000	PTA	03-ARM'S LENGTH	\$227,000	\$87,400	38.50	\$220,114	\$49,014	\$177,986	22%	\$108,633	1.638	1,465	\$121.49	0016	7.7465	TRI-LEVEL/QUAD	005-03 & 04 & PAGE 6	401	45	
56 006 01 0099 000	31243 STEPHEN	10/27/22	\$197,000	PTA	03-ARM'S LENGTH	\$197,000	\$73,300	37.21	\$184,752	\$40,000	\$157,000	20%	\$91,906	1.708	1,036	\$151.54	0016	0.7585	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 006 01 0101 000	31219 STEPHEN	04/12/22	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$85,200	34.78	\$215,086	\$40,000	\$205,000	16%	\$111,166	1.844	1,272	\$161.16	0016	12.8243	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 006 01 0140 000	8359 PERRIN	06/30/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$88,400	41.12	\$222,204	\$40,000	\$175,000	19%	\$115,685	1.513	1,429	\$122.46	0016	20.3124	TRI-LEVEL/QUAD	005-03 & 04 & PAGE 6	401	45	
56 006 01 0150 000	8357 KAREN	08/18/23	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$81,800	32.08	\$187,946	\$40,595	\$214,405	16%	\$93,556	2.292	1,036	\$206.95	0016	57.5873	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 006 01 0151 000	8345 KAREN	10/17/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$75,200	39.58	\$172,285	\$41,642	\$148,358	22%	\$82,948	1.789	1,036	\$143.20	0016	7.2717	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 006 02 0042 000	31260 MACKENZIE	07/27/22	\$206,000	PTA	03-ARM'S LENGTH	\$206,000	\$84,100	40.83	\$212,302	\$40,000	\$166,000	19%	\$109,398	1.517	1,433	\$115.84	0016	19.8457	TRI-LEVEL/QUAD	005-03 & 04 & PAGE 6	401	45	
56 006 02 0052 000	31126 MACKENZIE	07/11/22	\$236,000	PTA	03-ARM'S LENGTH	\$236,000	\$84,500	35.81	\$213,050	\$42,048	\$193,952	18%	\$108,573	1.786	1,433	\$135.35	0016	7.0528	TRI-LEVEL/QUAD	005-03 & 04 & PAGE 6	401	45	
56 006 02 0053 000	31014 MACKENZIE	09/15/23	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$110,700	45.18	\$252,559	\$81,557	\$163,443	33%	\$108,573	1.505	1,433	\$114.06	0016	21.0473	TRI-LEVEL/QUAD	005-03 & 04 & PAGE 6	401	45	
56 006 02 0063 000	31215 COOLEY	02/27/23	\$214,000	PTA	03-ARM'S LENGTH	\$214,000	\$87,900	41.07	\$221,165	\$44,645	\$169,355	21%	\$112,076	1.511	1,433	\$118.18	0016	20.4781	TRI-LEVEL/QUAD	005-03 & 04 & PAGE 6	401	45	
56 006 03 0015 000	8240 N HENRY RUFF	07/28/22	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$70,900	48.90	\$178,753	\$40,000	\$105,000	28%	\$88,097	1.192	1,140	\$92.11	0016	52.3985	1.0 STORY	005-03 & 04 & PAGE 6	401	45	
56 006 03 0084 000	8335 HILLCREST	03/21/24	\$2																				

56 006 03 0254 000	30437 LONNIE	10/20/23	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$88,800	45.54	\$203,212	\$42,400	\$152,600	22%	\$102,103	1.495	1,140	\$133.86	0016	22.1280	1.0 STORY	005-03 & 04 & PAGE 6	401	45
56 006 04 0293 000	8601 LIBERTY	10/19/22	\$172,500	PTA	03-ARM'S LENGTH	\$172,500	\$74,800	43.36	\$187,979	\$40,082	\$132,418	23%	\$93,903	1.410	1,121	\$118.12	0016	30.5692	STYLE - A	005-03 & 04 & PAGE 6	401	45
56 006 04 0294 000	8613 LIBERTY	06/29/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$70,600	38.16	\$177,837	\$40,785	\$144,215	22%	\$87,017	1.657	1,121	\$128.65	0016	5.8534	STYLE - A	005-03 & 04 & PAGE 6	401	45
56 006 04 0307 000	30917 JOY	07/14/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$73,900	36.95	\$186,161	\$45,009	\$154,991	23%	\$89,620	1.729	981	\$157.99	0016	1.3567	1.0 STORY	005-03 & 04 & PAGE 6	401	45
56 006 04 0321 000	30627 JOY	08/30/22	\$192,000	PTA	03-ARM'S LENGTH	\$192,000	\$71,300	37.14	\$179,720	\$40,000	\$152,000	21%	\$88,711	1.713	996	\$152.61	0016	0.2424	1.0 STORY	005-03 & 04 & PAGE 6	401	45
56 006 04 0331 000	30716 COOLEY	02/16/23	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$71,200	30.96	\$179,308	\$40,680	\$189,320	18%	\$88,018	2.151	981	\$192.99	0016	43.5078	1.0 STORY	005-03 & 04 & PAGE 6	401	45
56 006 04 0353 000	30645 COOLEY	05/04/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$69,900	41.12	\$176,066	\$40,213	\$129,787	24%	\$86,256	1.505	981	\$132.30	0016	21.1177	1.0 STORY	005-03 & 04 & PAGE 6	401	45
56 006 04 0355 000	30625 COOLEY	09/19/22	\$201,000	PTA	03-ARM'S LENGTH	\$201,000	\$70,300	34.98	\$177,272	\$40,417	\$160,583	20%	\$86,892	1.848	981	\$163.69	0016	13.2223	1.0 STORY	005-03 & 04 & PAGE 6	401	45
56 006 04 0375 001	30851 MACKENZIE	04/22/22	\$217,000	PTA	03-ARM'S LENGTH	\$217,000	\$75,300	34.70	\$189,538	\$44,947	\$172,053	21%	\$91,804	1.874	999	\$172.23	0016	15.8287	1.0 STORY	005-03 & 04 & PAGE 6	401	45
56 006 04 0402 000	30740 GERALDINE	12/15/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$71,700	32.59	\$180,859	\$40,000	\$180,000	18%	\$89,434	2.013	981	\$183.49	0016	29.6800	1.0 STORY	005-03 & 04 & PAGE 6	401	45
56 006 04 0434 000	30684 GLADYS	01/29/24	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$82,800	40.39	\$189,951	\$45,237	\$159,763	22%	\$91,882	1.739	1,140	\$140.14	0016	2.2935	STYLE - A	005-03 & 04 & PAGE 6	401	45
56 006 04 0446 000	8452 LIBERTY	10/12/22	\$219,900	PTA	03-ARM'S LENGTH	\$219,900	\$73,400	33.38	\$184,739	\$47,884	\$172,016	22%	\$86,892	1.980	981	\$175.35	0016	26.3800	1.0 STORY	005-03 & 04 & PAGE 6	401	45
56 006 04 0457 000	30820 STEPHEN	11/11/22	\$189,200	PTA	03-ARM'S LENGTH	\$189,200	\$70,600	37.32	\$177,866	\$44,254	\$144,946	23%	\$84,833	1.709	981	\$147.75	0016	0.7247	1.0 STORY	005-03 & 04 & PAGE 6	401	45
56 006 04 0466 000	30525 JOY	09/13/22	\$183,000	PTA	03-ARM'S LENGTH	\$183,000	\$74,500	40.71	\$187,978	\$40,103	\$142,897	22%	\$93,889	1.522	981	\$145.66	0016	19.3871	1.0 STORY	005-03 & 04 & PAGE 6	401	45

79 Totals:		\$16,948,047				\$16,948,047	\$6,562,700		\$15,887,192		\$13,528,026	21%	\$7,915,664			\$145.86		0.6831				
							Sale. Ratio =>	38.72					E.C.F. =>	1.709		Std. Deviation=>	0.29325172					
							Std. Dev. =>	7.20					Ave. E.C.F. =>	1.716		Ave. Variance=>	21.9125	Coefficient of Var=>	12.77065873			

Original ECF 1.657
Starting std Dev 0.328
Min 1.165
Max 2.149

OUTLIER - NOT USED ANALYSIS

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 005 03 0292 000	8148 AUGUST	06/29/23	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$85,100	60.79	\$195,207	\$40,474	\$99,526	29%	\$98,243	1.013	1,063	\$93.63	0016	70.2793	1.0 STORY	005-03 & 04 & PAGE 6		401	45
56 005 03 0579 000	8147 AUGUST	01/17/23	\$132,000	PTA	03-ARM'S LENGTH	\$132,000	\$75,000	56.82	\$189,130	\$40,000	\$92,000	30%	\$94,686	0.972	1,063	\$86.55	0016	74.4216	1.0 STORY	005-03 & 04 & PAGE 6		401	45
56 006 03 0089 000	8385 HILLCREST	07/10/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$81,200	54.13	\$186,244	\$48,178	\$101,822	32%	\$87,661	1.162	1,140	\$89.32	0016	116.1543	STYLE - A	005-03 & 04 & PAGE 6		401	45
56 006 03 0277 000	30850 ANN ARBOR TRAIL	04/06/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$135,700	60.31	\$310,507	\$84,512	\$140,488	38%	\$143,489	0.979	1,614	\$87.04	0016	73.6765	2.0 STORY	005-03 & 04 & PAGE 6		401	45
56 006 04 0471 001	30425 JOY	04/27/22	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$175,100	55.59	\$441,879	\$81,209	\$233,791	26%	\$228,997	1.021	2,215	\$105.55	0016	102.0936	2.0 STORY	005-03 & 04 & PAGE 6		401	45

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 003 02 0021 003	7364 HALLER	05/26/22	\$192,000	PTA	03-ARM'S LENGTH	\$192,000	\$60,500	31.51	\$149,954	\$31,648	\$160,352	16%	\$88,952	1.803	965	\$166.17	0020	33.9141	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 003 02 0029 002	7509 GARDEN	08/08/22	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$59,200	40.83	\$147,402	\$34,216	\$110,784	24%	\$85,102	1.302	965	\$114.80	0020	16.1766	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 003 02 0029 002	7509 GARDEN	08/11/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$67,100	31.21	\$147,402	\$34,216	\$180,784	16%	\$85,102	2.124	965	\$187.34	0020	66.0774	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 003 02 0043 002	7522 GARDEN	11/17/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$55,800	31.89	\$139,740	\$35,362	\$139,638	20%	\$78,480	1.779	965	\$144.70	0020	31.5747	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 003 02 0054 003	7466 KUBIS	11/22/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$85,400	36.34	\$186,967	\$40,622	\$194,378	17%	\$110,034	1.767	1,235	\$157.39	0020	30.2988	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 003 03 0063 002	7311 AFFELDT	09/30/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$80,800	47.53	\$198,679	\$34,747	\$135,253	20%	\$123,257	1.097	1,504	\$89.93	0020	36.6217	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 003 03 0078 301	7400 HARTEL	05/24/23	\$198,000	PTA	03-ARM'S LENGTH	\$198,000	\$101,200	51.11	\$222,416	\$51,080	\$146,920	26%	\$128,824	1.140	1,432	\$102.60	0020	32.3071	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 003 03 0084 002	7339 HARTEL	01/27/23	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$59,800	36.24	\$151,286	\$36,373	\$128,627	22%	\$86,401	1.489	965	\$133.29	0020	2.5185	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 003 03 0085 002	7325 HARTEL	05/13/22	\$219,000	PTA	03-ARM'S LENGTH	\$219,000	\$65,800	30.05	\$163,453	\$40,219	\$178,781	18%	\$92,657	1.929	965	\$185.27	0020	46.5949	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 003 03 0088 002	7295 HARTEL	06/03/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$62,800	29.90	\$156,591	\$35,912	\$174,088	17%	\$90,736	1.919	965	\$180.40	0020	45.5078	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 003 03 0105 000	7383 KUBIS	04/25/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$59,100	73.88	\$146,130	\$31,128	\$48,872	39%	\$86,468	0.565	1,001	\$48.82	0020	89.8336	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 003 03 0105 000	7383 KUBIS	11/03/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$59,100	31.11	\$146,130	\$31,128	\$158,872	16%	\$86,468	1.837	1,001	\$158.71	0020	37.3816	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 003 03 0123 002	7352 GARDEN	07/27/23	\$129,191	PTA	03-ARM'S LENGTH	\$129,191	\$70,100	54.26	\$153,850	\$34,675	\$94,516	27%	\$89,605	1.055	965	\$97.94	0020	40.8737	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 003 06 0059 000	7485 HARRISON	02/16/23	\$139,000	PTA	03-ARM'S LENGTH	\$139,000	\$53,500	38.49	\$133,970	\$33,797	\$105,203	24%	\$75,318	1.397	1,120	\$93.93	0020	6.6758	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 003 06 0062 000	7443 HARRISON	08/08/22	\$171,000	PTA	03-ARM'S LENGTH	\$171,000	\$60,800	35.56	\$151,303	\$33,102	\$137,898	19%	\$88,873	1.552	1,120	\$123.12	0020	8.8090	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 003 06 0079 000	7443 AFFELDT	09/15/22	\$156,000	PTA	03-ARM'S LENGTH	\$156,000	\$54,900	35.19	\$137,748	\$37,575	\$118,425	24%	\$75,318	1.572	1,120	\$105.74	0020	10.8791	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 003 06 0081 001	7415 AFFELDT	09/01/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$77,600	38.80	\$169,412	\$36,594	\$163,406	18%	\$99,863	1.636	1,120	\$145.90	0020	17.2758	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 004 01 0032 002	7279 DEERING	04/22/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$61,300	29.90	\$154,349	\$41,971	\$163,029	20%	\$84,495	1.929	907	\$179.75	0020	46.5917	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 004 01 0056 000	7609 DEERING	03/15/24	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$52,400	30.82	\$115,547	\$30,318	\$139,682	18%	\$64,082	2.180	884	\$158.01	0020	71.6199	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 004 01 0060 002	7715 DEERING	04/04/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$74,500	36.34	\$181,210	\$58,200	\$146,800	28%	\$92,489	1.587	975	\$150.56	0020	12.3680	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	46	
56 004 01 0072 000	7546 FLORAL	04/04/23	\$187,000	PTA	03-ARM'S LENGTH	\$187,000	\$69,400	37.11	\$151,777	\$30,375	\$156,625	16%	\$91,280	1.716	928	\$168.78	0020	25.2339	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 004 01 0112 000	7501 FLORAL	08/11/23	\$183,645	PTA	03-ARM'S LENGTH	\$183,645	\$66,600	36.27	\$145,925	\$30,521	\$153,124	17%	\$86,770	1.765	941	\$162.72	0020	30.1172	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 004 01 0129 000	7606 GILMAN	05/19/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$71,300	38.54	\$167,873	\$32,561	\$152,439	18%	\$101,738	1.498	900	\$169.38	0020	3.4803	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	56	
56 004 01 0136 002	7544 GILMAN	05/10/22	\$214,000	PTA	03-ARM'S LENGTH	\$214,000	\$90,000	42.06	\$214,330	\$45,091	\$168,909	21%	\$127,247	1.327	1,098	\$153.83	0020	13.6134	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	66	
56 004 01 0156 000	7304 GILMAN	02/23/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$88,300	56.97	\$185,263	\$31,873	\$123,127	21%	\$115,331	1.068	1,625	\$75.77	0020	39.5943	2.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 004 01 0161 000	7315 GILMAN	12/21/22	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$95,400	45.43	\$227,841	\$58,089	\$151,911	28%	\$127,633	1.190	1,400	\$108.51	0020	27.3325	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	55	
56 004 01 0173 000	7415 GILMAN	10/04/22	\$92,000	PTA	03-ARM'S LENGTH	\$92,000	\$50,000	54.35	\$127,403	\$31,037	\$60,963	34%	\$72,456	0.841	1,176	\$51.84	0020	62.2157	1.25 - 1.75 STY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 004 01 0178 300	7521 GILMAN	04/27/22	\$170,100	PTA	03-ARM'S LENGTH	\$170,100	\$53,500	31.45	\$134,695	\$35,409	\$134,691	21%	\$74,651	1.804	1,060	\$127.07	0020	34.0732	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 004 01 0181 301	7533 GILMAN	04/13/23	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$166,100	54.46	\$353,119	\$41,707	\$263,293	14%	\$234,144	1.124	1,378	\$191.07	0020	33.9051	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	96	
56 004 02 0022 001	7531 N INKSTER	03/24/23	\$82,000	PTA	03-ARM'S LENGTH	\$82,000	\$44,100	53.78	\$112,168	\$36,643	\$45,357	45%	\$56,786	0.799	919	\$49.35	0020	66.4801	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 004 02 0040 004	7415 N INKSTER	10/17/22	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$51,000	36.43	\$127,495	\$30,819	\$109,181	22%	\$72,689	1.502	912	\$119.72	0020	3.8494	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 004 02 0081 000	7354 ARCOLA	07/06/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$74,200	39.05	\$156,705	\$30,600	\$159,400	16%	\$94,816	1.681	1,013	\$157.35	0020	21.7614	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	46	
56 004 02 0085 000	7410 ARCOLA	01/16/24	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$63,200	39.50	\$136,330	\$31,710	\$128,290	20%	\$78,662	1.631	1,014	\$126.52	0020	16.7368	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 004 02 0091 000	7452 ARCOLA	09/07/22	\$169,900	PTA	03-ARM'S LENGTH	\$169,900	\$61,600	36.26	\$151,354	\$32,431	\$137,469	19%	\$89,416	1.537	884	\$155.51	0020	7.3872	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 004 02 0092 000	7516 ARCOLA	11/29/23	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$81,500	60.37	\$182,663	\$69,554	\$65,446	52%	\$85,044	0.770	1,277	\$51.25	0020	69.3990	1.25 - 1.75 STY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 004 02 0098 002	7554 ARCOLA	12/07/22	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$46,500	34.44	\$116,846	\$31,300	\$103,700	23%	\$64,320	1.612	884	\$117.31	0020	14.8703	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 004 02 0122 000	7513 ARCOLA	06/24/22	\$129,000	PTA	03-ARM'S LENGTH	\$129,000	\$58,200	45.12	\$148,895	\$52,203	\$76,797	40%	\$72,701	1.056	850	\$90.35	0020	40.7197	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 004 02 0124 000	7451 ARCOLA	08/01/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$60,700	34.69	\$133,412	\$32,881	\$142,119	19%	\$75,587	1.880	884	\$160.77	0020	41.6658	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 004 02 0127 000	7427 ARCOLA	08/26/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$59,600	31.37	\$147,867	\$30,600	\$159,400	16%	\$88,171	1.808	941	\$169.39	0020	34.4316	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 004 02 0166 000	7420 CAVELL	05/24/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$50,000	40.00	\$110,613	\$31,362	\$93,638	25%	\$59,587	1.571	936	\$100.04	0020	10.7903	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 004 02 0189 301	7637 CAVELL	07/11/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$115,600	52.55	\$275,297	\$49,134	\$170,866	22%	\$170,047	1.005	1,254	\$136.26	0020	45.8727	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	76	
56 004 02 0191 000	7617 CAVELL	11/09/23	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$55,200	39.43	\$124,008	\$49,726	\$90,274	36%	\$55,851	1.616	941	\$95.93	0020	15.2792	1.25 - 1.75 STY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 004 02 0199 000	7527 CAVELL	05/02/23	\$108,848	PTA	03-ARM'S LENGTH	\$108,848	\$46,500	42.72	\$103,140	\$31,617	\$77,231	29%	\$53,777	1.436	884	\$87.37	0020	2.7398	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 004 02 0211 000	7367 CAVELL	06/23/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$112,900	47.04	\$238,096	\$32,547	\$207,453	14%	\$154,548	1.342	1,620	\$128.06	0020	12.1221	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	63	
56 004 02 0212 000	7359 CAVELL	12/07/22	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$51,400	35.45	\$124,262	\$31,887	\$113,113	22%	\$69,455	1.629	1,014	\$111.55	0020	16.5041	1.0 STORY	PAGES 3 & 4 WARREN & INKSTER	401	45	
56 004 02 0285 000	7427 CARDWELL	10/12/22	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$37,000	46.25	\$94,043	\$30,021	\$49,979	38%	\$48,137	1.038	768	\$65.08	0020	42.5272					

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 009 01 0009 000	8781 SHARI	04/29/22	\$212,500	PTA	03-ARM'S LENGTH	\$212,500	\$76,600	36.05	\$195,463	\$51,140	\$161,360	24%	\$92,515	1.744	981	\$164.49	0025	0.9867	1.0 STORY	PAGES 9 & 10		401	45
56 009 01 0013 000	8715 TERRI	09/08/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$95,700	43.50	\$210,839	\$45,243	\$174,757	21%	\$106,151	1.646	1,101	\$158.73	0025	8.7986	1.0 STORY	PAGES 9 & 10		401	45
56 009 01 0038 000	8445 TERRI	04/22/22	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$76,000	36.19	\$193,726	\$44,830	\$165,170	21%	\$95,446	1.731	1,045	\$158.06	0025	0.3782	1.0 STORY	PAGES 9 & 10		401	45
56 009 01 0067 000	31551 LONNIE	07/01/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$68,500	33.41	\$174,577	\$45,035	\$159,965	22%	\$83,040	1.926	1,026	\$155.91	0025	19.2080	1.0 STORY	PAGES 9 & 10		401	45
56 009 01 0080 000	8250 SHARI	05/06/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$79,900	63.92	\$203,154	\$54,335	\$70,665	43%	\$95,397	0.741	1,026	\$68.87	0025	99.3539	1.0 STORY	PAGES 9 & 10		401	45
56 009 01 0083 000	8320 SHARI	02/08/23	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$91,300	37.27	\$231,754	\$55,312	\$189,688	23%	\$113,104	1.677	1,282	\$147.96	0025	5.7173	1.0 STORY	PAGES 9 & 10		401	45
56 009 01 0085 000	8340 SHARI	04/24/23	\$251,150	PTA	03-ARM'S LENGTH	\$251,150	\$96,800	38.54	\$213,606	\$51,238	\$199,912	20%	\$104,082	1.921	1,218	\$164.13	0025	18.6428	1.0 STORY	PAGES 9 & 10		401	45
56 009 01 0096 000	8520 SHARI	09/21/23	\$208,000	PTA	03-ARM'S LENGTH	\$208,000	\$90,100	43.32	\$198,848	\$48,959	\$159,041	24%	\$96,083	1.655	1,026	\$155.01	0025	7.9036	1.0 STORY	PAGES 9 & 10		401	45
56 009 01 0141 000	8579 ALPER	06/22/23	\$236,000	PTA	03-ARM'S LENGTH	\$236,000	\$89,700	38.01	\$197,177	\$50,612	\$185,388	21%	\$93,952	1.973	1,045	\$177.40	0025	23.8935	1.0 STORY	PAGES 9 & 10		401	45
56 009 01 0152 000	8660 ALPER	06/16/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$86,000	35.83	\$189,134	\$48,222	\$191,778	20%	\$90,328	2.123	1,045	\$183.52	0025	38.8837	1.0 STORY	PAGES 9 & 10		401	45
56 009 01 0167 000	8454 TERRI	06/20/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$85,800	39.00	\$218,402	\$53,097	\$166,903	24%	\$105,965	1.575	1,312	\$127.21	0025	15.9206	1.0 STORY	PAGES 9 & 10		401	45
56 009 01 0172 000	31710 MACKENZIE	12/09/22	\$227,500	PTA	03-ARM'S LENGTH	\$227,500	\$84,300	37.05	\$214,860	\$47,038	\$180,462	21%	\$107,578	1.677	1,173	\$153.85	0025	5.6791	1.0 STORY	PAGES 9 & 10		401	45
56 009 01 0212 000	31675 MACKENZIE	08/23/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$97,100	40.46	\$213,970	\$47,038	\$192,962	20%	\$107,008	1.803	1,101	\$175.26	0025	6.8967	1.0 STORY	PAGES 9 & 10		401	45
56 009 01 0215 000	31707 MACKENZIE	09/28/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$96,100	40.89	\$212,020	\$47,360	\$187,640	20%	\$105,551	1.778	1,174	\$159.83	0025	4.3427	1.0 STORY	PAGES 9 & 10		401	45
56 009 01 0233 000	8231 RICKIE	04/26/22	\$259,000	PTA	03-ARM'S LENGTH	\$259,000	\$75,700	29.23	\$196,355	\$47,272	\$211,728	18%	\$95,566	2.216	1,022	\$207.17	0025	48.1228	1.0 STORY	PAGES 9 & 10		401	45
56 009 01 0269 000	8241 SHARI	02/28/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$78,900	32.88	\$200,323	\$48,237	\$191,763	20%	\$97,491	1.967	1,026	\$186.90	0025	23.2694	1.0 STORY	PAGES 9 & 10		401	45
56 009 01 0306 000	8232 RICKIE	08/11/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$91,500	40.67	\$202,055	\$48,017	\$176,983	21%	\$98,742	1.792	1,101	\$160.75	0025	5.8086	1.0 STORY	PAGES 9 & 10		401	45
56 009 01 0310 000	8300 RICKIE	03/15/23	\$229,900	PTA	03-ARM'S LENGTH	\$229,900	\$79,400	34.54	\$201,938	\$44,389	\$185,511	19%	\$100,993	1.837	1,101	\$168.49	0025	10.2584	1.0 STORY	PAGES 9 & 10		401	45
56 009 02 0317 000	8572 BERWICK	03/14/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$75,100	31.96	\$191,372	\$48,069	\$186,931	20%	\$91,861	2.035	1,026	\$182.19	0025	30.0648	1.0 STORY	PAGES 9 & 10		401	45
56 009 02 0319 000	8592 BERWICK	04/28/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$91,600	45.80	\$201,696	\$48,275	\$151,725	24%	\$98,347	1.543	1,026	\$147.88	0025	19.1532	1.0 STORY	PAGES 9 & 10		401	45
56 009 02 0327 000	8738 INGRAM	01/13/23	\$235,500	PTA	03-ARM'S LENGTH	\$235,500	\$84,400	35.84	\$214,931	\$56,892	\$178,608	24%	\$101,307	1.763	1,026	\$174.08	0025	2.8749	1.0 STORY	PAGES 9 & 10		401	45
56 009 02 0359 000	32122 ANITA	07/10/23	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$90,100	39.17	\$198,839	\$45,411	\$184,589	20%	\$98,351	1.877	1,026	\$179.91	0025	14.2547	1.0 STORY	PAGES 9 & 10		401	45
56 009 02 0387 000	32223 ANITA	07/05/22	\$182,000	PTA	03-ARM'S LENGTH	\$182,000	\$74,800	41.10	\$190,529	\$47,021	\$134,979	26%	\$91,992	1.467	972	\$138.87	0025	26.7001	1.0 STORY	PAGES 9 & 10		401	45
56 009 02 0387 000	32223 ANITA	05/12/23	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$86,400	35.27	\$190,529	\$47,021	\$197,979	19%	\$91,992	2.152	972	\$203.68	0025	41.7839	1.0 STORY	PAGES 9 & 10		401	45
56 009 02 0404 000	8643 INGRAM	04/20/23	\$249,000	PTA	03-ARM'S LENGTH	\$249,000	\$90,900	36.51	\$200,685	\$50,565	\$198,435	20%	\$96,231	2.062	1,055	\$188.09	0025	32.7787	1.0 STORY	PAGES 9 & 10		401	45
56 009 02 0441 000	32020 SANDRA	12/22/23	\$183,500	PTA	03-ARM'S LENGTH	\$183,500	\$90,800	49.48	\$199,614	\$50,505	\$132,995	28%	\$95,583	1.391	1,055	\$126.06	0025	34.2874	1.0 STORY	PAGES 9 & 10		401	45
56 009 02 0464 000	8515 BLACKBURN	04/05/23	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$87,800	38.17	\$193,789	\$46,048	\$183,952	20%	\$94,706	1.942	1,026	\$179.29	0025	20.8066	1.0 STORY	PAGES 9 & 10		401	45
56 009 02 0477 000	8586 CRANSTON	10/14/22	\$222,900	PTA	03-ARM'S LENGTH	\$222,900	\$79,700	35.76	\$202,520	\$46,331	\$176,569	21%	\$100,121	1.764	1,026	\$172.09	0025	2.9266	1.0 STORY	PAGES 9 & 10		401	45
56 009 02 0492 000	32234 SANDRA	03/24/23	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$91,100	36.44	\$232,187	\$55,534	\$194,466	22%	\$113,239	1.717	1,574	\$123.55	0025	1.6983	TRI-LEVEL/QUAD	PAGES 9 & 10		401	45
56 009 02 0505 000	8448 N HUBBARD	12/20/22	\$207,500	PTA	03-ARM'S LENGTH	\$207,500	\$99,600	48.00	\$254,005	\$63,044	\$144,456	30%	\$122,411	1.180	1,580	\$91.43	0025	55.4196	TRI-LEVEL/QUAD	PAGES 9 & 10		401	45
56 009 02 0515 000	32107 SANDRA	12/29/22	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$77,700	47.09	\$198,074	\$45,344	\$119,656	27%	\$97,904	1.222	1,055	\$113.42	0025	51.2108	1.0 STORY	PAGES 9 & 10		401	45
56 009 02 0515 000	32107 SANDRA	04/24/23	\$232,500	PTA	03-ARM'S LENGTH	\$232,500	\$89,700	38.58	\$198,074	\$45,344	\$187,156	20%	\$97,904	1.912	1,055	\$177.40	0025	17.7344	1.0 STORY	PAGES 9 & 10		401	45
56 009 02 0556 000	32116 MERRITT	11/11/22	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$109,300	42.04	\$276,352	\$45,148	\$214,852	17%	\$148,208	1.450	1,750	\$122.77	0025	28.4619	MULTI/MIXED	PAGES 9 & 10		401	45
56 009 03 0019 000	31714 CONWAY	04/17/23	\$251,000	PTA	03-ARM'S LENGTH	\$251,000	\$117,700	46.89	\$259,897	\$43,475	\$207,525	17%	\$138,732	1.496	1,668	\$124.42	0025	23.8418	MULTI/MIXED	PAGES 9 & 10		401	45
56 009 03 0020 000	31726 CONWAY	11/18/22	\$219,500	PTA	03-ARM'S LENGTH	\$219,500	\$71,100	32.39	\$180,364	\$43,228	\$176,272	20%	\$87,908	2.005	1,041	\$169.33	0025	27.0907	1.0 STORY	PAGES 9 & 10		401	45
56 009 03 0021 000	31738 CONWAY	01/09/24	\$224,500	PTA	03-ARM'S LENGTH	\$224,500	\$84,000	37.42	\$184,704	\$43,468	\$181,032	19%	\$90,536	2.000	1,041	\$173.90	0025	26.5273	1.0 STORY	PAGES 9 & 10		401	45
56 009 03 0027 000	31737 CONWAY	04/20/23	\$198,000	PTA	03-ARM'S LENGTH	\$198,000	\$78,100	39.44	\$172,412	\$42,940	\$155,060	22%	\$82,995	1.868	1,041	\$148.95	0025	13.4021	1.0 STORY	PAGES 9 & 10		401	45
56 009 03 0044 000	31457 CONWAY	04/25/22	\$232,000	PTA	03-ARM'S LENGTH	\$232,000	\$84,100	36.25	\$214,165	\$43,033	\$188,967	19%	\$109,700	1.723	1,465	\$128.99	0025	1.1707	TRI-LEVEL/QUAD	PAGES 9 & 10		401	45
56 009 03 0070 000	31712 ANN ARBOR TRAIL	10/06/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$73,000	35.61	\$186,047	\$42,940	\$162,060	21%	\$91,735	1.767	1,041	\$155.68	0025	3.2318	1.0 STORY	PAGES 9 & 10		401	45
56 009 04 1161 000	8316 INGRAM	12/11/23	\$272,000	PTA	03-ARM'S LENGTH	\$272,000	\$97,900	35.99	\$216,000	\$63,877	\$208,123	23%	\$97,515	2.134	954	\$218.16	0025	39.9985	1.0 STORY	PAGES 9 & 10		401	45
56 009 05 1165 000	31905 SANDRA	02/10/23	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$86,600	44.41	\$220,678	\$62,931	\$132,069	32%	\$101,120	1.306	1,055	\$125.18	0025	42.8223	1.0 STORY	PAGES 9 & 10		401	45
56 010 02 0581 000	8747 N HUBBARD	07/12/22	\$238,000	PTA	03-ARM'S LENGTH	\$238,000	\$100,100	42.06	\$255,100	\$107,204	\$130,796	45%	\$94,805	1.380	1,102	\$118.69	0025	35.4657	1.0 STORY	PAGES 9 & 10		401	45
56 010 02 0584 000	32455 JOY	12/15/22	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$83,600	37.17	\$211,160	\$45,667	\$179,233	20%	\$106,085	1.690	1,087	\$164.89	0025	4.4769	1.0 STORY	PAGES 9 & 10		401	45
56 010 02 0590 000	32613 JOY	06/06/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$86,100	34.44	\$218,803	\$48,156	\$201,844	19%	\$109,389	1.845	1,526	\$132.27	0025	11.0906	MULTI/MIXED	PAGES 9 & 10		401	45
56 010 02 0592 000	32633 JOY	01/05/24	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$86,100	45.32	\$189,979	\$45,960	\$144,040	24%	\$92,320	1.560	1,013	\$142.19	0025	17.4060	1.0 STORY	PAGES 9 & 10		401	45
56 010 02 0596 000	32725 JOY	09/08/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$74,600	42.63	\$190,156	\$46,318	\$128,682	26%	\$92,204	1.396	1,013	\$127.03	0025	33.8662	1.0 STORY	PAGES 9 & 10		401	45
56 010 02 0609 000																							

56 010 02 0848 000	32579 MACKENZIE	04/26/23	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$90,800	37.06	\$200,363	\$47,140	\$197,860	19%	\$98,220	2.014	1,055	\$187.55	0025	28.0173	1.0 STORY	PAGES 9 & 10	401	45
56 010 02 0858 000	32671 MACKENZIE	12/28/23	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$193,966	\$45,332	\$109,668	29%	\$95,278	1.151	1,055	\$103.95	0025	58.3258	1.0 STORY	PAGES 9 & 10	401	45
56 010 02 0897 000	33305 JOY	12/05/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$85,000	44.74	\$187,545	\$46,572	\$143,428	25%	\$90,367	1.587	1,013	\$141.59	0025	14.7120	1.0 STORY	PAGES 9 & 10	401	45
56 010 02 0900 000	33335 JOY	08/26/22	\$204,000	PTA	03-ARM'S LENGTH	\$204,000	\$75,600	37.06	\$192,480	\$46,023	\$157,977	23%	\$93,883	1.683	1,040	\$151.90	0025	5.1581	1.0 STORY	PAGES 9 & 10	401	45
56 010 02 0907 000	8642 N FARMINGTON	09/23/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$95,400	38.16	\$242,499	\$47,082	\$202,918	19%	\$125,267	1.620	1,541	\$131.68	0025	11.4407	MULTI/MIXED	PAGES 9 & 10	401	45
56 010 02 0909 000	8622 N FARMINGTON	06/24/22	\$210,500	PTA	03-ARM'S LENGTH	\$210,500	\$72,400	34.39	\$184,642	\$45,236	\$165,264	21%	\$89,363	1.849	986	\$167.61	0025	11.5073	1.0 STORY	PAGES 9 & 10	401	45
56 010 02 0943 000	33243 ANITA	06/15/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$90,300	37.63	\$199,408	\$56,312	\$183,688	23%	\$91,728	2.003	1,041	\$176.45	0025	26.8238	1.0 STORY	PAGES 9 & 10	401	45
56 010 02 0991 000	32864 MERRITT	11/29/22	\$234,000	PTA	03-ARM'S LENGTH	\$234,000	\$79,200	33.85	\$201,634	\$45,035	\$188,965	19%	\$100,384	1.882	1,055	\$179.11	0025	14.8135	1.0 STORY	PAGES 9 & 10	401	45
56 010 02 0991 000	32864 MERRITT	12/19/23	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$91,400	37.31	\$201,634	\$45,035	\$199,965	18%	\$100,384	1.992	1,055	\$189.54	0025	25.7714	1.0 STORY	PAGES 9 & 10	401	45
56 010 02 1002 000	32740 MERRITT	06/21/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$88,700	37.74	\$195,726	\$46,411	\$188,589	20%	\$95,715	1.970	1,055	\$178.76	0025	23.6036	1.0 STORY	PAGES 9 & 10	401	45
56 010 02 1030 000	8556 N FARMINGTON	01/05/23	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$74,800	53.43	\$190,369	\$47,517	\$92,483	34%	\$91,572	1.010	1,013	\$91.30	0025	72.4336	1.0 STORY	PAGES 9 & 10	401	45
56 010 02 1056 000	32711 MERRITT	10/24/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$91,100	33.13	\$201,016	\$52,576	\$222,424	19%	\$95,154	2.338	1,026	\$216.79	0025	60.3233	1.0 STORY	PAGES 9 & 10	401	45
56 010 02 1065 000	32659 JUDY	04/15/22	\$236,100	PTA	03-ARM'S LENGTH	\$236,100	\$84,900	35.96	\$216,679	\$55,542	\$180,558	24%	\$103,293	1.748	1,055	\$171.15	0025	1.3732	1.0 STORY	PAGES 9 & 10	401	45
56 010 02 1087 000	8025 SANFORD	08/17/22	\$203,500	PTA	03-ARM'S LENGTH	\$203,500	\$78,600	38.62	\$200,487	\$46,446	\$157,054	23%	\$98,744	1.591	1,073	\$146.37	0025	14.3774	1.0 STORY	PAGES 9 & 10	401	45
56 010 02 1101 000	32638 JUDY	03/31/23	\$174,900	PTA	03-ARM'S LENGTH	\$174,900	\$73,300	41.91	\$186,851	\$52,290	\$122,610	30%	\$86,257	1.421	1,093	\$112.18	0025	31.2838	1.0 STORY	PAGES 9 & 10	401	45
56 010 02 1112 000	32543 MERRITT	09/09/22	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$81,200	50.75	\$206,361	\$49,069	\$110,931	31%	\$100,828	1.100	1,055	\$105.15	0025	63.4089	1.0 STORY	PAGES 9 & 10	401	45
56 010 02 1112 000	32543 MERRITT	03/10/23	\$250,517	PTA	03-ARM'S LENGTH	\$250,517	\$81,200	32.41	\$206,361	\$49,069	\$201,448	20%	\$100,828	1.998	1,055	\$190.95	0025	26.3646	1.0 STORY	PAGES 9 & 10	401	45
56 010 02 1132 000	8224 SANFORD	07/13/23	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$100,000	37.04	\$220,567	\$60,723	\$209,277	22%	\$102,464	2.042	1,055	\$198.37	0025	30.8155	1.0 STORY	PAGES 9 & 10	401	45
56 010 99 0004 002	32680 ANN ARBOR TRAIL	06/26/23	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$171,600	47.01	\$378,692	\$110,545	\$254,455	30%	\$171,889	1.480	1,804	\$141.05	0025	25.3943	TRI-LEVEL/QUAD	PAGES 9 & 10	401	54
82 Totals:			\$18,360,367			\$18,360,367	\$7,165,300		\$17,001,344		\$14,221,343	23%	\$8,245,077			\$156.13		0.9459				
							Sale. Ratio =>	39.03				E.C.F. =>	1.725			Std. Deviation=>	0.32484266					
							Std. Dev. =>	6.40				Ave. E.C.F. =>	1.734			Ave. Variance=>	25.6607	Coefficient of Var=>	14.79613429			

Audrey's Way

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 009 06 0069 000	8310 HUDSON	06/14/23	\$437,500	PTA	03-ARM'S LENGTH	\$437,500	\$186,300	42.58	\$416,868	\$87,600	\$349,900	20%	\$357,900	0.978	2,305	\$151.80	775	5.0005	2.0 STORY		PARK WEST	401	95
56 009 06 0074 000	8238 HUDSON	03/21/24	\$369,900	PTA	03-ARM'S LENGTH	\$369,900	\$161,500	43.66	\$362,839	\$88,578	\$281,322	24%	\$298,110	0.944	1,716	\$163.94	775	1.6043	2.0 STORY		PARK WEST	401	95
56 009 06 0076 000	8123 HUBBARD	12/01/22	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$150,300	46.25	\$362,334	\$87,600	\$237,400	27%	\$298,624	0.795	1,403	\$169.21	775	13.2663	1.0 STORY		PARK WEST	401	96
56 009 06 0076 000	8123 HUBBARD	02/23/24	\$374,900	PTA	03-ARM'S LENGTH	\$374,900	\$161,200	43.00	\$362,334	\$87,600	\$287,300	23%	\$298,624	0.962	1,403	\$204.78	775	3.4437	1.0 STORY		PARK WEST	401	96
56 010 08 0006 000	32916 AUDREY'S WAY	11/18/22	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$166,600	41.65	\$384,800	\$74,500	\$325,500	19%	\$339,126	0.960	2,264	\$143.77	0026	3.2178	2.0 STORY		26.AUDREY'S WAY	401	88
5 Totals:			\$1,907,300			\$1,907,300	\$825,900		\$1,889,175		\$1,481,422	23%	\$1,592,383			\$166.70		0.2675					
							Sale. Ratio =>	43.30					E.C.F. =>	0.930		Std. Deviation=>	0.07513094						
							Std. Dev. =>	1.74					Ave. E.C.F. =>	0.928		Ave. Variance=>	5.3065	Coefficient of Var=>	5.720430927				

Original ECF 0.888
Starting std Dev 0.105
Min 0.731
Max 1.046

OUTLIER - NOT USED IN ANALYSIS

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 010 08 0001 000	33026 AUDREY'S WAY	10/19/22	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$200,900	52.18	\$464,206	\$76,865	\$308,135	20%	\$423,324	0.728	2,848	\$108.19	0026	19.9748	2.0 STORY		26.AUDREY'S WAY	401	88

30 Hawthorne 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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 007 02 0007 002	7820 DONNA	08/15/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$95,200	44.28	\$207,937	\$48,374	\$166,626	22%	\$108,178	1.540	1,193	\$139.67	0030	5.9153	1.0 STORY		HAWTHORNE VALLEY 007-02	401	45
56 007 02 0036 000	7410 DONNA	06/17/22	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$100,600	41.92	\$246,209	\$59,629	\$180,371	25%	\$126,495	1.426	1,375	\$131.18	0030	17.3528	1.0 STORY		HAWTHORNE VALLEY 007-02	401	45
56 007 02 0052 000	30529 LEDGECLIFF	04/05/23	\$250,900	PTA	03-ARM'S LENGTH	\$250,900	\$101,900	40.61	\$222,851	\$53,428	\$197,472	21%	\$114,863	1.719	1,213	\$162.80	0030	11.9752	1.0 STORY		HAWTHORNE VALLEY 007-02	401	45
56 007 02 0101 000	7716 CARROUSEL	10/03/22	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$90,100	33.37	\$220,870	\$48,159	\$221,841	18%	\$117,092	1.895	1,301	\$170.52	0030	29.5141	1.0 STORY		HAWTHORNE VALLEY 007-02	401	45
56 007 02 0112 000	7524 CARROUSEL	03/04/24	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$106,900	40.34	\$233,527	\$53,711	\$211,289	20%	\$121,909	1.733	1,346	\$156.98	0030	13.3724	1.0 STORY		HAWTHORNE VALLEY 007-02	401	45
56 007 02 0115 000	7476 CARROUSEL	06/30/23	\$178,000	PTA	03-ARM'S LENGTH	\$178,000	\$107,000	60.11	\$235,285	\$65,701	\$112,299	37%	\$114,972	0.977	1,213	\$92.58	0030	62.2694	1.0 STORY		HAWTHORNE VALLEY 007-02	401	45
56 007 02 0115 000	7476 CARROUSEL	11/14/23	\$292,000	PTA	03-ARM'S LENGTH	\$292,000	\$107,000	36.64	\$235,285	\$65,701	\$226,299	23%	\$114,972	1.968	1,213	\$186.56	0030	36.8850	1.0 STORY		HAWTHORNE VALLEY 007-02	401	45
56 007 02 0165 000	7715 DONNA	07/24/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$113,200	52.65	\$246,232	\$47,100	\$167,900	22%	\$135,005	1.244	1,650	\$101.76	0030	35.5783	MULTI/MIXED		HAWTHORNE VALLEY 007-02	401	45
56 007 02 0193 000	30625 LOUISE	08/21/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$104,900	38.15	\$232,538	\$82,750	\$192,250	30%	\$101,551	1.893	1,110	\$173.20	0030	29.3691	1.0 STORY		HAWTHORNE VALLEY 007-02	401	45
9 Totals:			\$2,200,900			\$2,200,900	\$926,800		\$2,080,734		\$1,676,347	24%	\$1,055,038			\$146.14		1.0546					
								Sale. Ratio ==>	42.11					E.C.F. ==>	1.589	Std. Deviation==>		0.333462141					
								Std. Dev. ==>	8.35					Ave. E.C.F. ==>	1.599	Ave. Variance==>		26.9146	Coefficient of Var==>	16.82749604			

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 012 02 0061 000	7653 RITZ	03/24/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$90,200	41.00	\$212,480	\$55,087	\$164,913	25%	\$104,045	1.585	1,197	\$137.77	0035	18.0372	1.0 STORY	MERRI-ANN SUB 012-02		401	45
56 012 02 0063 000	7687 RITZ	12/29/23	\$226,000	PTA	03-ARM'S LENGTH	\$226,000	\$104,000	46.02	\$226,793	\$61,064	\$164,936	27%	\$109,783	1.502	1,197	\$137.79	0035	26.3007	1.0 STORY	MERRI-ANN SUB 012-02		401	45
56 012 02 0065 000	7777 RITZ	05/09/22	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$88,500	36.88	\$208,631	\$49,225	\$190,775	21%	\$105,149	1.814	1,197	\$159.38	0035	4.8944	1.0 STORY	MERRI-ANN SUB 012-02		401	45
56 012 02 0067 000	7811 RITZ	09/23/22	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$90,600	39.39	\$213,438	\$50,475	\$179,525	22%	\$107,444	1.671	1,197	\$149.98	0035	9.4513	1.0 STORY	MERRI-ANN SUB 012-02		401	45
56 012 02 0092 000	7632 RITZ	10/11/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$88,800	37.79	\$193,283	\$48,568	\$186,432	21%	\$95,640	1.949	1,197	\$155.75	0035	18.3924	1.0 STORY	MERRI-ANN SUB 012-02		401	45
56 012 02 0095 000	7507 TERRI	07/17/23	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$97,400	36.07	\$211,830	\$53,988	\$216,012	20%	\$104,333	2.070	1,137	\$189.98	0035	30.5025	1.0 STORY	MERRI-ANN SUB 012-02		401	45
6 Totals:			\$1,421,000			\$1,421,000	\$559,500		\$1,266,455		\$1,102,593	23%	\$626,394			\$155.11		0.5164					
							Sale. Ratio =>	39.37					E.C.F. =>	1.760			Std. Deviation=>	0.21904498					
							Std. Dev. =>	3.64					Ave. E.C.F. =>	1.765			Ave. Variance=>	17.9298	Coefficient of Var=>	10.15628361			

40N Tonquish																							
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 011 01 0007 000	7321 IROQUOIS	05/24/22	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$76,700	39.33	\$196,766	\$48,708	\$146,292	25%	\$95,521	1.532	975	\$150.04	0040	20.7050	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 011 01 0014 000	32911 CHIEF	09/18/23	\$226,000	PTA	03-ARM'S LENGTH	\$226,000	\$96,200	42.57	\$221,168	\$54,582	\$171,418	24%	\$107,475	1.595	1,100	\$155.83	0040	14.3603	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 011 01 0017 000	32938 CHIEF	02/27/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$78,300	34.80	\$200,188	\$56,630	\$168,370	25%	\$92,618	1.818	975	\$172.69	0040	7.9334	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 011 01 0019 000	7344 IROQUOIS	10/11/23	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$90,300	36.86	\$208,164	\$47,085	\$197,915	19%	\$103,922	1.904	1,265	\$156.45	0040	16.5896	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 011 02 0011 001	33004 LYNX	09/06/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$97,600	40.67	\$224,899	\$51,508	\$188,492	21%	\$111,865	1.685	1,681	\$112.13	0040	5.3569	TRI-LEVEL/QUAD	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 011 02 0017 000	33120 LYNX	06/15/23	\$210,000	VD	03-ARM'S LENGTH	\$210,000	\$92,600	44.10	\$211,761	\$64,441	\$145,559	31%	\$95,045	1.531	1,339	\$108.71	0040	20.7090	TRI-LEVEL/QUAD	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 011 02 0025 000	33254 LYNX	12/06/22	\$229,900	PTA	03-ARM'S LENGTH	\$229,900	\$79,000	34.36	\$202,579	\$51,147	\$178,753	22%	\$97,698	1.830	1,339	\$133.50	0040	9.1085	TRI-LEVEL/QUAD	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 011 02 0030 000	33336 LYNX	04/29/22	\$238,000	PTA	03-ARM'S LENGTH	\$238,000	\$81,900	34.41	\$210,468	\$46,393	\$191,607	19%	\$105,855	1.810	1,339	\$143.10	0040	7.1530	TRI-LEVEL/QUAD	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 011 02 0031 000	33348 LYNX	05/22/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$83,000	36.89	\$191,072	\$46,677	\$178,323	21%	\$93,158	1.914	1,339	\$133.18	0040	17.5636	TRI-LEVEL/QUAD	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 011 03 0004 000	32628 COWAN	05/25/22	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$87,800	32.52	\$226,024	\$44,762	\$225,238	17%	\$116,943	1.926	1,728	\$130.35	0040	18.7484	TRI-LEVEL/QUAD	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 011 03 0023 000	32669 WINONA	03/15/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$103,100	37.49	\$263,667	\$79,029	\$195,971	29%	\$119,121	1.645	1,656	\$118.34	0040	9.3424	TRI-LEVEL/QUAD	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 011 03 0029 000	32618 WINONA	09/22/23	\$288,000	PTA	03-ARM'S LENGTH	\$288,000	\$97,800	33.96	\$225,285	\$51,797	\$236,203	18%	\$111,928	2.110	1,536	\$153.78	0040	37.1755	TRI-LEVEL/QUAD	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 011 03 0030 000	32628 WINONA	03/11/24	\$278,000	PTA	03-ARM'S LENGTH	\$278,000	\$91,200	32.81	\$210,368	\$45,174	\$232,826	16%	\$106,577	2.185	1,536	\$151.58	0040	44.6023	TRI-LEVEL/QUAD	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 011 03 0042 000	32800 WINONA	12/05/23	\$241,000	PTA	03-ARM'S LENGTH	\$241,000	\$89,400	37.10	\$206,474	\$43,468	\$197,532	18%	\$105,165	1.878	1,536	\$128.60	0040	13.9740	TRI-LEVEL/QUAD	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 011 05 0004 000	33076 CHIEF	10/18/22	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$75,400	32.78	\$193,665	\$41,046	\$188,954	18%	\$98,464	1.919	1,117	\$169.16	0040	18.0457	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 011 05 0009 000	33106 CHIEF	05/05/23	\$264,000	PTA	03-ARM'S LENGTH	\$264,000	\$86,400	32.73	\$199,278	\$43,432	\$220,568	16%	\$100,546	2.194	1,138	\$193.82	0040	45.5145	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 011 05 0029 000	33059 CHIEF	08/03/23	\$191,000	PTA	03-ARM'S LENGTH	\$191,000	\$88,500	46.34	\$203,876	\$44,483	\$146,517	23%	\$102,834	1.425	1,118	\$131.05	0040	31.3773	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 011 06 0008 000	32655 LONE PINE	11/10/23	\$214,000	PTA	03-ARM'S LENGTH	\$214,000	\$84,900	39.67	\$189,373	\$45,756	\$168,244	21%	\$92,656	1.816	1,212	\$138.82	0040	7.7227	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401	46	
56 011 99 0004 001	33185 COWAN	05/08/23	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$136,400	41.33	\$308,680	\$123,553	\$206,447	37%	\$119,437	1.729	1,610	\$128.23	0040	1.0058	MULTI/MIXED	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 011 99 0020 001	32538 COWAN	09/19/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$69,700	46.47	\$158,555	\$56,872	\$93,128	38%	\$65,602	1.420	882	\$105.59	0040	31.8970	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 011 99 0028 001	32468 COWAN	06/08/22	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$142,200	40.63	\$361,059	\$142,867	\$207,133	41%	\$140,769	1.471	1,582	\$130.93	0040	26.7123	TRI-LEVEL/QUAD	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 012 01 0002 000	32418 WARREN	09/16/22	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$141,600	48.83	\$360,603	\$137,563	\$152,437	47%	\$143,897	1.059	1,888	\$80.74	0040	67.9212	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 012 01 0010 000	32253 COWAN	01/19/24	\$291,000	PTA	03-ARM'S LENGTH	\$291,000	\$113,900	39.14	\$259,775	\$90,507	\$200,493	31%	\$109,205	1.836	1,282	\$156.39	0040	9.7368	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 012 99 0004 001	32134 WARREN	08/11/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$86,700	46.86	\$221,482	\$71,812	\$113,188	39%	\$96,561	1.172	1,097	\$103.18	0040	56.6374	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 012 99 0005 001	32051 COWAN	08/04/22	\$253,000	PTA	03-ARM'S LENGTH	\$253,000	\$118,800	46.96	\$302,076	\$92,603	\$160,397	37%	\$135,144	1.187	1,850	\$86.70	0040	55.1701	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 012 99 0016 006	31968 COWAN	04/11/22	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$92,900	33.78	\$238,017	\$61,546	\$213,454	22%	\$113,852	1.875	1,748	\$122.11	0040	13.6271	MULTI/MIXED	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 016 01 0007 000	7336 BISON	02/09/23	\$216,500	PTA	03-ARM'S LENGTH	\$216,500	\$78,300	36.17	\$201,030	\$46,163	\$170,337	21%	\$99,914	1.705	1,128	\$151.01	0040	3.3729	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 016 01 0019 000	33738 CHIEF	11/18/22	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$73,600	36.98	\$188,584	\$51,173	\$147,827	26%	\$88,652	1.667	1,128	\$131.05	0040	7.1069	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 016 02 0007 000	33642 YUMA	04/24/23	\$208,000	PTA	03-ARM'S LENGTH	\$208,000	\$91,000	43.75	\$209,382	\$53,371	\$154,629	26%	\$100,652	1.536	1,128	\$137.08	0040	20.2293	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 016 02 0010 000	33704 YUMA	08/28/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$86,500	36.04	\$199,502	\$43,606	\$196,394	18%	\$100,578	1.953	1,128	\$174.11	0040	21.4090	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 016 02 0036 000	7300 MOHAWK	07/22/22	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$89,400	38.04	\$228,695	\$47,529	\$187,471	20%	\$116,881	1.604	1,285	\$145.89	0040	13.4618	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 016 02 0042 000	33787 CHIEF	08/24/23	\$259,000	PTA	03-ARM'S LENGTH	\$259,000	\$97,600	37.68	\$223,846	\$64,495	\$194,505	25%	\$102,807	1.892	1,410	\$137.95	0040	15.3379	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 016 02 0048 000	33763 YUMA	08/21/23	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$89,900	33.30	\$207,145	\$46,951	\$223,049	17%	\$103,351	2.158	1,215	\$183.58	0040	41.9608	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 016 03 0005 000	33733 LACROSSE	09/06/22	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$85,100	54.90	\$215,957	\$56,972	\$98,028	37%	\$102,571	0.956	1,518	\$64.58	0040	78.2853	2.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 016 03 0027 000	33712 LACROSSE	10/27/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$103,700	44.13	\$239,583	\$47,735	\$187,265	20%	\$123,773	1.513	1,752	\$106.89	0040	22.5590	TRI-LEVEL/QUAD	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 016 04 0033 000	33915 TAWAS	07/01/22	\$277,500	PTA	03-ARM'S LENGTH	\$277,500	\$88,900	32.04	\$228,322	\$50,859	\$226,641	18%	\$114,492	1.980	1,699	\$133.40	0040	24.0969	TRI-LEVEL/QUAD	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 016 05 0026 000	34026 KENNEDY	08/16/22	\$232,000	PTA	03-ARM'S LENGTH	\$232,000	\$77,600	33.45	\$199,192	\$39,285	\$192,715	17%	\$103,166	1.868	1,029	\$187.28	0040	12.9450	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 016 05 0028 000	34050 KENNEDY	06/12/23	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$93,000	36.47	\$214,184	\$39,111	\$215,889	15%	\$112,950	1.911	1,198	\$180.21	0040	17.2800	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 016 05 0062 000	34059 MAJESTIC	06/17/22	\$207,900	PTA	03-ARM'S LENGTH	\$207,900	\$70,500	33.91	\$180,976	\$40,008	\$167,892	19%	\$90,947	1.846	992	\$169.25	0040	10.7478	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 016 05 0069 000	34042 MAJESTIC	10/24/23	\$262,000	PTA	03-ARM'S LENGTH	\$262,000	\$86,600	33.05	\$200,057	\$41,201	\$220,799	16%	\$102,488	2.154	1,144	\$193.01	0040	41.5832	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 016 05 0076 000	7330 N WILDWOOD	11/21/22	\$188,000	PTA	03-ARM'S LENGTH	\$188,000	\$80,500	42.82	\$207,365	\$40,867	\$147,133	22%	\$107,418	1.370	1,144	\$128.61	0040	36.8839	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 016 05 0091 000	34110 STANDISH	07/08/22	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$71,000	31.56	\$182,462	\$41,166	\$183,834	18%	\$91,159	2.017	992	\$185.32	0040	27.8075	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 016 05 0094 000	34146 STANDISH	04/18/23	\$234,500	PTA	03-ARM'S LENGTH	\$234,500	\$78,600	33.52	\$181,236	\$41,020	\$193,480	17%	\$90,462	2.139	992	\$195.04	0040	40.0238	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401	45	
56 016 05 0098 000	34151 TAWAS	04/14/22	\$227,000	PTA	03-ARM'S LENGTH	\$227,000	\$70,400	31.01	\$180,880	\$40,500	\$186,500	18%	\$90,568	2.059	992	\$188.00	0040	32.0670	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA	401		

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 016 03 0034 000	33715 COWAN	11/18/21	\$177,000	PTA	03-ARM'S LENGTH	\$177,000	\$69,100	39.04	\$169,826	\$49,150	\$127,850	28%	\$127,027	1.006	1,195	\$106.99	0041	19.7525	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA		401	57
56 016 03 0035 000	33727 COWAN	08/31/21	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$67,200	30.55	\$164,953	\$50,351	\$169,649	23%	\$120,634	1.406	1,059	\$160.20	0041	20.2314	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA		401	53
56 016 06 0018 000	7551 N FARMINGTON	11/10/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$110,800	35.17	\$232,512	\$48,826	\$266,174	16%	\$191,340	1.391	1,403	\$189.72	0041	18.7107	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA		401	65
56 016 06 0029 000	7370 N FARMINGTON	08/25/23	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$129,000	39.09	\$270,352	\$53,162	\$276,838	16%	\$226,240	1.224	1,776	\$155.88	0041	1.9649	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA		401	65
56 016 99 0005 700	34148 WARREN	02/16/22	\$281,000	PTA	03-ARM'S LENGTH	\$281,000	\$125,700	44.73	\$311,939	\$77,056	\$203,944	27%	\$247,245	0.825	1,590	\$128.27	0041	37.9136	1.0 STORY	11 - 12 / 15 - 16 N. TONQUISH AREA		401	75
56 040 01 0616 003	31102 MAPLEWOOD	10/20/22	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$74,300	33.02	\$180,323	\$76,118	\$148,882	34%	\$108,547	1.372	1,607	\$92.65	0041	16.7591	MULTI/MIXED	11 - 12 / 15 - 16 N. TONQUISH AREA		401	45
6 Totals:			\$1,548,000			\$1,548,000	\$576,100		\$1,329,905		\$1,193,337	24%	\$1,021,032			\$138.95		3.5246					
												Sale. Ratio =>		37.22	E.C.F. =>		1.169	Std. Deviation=>		0.23965514			
												Std. Dev. =>		5.08	Ave. E.C.F. =>		1.204	Ave. Variance=>		19.2220	Coefficient of Var=>		15.96512521

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 014 01 0001 000	35365 JOY	07/06/22	\$248,400	PTA	03-ARM'S LENGTH	\$248,400	\$83,900	33.78	\$206,910	\$71,117	\$177,283	29%	\$106,088	1.671	1,078	\$164.46	0045	22.2029	1.0 STORY		PAGES 13 - 15	401	45
56 014 02 0003 001	34624 PARKGROVE	07/18/22	\$279,900	PTA	03-ARM'S LENGTH	\$279,900	\$98,200	35.08	\$236,024	\$60,097	\$219,803	21%	\$137,443	1.599	1,627	\$135.10	0045	15.0170	1.0 STORY		PAGES 13 - 15	401	45
56 014 02 0015 000	34439 PARKGROVE	12/18/23	\$163,000	PTA	03-ARM'S LENGTH	\$163,000	\$103,700	63.62	\$239,898	\$60,899	\$102,101	37%	\$139,843	0.730	1,518	\$67.26	0045	71.8949	1.0 STORY		PAGES 13 - 15	401	45
56 014 02 0017 000	34511 PARKGROVE	11/22/23	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$97,900	33.19	\$227,467	\$59,882	\$235,118	20%	\$130,926	1.796	1,584	\$148.43	0045	34.6751	1.0 STORY		PAGES 13 - 15	401	45
4 Totals:			\$986,300			\$986,300	\$383,700		\$910,299		\$734,305	27%	\$514,300			\$128.81		2.1285					
								Sale. Ratio ==>	38.90					E.C.F. ==>	1.428	Std. Deviation==>		0.48613142					
								Std. Dev. ==>	14.82					Ave. E.C.F. ==>	1.449	Ave. Variance==>		35.9474	Coefficient of Var==>	24.80741305			

Brandon 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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 013 03 0008 000	34312 PARKGROVE	05/27/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$107,100	49.81	\$228,744	\$68,620	\$146,380	32%	\$148,236	0.987	1,323	\$110.64	0050	35.8563	1.0 STORY		13 & 14 (BRANDON WOODS #1-3)	401	54	
56 013 03 0021 000	34347 PARKGROVE	08/09/23	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$141,800	37.81	\$281,963	\$67,627	\$307,373	18%	\$196,639	1.563	2,142	\$143.50	0050	21.7087	2.0 STORY		13 & 14 (BRANDON WOODS #1-3)	401	54	
56 014 03 0068 000	34466 SHELLYE	10/05/23	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$132,700	36.86	\$264,714	\$73,738	\$286,262	20%	\$175,782	1.629	1,949	\$146.88	0050	28.2460	2.0 STORY		13 & 14 (BRANDON WOODS #1-3)	401	54	
56 014 04 0084 000	34485 MARINA	07/01/22	\$341,000	PTA	03-ARM'S LENGTH	\$341,000	\$147,500	43.26	\$315,597	\$64,700	\$276,300	19%	\$229,283	1.205	2,023	\$136.58	0050	14.0984	2.0 STORY		13 & 14 (BRANDON WOODS #1-3)	401	65	
4 Totals:			\$1,291,000			\$1,291,000	\$529,100		\$1,091,018		\$1,016,315	22%	\$749,940			\$134.40		0.9150						
								Sale. Ratio =>	40.98					E.C.F. =>	1.355	Std. Deviation=>		0.30296						
								Std. Dev. =>	5.96					Ave. E.C.F. =>	1.346	Ave. Variance=>		24.9773	Coefficient of Var=>	18.5561025				

0% - 60% GOOD

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 017 99 0004 000	35675 JOY	08/26/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$65,000	36.11	\$158,950	\$35,346	\$144,654	20%	\$78,479	1.843	960	\$150.68	0055	13.7706	1.0 STORY		NORTHERN ACERAGE	401	45
56 017 99 0013 000	8624 GRAY	02/12/24	\$289,000	PTA	03-ARM'S LENGTH	\$289,000	\$104,500	36.16	\$235,263	\$38,219	\$250,781	13%	\$125,107	2.005	2,040	\$122.93	0055	29.9008	2.0 STORY		NORTHERN ACERAGE	401	45
56 017 99 0015 000	8504 GRAY	08/01/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$85,000	44.74	\$191,325	\$39,475	\$150,525	21%	\$96,413	1.561	1,561	\$96.43	0055	14.4263	1.0 STORY		NORTHERN ACERAGE	401	45
56 017 99 0018 700	8792 GRAY	08/09/23	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$154,800	40.74	\$349,263	\$71,257	\$308,743	19%	\$176,512	1.749	2,323	\$132.91	0055	4.3616	TRI-LEVEL/QUAD		NORTHERN ACERAGE	401	45
56 018 01 0010 000	36557 JOY	02/16/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$87,600	43.80	\$213,913	\$49,933	\$150,067	25%	\$104,114	1.441	1,038	\$144.57	0055	26.4152	1.0 STORY		NORTHERN ACERAGE	401	45
56 018 01 0022 002	8235 NARISE	12/12/23	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$144,500	48.98	\$318,601	\$100,564	\$194,436	34%	\$138,436	1.405	1,753	\$110.92	0055	30.1003	1.0 STORY		NORTHERN ACERAGE	401	45
56 018 01 0037 000	8289 RAVINE	05/24/23	\$266,000	PTA	03-ARM'S LENGTH	\$266,000	\$100,600	37.82	\$227,699	\$59,949	\$206,051	23%	\$106,508	1.935	1,166	\$176.72	0055	22.9087	1.0 STORY		NORTHERN ACERAGE	401	45
7 Totals:			\$1,800,000			\$1,800,000	\$742,000		\$1,695,014		\$1,405,257	22%	\$825,569			\$133.59		#VALUE!					
								Sale. Ratio =>	41.22					E.C.F. =>				Std. Deviation=>	0.23942367				
								Std. Dev. =>	4.88					Ave. E.C.F. =>	1.706			Ave. Variance=>	20.2691	Coefficient of Var=>	11.88438533		

61% - 100% GOOD

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 018 01 0052 000	8024 RAVINE	08/30/22	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$126,100	40.03	\$292,853	\$88,365	\$226,635	28%	\$195,682	1.158	1,569	\$144.45	0055	0.0000	MULTI/MIXED		NORTHERN ACERAGE	401	65
1 Totals:			\$315,000			\$315,000	\$126,100		\$292,853		\$226,635	28%	\$195,682			\$144.45		0.0000					
								Sale. Ratio =>	40.03					E.C.F. =>	1.158			Std. Deviation=>	#DIV/0!				
								Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	1.158			Ave. Variance=>	0.0000	Coefficient of Var=>	0		

Norris Farms

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 018 02 0027 000	8099 PICKERING	12/12/23	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$174,800	43.70	\$384,658	\$99,879	\$300,121	25%	\$365,101	0.822	2,282	\$131.52	0060	1.9911	2.0 STORY		NORRIS FARMS 018-02	401	73	
56 018 02 0028 000	8111 PICKERING	07/06/23	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$169,000	44.47	\$372,596	\$100,920	\$279,080	27%	\$348,303	0.801	2,228	\$125.26	0060	0.0853	2.0 STORY		NORRIS FARMS 018-02	401	72	
56 018 02 0042 000	8061 TOM BROWN	05/01/23	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$176,600	44.15	\$388,452	\$108,316	\$291,684	27%	\$359,149	0.812	2,292	\$127.26	0060	1.0043	2.0 STORY		NORRIS FARMS 018-02	401	74	
56 018 02 0052 000	36484 TOM BROWN	12/11/23	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$198,100	46.07	\$432,974	\$101,154	\$328,846	24%	\$425,410	0.773	2,961	\$111.06	0060	2.9101	2.0 STORY		NORRIS FARMS 018-02	401	74	
4 Totals:			\$1,610,000			\$1,610,000	\$718,500		\$1,578,680		\$1,199,731	26%	\$1,497,963			\$123.77		0.1202						
								Sale. Ratio =>	44.63					E.C.F. =>	0.801	Std. Deviation=>	0.0211733							
								Std. Dev. =>	1.03					Ave. E.C.F. =>	0.802	Ave. Variance=>	1.4977	Coefficient of Var=>	1.867215912					

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 021 99 0005 701	8339 N NEWBURGH	06/27/22	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$97,000	34.04	\$240,289	\$41,367	\$243,633	15%	\$180,838	1.347	2,048	\$118.96	0065	#VALUE!	1.0 STORY		NORTHERN ACERAGE	401	45
56 021 99 0021 714	37786 OAKWOOD MEADOWS	12/01/23	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$167,600	41.90	\$346,482	\$72,455	\$327,545	18%	\$249,115	1.315	2,680	\$122.22	0065	#VALUE!	MULTI/MIXED		NORTHERN ACERAGE	401	61
56 021 99 0021 718	37827 OAKWOOD MEADOWS	06/27/22	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$153,700	47.29	\$368,270	\$65,619	\$259,381	20%	\$275,137	0.943	2,208	\$117.47	0065	#VALUE!	MULTI/MIXED		NORTHERN ACERAGE	401	75
56 022 99 0011 000	8673 N HIX	11/22/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$63,000	37.06	\$154,659	\$45,961	\$124,039	27%	\$98,816	1.255	1,248	\$99.39	0065	#VALUE!	1.0 STORY		NORTHERN ACERAGE	401	45
56 022 99 0052 000	8346 N GRACE	08/25/23	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$120,100	42.14	\$251,518	\$71,700	\$213,300	25%	\$163,471	1.305	2,112	\$100.99	0065	#VALUE!	1.0 STORY		NORTHERN ACERAGE	401	45
56 022 99 0061 000	38948 KOPPERNICK	10/11/22	\$169,000	PTA	03-ARM'S LENGTH	\$169,000	\$74,700	44.20	\$192,065	\$92,239	\$76,761	55%	\$90,751	0.846	1,299	\$59.09	0065	#VALUE!	1.0 STORY		NORTHERN ACERAGE	401	45
56 026 99 0025 007	38610 WARREN	05/11/22	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$119,400	36.18	\$282,778	\$68,227	\$261,773	21%	\$195,046	1.342	1,614	\$162.19	0065	#VALUE!	1.0 STORY		NORTHERN ACERAGE	401	54
7 Totals:			\$1,964,000			\$1,964,000	\$795,500		\$1,836,061		\$1,506,432	26%	\$1,253,175			\$111.47		#VALUE!					
								Sale. Ratio =>	40.50					E.C.F. =>	1.202	Std. Deviation=>		0.208325186					
								Std. Dev. =>	4.77					Ave. E.C.F. =>		Ave. Variance=>		#VALUE!	Coefficient of Var=>	#VALUE!			

Forest Creek																							
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 022 03 0003 000	39196 FOREST CREEK	07/14/22	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$172,600	42.10	\$453,090	\$116,100	\$293,900	28%	\$374,433	0.785	2,597	\$113.17	0070	11.5419	COLONIAL		FOREST CREEK 022-03	401	71
56 022 03 0006 000	39160 FOREST CREEK	01/11/24	\$472,000	PTA	03-ARM'S LENGTH	\$472,000	\$191,900	40.66	\$450,808	\$116,100	\$355,900	25%	\$371,898	0.957	2,554	\$139.35	0070	5.6645	COLONIAL		FOREST CREEK 022-03	401	71
56 022 03 0015 000	8304 PARKSIDE	03/29/23	\$329,900	PTA	03-ARM'S LENGTH	\$329,900	\$132,100	40.04	\$357,499	\$116,100	\$213,800	35%	\$268,221	0.797	1,582	\$135.15	0070	10.3235	1.0 STORY		FOREST CREEK 022-03	401	71
56 022 03 0018 000	8268 PARKSIDE	03/21/23	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$169,300	39.84	\$444,979	\$124,941	\$300,059	29%	\$355,598	0.844	2,388	\$125.65	0070	5.6523	MULTI/MIXED		FOREST CREEK 022-03	401	71
56 022 03 0049 000	8179 CREEKSIDE	01/30/24	\$455,000	PTA	03-ARM'S LENGTH	\$455,000	\$175,000	38.46	\$415,809	\$116,100	\$338,900	26%	\$333,010	1.018	2,170	\$156.18	0070	11.7348	MULTI/MIXED		FOREST CREEK 022-03	401	72
56 022 03 0053 000	8227 CREEKSIDE	03/27/23	\$475,202	PTA	03-ARM'S LENGTH	\$475,202	\$167,100	35.16	\$440,337	\$117,878	\$357,324	25%	\$358,288	0.997	2,444	\$146.20	0070	9.6971	COLONIAL		FOREST CREEK 022-03	401	72
56 022 03 0059 000	39159 FOREST CREEK	12/01/23	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$179,000	47.11	\$424,005	\$116,100	\$263,900	31%	\$342,117	0.771	2,165	\$121.89	0070	12.8964	MULTI/MIXED		FOREST CREEK 022-03	401	71
56 022 03 0082 000	8155 PARKSIDE	07/14/23	\$419,900	PTA	03-ARM'S LENGTH	\$419,900	\$167,600	39.91	\$400,569	\$118,408	\$301,492	28%	\$313,512	0.962	2,154	\$139.97	0070	6.1321	2.0 STORY		FOREST CREEK 022-03	401	72
56 022 03 0095 000	8218 ST JOHNS	06/08/23	\$437,000	PTA	03-ARM'S LENGTH	\$437,000	\$167,900	38.42	\$401,162	\$118,578	\$318,422	27%	\$313,982	1.014	2,181	\$146.00	0070	11.3801	2.0 STORY		FOREST CREEK 022-03	401	72
56 022 03 0100 000	8243 ST JOHNS	09/15/22	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$175,400	39.86	\$459,521	\$125,877	\$314,123	29%	\$370,716	0.847	2,512	\$125.05	0070	5.2996	COLONIAL		FOREST CREEK 022-03	401	72
56 022 03 0105 000	8183 ST JOHNS	06/02/22	\$452,000	PTA	03-ARM'S LENGTH	\$452,000	\$170,400	37.70	\$447,852	\$120,126	\$331,874	27%	\$364,140	0.911	2,512	\$132.12	0070	1.1052	COLONIAL		FOREST CREEK 022-03	401	72
11 Totals:			\$4,696,002			\$4,696,002	\$1,868,300		\$4,695,631		\$3,389,694	28%	\$3,765,914			\$134.61		0.0240					
							Sale. Ratio =>	39.78					E.C.F. =>	0.900			Std. Deviation=>	0.09477885					
							Std. Dev. =>	2.98					Ave. E.C.F. =>	0.900			Ave. Variance=>	8.3116	Coefficient of Var=>	9.231650043			

Brandon 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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
56 024 02 0003 000	7320 CHEYENNE	06/30/22	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$117,000	36.56	\$325,933	\$93,397	\$226,603	29%	\$174,201	1.301	1,517	\$149.38	0075	12.5854	2.0 STORY		BRANDON VALLEY 024-02	401	63		
56 024 02 0019 000	37707 JERMANE	06/22/23	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$147,200	35.90	\$350,727	\$94,701	\$315,299	23%	\$190,685	1.654	1,847	\$170.71	0075	22.6838	2.0 STORY		BRANDON VALLEY 024-02	401	62		
56 024 02 0029 000	7365 SORREL	07/19/23	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$151,800	46.00	\$362,560	\$94,183	\$235,817	29%	\$199,352	1.183	1,876	\$125.70	0075	24.3754	2.0 STORY		BRANDON VALLEY 024-02	401	63		
56 024 02 0041 000	37601 LARAMIE	06/16/23	\$385,600	PTA	03-ARM'S LENGTH	\$385,600	\$144,700	37.53	\$343,551	\$99,301	\$286,299	26%	\$182,421	1.569	1,782	\$160.66	0075	14.2771	2.0 STORY		BRANDON VALLEY 024-02	401	61		
4 Totals:			\$1,445,600			\$1,445,600	\$560,700		\$1,382,771		\$1,064,018	27%	\$746,659			\$151.61		0.1631							
								Sale. Ratio =>	38.79																
								Std. Dev. =>	4.72																
														E.C.F. =>	1.425										
														Ave. E.C.F. =>	1.427										
														Std. Deviation=>	0.22143037										
														Ave. Variance=>	18.4804										
														Coefficient of Var=>	12.95353642										

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 024 05 0007 000	7614 CHERRYWOOD	09/27/23	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$171,800	47.72	\$350,810	\$72,578	\$287,422	20%	\$289,957	0.991	1,891	\$151.99	0085	1.1882	2.0 STORY		OAKWEST	401	71
56 024 06 0074 000	7739 CHERRYWOOD	01/26/23	\$379,900	PTA	03-ARM'S LENGTH	\$379,900	\$148,400	39.06	\$363,002	\$69,501	\$310,399	18%	\$302,756	1.025	1,713	\$181.20	0085	4.5869	1.0 STORY		OAKWEST	401	71
56 024 06 0086 000	7677 MAPLE	04/18/22	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$162,000	42.08	\$396,407	\$72,099	\$312,901	19%	\$334,192	0.936	2,258	\$138.57	0085	4.3084	2.0 STORY		OAKWEST	401	71
56 024 07 0097 000	7572 MAPLE	07/15/22	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$153,200	40.32	\$375,466	\$68,800	\$311,200	18%	\$316,190	0.984	1,962	\$158.61	0085	0.4844	2.0 STORY		OAKWEST	401	73
56 024 07 0108 000	7554 CHERRYWOOD	10/12/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$158,800	40.72	\$388,895	\$73,808	\$316,192	19%	\$324,783	0.974	2,076	\$152.31	0085	0.5826	2.0 STORY		OAKWEST	401	73
56 024 07 0123 301	7583 MAPLE	08/30/22	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$155,700	40.97	\$381,343	\$73,430	\$306,570	19%	\$317,462	0.966	1,973	\$155.38	0085	1.3686	2.0 STORY		OAKWEST	401	74
6 Totals:			\$2,274,900			\$2,274,900	\$949,900		\$2,255,923		\$1,844,684		\$1,885,340			\$156.35		0.0939					
								Sale. Ratio =>	41.76					E.C.F. =>	0.978	Std. Deviation=>		0.02948235					
								Std. Dev. =>	3.06					Ave. E.C.F. =>	0.979	Ave. Variance=>		2.0865	Coefficient of Var=>	2.130430718			

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 025 99 0032 000	38215 WARREN	08/25/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$60,800	34.74	\$154,357	\$46,119	\$128,881	26%	\$85,227	1.512	1,048	\$122.98	0090	#VALUE!	1.0 STORY		NORTHERN ACERAGE	401	45
56 028 01 0007 306	5825 N NEWBURGH	09/18/23	\$121,000	PTA	03-ARM'S LENGTH	\$121,000	\$43,700	36.12	\$95,672	\$29,359	\$91,641	24%	\$52,215	1.755	845	\$108.45	0090	#VALUE!	MULTI/MIXED		NORTHERN ACERAGE	401	45
56 028 01 0016 001	37454 BEECHWOOD	03/28/24	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$50,900	33.93	\$110,083	\$32,609	\$117,391	22%	\$61,003	1.924	912	\$128.72	0090	#VALUE!	1.0 STORY		NORTHERN ACERAGE	401	45
56 028 01 0018 000	5716 MORLEY	03/21/23	\$234,200	PTA	03-ARM'S LENGTH	\$234,200	\$79,600	33.99	\$196,991	\$62,794	\$171,406	27%	\$105,667	1.622	1,524	\$112.47	0090	#VALUE!	MULTI/MIXED		NORTHERN ACERAGE	401	45
56 028 01 0026 001	5673 MORLEY	03/20/23	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$55,200	35.61	\$139,469	\$47,461	\$107,539	31%	\$72,447	1.484	799	\$134.59	0090	#VALUE!	1.0 STORY		NORTHERN ACERAGE	401	45
56 028 01 0029 000	5811 MORLEY	08/08/23	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$80,200	59.41	\$168,865	\$63,124	\$71,876	47%	\$83,261	0.863	1,057	\$68.00	0090	#VALUE!	1.0 STORY		NORTHERN ACERAGE	401	45
56 028 99 0031 702	6011 MORLEY	04/24/23	\$149,250	PTA	03-ARM'S LENGTH	\$149,250	\$66,600	44.62	\$145,189	\$37,079	\$112,171	25%	\$85,126	1.318	1,312	\$85.50	0090	#VALUE!	1.0 STORY		NORTHERN ACERAGE	401	45
7 Totals:			\$1,119,450			\$1,119,450	\$437,000		\$1,010,626		\$800,905	29%	\$544,946			\$108.67		#VALUE!					
								Sale. Ratio =>	39.04					E.C.F. =>	1.470			Std. Deviation=>	0.34133051				
								Std. Dev. =>	9.42					Ave. E.C.F. =>	`			Ave. Variance=>	#VALUE!	Coefficient of Var=>	#VALUE!		

95	Central City																							
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 031 01 0136 000	6135 N GLOBE	07/15/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$70,900	40.51	\$172,564	\$67,591	\$107,409	39%	\$79,525	1.351	1,048	\$102.49	0095	9.3261	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 031 01 0143 000	6055 N GLOBE	03/24/23	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$66,000	45.52	\$159,725	\$47,840	\$97,160	33%	\$84,761	1.146	1,124	\$86.44	0095	29.7616	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 031 01 0172 000	5681 N GLOBE	04/06/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$60,600	30.30	\$140,628	\$28,502	\$171,498	14%	\$84,944	2.019	999	\$171.67	0095	57.5062	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 031 01 0175 000	5668 N GLOBE	12/15/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$74,700	42.69	\$180,152	\$50,067	\$124,933	29%	\$98,549	1.268	1,252	\$99.79	0095	17.6172	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 031 01 0187 000	5814 N GLOBE	01/05/24	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$76,400	46.30	\$164,931	\$34,351	\$130,649	21%	\$98,924	1.321	1,300	\$100.50	0095	12.3196	MULTI/MIXED		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 031 01 0191 000	5862 N GLOBE	08/15/23	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$63,300	52.75	\$136,669	\$27,477	\$92,523	23%	\$82,721	1.118	1,066	\$86.79	0095	32.5401	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 031 01 0213 000	6148 N GLOBE	04/15/22	\$128,000	PTA	03-ARM'S LENGTH	\$128,000	\$41,400	32.34	\$99,944	\$29,333	\$98,667	23%	\$53,493	1.844	788	\$125.21	0095	40.0585	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 031 01 0219 000	6149 WILMER	11/22/23	\$169,900	PTA	03-ARM'S LENGTH	\$169,900	\$68,700	40.44	\$149,058	\$49,955	\$119,945	29%	\$75,078	1.598	1,074	\$111.68	0095	15.3711	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 031 01 0235 002	5935 WILMER	05/08/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$98,600	51.89	\$207,266	\$38,348	\$151,652	20%	\$127,968	1.185	1,008	\$150.45	0095	25.8817	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	63	
56 031 01 0240 002	5875 WILMER	12/27/23	\$128,000	PTA	03-ARM'S LENGTH	\$128,000	\$58,900	46.02	\$127,663	\$39,392	\$88,608	31%	\$66,872	1.325	864	\$102.56	0095	11.8854	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 031 01 0333 000	5763 HERBERT	01/31/24	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$58,700	33.54	\$126,772	\$28,483	\$146,517	16%	\$74,461	1.968	840	\$174.43	0095	52.3798	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 031 01 0375 000	6080 HERBERT	04/11/23	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$66,500	63.33	\$144,089	\$37,858	\$67,142	36%	\$80,478	0.834	1,144	\$58.69	0095	60.9603	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 031 01 0375 000	6080 HERBERT	07/20/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$66,500	36.94	\$144,089	\$37,858	\$142,142	21%	\$80,478	1.766	1,144	\$124.25	0095	32.2328	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 031 01 0379 002	6124 HERBERT	01/09/23	\$184,000	PTA	03-ARM'S LENGTH	\$184,000	\$61,700	33.53	\$148,241	\$29,079	\$154,921	16%	\$90,274	1.716	945	\$163.94	0095	27.2222	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 031 01 0380 002	6136 HERBERT	10/25/22	\$173,500	PTA	03-ARM'S LENGTH	\$173,500	\$59,000	34.01	\$141,766	\$27,371	\$146,129	16%	\$86,663	1.686	959	\$152.38	0095	24.2284	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 031 01 0395 000	6061 N DOWLING	03/05/24	\$217,500	PTA	03-ARM'S LENGTH	\$217,500	\$71,900	33.06	\$149,658	\$28,685	\$188,815	13%	\$91,646	2.060	975	\$193.66	0095	61.6366	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 031 01 0404 000	5933 N DOWLING	12/05/22	\$139,900	PTA	03-ARM'S LENGTH	\$139,900	\$53,000	37.88	\$128,008	\$36,774	\$103,126	26%	\$69,117	1.492	988	\$104.38	0095	4.8164	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 032 01 0048 000	5716 N WALTON	04/29/22	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$75,500	55.93	\$173,432	\$29,107	\$105,893	22%	\$109,337	0.968	1,008	\$105.05	0095	47.5393	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	58	
56 032 01 0051 000	5806 N WALTON	06/30/23	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$64,000	49.23	\$133,616	\$28,000	\$102,000	22%	\$80,012	1.275	1,014	\$100.59	0095	16.9086	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 032 01 0052 000	5818 N WALTON	05/31/23	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$82,500	44.59	\$171,748	\$29,995	\$155,005	16%	\$107,389	1.443	1,334	\$116.20	0095	0.0491	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 032 01 0075 000	5855 N WALTON	11/21/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$60,700	33.72	\$145,668	\$40,604	\$139,396	23%	\$79,594	1.751	1,170	\$119.14	0095	30.7446	MULTI/MIXED		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 032 01 0080 000	5805 N WALTON	11/22/23	\$65,500	PTA	03-ARM'S LENGTH	\$65,500	\$28,800	43.97	\$62,913	\$28,000	\$37,500	43%	\$26,449	1.418	480	\$78.13	0095	2.6083	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 032 01 0082 000	5733 N WALTON	04/15/22	\$174,000	PTA	03-ARM'S LENGTH	\$174,000	\$52,500	30.17	\$126,256	\$34,103	\$139,897	20%	\$69,813	2.004	1,056	\$132.48	0095	55.9992	MULTI/MIXED		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 032 01 0083 000	5717 N WALTON	09/14/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$90,400	51.66	\$208,201	\$28,000	\$147,000	16%	\$136,516	1.077	1,313	\$111.96	0095	36.7096	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	66	
56 032 01 0110 000	5704 N BERRY	08/15/22	\$99,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$99,000	\$48,200	48.69	\$111,694	\$50,000	\$49,000	51%	\$47,095	1.040	600	\$81.67	0095	40.3436	MULTI/MIXED	56 032 01 0111 000	31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 032 01 0143 000	5835 N BERRY	05/23/22	\$140,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$140,000	\$55,100	39.36	\$110,063	\$46,168	\$93,832	33%	\$48,775	1.924	720	\$130.32	0095	47.9887	1.0 STORY	56 032 01 0142 000	31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 032 01 0144 000	5815 N BERRY	02/15/23	\$168,000	PTA	03-ARM'S LENGTH	\$168,000	\$56,200	33.45	\$128,437	\$28,463	\$139,537	17%	\$75,738	1.842	988	\$141.23	0095	39.8474	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 032 01 0154 000	5649 N BERRY	03/24/23	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$53,800	34.71	\$129,484	\$29,049	\$125,951	19%	\$76,087	1.655	945	\$133.28	0095	21.1459	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 032 01 0171 000	5630 N CROWN	04/15/22	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$62,000	42.76	\$151,015	\$32,066	\$112,934	22%	\$90,113	1.253	1,133	\$99.68	0095	19.0643	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 032 01 0177 002	5730 N CROWN	10/19/23	\$179,000	PTA	03-ARM'S LENGTH	\$179,000	\$82,900	46.31	\$179,597	\$48,751	\$130,249	27%	\$99,126	1.314	1,388	\$93.84	0095	12.9916	MULTI/MIXED		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 032 01 0187 000	5872 N CROWN	10/03/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$70,600	39.22	\$153,232	\$51,461	\$128,539	29%	\$77,099	1.667	1,044	\$123.12	0095	22.3296	MULTI/MIXED		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 032 02 0318 000	6033 N CROWN	08/16/22	\$139,900	PTA	03-ARM'S LENGTH	\$139,900	\$49,900	35.67	\$116,437	\$31,548	\$108,352	23%	\$64,310	1.685	936	\$115.76	0095	24.0950	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 032 02 0319 000	6065 N CROWN	06/16/23	\$252,000	PTA	03-ARM'S LENGTH	\$252,000	\$153,600	60.95	\$324,480	\$51,899	\$200,101	21%	\$206,501	0.969	1,568	\$127.62	0095	47.4885	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	81	
56 032 02 0335 300	6086 N CROWN	05/11/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$98,600	43.82	\$213,016	\$48,969	\$176,031	22%	\$124,278	1.416	1,512	\$116.42	0095	2.7464	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 032 02 0343 000	6007 N BERRY	04/22/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$69,800	34.90	\$159,967	\$34,473	\$165,527	17%	\$95,071	1.741	1,196	\$138.40	0095	29.7191	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	47	
56 032 02 0369 000	6016 N BERRY	01/30/23	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$59,900	44.37	\$143,078	\$28,000	\$107,000	21%	\$87,180	1.227	928	\$115.30	0095	21.6552	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 032 02 0383 000	6163 N WALTON	05/23/22	\$226,000	PTA	03-ARM'S LENGTH	\$226,000	\$69,200	30.62	\$166,523	\$51,057	\$174,943	23%	\$87,474	2.000	1,369	\$127.79	0095	55.6044	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 032 02 0399 000	6007 N LINVILLE	08/08/23	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$54,700	49.73	\$119,318	\$54,068	\$55,932	49%	\$49,432	1.131	776	\$72.08	0095	31.2395	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 032 02 0409 000	6129 N LINVILLE	09/02/22	\$152,000	PTA	03-ARM'S LENGTH	\$152,000	\$63,900	42.04	\$153,044	\$28,494	\$123,560	19%	\$94,356	1.309	1,001	\$123.38	0095	13.4958	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 032 02 0419 000	6106 N LINVILLE	03/28/24	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$64,000	60.95	\$138,322	\$28,514	\$76,486	27%	\$83,188	0.919	912	\$83.87	0095	52.4456	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 032 02 0424 302	6020 N LINVILLE	09/14/22	\$181,000	PTA	03-ARM'S LENGTH	\$181,000	\$91,600	50.61	\$212,335	\$39,439	\$141,561	22%	\$130,982	1.081	1,098	\$128.93	0095	36.3125	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	68	
56 032 02 0453 000	35680 STACY	10/11/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$85,200	38.73	\$205,379	\$52,646	\$167,354	24%	\$115,707	1.446	1,610	\$103.95	0095	0.2469	MULTI/MIXED		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 032 02 0461 000	6087 N PARENT	09/23/22	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$88,400	37.62	\$207,550	\$28,000	\$207,000	12%	\$136,023	1.522	1,846	\$112.13	0095	7.7911	2.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)	401	45	
56 032 02 0462 000	6105 N PARENT	10/13/23	\$199,999	PTA	03-ARM'S LENGTH	\$199,999	\$66,100	33.05	\$142,178	\$30,191	\$169,808	15%	\$84,839	2.002	970	\$175.06	0095	55.7648	1.0 STORY		31 - 32 & 35-01 (CENTRAL CITY)</			

Newberry Est Cent

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 031 06 0017 000	36603 NEWBERRY ESTATES	12/28/23	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$161,800	44.94	\$317,151	\$90,400	\$269,600	25%	\$298,384	0.904	2,214	\$121.77	0097	6.8331	2.0 STORY		NEWBERRY ESTATES	401	80	
56 031 06 0026 000	36405 NEWBERRY ESTATES	04/05/23	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$151,300	48.03	\$296,673	\$90,400	\$224,600	29%	\$273,860	0.820	2,050	\$109.56	0097	1.5074	2.0 STORY		NEWBERRY ESTATES	401	80	
56 031 06 0040 000	5981 NEWBERRY ESTATES	08/25/23	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$163,700	44.85	\$321,011	\$93,864	\$271,136	26%	\$298,859	0.907	2,218	\$122.24	0097	7.2037	2.0 STORY		NEWBERRY ESTATES	401	80	
56 031 06 0053 000	5838 N DOWLING	08/19/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$138,900	41.46	\$316,268	\$90,400	\$244,600	27%	\$297,327	0.823	2,214	\$110.48	0097	1.2538	2.0 STORY		NEWBERRY ESTATES	401	80	
56 031 06 0054 000	5860 N DOWLING	08/04/23	\$311,000	PTA	03-ARM'S LENGTH	\$311,000	\$164,800	52.99	\$322,969	\$90,400	\$220,600	29%	\$305,352	0.722	2,090	\$105.55	0097	11.2757	2.0 STORY		NEWBERRY ESTATES	401	80	
5 Totals:			\$1,686,000			\$1,686,000	\$780,500		\$1,574,072		\$1,230,536	27%	\$1,473,782			\$113.92		0.0250						
								Sale. Ratio =>	46.29					E.C.F. =>	0.835	Std. Deviation=>		0.075757696						
								Std. Dev. =>	4.33					Ave. E.C.F. =>	0.835	Ave. Variance=>		5.6147	Coefficient of Var=>	6.722599376				

Tonquish																									
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
56 033 02 0014 000	6972 MOCCASIN	11/20/23	\$211,000	PTA	03-ARM'S LENGTH	\$211,000	\$91,300	43.27	\$206,118	\$64,554	\$146,446	31%	\$104,091	1.407	1,189	\$123.17	0100	18.1674	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 02 0015 000	6971 MOCCASIN	08/31/22	\$232,000	PTA	03-ARM'S LENGTH	\$232,000	\$90,800	39.14	\$223,019	\$65,240	\$166,760	28%	\$116,014	1.437	1,189	\$140.25	0100	15.1162	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 02 0034 000	33648 PAWNEE	05/08/23	\$217,000	PTA	03-ARM'S LENGTH	\$217,000	\$82,300	37.93	\$185,428	\$56,992	\$160,008	26%	\$94,438	1.694	1,073	\$149.12	0100	10.5739	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 03 0014 000	33622 BLACKFOOT	04/04/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$80,500	32.20	\$195,103	\$56,149	\$193,851	22%	\$102,172	1.897	1,073	\$180.66	0100	30.8724	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 03 0036 000	33671 ARROWHEAD	06/14/23	\$182,000	PTA	03-ARM'S LENGTH	\$182,000	\$86,700	47.64	\$194,967	\$56,149	\$125,851	31%	\$102,072	1.233	1,188	\$105.94	0100	35.5613	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 03 0036 000	33671 ARROWHEAD	11/06/23	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$86,700	36.58	\$194,967	\$56,149	\$180,851	24%	\$102,072	1.772	1,188	\$152.23	0100	18.3222	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 04 0005 000	33944 BLACKFOOT	09/08/23	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$90,000	39.13	\$201,692	\$56,224	\$173,776	24%	\$106,962	1.625	1,088	\$159.72	0100	3.6080	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 04 0020 000	34101 SEQUOIA	06/06/23	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$85,300	34.12	\$191,610	\$55,640	\$194,360	22%	\$99,978	1.944	1,088	\$178.64	0100	35.5454	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 04 0035 000	34012 PAWNEE	01/31/24	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$83,700	38.05	\$188,833	\$57,646	\$162,354	26%	\$96,461	1.683	1,088	\$149.22	0100	9.4529	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 04 0050 000	33909 BLACKFOOT	10/07/22	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$81,000	31.76	\$198,603	\$64,862	\$190,138	25%	\$98,339	1.933	1,088	\$174.76	0100	34.4921	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 05 0002 000	34177 WARREN	06/10/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$73,600	38.74	\$179,715	\$56,373	\$133,627	30%	\$90,693	1.473	1,339	\$99.80	0100	11.5170	BI-LEVEL	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 05 0006 000	34147 WARREN	09/28/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$84,100	38.23	\$189,270	\$57,694	\$162,306	26%	\$96,747	1.678	1,339	\$121.21	0100	8.9057	BI-LEVEL	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 05 0020 000	33942 ARROWHEAD	06/15/22	\$224,500	PTA	03-ARM'S LENGTH	\$224,500	\$77,400	34.48	\$188,259	\$56,188	\$168,312	25%	\$97,111	1.733	1,088	\$154.70	0100	14.4616	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 05 0025 000	34042 ARROWHEAD	09/11/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$82,400	43.37	\$185,788	\$55,510	\$134,490	29%	\$95,793	1.404	1,088	\$123.61	0100	18.4605	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 06 0008 000	34235 BLACKFOOT	12/08/23	\$226,000	PTA	03-ARM'S LENGTH	\$226,000	\$88,500	39.16	\$200,403	\$64,954	\$161,046	29%	\$99,595	1.617	1,088	\$148.02	0100	2.8436	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 06 0022 000	6987 N WILDWOOD	08/10/22	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$88,700	38.57	\$216,158	\$66,174	\$163,826	29%	\$110,282	1.486	1,528	\$107.22	0100	10.3061	TRI-LEVEL/QUAD	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 06 0025 000	34549 BLACKFOOT	10/14/22	\$267,000	PTA	03-ARM'S LENGTH	\$267,000	\$94,100	35.24	\$230,240	\$73,326	\$193,674	27%	\$115,378	1.679	1,347	\$143.78	0100	9.0030	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 06 0030 000	34709 BLACKFOOT	05/23/22	\$213,000	PTA	03-ARM'S LENGTH	\$213,000	\$85,100	39.95	\$209,920	\$76,669	\$136,331	36%	\$97,979	1.391	1,088	\$125.30	0100	19.7140	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 06 0042 000	34704 BLACKFOOT	08/25/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$91,900	39.11	\$207,102	\$62,949	\$172,051	27%	\$105,995	1.623	1,528	\$112.60	0100	3.4626	TRI-LEVEL/QUAD	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 07 0009 000	6703 BISON	11/03/23	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$84,100	33.64	\$189,100	\$54,853	\$195,147	22%	\$98,711	1.977	1,124	\$173.62	0100	38.8377	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 07 0021 000	6913 BISON	02/06/24	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$72,600	38.21	\$164,969	\$57,086	\$132,914	30%	\$89,722	1.676	1,004	\$132.38	0100	8.6972	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 07 0035 000	6818 BISON	06/10/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$76,600	40.32	\$186,275	\$55,292	\$134,708	29%	\$96,311	1.399	1,053	\$127.93	0100	18.9898	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 07 0041 000	6750 BISON	11/15/22	\$232,500	PTA	03-ARM'S LENGTH	\$232,500	\$78,600	33.81	\$192,340	\$62,154	\$170,346	27%	\$95,725	1.780	1,053	\$161.77	0100	19.0960	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 07 0043 000	6726 BISON	09/25/23	\$224,900	PTA	03-ARM'S LENGTH	\$224,900	\$80,900	35.97	\$182,414	\$57,067	\$167,833	25%	\$92,167	1.821	1,034	\$162.31	0100	23.2393	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 07 0045 000	6702 BISON	03/06/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$77,600	38.80	\$188,034	\$54,848	\$145,152	27%	\$97,931	1.482	1,034	\$140.38	0100	10.6387	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 08 0003 000	34308 ALGONQUIN	09/20/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$79,200	39.60	\$178,584	\$55,550	\$144,450	28%	\$90,466	1.597	999	\$144.59	0100	0.8154	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 08 0037 000	34011 SEQUOIA	12/13/22	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$82,900	42.51	\$200,105	\$55,022	\$139,978	28%	\$106,679	1.312	1,088	\$128.66	0100	27.6429	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 08 0056 000	33001 SHAWNEE	04/27/22	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$78,300	33.32	\$190,172	\$54,357	\$180,643	23%	\$99,864	1.809	1,088	\$166.03	0100	22.0316	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 09 0009 000	6916 APACHE	09/01/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$82,600	33.71	\$186,002	\$57,580	\$187,420	24%	\$94,428	1.985	999	\$187.61	0100	39.6219	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 09 0024 000	6962 MOHICAN	08/25/23	\$202,000	PTA	03-ARM'S LENGTH	\$202,000	\$80,900	40.05	\$182,615	\$58,403	\$143,597	29%	\$91,332	1.572	999	\$143.74	0100	1.6328	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 09 0037 000	6806 MOHICAN	05/31/22	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$91,700	39.87	\$222,965	\$67,108	\$162,892	29%	\$114,601	1.421	1,329	\$122.57	0100	16.7188	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 10 0001 000	34012 AZTEC	12/09/22	\$187,500	PTA	03-ARM'S LENGTH	\$187,500	\$82,200	43.84	\$201,189	\$66,542	\$120,958	35%	\$99,005	1.222	1,103	\$109.66	0100	36.6841	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 10 0018 000	6959 MOCCASIN	02/05/24	\$206,000	PTA	03-ARM'S LENGTH	\$206,000	\$82,000	39.81	\$185,016	\$58,256	\$147,744	28%	\$93,206	1.585	972	\$152.00	0100	0.3439	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 10 0019 000	6960 MOCCASIN	03/08/23	\$160,000	CD	11-FROM LENDING INSTITUTIO	\$160,000	\$68,300	42.69	\$167,866	\$61,602	\$98,398	39%	\$78,135	1.259	972	\$101.23	0100	32.9247	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 10 0033 000	6778 MOCCASIN	04/13/22	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$77,000	33.48	\$187,886	\$60,198	\$169,802	26%	\$93,888	1.809	1,034	\$164.22	0100	21.9980	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 11 0007 301	6842 CHIRREWA	05/06/22	\$283,000	PTA	03-ARM'S LENGTH	\$283,000	\$120,600	42.61	\$278,039	\$100,355	\$182,645	35%	\$130,650	1.398	1,530	\$119.38	0100	19.0603	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 12 0026 000	34118 AZTEC	10/23/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$83,300	34.71	\$187,576	\$55,995	\$184,005	23%	\$96,751	1.902	1,128	\$163.13	0100	31.3271	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 12 0039 000	34207 ALGONQUIN	04/10/23	\$222,500	PTA	03-ARM'S LENGTH	\$222,500	\$91,000	40.90	\$203,673	\$56,800	\$165,700	26%	\$107,995	1.534	1,188	\$139.48	0100	5.4243	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 12 0045 000	34331 ALGONQUIN	03/24/23	\$222,000	PTA	03-ARM'S LENGTH	\$222,000	\$78,700	35.45	\$191,308	\$56,045	\$165,955	25%	\$99,458	1.669	1,183	\$140.28	0100	8.0017	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 13 0014 002	6533 N WILDWOOD	07/14/22	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$85,800	35.02	\$206,635	\$52,546	\$192,454	21%	\$113,301	1.699	1,528	\$125.95	0100	11.0037	TRI-LEVEL/QUAD	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 13 0016 000	6617 N WILDWOOD	09/08/23	\$226,000	PTA	03-ARM'S LENGTH	\$226,000	\$86,100	38.10	\$193,352	\$54,272	\$171,728	24%	\$102,265	1.679	1,088	\$157.84	0100	9.0675	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 13 0018 000	6641 N WILDWOOD	08/26/22	\$224,500	PTA	03-ARM'S LENGTH	\$224,500	\$77,200	34.39	\$187,616	\$54,272	\$170,228	24%	\$98,047	1.736	1,088	\$156.46	0100	14.7612	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 13 0028 000	6901 N WILDWOOD	05/25/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$83,700	34.88	\$188,802	\$57,615	\$182,385	24%	\$96,461	1.891	1,088	\$167.63	0100	30.2188	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 14 0026 000	34114 TONQUISH	06/06/23	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$86,600	34.64	\$194,737	\$57,159	\$192,841	23%	\$101,160	1.906	1,200	\$160.70	0100	31.7716	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)	401	45			
56 033 14 0051 000	34216 TOMAHAWK	08/04/23	\$262,500	PTA																					

56 037 02 0002 000	33360 YORKDALE	08/16/23	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$96,200	41.83	\$211,125	\$66,469	\$163,531	29%	\$106,365	1.537	1,140	\$143.45	0100	5.1120	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)'	401	48
56 037 02 0012 000	33120 YORKDALE	06/10/22	\$238,000	PTA	03-ARM'S LENGTH	\$238,000	\$101,200	42.52	\$233,980	\$64,781	\$173,219	27%	\$124,411	1.392	1,555	\$111.39	0100	19.6263	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)'	401	48
56 038 02 0013 000	33015 HUNTER	08/14/23	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$117,000	37.14	\$261,569	\$81,612	\$233,388	26%	\$132,321	1.764	1,602	\$145.69	0100	17.5222	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)'	401	45
56 038 02 0022 000	6374 GLASTONBURY	04/20/23	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$102,600	44.61	\$225,762	\$60,534	\$169,466	26%	\$121,491	1.395	1,424	\$119.01	0100	19.3692	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)'	401	45
56 038 02 0026 000	6326 GLASTONBURY	09/06/22	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$79,800	40.10	\$194,639	\$61,035	\$137,965	31%	\$98,238	1.404	1,005	\$137.28	0100	18.4183	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)'	401	45
56 038 02 0027 000	6314 GLASTONBURY	11/15/22	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$95,600	40.68	\$231,152	\$63,384	\$171,616	27%	\$123,359	1.391	1,273	\$134.81	0100	19.7381	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)'	401	45
56 038 02 0030 000	33040 HAMPSHIRE	08/17/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$97,700	43.42	\$219,093	\$60,053	\$164,947	27%	\$116,941	1.411	1,283	\$128.56	0100	17.8063	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)'	401	45
56 038 02 0040 000	32960 HAMPSHIRE	02/14/23	\$229,400	PTA	03-ARM'S LENGTH	\$229,400	\$95,900	41.80	\$231,071	\$74,822	\$154,578	33%	\$114,889	1.345	1,255	\$123.17	0100	24.3120	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)'	401	45
56 038 03 0075 000	6380 N FARMINGTON	04/05/23	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$90,900	36.36	\$200,751	\$71,672	\$178,328	29%	\$94,911	1.879	1,087	\$164.06	0100	29.0321	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)'	401	45
56 038 03 0077 000	6340 N FARMINGTON	09/13/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$83,800	37.24	\$183,809	\$59,452	\$165,548	26%	\$91,439	1.810	1,212	\$136.59	0100	22.1900	1.0 STORY	33 - 34 / 36 - 38 (TONQUISH AREA)'	401	45
79 Totals:			\$17,873,365			\$17,873,365	\$6,943,900		\$16,119,747		\$12,881,928	28%	\$8,182,581			\$136.25		1.4264				
							Sale. Ratio =>	38.85				E.C.F. =>	1.574			Std. Deviation=>	0.21828344					
							Std. Dev. =>	4.03				Ave. E.C.F. =>	1.589			Ave. Variance=>	18.5850	Coefficient of Var=>	11.69919501			

Original ECF 1.514
Starting std Dev 0.326
Min 1.025
Max 2.003

OUTLIER - NOT USED IN ANALYSIS

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 037 02 0005 000	6890 YORKDALE	11/18/22	\$169,000	PTA	03-ARM'S LENGTH	\$169,000	\$95,600	56.57	\$227,691	\$90,005	\$78,995	53%	\$101,240	0.780	1,087	\$72.67	0100	80.8298	1.0 STORY		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	48
56 038 02 0005 000	6373 N VENOEY	05/31/22	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$74,000	54.81	\$181,474	\$59,872	\$75,128	44%	\$89,413	0.840	1,005	\$74.75	0100	74.8341	1.0 STORY		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	45
56 038 02 0005 000	6373 N VENOEY	05/31/23	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$80,100	32.04	\$181,474	\$59,872	\$190,128	24%	\$89,413	2.126	1,005	\$189.18	0100	53.7822	1.0 STORY		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	45
56 036 02 0076 000	6347 WESTLAND	06/30/22	\$285,100	PTA	03-ARM'S LENGTH	\$285,100	\$87,300	30.62	\$208,315	\$71,570	\$213,530	25%	\$100,548	2.124	1,087	\$196.44	0100	53.5092	1.0 STORY		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	45
56 036 02 0065 000	33448 BALMORAL	10/23/23	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$85,700	30.61	\$191,101	\$64,176	\$215,824	23%	\$93,327	2.313	1,032	\$209.13	0100	72.3977	1.0 STORY		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	45
56 033 02 0006 000	7066 BISON	04/07/23	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$71,800	65.27	\$163,498	\$60,852	\$49,148	55%	\$75,475	0.651	936	\$52.51	0100	93.7393	1.0 STORY		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	45
56 033 02 0031 000	33700 PAWNEE	03/03/23	\$248,400	PTA	03-ARM'S LENGTH	\$248,400	\$75,300	30.31	\$186,811	\$56,745	\$191,655	23%	\$95,637	2.004	1,073	\$178.62	0100	41.5414	1.0 STORY		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	45
56 033 07 0041 000	6750 BISON	04/12/22	\$147,000	PTA	03-ARM'S LENGTH	\$147,000	\$78,600	53.47	\$192,340	\$62,154	\$84,846	42%	\$95,725	0.886	1,053	\$80.58	0100	70.2224	1.0 STORY		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	45
56 033 12 0039 000	34207 ALGONQUIN	01/13/23	\$155,200	PTA	03-ARM'S LENGTH	\$155,200	\$84,300	54.32	\$203,673	\$56,800	\$98,400	37%	\$107,995	0.911	1,188	\$82.83	0100	67.7421	1.0 STORY		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	45
56 033 21 0002 000	33430 BORDEAUX	06/21/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$142,300	56.92	\$328,115	\$69,522	\$180,478	28%	\$190,142	0.949	1,467	\$123.03	0100	63.9400	1.0 STORY		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	67
56 033 21 0008 000	33541 BORDEAUX	09/09/22	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$166,900	53.84	\$389,161	\$105,601	\$204,399	34%	\$208,500	0.980	1,718	\$118.97	0100	60.8244	2.0 STORY		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	67
56 033 21 0011 000	33429 BORDEAUX	04/18/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$131,800	52.72	\$306,643	\$84,813	\$165,187	34%	\$163,110	1.013	1,269	\$130.17	0100	57.5843	1.0 STORY		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	67
56 034 04 0037 000	6751 CARIBOU	08/28/23	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$80,100	55.24	\$180,386	\$56,687	\$88,313	39%	\$90,955	0.971	1,390	\$63.53	0100	61.7624	BI-LEVEL		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	45
56 034 05 0022 000	6524 GERONIMO	12/02/22	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$75,200	53.71	\$183,399	\$61,121	\$78,879	44%	\$89,910	0.877	1,264	\$62.40	0100	71.1267	TRI-LEVEL/QUAD		33 - 34 / 36 - 38 (TONQUISH AREA)'	401	45

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 034 01 0024 000	35316 WEBSTER	06/22/22	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$38,400	27.43	\$98,677	\$39,231	\$100,769	28%	\$54,042	1.865	696	\$144.78	0105	55.9967	1.0 STORY	PAGE 34 (-01 & -02) (NW CORNER)		401	45
56 034 01 0046 000	35065 WEBSTER	03/18/24	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$112,700	50.09	\$236,864	\$41,100	\$183,900	18%	\$177,967	1.033	1,129	\$162.89	0105	27.1346	1.0 STORY	PAGE 34 (-01 & -02) (NW CORNER)		401	70
56 034 01 0054 000	35251 WEBSTER	11/09/23	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$73,000	56.15	\$160,045	\$73,198	\$56,802	56%	\$78,952	0.719	1,209	\$46.98	0105	58.5230	1.0 STORY	PAGE 34 (-01 & -02) (NW CORNER)		401	45
56 034 01 0061 000	35330 BAKEWELL	07/17/23	\$195,900	PTA	03-ARM'S LENGTH	\$195,900	\$66,000	33.69	\$143,080	\$42,269	\$153,631	22%	\$91,646	1.676	1,492	\$102.97	0105	37.1664	1.0 STORY	PAGE 34 (-01 & -02) (NW CORNER)		401	45
56 034 02 0009 301	35296 LEWIS	09/22/23	\$197,000	PTA	03-ARM'S LENGTH	\$197,000	\$107,800	54.72	\$227,651	\$45,792	\$151,208	23%	\$165,326	0.915	1,147	\$131.83	0105	39.0079	1.0 STORY	PAGE 34 (-01 & -02) (NW CORNER)		401	78
56 034 02 0021 000	35186 LEWIS	11/10/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$63,600	28.27	\$142,068	\$36,564	\$188,436	16%	\$95,913	1.965	1,401	\$134.50	0105	65.9979	1.0 STORY	PAGE 34 (-01 & -02) (NW CORNER)		401	45
56 034 02 0055 000	35143 LEWIS	05/31/22	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$114,500	46.73	\$275,723	\$34,798	\$210,202	14%	\$219,023	0.960	1,794	\$117.17	0105	34.4955	BI-LEVEL	PAGE 34 (-01 & -02) (NW CORNER)		401	80
7 Totals:			\$1,357,900			\$1,357,900	\$576,000		\$1,284,108		\$1,044,948	25%	\$882,869			\$120.16		12.1100					
								Sale. Ratio =>	42.42				E.C.F. =>	1.184		Std. Deviation=>		0.51227402					
								Std. Dev. =>	12.37				Ave. E.C.F. =>	1.305		Ave. Variance=>		45.4746		Coefficient of Var=>		34.85491072	

110

Ford Hunt

0% - 70% GOOD

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 036 01 0056 000	33471 KRAUTER	01/31/23	\$161,000	PTA	03-ARM'S LENGTH	\$161,000	\$52,500	32.61	\$133,328	\$35,547	\$125,453	22%	\$81,484	1.540	1,066	\$117.69	0110	4.9336	1.0 STORY	35-04->36(EXC 02) &38 FORD HUNTER E		401	45
56 036 01 0082 000	33814 KRAUTER	05/04/22	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$50,300	33.53	\$128,155	\$36,318	\$113,682	24%	\$76,531	1.485	1,186	\$95.85	0110	10.3496	1.0 STORY	35-04->36(EXC 02) &38 FORD HUNTER E		401	45
56 036 01 0100 000	33484 KRAUTER	01/06/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$52,800	35.20	\$134,217	\$35,074	\$114,926	23%	\$82,619	1.391	1,066	\$107.81	0110	19.7903	1.0 STORY	35-04->36(EXC 02) &38 FORD HUNTER E		401	45
56 036 01 0143 000	33628 BEECHWOOD	11/30/23	\$179,000	PTA	03-ARM'S LENGTH	\$179,000	\$54,500	30.45	\$124,154	\$35,175	\$143,825	20%	\$74,149	1.940	1,164	\$123.56	0110	35.0735	1.0 STORY	35-04->36(EXC 02) &38 FORD HUNTER E		401	45
4 Totals:			\$640,000			\$640,000	\$210,100		\$519,854		\$497,886	22%	\$314,783			\$111.23		0.7258					
								Sale. Ratio =>	32.83					E.C.F. =>	1.582	Std. Deviation=>		0.241747878					
								Std. Dev. =>	1.98					Ave. E.C.F. =>	1.589	Ave. Variance=>		17.5368	Coefficient of Var=>	11.03678903			

71% - 100% GOOD

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 035 06 0634 306	34723 BLOCK	08/11/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$128,700	51.48	\$320,409	\$75,199	\$174,801	30%	\$204,342	0.855	1,501	\$116.46	0110	5.8212	1.0 STORY	35-04->36(EXC 02) &38 FORD HUNTER E		401	74
56 035 06 0640 002	34626 STACY	12/15/23	\$232,900	PTA	03-ARM'S LENGTH	\$232,900	\$125,100	53.71	\$274,033	\$57,678	\$175,222	25%	\$180,296	0.972	1,236	\$141.77	0110	5.8212	1.0 STORY	35-04->36(EXC 02) &38 FORD HUNTER E		401	76
2 Totals:			\$482,900			\$482,900	\$253,800		\$594,442		\$350,023	27%	\$384,638			\$129.11		0.3639					
								Sale. Ratio =>	52.56					E.C.F. =>	0.910	Std. Deviation=>		0.082323779					
								Std. Dev. =>	1.58					Ave. E.C.F. =>	0.914	Ave. Variance=>		5.8212	Coefficient of Var=>	6.371358643			

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 042 01 0044 000	34628 PARDO	10/31/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$64,600	30.05	\$149,770	\$40,134	\$174,866	19%	\$104,915	1.667	1,662	\$105.21	0115	10.8592	MULTI/MIXED		NORTHERN ACERAGE	401	45
56 042 01 0099 000	34554 JOHN HAUK	05/24/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$51,900	29.66	\$111,736	\$22,880	\$152,120	13%	\$85,030	1.789	1,014	\$150.02	0115	23.0872	1.0 STORY		NORTHERN ACERAGE	401	45
56 042 01 0121 000	34855 JOHN HAUK	09/28/22	\$246,000	PTA	03-ARM'S LENGTH	\$246,000	\$92,200	37.48	\$204,265	\$60,072	\$185,928	24%	\$137,984	1.347	1,761	\$105.58	0115	21.0687	1.0 STORY		NORTHERN ACERAGE	401	45
56 042 01 0140 000	34579 JOHN HAUK	04/20/22	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$47,200	30.45	\$110,280	\$23,738	\$131,262	15%	\$82,815	1.585	1,014	\$129.45	0115	2.6846	1.0 STORY		NORTHERN ACERAGE	401	46
56 042 01 0144 000	34521 JOHN HAUK	05/24/23	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$44,900	28.06	\$98,028	\$24,155	\$135,845	15%	\$70,692	1.922	876	\$155.07	0115	36.3499	1.0 STORY		NORTHERN ACERAGE	401	45
56 042 01 0154 000	34456 DONNELLY	07/21/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$60,300	35.47	\$125,100	\$39,447	\$130,553	23%	\$81,965	1.593	1,032	\$126.50	0115	3.4647	1.0 STORY		NORTHERN ACERAGE	401	45
56 042 01 0156 000	34522 DONNELLY	07/26/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$40,100	22.28	\$97,981	\$22,656	\$157,344	13%	\$72,081	2.183	949	\$165.80	0115	62.4717	1.0 STORY		NORTHERN ACERAGE	401	45
56 042 01 0167 002	34724 DONNELLY	06/23/22	\$197,500	PTA	03-ARM'S LENGTH	\$197,500	\$54,900	27.80	\$130,578	\$32,366	\$165,134	16%	\$93,983	1.757	1,255	\$131.58	0115	19.8916	1.0 STORY		NORTHERN ACERAGE	401	45
56 042 01 0170 000	34744 DONNELLY	09/22/22	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$43,000	26.06	\$105,156	\$23,411	\$141,589	14%	\$78,225	1.810	981	\$144.33	0115	25.1875	1.0 STORY		NORTHERN ACERAGE	401	45
56 042 01 0205 000	34517 DONNELLY	12/07/22	\$189,900	PTA	03-ARM'S LENGTH	\$189,900	\$73,500	38.70	\$171,046	\$44,111	\$145,789	23%	\$121,469	1.200	1,523	\$95.72	0115	35.7934	1.0 STORY		NORTHERN ACERAGE	401	45
56 042 01 0229 000	34736 BOCK	01/03/23	\$75,000	CD	11-FROM LENDING INST	\$75,000	\$35,900	47.87	\$86,686	\$24,418	\$50,582	33%	\$59,587	0.849	936	\$54.04	0115	70.9268	1.0 STORY		NORTHERN ACERAGE	401	45
56 042 01 0229 000	34736 BOCK	01/16/24	\$159,900	PTA	03-ARM'S LENGTH	\$159,900	\$39,800	24.89	\$86,686	\$24,418	\$135,482	15%	\$59,587	2.274	936	\$144.75	0115	71.5549	1.0 STORY		NORTHERN ACERAGE	401	45
56 042 02 0296 000	1848 IMPERIAL	07/19/23	\$176,500	PTA	03-ARM'S LENGTH	\$176,500	\$80,200	45.44	\$169,034	\$34,613	\$141,887	20%	\$128,633	1.103	1,243	\$114.15	0115	45.5109	1.0 STORY		NORTHERN ACERAGE	401	69
56 042 02 0306 004	35017 JOHN HAUK	06/14/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$52,200	20.88	\$129,156	\$22,656	\$227,344	9%	\$101,914	2.231	1,199	\$189.61	0115	67.2596	1.0 STORY		NORTHERN ACERAGE	401	45
56 042 02 0439 000	1757 ARTHUR	08/31/22	\$110,000	PTA	19-MULTI PARCEL ARM'	\$110,000	\$56,200	51.09	\$119,553	\$44,640	\$65,360	41%	\$78,443	0.833	1,040	\$62.85	0115	72.4933	1.0 STORY	56 042 02 0440 000		401	45
56 042 03 0856 301	1195 N WILDWOOD	04/20/23	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$118,300	48.29	\$249,670	\$45,409	\$199,591	19%	\$195,465	1.021	1,848	\$108.00	0115	53.7042	MULTI/MIXED		NORTHERN ACERAGE	401	66
56 042 03 0872 002	1664 N HANLON	01/31/23	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$56,200	36.26	\$125,936	\$51,376	\$103,624	33%	\$71,349	1.452	1,030	\$100.61	0115	10.5802	1.0 STORY		NORTHERN ACERAGE	401	45
56 042 03 0873 302	1680 N HANLON	09/16/22	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$97,400	34.18	\$220,692	\$46,510	\$238,490	16%	\$166,681	1.431	1,448	\$164.70	0115	12.7336	1.0 STORY		NORTHERN ACERAGE	401	63
18 Totals:			\$3,309,800			\$3,309,800	\$1,108,800		\$2,491,353		\$2,682,790	20%	\$1,790,816			\$124.89		6.0068					
							Sale. Ratio =>		33.50				E.C.F. =>	1.498		Std. Deviation=>	0.4459534						
							Std. Dev. =>		9.19				Ave. E.C.F. =>	1.558		Ave. Variance=>	35.8679	Coefficient of Var=>	23.01953913				

43 W1/2																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 043 01 0005 000	34947 MARQUETTE	04/26/22	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$45,500	29.35	\$120,343	\$30,108	\$124,892	19%	\$62,231	2.007	916	\$136.34	0120	29.7989	MULTI/MIXED		NORTHERN ACERAGE	401	45	
56 043 01 0099 000	34999 BARTON	04/24/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$64,100	30.52	\$151,029	\$23,206	\$186,794	11%	\$88,154	2.119	981	\$190.41	0120	41.0036	1.0 STORY		NORTHERN ACERAGE	401	45	
56 043 01 0150 000	34962 SHERIDAN	05/03/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$49,400	28.23	\$126,439	\$40,439	\$134,561	23%	\$59,310	2.269	913	\$147.38	0120	55.9841	MULTI/MIXED		NORTHERN ACERAGE	401	45	
56 043 01 0179 000	35335 SHERIDAN	05/24/23	\$117,000	PTA	03-ARM'S LENGTH	\$117,000	\$50,900	43.50	\$119,122	\$23,740	\$93,260	20%	\$65,781	1.418	1,014	\$91.97	0120	29.1178	1.0 STORY		NORTHERN ACERAGE	401	45	
56 043 01 0197 002	35322 ROSSLYN	07/28/23	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$60,300	67.00	\$126,714	\$47,697	\$42,303	53%	\$54,494	0.776	858	\$49.30	0120	93.2639	MULTI/MIXED		NORTHERN ACERAGE	401	45	
56 043 02 0216 003	35139 FLORENCE	12/28/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$38,200	30.56	\$88,358	\$24,061	\$100,939	19%	\$44,343	2.276	696	\$145.03	0120	56.7416	1.0 STORY		NORTHERN ACERAGE	401	45	
56 043 02 0239 002	35115 UNIVERSITY	02/22/24	\$119,000	PTA	03-ARM'S LENGTH	\$119,000	\$49,100	41.26	\$109,561	\$34,744	\$84,256	29%	\$51,598	1.633	768	\$109.71	0120	7.5986	1.0 STORY		NORTHERN ACERAGE	401	45	
56 043 02 0253 000	34916 COLLEGE	09/15/23	\$193,000	PTA	03-ARM'S LENGTH	\$193,000	\$72,700	37.67	\$158,312	\$49,327	\$143,673	26%	\$75,162	1.912	1,076	\$133.53	0120	20.2590	1.0 STORY		NORTHERN ACERAGE	401	45	
56 043 02 0257 002	35285 COLLEGE	01/09/24	\$184,000	PTA	03-ARM'S LENGTH	\$184,000	\$72,900	39.62	\$167,524	\$32,520	\$151,480	18%	\$93,106	1.627	1,154	\$131.27	0120	8.1961	TRI-LEVEL/QUAD		NORTHERN ACERAGE	401	45	
56 043 02 0268 001	35308 SCHOOL	12/06/23	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$86,200	33.15	\$199,556	\$32,520	\$227,480	13%	\$115,197	1.975	1,464	\$155.38	0120	26.5780	2.0 STORY		NORTHERN ACERAGE	401	45	
56 043 02 0276 000	148 N WAYNE	04/13/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$82,500	36.67	\$188,176	\$36,919	\$188,081	16%	\$104,315	1.803	1,536	\$122.45	0120	9.4087	MULTI/MIXED		NORTHERN ACERAGE	401	45	
56 043 02 0279 001	35303 SCHOOL	09/01/23	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$58,400	64.89	\$129,945	\$36,788	\$53,212	41%	\$64,246	0.828	816	\$65.21	0120	88.0669	1.0 STORY		NORTHERN ACERAGE	401	45	
56 043 02 0280 001	35245 SCHOOL	06/30/22	\$177,000	PTA	03-ARM'S LENGTH	\$177,000	\$49,700	28.08	\$131,413	\$32,958	\$144,042	19%	\$67,900	2.121	1,040	\$138.50	0120	41.2465	MULTI/MIXED		NORTHERN ACERAGE	401	45	
56 043 02 0284 302	35101 SCHOOL	05/24/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$63,200	31.60	\$168,079	\$34,106	\$165,894	17%	\$92,395	1.795	1,080	\$153.61	0120	8.6564	1.0 STORY		NORTHERN ACERAGE	401	45	
56 043 02 0294 001	35106 CHERRY HILL	11/13/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$107,700	48.95	\$237,618	\$50,140	\$169,860	23%	\$129,295	1.314	1,581	\$107.44	0120	39.5182	1.0 STORY		NORTHERN ACERAGE	401	45	
56 043 99 0027 001	34836 CHERRY HILL	11/06/23	\$188,000	PTA	03-ARM'S LENGTH	\$188,000	\$90,300	48.03	\$186,317	\$62,865	\$125,135	33%	\$85,139	1.470	966	\$129.54	0120	23.9152	MULTI/MIXED		NORTHERN ACERAGE	401	45	
16 Totals:			\$2,728,000			\$2,728,000	\$1,041,100		\$2,408,506		\$2,135,862	24%	\$1,252,668			\$125.44		0.3869						
								Sale. Ratio =>	38.16					E.C.F. =>	1.705	Std. Deviation=>		0.45800264						
								Std. Dev. =>	12.15					Ave. E.C.F. =>	1.709	Ave. Variance=>		36.2096	Coefficient of Var=>	21.18858243				

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 043 03 0001 300	34617 MARQUETTE	01/13/23	\$154,000	PTA	11-FROM LENDING IN	\$154,000	\$73,800	47.92	\$188,556	\$79,562	\$74,438	52%	\$70,775	1.052	1,049	\$70.96	0125	56.7506	MULTI/MIXED		PAGES 43 (E1/2) & 44	401	45
56 043 03 0049 000	34640 FLORENCE	04/07/22	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$123,900	38.12	\$309,230	\$46,273	\$278,727	14%	\$170,751	1.632	2,263	\$123.17	0125	1.3100	COLONIAL		PAGES 43 (E1/2) & 44	401	51
56 043 04 0044 000	34738 UNIVERSITY	06/02/23	\$161,000	PTA	03-ARM'S LENGTH	\$161,000	\$65,800	40.87	\$150,677	\$40,006	\$120,994	25%	\$71,864	1.684	907	\$133.40	0125	6.4389	1.0 STORY		PAGES 43 (E1/2) & 44	401	45
56 043 04 0067 000	220 N BYFIELD	02/24/23	\$196,000	PTA	03-ARM'S LENGTH	\$196,000	\$85,600	43.67	\$222,465	\$50,541	\$145,459	26%	\$111,639	1.303	1,460	\$99.63	0125	31.6315	COLONIAL		PAGES 43 (E1/2) & 44	401	45
56 043 04 0081 000	525 N WILDWOOD	07/06/23	\$151,300	PTA	03-ARM'S LENGTH	\$151,300	\$103,700	68.54	\$238,895	\$45,688	\$105,612	30%	\$125,459	0.842	1,509	\$69.99	0125	77.7452	COLONIAL		PAGES 43 (E1/2) & 44	401	45
56 043 04 0081 000	525 N WILDWOOD	01/11/24	\$247,000	PTA	03-ARM'S LENGTH	\$247,000	\$103,700	41.98	\$238,895	\$45,688	\$201,312	18%	\$125,459	1.605	1,509	\$133.41	0125	1.4654	COLONIAL		PAGES 43 (E1/2) & 44	401	45
56 043 04 0082 000	543 N WILDWOOD	10/24/22	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$100,300	41.79	\$259,293	\$57,647	\$182,353	24%	\$130,939	1.393	1,608	\$113.40	0125	22.6600	MULTI/MIXED		PAGES 43 (E1/2) & 44	401	45
56 043 05 0091 000	440 N BYFIELD	09/22/22	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$77,800	33.83	\$202,324	\$46,360	\$183,640	20%	\$101,275	1.813	1,250	\$146.91	0125	19.4018	COLONIAL		PAGES 43 (E1/2) & 44	401	45
56 043 05 0099 000	245 N BYFIELD	11/29/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$89,400	35.76	\$232,967	\$47,155	\$202,845	19%	\$120,657	1.681	1,534	\$132.23	0125	6.1912	COLONIAL		PAGES 43 (E1/2) & 44	401	45
56 043 05 0125 000	229 N HANLON	08/15/22	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$78,600	34.93	\$204,188	\$44,148	\$180,852	20%	\$103,922	1.740	1,250	\$144.68	0125	12.1009	COLONIAL		PAGES 43 (E1/2) & 44	401	45
56 043 05 0137 000	551 N HANLON	07/15/22	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$79,500	32.45	\$205,754	\$50,012	\$194,988	20%	\$101,131	1.928	1,250	\$155.99	0125	30.8814	COLONIAL		PAGES 43 (E1/2) & 44	401	45
56 043 05 0139 000	34661 FLORENCE	10/11/23	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$101,200	40.48	\$232,783	\$43,951	\$206,049	18%	\$122,618	1.680	1,931	\$106.71	0125	6.1155	MULTI/MIXED		PAGES 43 (E1/2) & 44	401	45
56 043 06 0305 000	719 N WILDWOOD	04/22/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$72,800	33.86	\$188,880	\$48,113	\$166,887	22%	\$91,407	1.826	980	\$170.29	0125	20.6498	1.0 STORY		PAGES 43 (E1/2) & 44	401	45
56 043 06 0309 000	34418 FLORENCE	03/22/24	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$94,200	41.87	\$215,657	\$58,688	\$166,312	26%	\$101,928	1.632	1,222	\$136.10	0125	1.2406	COLONIAL		PAGES 43 (E1/2) & 44	401	45
56 044 02 0030 002	640 VANSULL	02/13/23	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$82,600	39.90	\$215,361	\$42,088	\$164,912	20%	\$112,515	1.466	1,216	\$135.62	0125	15.3567	1.0 STORY		PAGES 43 (E1/2) & 44	401	45
56 044 02 0060 002	231 VANSULL	04/24/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$82,400	37.45	\$189,180	\$44,428	\$175,572	20%	\$93,995	1.868	1,055	\$166.42	0125	24.8634	1.0 STORY		PAGES 43 (E1/2) & 44	401	45
56 044 02 0082 002	334 N HAWTHORN	05/08/23	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$86,700	37.70	\$199,016	\$45,898	\$184,102	20%	\$99,427	1.852	1,077	\$170.94	0125	23.2368	1.0 STORY		PAGES 43 (E1/2) & 44	401	45
56 044 02 0110 002	527 N HAWTHORN	01/25/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$86,100	36.64	\$224,390	\$46,166	\$188,834	20%	\$115,730	1.632	1,312	\$143.93	0125	1.2423	1.0 STORY		PAGES 43 (E1/2) & 44	401	45
56 044 02 0147 001	34107 FRANCES	08/26/22	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$76,200	49.16	\$198,229	\$44,080	\$110,920	28%	\$100,097	1.108	1,050	\$105.64	0125	51.1129	1.0 STORY		PAGES 43 (E1/2) & 44	401	45
56 044 02 0151 002	34203 FRANCES	10/23/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$88,200	39.20	\$202,688	\$44,727	\$180,273	20%	\$102,572	1.758	1,050	\$171.69	0125	13.8269	1.0 STORY		PAGES 43 (E1/2) & 44	401	45
56 044 02 0152 002	34215 FRANCES	10/04/23	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$91,100	39.61	\$209,127	\$44,164	\$185,836	19%	\$107,119	1.735	1,073	\$173.19	0125	11.5602	1.0 STORY		PAGES 43 (E1/2) & 44	401	45
56 044 02 0158 002	34329 FRANCES	04/07/22	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$73,600	35.05	\$191,091	\$43,437	\$166,563	21%	\$95,879	1.737	1,147	\$145.22	0125	11.7960	1.0 STORY		PAGES 43 (E1/2) & 44	401	45
56 044 02 0163 002	34318 FRANCES	07/05/22	\$179,900	PTA	03-ARM'S LENGTH	\$179,900	\$67,500	37.52	\$175,273	\$41,575	\$138,325	23%	\$86,817	1.593	932	\$148.42	0125	2.5960	1.0 STORY		PAGES 43 (E1/2) & 44	401	45
56 044 02 0174 000	721 N HAWTHORN	07/15/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$73,500	33.41	\$190,685	\$49,484	\$170,516	22%	\$91,689	1.860	1,020	\$167.17	0125	24.0466	1.0 STORY		PAGES 43 (E1/2) & 44	401	45
56 044 02 0190 002	34344 ROSSLYN	07/18/23	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$68,900	37.24	\$157,821	\$41,388	\$143,612	22%	\$75,606	1.899	911	\$157.64	0125	28.0226	1.0 STORY		PAGES 43 (E1/2) & 44	401	45
56 044 02 0195 002	34240 ROSSLYN	04/10/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$83,200	46.22	\$191,075	\$41,299	\$138,701	23%	\$97,257	1.426	1,055	\$131.47	0125	19.3130	1.0 STORY		PAGES 43 (E1/2) & 44	401	45
56 044 02 0220 002	34227 SHERIDAN	12/02/22	\$208,000	PTA	03-ARM'S LENGTH	\$208,000	\$75,600	36.35	\$196,607	\$42,086	\$165,914	20%	\$100,338	1.654	1,100	\$150.83	0125	3.4289	1.0 STORY		PAGES 43 (E1/2) & 44	401	45
56 044 02 0222 002	34251 SHERIDAN	05/18/22	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$80,600	34.30	\$210,256	\$41,489	\$193,511	18%	\$109,589	1.766	1,258	\$153.82	0125	14.6533	1.0 STORY		PAGES 43 (E1/2) & 44	401	45
56 044 02 0223 002	34263 SHERIDAN	02/24/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$76,400	34.73	\$197,827	\$43,832	\$176,168	20%	\$99,997	1.762	1,020	\$172.71	0125	14.2481	1.0 STORY		PAGES 43 (E1/2) & 44	401	45
56 044 02 0261 002	34329 BARTON	05/31/22	\$208,000	PTA	03-ARM'S LENGTH	\$208,000	\$75,600	36.35	\$196,675	\$42,356	\$165,644	20%	\$100,207	1.653	1,100	\$150.59	0125	3.3759	1.0 STORY		PAGES 43 (E1/2) & 44	401	45
30 Totals:			\$6,462,200			\$6,462,200	\$2,518,500		\$6,235,865		\$5,059,871	22%	\$3,138,660			\$139.41		0.7144					
								Sale. Ratio =>	38.97					E.C.F. =>	1.612	Std. Deviation=>		0.25904748					
								Std. Dev. =>	6.93					Ave. E.C.F. =>	1.619	Ave. Variance=>		18.5754	Coefficient of Var=>	11.47157108			

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 045 01 0322 000	2032 N CARLSON	08/30/22	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$64,900	27.62	\$166,039	\$31,500	\$203,500	13%	\$111,366	1.827	1,045	\$194.74	0130	46.9523	1.0 STORY		45 - 48 / 57-01 / 57-02	401	50	
56 045 01 0329 000	1842 N CARLSON	08/02/22	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$54,900	27.59	\$146,010	\$43,575	\$155,425	22%	\$84,325	1.843	1,104	\$140.78	0130	48.5379	1.0 STORY		45 - 48 / 57-01 / 57-02	401	45	
56 045 01 0366 000	1751 N BERRY	06/13/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$70,400	46.93	\$159,876	\$43,050	\$106,950	29%	\$96,330	1.110	1,120	\$95.49	0130	24.7542	MULTI/MIXED		45 - 48 / 57-01 / 57-02	401	45	
56 045 01 0428 301	1776 N WALTON	03/04/24	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$76,900	39.44	\$174,593	\$49,465	\$145,535	25%	\$103,136	1.411	1,380	\$105.46	0130	5.3313	1.0 STORY		45 - 48 / 57-01 / 57-02	401	45	
56 045 02 0019 000	35611 FORD	11/29/22	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$55,500	41.11	\$148,092	\$35,700	\$99,300	26%	\$92,810	1.070	1,482	\$67.00	0130	28.7860	MULTI/MIXED		45 - 48 / 57-01 / 57-02	401	45	
56 048 01 0014 001	35770 CHERRY HILL	08/24/22	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$43,700	29.13	\$116,190	\$35,175	\$114,825	23%	\$66,675	1.722	899	\$127.73	0130	36.4372	1.0 STORY		45 - 48 / 57-01 / 57-02	401	45	
56 048 01 0037 001	510 N KARLE	04/15/22	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$57,000	36.77	\$151,010	\$34,650	\$120,350	22%	\$96,142	1.252	1,060	\$113.54	0130	10.5989	MULTI/MIXED		45 - 48 / 57-01 / 57-02	401	45	
56 048 01 0053 001	429 N PARENT	08/23/23	\$268,000	PTA	03-ARM'S LENGTH	\$268,000	\$103,900	38.77	\$236,680	\$56,175	\$211,825	21%	\$149,083	1.421	1,463	\$144.79	0130	6.3062	1.0 STORY		45 - 48 / 57-01 / 57-02	401	45	
56 048 01 0057 000	613 N PARENT	12/09/22	\$178,500	PTA	03-ARM'S LENGTH	\$178,500	\$53,800	30.14	\$142,934	\$45,675	\$132,825	26%	\$79,962	1.661	1,232	\$107.81	0130	30.3321	MULTI/MIXED		45 - 48 / 57-01 / 57-02	401	45	
56 048 01 0062 002	720 N PARENT	10/19/22	\$299,900	PTA	03-ARM'S LENGTH	\$299,900	\$97,400	32.48	\$252,287	\$31,500	\$268,400	11%	\$177,839	1.509	1,378	\$194.78	0130	15.1441	1.0 STORY		45 - 48 / 57-01 / 57-02	401	66	
56 048 01 0069 000	412 N PARENT	01/20/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$81,900	39.95	\$218,301	\$55,017	\$149,983	27%	\$134,795	1.113	1,722	\$87.10	0130	24.5113	1.0 STORY		45 - 48 / 57-01 / 57-02	401	45	
56 048 01 0085 000	533 N HARVEY	05/31/22	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$79,100	26.37	\$209,646	\$70,242	\$229,758	23%	\$114,520	2.006	1,739	\$132.12	0130	64.8482	MULTI/MIXED		45 - 48 / 57-01 / 57-02	401	45	
56 048 99 0002 000	135 N WALTON	03/28/24	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$59,400	49.50	\$133,126	\$58,817	\$61,183	49%	\$60,549	1.010	1,030	\$59.40	0130	34.7319	MULTI/MIXED		45 - 48 / 57-01 / 57-02	401	45	
56 048 99 0009 000	35920 CHERRY HILL	11/15/22	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$73,400	47.35	\$196,769	\$33,600	\$121,400	22%	\$135,174	0.898	1,772	\$68.51	0130	45.9687	1.0 STORY		45 - 48 / 57-01 / 57-02	401	45	
56 048 99 0010 000	35906 CHERRY HILL	04/07/22	\$208,000	PTA	03-ARM'S LENGTH	\$208,000	\$60,100	28.89	\$160,739	\$33,633	\$174,367	16%	\$105,134	1.659	1,159	\$150.45	0130	30.0731	1.0 STORY		45 - 48 / 57-01 / 57-02	401	45	
56 048 99 0038 001	867 N KARLE	07/19/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$93,100	54.76	\$212,396	\$42,411	\$127,589	25%	\$140,679	0.907	1,652	\$77.23	0130	45.0837	1.0 STORY		45 - 48 / 57-01 / 57-02	401	45	
56 048 99 0039 001	828 N KARLE	08/01/22	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$70,600	54.31	\$188,105	\$44,344	\$85,656	34%	\$118,801	0.721	1,592	\$53.80	0130	63.6783	MULTI/MIXED		45 - 48 / 57-01 / 57-02	401	45	
56 057 01 0011 000	35535 CHERRY HILL	09/23/22	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$41,500	29.64	\$110,659	\$24,626	\$115,374	18%	\$71,144	1.622	981	\$117.61	0130	26.3906	1.0 STORY		45 - 48 / 57-01 / 57-02	401	45	
56 057 02 0174 003	127 S CROWN	09/02/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$93,200	43.35	\$241,198	\$50,220	\$164,780	23%	\$159,148	1.035	1,325	\$124.36	0130	32.2401	2.0 STORY		45 - 48 / 57-01 / 57-02	401	68	
19 Totals:			\$3,608,400			\$3,608,400	\$1,330,700		\$3,364,650	\$2,789,025		24%	\$2,097,613			\$113.83		2.8169						
								Sale. Ratio =>	36.88					E.C.F. =>	1.330	Std. Deviation=>		0.37647998						
								Std. Dev. =>	9.33					Ave. E.C.F. =>	1.358	Ave. Variance=>		32.6687	Coefficient of Var=>	24.06027495				

Westland 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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 047 10 0039 000	350 LARCHMONT	11/07/22	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$99,300	38.19	\$269,389	\$74,600	\$185,400	29%	\$161,651	1.147	1,393	\$133.09	0135	5.9962	2.0 STORY	WESTLAND WOODS 047-10	401	63		
56 047 10 0047 000	36864 RAVENWOOD	07/21/23	\$279,000	PTA	03-ARM'S LENGTH	\$279,000	\$115,700	41.47	\$270,185	\$74,600	\$204,400	27%	\$162,311	1.259	1,403	\$145.69	0135	5.2430	2.0 STORY	WESTLAND WOODS 047-10	401	57		
56 047 10 0054 000	351 BEDFORD	03/01/24	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$142,900	40.83	\$332,595	\$74,600	\$275,400	21%	\$214,104	1.286	1,933	\$142.47	0135	7.9413	2.0 STORY	WESTLAND WOODS 047-10	401	66		
56 047 10 0057 000	441 BEDFORD	10/07/22	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$123,700	42.66	\$330,697	\$74,600	\$215,400	26%	\$212,529	1.014	1,757	\$122.60	0135	19.3369	2.0 STORY	WESTLAND WOODS 047-10	401	65		
56 047 10 0057 000	441 BEDFORD	05/16/23	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$142,100	45.84	\$330,697	\$74,600	\$235,400	24%	\$212,529	1.108	1,757	\$133.98	0135	9.9264	2.0 STORY	WESTLAND WOODS 047-10	401	65		
56 047 10 0059 000	501 BEDFORD	07/21/22	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$105,200	37.57	\$284,033	\$74,600	\$205,400	27%	\$173,803	1.182	1,534	\$133.90	0135	2.5084	2.0 STORY	WESTLAND WOODS 047-10	401	63		
56 047 10 0059 000	501 BEDFORD	07/12/23	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$121,600	41.22	\$284,033	\$74,600	\$220,400	25%	\$173,803	1.268	1,534	\$143.68	0135	6.1220	2.0 STORY	WESTLAND WOODS 047-10	401	63		
56 047 10 0101 000	36803 DOVER	08/08/22	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$113,400	34.89	\$304,830	\$74,600	\$250,400	23%	\$191,062	1.311	1,693	\$147.90	0135	10.3688	2.0 STORY	WESTLAND WOODS 047-10	401	64		
56 047 10 0108 000	480 DOVER CRESCENT	03/22/24	\$277,500	PTA	03-ARM'S LENGTH	\$277,500	\$122,000	43.96	\$284,823	\$74,600	\$202,900	27%	\$174,459	1.163	1,412	\$143.70	0135	4.3855	1.0 STORY	WESTLAND WOODS 047-10	401	61		
56 047 10 0126 000	600 DARTMOUTH CRESCENT	05/30/23	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$129,800	43.27	\$301,725	\$81,814	\$218,186	27%	\$182,499	1.196	1,628	\$134.02	0135	1.1332	2.0 STORY	WESTLAND WOODS 047-10	401	62		
56 047 10 0136 000	600 BEDFORD	11/29/23	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$130,800	40.88	\$304,536	\$76,897	\$243,103	24%	\$188,912	1.287	1,710	\$142.17	0135	7.9979	2.0 STORY	WESTLAND WOODS 047-10	401	63		
56 047 10 0139 000	500 BEDFORD	12/07/23	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$118,600	43.93	\$276,731	\$75,042	\$194,958	28%	\$167,377	1.165	1,380	\$141.27	0135	4.2094	1.0 STORY	WESTLAND WOODS 047-10	401	58		
56 047 10 0147 000	250 BEDFORD	09/22/23	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$120,100	40.71	\$280,900	\$74,600	\$220,400	25%	\$171,203	1.287	1,403	\$157.09	0135	8.0479	1.0 STORY	WESTLAND WOODS 047-10	401	65		
56 047 10 0153 000	36853 RAVENWOOD	07/13/23	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$122,700	42.31	\$286,577	\$76,480	\$213,520	26%	\$174,354	1.225	1,346	\$158.63	0135	1.7753	2.0 STORY	WESTLAND WOODS 047-10	401	65		
14 Totals:			\$4,141,500			\$4,141,500	\$1,707,900		\$4,141,751		\$3,085,267	26%	\$2,560,596			\$141.44		0.1978						
								Sale. Ratio =>	41.24			E.C.F. =>	1.205	Std. Deviation=>		0.08414098								
								Std. Dev. =>	2.86			Ave. E.C.F. =>	1.207	Ave. Variance=>		6.7852	Coefficient of Var=>		5.622060038					

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 047 01 0055 304	300 PATTINGILL	05/19/23	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$102,100	38.53	\$234,736	\$51,660	\$213,340	19%	\$123,700	1.725	1,166	\$182.97	0140	20.6462	1.0 STORY		47/57/58/59/77	401	63
56 057 03 0001 000	36335 AVONDALE	05/19/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$81,600	54.40	\$192,667	\$54,003	\$95,997	36%	\$93,692	1.025	1,267	\$75.77	0140	49.3591	1.0 STORY		47/57/58/59/77	401	45
56 057 03 0008 000	36131 AVONDALE	06/28/22	\$145,400	PTA	03-ARM'S LENGTH	\$145,400	\$62,700	43.12	\$166,419	\$47,195	\$98,205	32%	\$80,557	1.219	1,088	\$90.26	0140	29.9116	1.0 STORY		47/57/58/59/77	401	45
56 057 03 0008 000	36131 AVONDALE	01/18/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$62,700	41.80	\$166,419	\$47,195	\$102,805	31%	\$80,557	1.276	1,088	\$94.49	0140	24.2014	1.0 STORY		47/57/58/59/77	401	45
56 057 03 0012 000	36035 AVONDALE	12/30/22	\$189,900	PTA	03-ARM'S LENGTH	\$189,900	\$93,600	49.29	\$247,076	\$46,640	\$143,260	25%	\$135,430	1.058	1,627	\$88.05	0140	46.0377	1.0 STORY		47/57/58/59/77	401	45
56 057 03 0028 000	35751 THAMES	11/08/22	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$64,800	43.20	\$174,843	\$50,604	\$99,396	34%	\$83,945	1.184	1,088	\$91.36	0140	33.4137	1.0 STORY		47/57/58/59/77	401	45
56 057 03 0038 000	35629 THAMES	03/28/24	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$74,900	38.41	\$176,713	\$47,500	\$147,500	24%	\$87,306	1.689	1,106	\$133.36	0140	17.1264	1.0 STORY		47/57/58/59/77	401	45
56 057 03 0047 000	35527 THAMES	05/31/22	\$151,000	PTA	03-ARM'S LENGTH	\$151,000	\$65,500	43.38	\$173,772	\$46,576	\$104,424	31%	\$85,943	1.215	1,088	\$95.98	0140	30.3160	1.0 STORY		47/57/58/59/77	401	45
56 057 03 0053 000	35568 THAMES	07/11/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$64,400	35.78	\$171,038	\$46,799	\$133,201	26%	\$83,945	1.587	1,088	\$122.43	0140	6.8565	1.0 STORY		47/57/58/59/77	401	45
56 057 03 0055 000	35634 THAMES	04/14/22	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$68,200	44.00	\$180,871	\$46,715	\$108,285	30%	\$90,646	1.195	1,088	\$99.53	0140	32.3602	1.0 STORY		47/57/58/59/77	401	45
56 057 03 0056 000	35646 THAMES	08/05/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$63,800	36.46	\$169,257	\$47,770	\$127,230	27%	\$82,086	1.550	1,088	\$116.94	0140	3.1769	1.0 STORY		47/57/58/59/77	401	45
56 057 03 0066 000	35814 THAMES	05/13/22	\$149,500	PTA	03-ARM'S LENGTH	\$149,500	\$66,100	44.21	\$175,370	\$49,181	\$100,319	33%	\$85,263	1.177	1,088	\$92.20	0140	34.1609	1.0 STORY		47/57/58/59/77	401	45
56 057 03 0069 000	35753 FAIRCHILD	08/09/23	\$222,000	PTA	03-ARM'S LENGTH	\$222,000	\$117,300	52.84	\$275,552	\$47,295	\$174,705	21%	\$154,228	1.133	2,176	\$80.29	0140	38.5421	2.0 STORY		47/57/58/59/77	401	45
56 057 03 0072 000	35717 FAIRCHILD	12/28/23	\$164,900	PTA	03-ARM'S LENGTH	\$164,900	\$70,400	42.69	\$166,398	\$44,181	\$120,719	27%	\$82,579	1.462	1,088	\$110.95	0140	5.6335	1.0 STORY		47/57/58/59/77	401	45
56 057 03 0083 000	35652 FAIRCHILD	05/26/22	\$157,000	PTA	03-ARM'S LENGTH	\$157,000	\$75,400	48.03	\$199,685	\$47,510	\$109,490	30%	\$102,821	1.065	1,368	\$80.04	0140	45.3334	1.0 STORY		47/57/58/59/77	401	45
56 057 03 0092 000	35874 THAMES	06/08/23	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$66,200	41.38	\$156,624	\$45,553	\$114,447	28%	\$75,048	1.525	1,088	\$105.19	0140	0.6790	1.0 STORY		47/57/58/59/77	401	45
56 057 03 0093 000	35886 THAMES	06/26/23	\$172,000	PTA	03-ARM'S LENGTH	\$172,000	\$75,100	43.66	\$177,662	\$51,245	\$120,755	30%	\$85,417	1.414	1,088	\$110.99	0140	10.4481	1.0 STORY		47/57/58/59/77	401	45
56 057 03 0106 000	35810 AVONDALE	05/08/23	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$71,000	43.03	\$167,819	\$43,902	\$121,098	27%	\$83,728	1.446	1,103	\$109.79	0140	7.1863	1.0 STORY		47/57/58/59/77	401	45
56 057 03 0148 000	35827 ROLF	05/25/22	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$70,600	33.62	\$186,901	\$44,276	\$165,724	21%	\$96,368	1.720	1,100	\$150.66	0140	20.1501	1.0 STORY		47/57/58/59/77	401	45
56 057 03 0161 000	35616 ROLF	11/01/22	\$151,000	PTA	03-ARM'S LENGTH	\$151,000	\$73,600	48.74	\$193,121	\$46,601	\$104,399	31%	\$99,000	1.055	1,290	\$80.93	0140	46.3659	1.0 STORY		47/57/58/59/77	401	45
56 057 03 0190 000	36003 FLORANE	08/29/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$72,600	33.77	\$171,445	\$43,993	\$171,007	20%	\$86,116	1.986	931	\$183.68	0140	46.7575	1.0 STORY		47/57/58/59/77	401	45
56 057 03 0198 000	35751 FLORANE	01/11/23	\$159,900	PTA	03-ARM'S LENGTH	\$159,900	\$68,400	42.78	\$181,137	\$43,818	\$116,082	27%	\$92,783	1.251	931	\$124.69	0140	26.7083	1.0 STORY		47/57/58/59/77	401	45
56 057 03 0230 000	35716 FLORANE	11/14/23	\$197,500	PTA	03-ARM'S LENGTH	\$197,500	\$83,500	42.28	\$196,588	\$45,323	\$152,177	23%	\$102,206	1.489	1,100	\$138.34	0140	2.9271	1.0 STORY		47/57/58/59/77	401	45
56 057 03 0243 000	36032 FLORANE	12/14/22	\$194,000	PTA	03-ARM'S LENGTH	\$194,000	\$72,200	37.22	\$190,995	\$45,897	\$148,103	24%	\$98,039	1.511	1,100	\$134.64	0140	0.7544	1.0 STORY		47/57/58/59/77	401	45
56 057 04 0050 000	35627 CANYON	01/08/24	\$207,900	PTA	03-ARM'S LENGTH	\$207,900	\$74,900	36.03	\$176,845	\$45,076	\$162,824	22%	\$89,033	1.829	1,004	\$162.18	0140	31.0608	1.0 STORY		47/57/58/59/77	401	45
56 057 04 0076 000	35952 CANYON	05/05/23	\$238,000	PTA	03-ARM'S LENGTH	\$238,000	\$88,300	37.10	\$207,994	\$45,428	\$192,572	19%	\$109,842	1.753	1,238	\$155.55	0140	23.4980	1.0 STORY		47/57/58/59/77	401	45
56 057 04 0090 000	311 S CARLSON	08/18/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$76,800	43.89	\$181,846	\$53,247	\$121,753	30%	\$86,891	1.401	980	\$124.24	0140	11.6983	1.0 STORY		47/57/58/59/77	401	45
56 057 04 0157 000	36143 FERNWOOD	09/02/22	\$236,000	PTA	03-ARM'S LENGTH	\$236,000	\$79,700	33.77	\$210,696	\$45,305	\$190,695	19%	\$111,751	1.706	1,512	\$126.12	0140	18.8238	TRI-LEVEL/QUAD		47/57/58/59/77	401	45
56 057 04 0209 000	35816 FERNWOOD	09/14/23	\$209,000	PTA	03-ARM'S LENGTH	\$209,000	\$77,700	37.18	\$183,247	\$44,470	\$164,530	21%	\$93,768	1.755	980	\$167.89	0140	23.6451	1.0 STORY		47/57/58/59/77	401	45
56 057 04 0212 000	35852 FERNWOOD	07/29/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$87,600	35.76	\$231,181	\$44,307	\$200,693	18%	\$126,266	1.589	1,466	\$136.90	0140	7.1249	1.0 STORY		47/57/58/59/77	401	45
56 057 04 0228 000	199 S CROWN	01/12/24	\$224,000	PTA	03-ARM'S LENGTH	\$224,000	\$95,300	42.54	\$224,243	\$53,747	\$170,253	24%	\$115,200	1.478	1,238	\$137.52	0140	4.0304	1.0 STORY		47/57/58/59/77	401	45
56 057 04 0244 000	207 S CARLSON	12/28/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$82,800	38.51	\$218,907	\$48,741	\$166,259	23%	\$114,977	1.446	1,270	\$130.91	0140	7.2175	1.0 STORY		47/57/58/59/77	401	45
56 058 01 0006 002	1447 S CARLSON	08/02/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$66,300	44.20	\$157,013	\$49,276	\$100,724	33%	\$72,795	1.384	960	\$104.92	0140	13.4533	1.0 STORY		47/57/58/59/77	401	45
56 058 01 0022 000	1737 S CARLSON	05/20/22	\$188,000	PTA	03-ARM'S LENGTH	\$188,000	\$79,800	42.45	\$211,277	\$54,367	\$133,633	29%	\$106,020	1.260	1,489	\$89.75	0140	25.7747	BI-LEVEL		47/57/58/59/77	401	45
56 058 01 0047 002	1330 S CARLSON	09/28/22	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$59,400	40.97	\$157,932	\$47,227	\$97,773	33%	\$74,801	1.307	960	\$101.85	0140	21.1081	1.0 STORY		47/57/58/59/77	401	45
56 058 01 0054 000	1276 JUDITH	07/10/23	\$214,000	PTA	03-ARM'S LENGTH	\$214,000	\$87,800	41.03	\$207,184	\$51,487	\$162,513	24%	\$105,201	1.545	1,405	\$115.67	0140	2.6596	TRI-LEVEL/QUAD		47/57/58/59/77	401	45
56 058 01 0054 000	1276 JUDITH	10/25/23	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$87,800	35.84	\$207,184	\$51,487	\$193,513	21%	\$105,201	1.839	1,405	\$137.73	0140	32.1271	TRI-LEVEL/QUAD		47/57/58/59/77	401	45
56 058 01 0065 000	36524 FAIRCHILD	03/08/24	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$91,800	34.00	\$216,022	\$53,912	\$216,088	20%	\$109,534	1.973	1,405	\$153.80	0140	45.4603	TRI-LEVEL/QUAD		47/57/58/59/77	401	45
56 058 01 0077 000	1259 JUDITH	04/24/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$86,900	39.50	\$204,590	\$44,899	\$175,101	20%	\$107,899	1.623	1,405	\$124.63	0140	10.4624	TRI-LEVEL/QUAD		47/57/58/59/77	401	45
56 058 01 0081 000	1260 S CARLSON	11/04/22	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$76,000	32.34	\$200,620	\$45,507	\$189,493	19%	\$104,806	1.808	1,430	\$132.51	0140	28.9840	TRI-LEVEL/QUAD		47/57/58/59/77	401	45
56 058 01 0082 000	1248 S CARLSON	06/13/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$68,500	36.05	\$161,751	\$43,675	\$146,325	23%	\$79,781	1.834	1,107	\$132.18	0140	31.5887	BI-LEVEL		47/57/58/59/77	401	45
56 058 02 0122 000	36600 HIVELEY	05/13/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$88,700	42.24	\$212,696	\$48,000	\$162,000	23%	\$111,281	1.456	1,213	\$133.55	0140	6.2421	1.0 STORY		47/57/58/59/77	401	45
56 058 02 0123 000	36614 HIVELEY	09/22/22	\$236,500	PTA	03-ARM'S LENGTH	\$236,500	\$90,100	38.10	\$237,959	\$48,926	\$187,574	21%	\$127,725	1.469	1,533	\$122.36	0140	4.9618	COLONIAL		47/57/58/59/77	401	45
56 058 02 0130 000	36669 HIVELEY	09/28/23	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$93,200	37.28	\$219,652	\$48,000	\$202,000	19%	\$115,981	1.742	1,254	\$161.08	0140	22.3469	1.0 STORY		47/57/58/59/77	401	45
56 058 02 0132 000	36643 HIVELEY	07/11/22	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$83,500	39.76	\$220,701	\$49,034	\$160,966	23%	\$115,991	1.388	1,248	\$128.98	0140	13.0452	1.0 STORY		47/57/58/59/77	401	45
56 058 02 0140 000	652 JUDITH	06/0																					

56 059 01 0317 000	1149 SELMA	11/25/22	\$292,000	PTA	03-ARM'S LENGTH	\$292,000	\$119,600	40.96	\$315,190	\$50,162	\$241,838	17%	\$179,073	1.350	2,502	\$96.66	0140	16.7695	COLONIAL	47/57/58/59/77	401	45
56 059 01 0318 000	1153 SELMA	01/19/24	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$109,300	45.54	\$257,180	\$57,889	\$182,111	24%	\$134,656	1.352	1,512	\$120.44	0140	16.5779	COLONIAL	47/57/58/59/77	401	45
56 059 01 0321 000	1211 SELMA	08/29/23	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$82,900	33.84	\$195,304	\$53,745	\$191,255	22%	\$95,648	2.000	1,204	\$158.85	0140	48.1377	1.0 STORY	47/57/58/59/77	401	45
56 059 01 0374 000	1433 SELMA	03/03/23	\$186,000	PTA	03-ARM'S LENGTH	\$186,000	\$79,900	42.96	\$212,079	\$64,181	\$121,819	35%	\$99,931	1.219	1,005	\$121.21	0140	29.9164	1.0 STORY	47/57/58/59/77	401	45
56 059 01 0377 000	1487 SELMA	12/15/22	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$80,500	41.28	\$212,944	\$57,143	\$137,857	29%	\$105,271	1.310	1,175	\$117.33	0140	20.8650	1.0 STORY	47/57/58/59/77	401	45
56 059 01 0384 000	36671 MELTON	11/06/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$95,200	40.51	\$225,063	\$64,055	\$170,945	27%	\$108,789	1.571	1,229	\$139.09	0140	5.3147	1.0 STORY	47/57/58/59/77	401	45
56 059 01 0395 000	1665 S DOWLING	05/12/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$88,100	40.98	\$208,752	\$67,119	\$147,881	31%	\$95,698	1.545	1,005	\$147.15	0140	2.7094	1.0 STORY	47/57/58/59/77	401	45
56 077 01 0852 000	2632 TREADWELL	06/27/22	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$114,100	43.06	\$299,105	\$55,145	\$209,855	21%	\$164,838	1.273	2,402	\$87.37	0140	24.5095	TRI-LEVEL/QUAD	47/57/58/59/77	401	45
56 077 01 0859 000	2548 TREADWELL	04/26/23	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$84,200	36.61	\$199,118	\$55,879	\$174,121	24%	\$96,783	1.799	1,007	\$172.91	0140	28.0890	1.0 STORY	47/57/58/59/77	401	45
56 077 01 0860 000	37017 GILCHRIST	11/02/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$81,200	36.91	\$215,257	\$53,928	\$166,072	25%	\$109,006	1.524	1,468	\$113.13	0140	0.5317	TRI-LEVEL/QUAD	47/57/58/59/77	401	45
56 077 01 0878 000	37207 GILCHRIST	05/26/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$79,000	39.50	\$186,145	\$47,342	\$152,658	24%	\$93,786	1.628	988	\$154.51	0140	10.9536	1.0 STORY	47/57/58/59/77	401	45
56 077 01 0888 000	37196 GILCHRIST	05/31/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$74,900	36.54	\$176,810	\$47,492	\$157,508	23%	\$87,377	1.803	956	\$164.76	0140	28.4430	1.0 STORY	47/57/58/59/77	401	45
56 077 01 0893 000	37134 GILCHRIST	07/08/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$71,100	35.55	\$188,191	\$47,698	\$152,302	24%	\$94,928	1.604	1,116	\$136.47	0140	8.6205	1.0 STORY	47/57/58/59/77	401	45
56 077 01 0899 000	37076 GILCHRIST	06/14/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$73,600	36.80	\$173,976	\$46,905	\$153,095	23%	\$85,859	1.783	956	\$160.14	0140	26.4908	1.0 STORY	47/57/58/59/77	401	45
56 077 01 0914 000	37097 VINCENT	10/25/22	\$217,500	PTA	03-ARM'S LENGTH	\$217,500	\$91,700	42.16	\$242,121	\$46,894	\$170,606	22%	\$131,910	1.293	1,540	\$110.78	0140	22.4844	1.0 STORY	47/57/58/59/77	401	45
56 077 01 0917 000	37133 VINCENT	02/20/24	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$83,800	38.98	\$197,673	\$46,956	\$168,044	22%	\$101,836	1.650	1,173	\$143.26	0140	13.1952	1.0 STORY	47/57/58/59/77	401	45
56 077 01 0945 000	37038 VINCENT	08/29/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$103,900	43.29	\$245,188	\$68,068	\$171,932	28%	\$119,676	1.437	1,460	\$117.76	0140	8.1545	1.0 STORY	47/57/58/59/77	401	45
56 077 01 0959 000	36634 GILCHRIST	09/30/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$74,500	39.21	\$196,762	\$49,299	\$140,701	26%	\$99,637	1.412	1,007	\$139.72	0140	10.6061	1.0 STORY	47/57/58/59/77	401	45
56 077 01 0969 000	36629 GILCHRIST	08/19/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$87,400	39.73	\$230,998	\$54,088	\$165,912	25%	\$119,534	1.388	1,644	\$100.92	0140	13.0202	TRI-LEVEL/QUAD	47/57/58/59/77	401	45
56 077 01 0972 000	2350 WILSHIRE	10/28/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$72,900	41.66	\$193,205	\$49,275	\$125,725	28%	\$97,250	1.293	1,007	\$124.85	0140	22.5392	1.0 STORY	47/57/58/59/77	401	45
56 077 03 1051 000	2022 MINERVA	08/17/23	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$91,800	36.00	\$217,877	\$79,309	\$175,691	31%	\$93,627	1.876	1,017	\$172.75	0140	35.8304	1.0 STORY	47/57/58/59/77	401	45
56 077 03 1061 000	2232 MINERVA	10/31/23	\$148,000	PTA	03-ARM'S LENGTH	\$148,000	\$78,600	53.11	\$185,439	\$49,625	\$98,375	34%	\$91,766	1.072	1,063	\$92.54	0140	44.6177	1.0 STORY	47/57/58/59/77	401	45
56 077 03 1070 000	2359 MINERVA	02/13/23	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$99,700	37.62	\$263,607	\$60,126	\$204,874	23%	\$137,487	1.490	1,901	\$107.77	0140	2.8063	TRI-LEVEL/QUAD	47/57/58/59/77	401	45
56 077 03 1080 000	2215 MINERVA	11/03/22	\$249,900	PTA	03-ARM'S LENGTH	\$249,900	\$112,800	45.14	\$297,284	\$48,385	\$201,515	19%	\$168,175	1.198	1,910	\$105.51	0140	31.9949	TRI-LEVEL/QUAD	47/57/58/59/77	401	45
56 077 04 1114 000	1955 WILSHIRE	08/11/23	\$292,500	PTA	03-ARM'S LENGTH	\$292,500	\$126,300	43.18	\$298,131	\$76,905	\$215,595	26%	\$149,477	1.442	1,854	\$116.29	0140	7.5866	2.0 STORY	47/57/58/59/77	401	45
56 077 04 1120 000	1867 WILSHIRE	03/18/24	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$108,600	38.11	\$256,977	\$73,365	\$211,635	26%	\$124,062	1.706	1,503	\$140.81	0140	18.7684	2.0 STORY	47/57/58/59/77	401	45
56 077 04 1144 000	1843 TREADWELL	12/22/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$83,800	38.98	\$221,574	\$54,247	\$160,753	25%	\$113,059	1.422	1,528	\$105.20	0140	9.6341	TRI-LEVEL/QUAD	47/57/58/59/77	401	45
56 077 05 1173 000	37215 BOOTH	02/12/24	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$97,200	37.38	\$229,704	\$63,279	\$196,721	24%	\$112,449	1.749	1,376	\$142.97	0140	23.1225	2.0 STORY	47/57/58/59/77	401	45
56 077 05 1183 000	1940 S GLOBE	10/24/23	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$90,700	35.57	\$213,981	\$48,200	\$206,800	19%	\$112,014	1.846	1,478	\$139.92	0140	32.8000	2.0 STORY	47/57/58/59/77	401	45
56 077 05 1189 000	1868 S GLOBE	09/01/22	\$223,000	PTA	03-ARM'S LENGTH	\$223,000	\$93,200	41.79	\$245,820	\$49,542	\$173,458	22%	\$132,620	1.308	1,582	\$109.64	0140	21.0265	TRI-LEVEL/QUAD	47/57/58/59/77	401	45

92 Totals:	\$19,740,300		\$19,740,300	\$7,817,100	\$19,439,447	\$14,942,592	25%	\$9,893,067		\$127.49		0.7784										
				Sale. Ratio ==>	39.60			E.C.F. ==>	1.510		Std. Deviation==>	0.25846691										
				Std. Dev. ==>	4.66			Ave. E.C.F. ==>	1.518		Ave. Variance==>	21.0094	Coefficient of Var==>	13.83842493								

Original ECF 1.484
Starting std Dev 0.349
Min 0.961
Max 2.008

OUTLIER - NOT USED IN ANALYSIS

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 077 99 0013 703	37256 GLENWOOD	09/06/23	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$136,800	54.72	\$325,547	\$141,698	\$108,302	57%	\$124,222	0.872	1,718	\$63.04	0140	#REF!	TRI-LEVEL/QUAD		47/57/58/59/77	401	45
56 077 99 0023 000	36910 GLENWOOD	05/03/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$119,300	54.23	\$320,163	\$140,879	\$79,121	64%	\$121,138	0.653	2,174	\$36.39	0140	#REF!	1.0 STORY		47/57/58/59/77	401	45
56 057 04 0086 000	36232 CANYON	10/02/23	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$87,700	30.77	\$206,596	\$45,636	\$239,364	16%	\$108,757	2.201	1,238	\$193.35	0140	68.2717	1.0 STORY		47/57/58/59/77	401	45
56 057 04 0066 000	35802 CANYON	06/29/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$89,700	32.62	\$211,347	\$44,920	\$230,080	16%	\$112,451	2.046	1,551	\$148.34	0140	52.7858	TRI-LEVEL/QUAD		47/57/58/59/77	401	45
56 077 01 1003 000	2281 WILSHIRE	04/20/22	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$76,200	66.26	\$203,127	\$75,145	\$39,855	65%	\$86,474	0.461	949	\$42.00	0140	105.7306	1.0 STORY		47/57/58/59/77	401	45
56 077 03 1051 000	2022 MINERVA	05/12/23	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$91,800	76.50	\$217,877	\$79,309	\$40,691	66%	\$93,627	0.435	1,017	\$40.01	0140	108.3587	1.0 STORY		47/57/58/59/77	401	45
56 077 01 0892 000	37146 GILCHRIST	03/02/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$65,900	28.04	\$174,557	\$47,831	\$187,169	20%	\$85,626	2.186	948	\$197.44	0140	66.7704	1.0 STORY		47/57/58/59/77	401	45
56 077 01 0878 000	37207 GILCHRIST	03/06/24	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$79,000	32.92	\$186,145	\$47,342	\$192,658	20%	\$93,786	2.054	988	\$195.00	0140	53.6039	1.0 STORY		47/57/58/59/77	401	45
56 059 01 0385 000	36693 MELTON	11/02/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$94,200	62.80	\$222,428	\$57,381	\$92,619	38%	\$111,518	0.831	1,396	\$66.35	0140	68.7667	TRI-LEVEL/QUAD		47/57/58/59/77	401	45
56 058 02 0234 000	36552 FAIRCHILD	02/29/24	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$95,700	33.00	\$225,350	\$49,186	\$240,814	17%	\$119,030	2.023	1,364	\$176.55	0140	50.4947	1.0 STORY		47/57/58/59/77	401	45
56 058 01 0032 002	1670 S CARLSON	05/09/23	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$62,100	62.10	\$146,947	\$43,618	\$56,382	44%	\$69,817	0.808	960	\$58.73	0140	71.0625	1.0 STORY		47/57/58/59/77	401	45
56 057 99 0018 000	36060 OAKWOOD	10/11/23	\$299,900	PTA	03-ARM'S LENGTH	\$299,900	\$166,700	55.59	\$395,593	\$150,249	\$149,651	50%	\$165,773	0.903	1,748	\$85.61	0140	61.5448	1.0 STORY		47/57/58/59/77	401	45

Ford, Cherry Hl, New																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 049 01 0007 301	1851 N NEWBURGH	05/26/23	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$50,300	35.93	\$141,204	\$45,643	\$94,357	33%	\$61,852	1.526	960	\$98.29	0145	6.1534	1.0 STORY		PAGES 49 - 52 FORD - CHERRY W NBRGH	401	45	
56 049 02 0013 001	37466 MARQUETTE	03/21/24	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$63,200	22.57	\$187,433	\$39,600	\$240,400	14%	\$95,685	2.512	988	\$243.32	0145	92.5347	1.0 STORY		PAGES 49 - 52 FORD - CHERRY W NBRGH	401	45	
56 049 02 0018 000	37774 MARQUETTE	05/13/22	\$301,983	WD	03-ARM'S LENGTH	\$301,983	\$88,100	29.17	\$285,861	\$80,070	\$221,913	27%	\$133,198	1.666	1,278	\$173.64	0145	7.8969	1.0 STORY		PAGES 49 - 52 FORD - CHERRY W NBRGH	401	45	
56 049 04 0946 001	38135 HIXFORD	01/11/24	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$91,900	38.31	\$268,435	\$73,200	\$166,700	31%	\$126,366	1.319	1,834	\$90.89	0145	26.7881	1.0 STORY		PAGES 49 - 52 FORD - CHERRY W NBRGH	401	45	
56 049 04 0947 000	38315 HIXFORD	02/17/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$63,600	42.40	\$200,904	\$78,634	\$71,366	52%	\$79,139	0.902	1,252	\$57.00	0145	68.5290	1.0 STORY		PAGES 49 - 52 FORD - CHERRY W NBRGH	401	45	
56 049 04 0955 003	38300 HIXFORD	01/26/23	\$164,900	PTA	03-ARM'S LENGTH	\$164,900	\$76,500	46.39	\$260,527	\$46,761	\$118,139	28%	\$138,360	0.854	1,913	\$61.76	0145	73.3216	1.0 STORY		PAGES 49 - 52 FORD - CHERRY W NBRGH	401	45	
56 049 04 0959 000	38152 HIXFORD	06/09/23	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$84,300	29.58	\$236,558	\$74,162	\$210,838	26%	\$105,111	2.006	1,435	\$146.93	0145	41.8798	1.0 STORY		PAGES 49 - 52 FORD - CHERRY W NBRGH	401	45	
56 050 01 0073 000	2011 N NORMA	04/13/23	\$201,000	PTA	03-ARM'S LENGTH	\$201,000	\$66,300	32.99	\$191,911	\$49,800	\$151,200	25%	\$91,981	1.644	1,092	\$138.46	0145	5.6745	MULTI/MIXED		PAGES 49 - 52 FORD - CHERRY W NBRGH	401	45	
56 050 01 0109 000	2024 KNOLSON	05/15/23	\$130,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$56,900	43.77	\$118,091	\$44,000	\$86,000	34%	\$74,091	1.161	1,287	\$66.82	0145	42.6334	1.0 STORY	56 050 01 0110 000	PAGES 49 - 52 FORD - CHERRY W NBRGH	401	45	
56 050 02 0005 000	2091 N NORMA	07/22/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$61,500	24.60	\$205,965	\$48,604	\$201,396	19%	\$101,852	1.977	1,205	\$167.13	0145	39.0275	1.0 STORY		PAGES 49 - 52 FORD - CHERRY W NBRGH	401	45	
56 050 02 0010 000	2255 N HIX	04/19/22	\$252,500	PTA	03-ARM'S LENGTH	\$252,500	\$93,000	36.83	\$309,025	\$48,000	\$204,500	19%	\$168,948	1.210	1,240	\$164.92	0145	37.6639	1.0 STORY		PAGES 49 - 52 FORD - CHERRY W NBRGH	401	66	
56 051 99 0035 000	486 N JOHN HIX	04/19/22	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$39,300	24.56	\$129,704	\$36,444	\$123,556	23%	\$60,362	2.047	825	\$149.76	0145	45.9833	1.0 STORY		PAGES 49 - 52 FORD - CHERRY W NBRGH	401	45	
56 051 99 0047 000	38565 FLORENCE	06/17/22	\$191,000	PTA	03-ARM'S LENGTH	\$191,000	\$50,400	26.39	\$169,636	\$36,579	\$154,421	19%	\$86,121	1.793	1,385	\$111.50	0145	20.6001	1.0 STORY		PAGES 49 - 52 FORD - CHERRY W NBRGH	401	45	
56 051 99 0048 703	38549 FLORENCE	10/24/22	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$65,700	31.29	\$212,663	\$69,869	\$140,131	33%	\$92,423	1.516	1,457	\$96.18	0145	7.0882	1.0 STORY		PAGES 49 - 52 FORD - CHERRY W NBRGH	401	45	
56 051 99 0065 701	38411 FLORENCE	10/05/22	\$219,900	PTA	03-ARM'S LENGTH	\$219,900	\$72,400	32.92	\$224,156	\$103,631	\$116,269	47%	\$78,010	1.490	1,312	\$88.62	0145	9.6626	MULTI/MIXED		PAGES 49 - 52 FORD - CHERRY W NBRGH	401	45	
56 052 01 0005 300	528 N HIX	08/21/23	\$217,500	PTA	03-ARM'S LENGTH	\$217,500	\$79,300	36.46	\$218,015	\$72,000	\$145,500	33%	\$94,508	1.540	1,000	\$145.50	0145	4.7518	1.0 STORY		PAGES 49 - 52 FORD - CHERRY W NBRGH	401	48	
56 052 02 0003 301	37459 MARQUETTE	04/10/23	\$349,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$349,000	\$158,800	45.50	\$420,113	\$42,954	\$306,046	12%	\$244,116	1.254	2,101	\$145.67	0145	33.3377	1.0 STORY	56 052 02 0003 302	PAGES 49 - 52 FORD - CHERRY W NBRGH	401	65	
56 052 03 0015 002	644 N BRANDON	08/25/23	\$204,000	PTA	03-ARM'S LENGTH	\$204,000	\$59,600	29.22	\$169,860	\$39,459	\$164,541	19%	\$84,402	1.949	1,005	\$163.72	0145	36.2424	1.0 STORY		PAGES 49 - 52 FORD - CHERRY W NBRGH	401	47	
56 052 03 0017 000	632 N BRANDON	06/09/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$70,200	28.08	\$229,081	\$37,237	\$212,763	15%	\$124,171	1.713	1,305	\$163.04	0145	12.6401	1.0 STORY		PAGES 49 - 52 FORD - CHERRY W NBRGH	401	47	
56 052 03 0029 002	642 BARBARA	05/09/22	\$299,500	PTA	03-ARM'S LENGTH	\$299,500	\$86,100	28.75	\$281,513	\$43,118	\$256,382	14%	\$154,301	1.662	1,795	\$142.83	0145	7.4502	1.0 STORY		PAGES 49 - 52 FORD - CHERRY W NBRGH	401	47	
20 Totals:			\$4,496,183			\$4,496,183	\$1,477,400		\$4,460,655		\$3,386,418	26%	\$2,194,997			\$130.80		4.4279						
								Sale. Ratio =>	32.86					E.C.F. =>	1.543	Std. Deviation=>		0.406159338						
								Std. Dev. =>	7.19					Ave. E.C.F. =>	1.587	Ave. Variance=>		30.9930	Coefficient of Var=>	19.52843326				

150 Cherry, Palmer, Ne																									
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
56 053 01 0135 000	505 WORCHESTER	09/22/23	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$99,400	39.76	\$217,841	\$57,011	\$192,989	23%	\$112,863	1.710	1,390	\$138.84	0150	9.5469	COLONIAL	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45			
56 053 01 0136 000	513 WORCHESTER	09/13/22	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$86,000	31.85	\$214,073	\$53,119	\$216,881	20%	\$112,950	1.920	1,387	\$156.37	0150	30.5679	COLONIAL	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45			
56 053 01 0141 000	575 WORCHESTER	12/29/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$84,200	33.68	\$209,544	\$52,057	\$197,943	21%	\$110,517	1.791	1,390	\$142.41	0150	17.6592	COLONIAL	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45			
56 053 01 0183 000	467 S MARIE	02/09/24	\$196,000	PTA	03-ARM'S LENGTH	\$196,000	\$82,800	42.24	\$181,760	\$43,876	\$152,124	22%	\$96,761	1.572	1,060	\$143.51	0150	4.2302	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45			
56 053 01 0194 000	645 S MARIE	10/10/22	\$217,000	PTA	03-ARM'S LENGTH	\$217,000	\$69,700	32.12	\$170,560	\$45,170	\$171,830	21%	\$87,993	1.953	968	\$177.51	0150	33.8300	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45			
56 053 01 0196 000	538 S NORMA	10/24/22	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$76,500	33.26	\$186,825	\$58,393	\$171,607	25%	\$90,128	1.904	968	\$177.28	0150	28.9573	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45			
56 053 01 0197 000	526 S NORMA	06/14/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$88,800	35.52	\$220,805	\$54,914	\$195,086	22%	\$116,415	1.676	1,330	\$146.68	0150	6.1315	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45			
56 053 01 0209 000	38437 MAES	12/01/23	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$87,900	38.22	\$193,291	\$43,863	\$186,137	19%	\$104,862	1.775	1,170	\$159.09	0150	16.0601	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45			
56 053 01 0265 000	452 S BRYAR	04/29/22	\$202,000	PTA	03-ARM'S LENGTH	\$202,000	\$80,800	40.00	\$199,295	\$49,292	\$152,708	24%	\$105,265	1.451	1,050	\$145.44	0150	16.3772	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	52			
56 053 01 0278 000	487 S BRYAR	05/25/23	\$262,000	PTA	03-ARM'S LENGTH	\$262,000	\$102,400	39.08	\$222,523	\$43,866	\$218,134	17%	\$125,373	1.740	1,354	\$161.10	0150	12.5407	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	46			
56 053 01 0305 000	38478 LORUSS	09/22/23	\$224,500	PTA	03-ARM'S LENGTH	\$224,500	\$85,500	38.08	\$184,449	\$50,134	\$174,366	22%	\$94,256	1.850	1,305	\$133.61	0150	23.5448	BI-LEVEL	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	46			
56 053 01 0309 000	38428 LORUSS	02/10/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$67,400	32.88	\$168,275	\$46,222	\$158,778	23%	\$85,651	1.854	990	\$160.38	0150	23.9305	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45			
56 053 01 0310 000	38422 LORUSS	07/20/22	\$198,000	PTA	03-ARM'S LENGTH	\$198,000	\$70,900	35.81	\$173,702	\$45,958	\$152,042	23%	\$89,645	1.696	990	\$153.58	0150	8.1578	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45			
56 053 01 0340 000	38575 MILTON	08/18/22	\$246,000	PTA	03-ARM'S LENGTH	\$246,000	\$91,100	37.03	\$223,582	\$47,287	\$198,713	19%	\$123,716	1.606	1,354	\$146.76	0150	0.8263	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	46			
56 053 01 0347 000	38659 MILTON	07/18/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$88,300	35.32	\$216,420	\$45,132	\$204,868	18%	\$120,202	1.704	1,573	\$130.24	0150	8.9894	COLONIAL	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45			
56 053 01 0359 000	564 WORCHESTER	08/03/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$101,600	42.33	\$218,819	\$60,125	\$179,875	25%	\$111,364	1.615	1,364	\$131.87	0150	0.0727	COLONIAL	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	46			
56 054 01 0030 000	218 S MARIE	05/26/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$75,800	35.26	\$185,677	\$45,088	\$169,912	21%	\$98,659	1.722	1,304	\$130.30	0150	10.7747	TRI-LEVEL/QUAD	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45			
56 054 01 0045 000	38529 CHERRY HILL	08/28/23	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$103,100	42.08	\$223,946	\$43,876	\$201,124	18%	\$126,365	1.592	1,330	\$151.22	0150	2.2856	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	46			
56 054 01 0048 000	38500 LAWRENCE	07/28/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$93,200	42.36	\$235,624	\$54,029	\$165,971	25%	\$127,435	1.302	1,354	\$122.58	0150	31.2073	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45			
56 054 01 0070 000	38512 CANYON	05/25/22	\$253,000	PTA	03-ARM'S LENGTH	\$253,000	\$88,000	34.78	\$219,030	\$49,375	\$203,625	20%	\$119,056	1.710	1,616	\$126.01	0150	9.5859	TRI-LEVEL/QUAD	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45			
56 054 01 0080 000	38543 LAWRENCE	05/19/22	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$137,500	50.93	\$342,683	\$66,605	\$203,395	25%	\$193,739	1.050	2,278	\$89.29	0150	56.4628	2.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45			
56 054 01 0083 000	38551 LAWRENCE	07/14/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$87,700	42.78	\$195,620	\$48,047	\$156,953	23%	\$103,560	1.516	1,302	\$120.55	0150	9.8893	TRI-LEVEL/QUAD	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45			
56 054 01 0097 000	205 S NORMA	06/22/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$102,300	37.89	\$221,801	\$46,336	\$223,664	17%	\$123,133	1.816	1,246	\$179.51	0150	20.1968	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45			
56 054 01 0106 000	38495 CANYON	03/14/23	\$252,000	PTA	03-ARM'S LENGTH	\$252,000	\$79,800	31.67	\$195,724	\$56,643	\$195,357	22%	\$97,601	2.002	1,302	\$150.04	0150	38.7125	TRI-LEVEL/QUAD	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	46			
56 054 01 0108 000	38519 CANYON	03/20/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$84,000	37.33	\$206,176	\$43,800	\$181,200	19%	\$113,948	1.500	1,395	\$129.89	0150	2.4271	TRI-LEVEL/QUAD	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	46			
56 054 01 0127 000	38569 MAES	09/01/22	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$74,900	31.87	\$183,398	\$45,593	\$189,407	19%	\$96,705	1.959	1,302	\$145.47	0150	34.4132	TRI-LEVEL/QUAD	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45			
56 054 02 0006 000	173 SURREY	12/29/23	\$259,000	PTA	03-ARM'S LENGTH	\$259,000	\$93,300	36.02	\$201,034	\$45,328	\$213,672	18%	\$109,974	1.943	1,570	\$136.10	0150	32.8462	TRI-LEVEL/QUAD	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	46			
56 054 02 0028 000	39308 GLOUCESTER	08/19/22	\$265,123	PTA	03-ARM'S LENGTH	\$265,123	\$94,500	35.64	\$231,662	\$44,703	\$220,420	17%	\$131,199	1.680	1,620	\$136.06	0150	6.5571	2.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45			
56 054 02 0061 000	39289 DILLINGHAM	08/15/22	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$91,700	35.27	\$228,519	\$44,905	\$215,095	17%	\$128,852	1.669	1,594	\$134.94	0150	5.4850	COLONIAL	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45			
56 054 02 0070 000	39360 DILLINGHAM	11/18/22	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$98,000	37.69	\$243,714	\$52,475	\$207,525	20%	\$134,203	1.546	1,593	\$130.27	0150	6.8115	COLONIAL	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45			
56 054 02 0079 000	39226 DILLINGHAM	04/25/22	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$79,200	29.89	\$197,115	\$45,150	\$219,850	17%	\$106,642	2.062	1,600	\$137.41	0150	44.7100	TRI-LEVEL/QUAD	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45			
56 054 02 0080 000	39214 DILLINGHAM	04/17/23	\$250,100	PTA	03-ARM'S LENGTH	\$250,100	\$84,600	33.83	\$185,507	\$49,092	\$201,008	20%	\$95,730	2.100	1,265	\$158.90	0150	48.5274	TRI-LEVEL/QUAD	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45			
56 054 02 0116 000	166 SURREY	08/18/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$110,100	52.43	\$243,347	\$46,458	\$163,542	22%	\$138,168	1.184	2,241	\$72.98	0150	43.0821	TRI-LEVEL/QUAD	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45			
56 054 03 0010 000	415 BARCHESTER	06/09/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$80,300	43.41	\$197,616	\$51,827	\$133,173	28%	\$102,308	1.302	1,052	\$126.59	0150	31.2783	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	50			
56 054 03 0024 000	396 WESTCOTT	10/18/22	\$209,000	PTA	03-ARM'S LENGTH	\$209,000	\$77,400	37.03	\$190,762	\$43,800	\$165,200	21%	\$103,131	1.602	1,029	\$160.54	0150	1.2626	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	50			
56 054 03 0027 000	390 WESTCOTT	01/27/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$79,600	38.83	\$195,764	\$45,488	\$159,512	22%	\$105,457	1.513	1,052	\$151.63	0150	10.1888	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	50			
56 054 03 0030 000	373 RANDOLPH	08/03/23	\$248,000	PTA	03-ARM'S LENGTH	\$248,000	\$91,800	37.02	\$199,539	\$44,213	\$203,787	18%	\$109,001	1.870	1,029	\$198.04	0150	25.5124	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	50			
56 054 03 0047 000	374 RANDOLPH	02/29/24	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$88,900	40.41	\$192,781	\$45,650	\$174,350	21%	\$103,250	1.689	1,029	\$169.44	0150	7.4154	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	49			
56 054 04 0025 000	39282 RANDOLPH	05/03/22	\$306,500	PTA	03-ARM'S LENGTH	\$306,500	\$130,000	42.41	\$324,392	\$60,231	\$246,669	20%	\$185,376	1.328	1,540	\$159.91	0150	28.5986	COLONIAL	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	69			
56 054 99 0021 001	642 S JOHN HIX	03/08/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$84,200	40.10	\$213,892	\$87,577	\$122,423	42%	\$88,642	1.381	1,300	\$94.17	0150	23.3376	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45			
56 054 99 0022 001	626 S JOHN HIX	08/10/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$83,100	38.65	\$203,540	\$60,687	\$154,313	28%	\$100,248	1.539	1,395	\$110.62	0150	7.5152	BI-LEVEL	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	46			
56 055 01 0371 000	1095 S JOHN HIX	05/02/22	\$152,750	PTA	03-ARM'S LENGTH	\$152,750	\$68,300	44.71	\$167,285	\$43,800	\$108,950	29%	\$86,656	1.257	1,103	\$98.78	0150	35.7201	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45			
56 055 01 0377 000	38682 AVONDALE	03/21/24	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$87,800	35.12	\$189,491	\$50,481	\$199,519	20%	\$97,551	2.045	1,049	\$190.20	0150	43.0813	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	46			
56 055 01 0384 000	38636 SCOTT	10/13/23	\$224,500	PTA	03-ARM'S LENGTH	\$224,500	\$79,900	35.59	\$172,367	\$43,996	\$180,504	20%	\$90,085	2.004	1,003	\$179.96	0150	38.9241	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45			
56 055 01 0403 000	38465 AVONDALE	06/28/22	\$275,000	PTA	08-ESTATE	\$275,000	\$91,400	33.24	\$223,544	\$60,049	\$214,951	22%	\$114,733	1.873	1,331	\$161.50	01								

56 055 04 0393 000	1424 SPRINGER	06/19/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$85,400	36.34	\$184,942	\$44,428	\$190,572	19%	\$98,606	1.933	1,302	\$146.37	0150	31.8186	TRI-LEVEL/QUAD	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	47	
56 055 04 0397 000	1314 SPRINGER	01/12/24	\$183,000	PTA	03-ARM'S LENGTH	\$183,000	\$92,100	50.33	\$200,623	\$43,800	\$139,200	24%	\$110,051	1.265	1,000	\$139.20	0150	34.9603	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	54	
56 055 04 0426 000	1342 BARCHESTER	04/15/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$89,200	45.74	\$220,311	\$44,437	\$150,563	23%	\$123,420	1.220	1,221	\$123.31	0150	39.4549	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	53	
56 055 04 0435 000	1228 BARCHESTER	10/11/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$112,500	51.14	\$245,160	\$52,795	\$167,205	24%	\$134,993	1.239	1,232	\$135.72	0150	37.5849	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	54	
56 056 01 0926 001	1149 EDWIN	07/11/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$90,900	44.34	\$225,586	\$76,246	\$128,754	37%	\$104,800	1.229	1,194	\$107.83	0150	38.5900	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45	
56 056 01 0931 002	1146 EDWIN	01/13/23	\$224,500	PTA	03-ARM'S LENGTH	\$224,500	\$94,900	42.27	\$235,465	\$77,257	\$147,243	34%	\$111,023	1.326	1,504	\$97.90	0150	28.8232	TRI-LEVEL/QUAD	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45	
56 056 01 0937 306	37708 PALMER	04/22/22	\$214,000	PTA	03-ARM'S LENGTH	\$214,000	\$92,000	42.99	\$233,300	\$98,780	\$115,220	46%	\$94,400	1.221	1,254	\$91.88	0150	39.3918	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45	
56 056 02 0034 000	38308 N RICKHAM	07/27/23	\$233,000	PTA	03-ARM'S LENGTH	\$233,000	\$96,700	41.50	\$216,527	\$46,800	\$186,200	20%	\$119,107	1.563	1,251	\$148.84	0150	5.1164	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45	
56 056 02 0044 000	38188 N RICKHAM	04/29/22	\$200,900	PTA	03-ARM'S LENGTH	\$200,900	\$82,400	41.02	\$208,619	\$46,645	\$154,255	23%	\$113,666	1.357	1,251	\$123.31	0150	25.7379	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45	
56 056 02 0057 000	38307 S JEAN	08/28/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$98,300	44.68	\$219,932	\$47,155	\$172,845	21%	\$121,247	1.426	1,251	\$138.17	0150	18.8908	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45	
56 056 02 0067 000	38312 N JEAN	10/20/23	\$212,000	PTA	03-ARM'S LENGTH	\$212,000	\$96,300	45.42	\$211,470	\$50,905	\$161,095	24%	\$112,677	1.430	1,251	\$128.77	0150	18.4765	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45	
56 056 02 0092 000	38323 AVONDALE	01/23/24	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$81,200	41.64	\$173,736	\$60,238	\$134,762	31%	\$79,648	1.692	1,020	\$132.12	0150	7.7507	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45	
56 056 02 0111 000	38196 ST JOE	11/17/22	\$214,000	PTA	03-ARM'S LENGTH	\$214,000	\$82,600	38.60	\$206,107	\$44,643	\$169,357	21%	\$113,308	1.495	1,251	\$135.38	0150	11.9809	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45	
56 056 02 0124 000	38313 ST JOE	04/07/23	\$207,500	PTA	03-ARM'S LENGTH	\$207,500	\$89,200	42.99	\$196,248	\$45,157	\$162,343	22%	\$106,029	1.531	1,236	\$131.35	0150	8.3347	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45	
56 056 02 0143 000	38249 N JEAN	04/12/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$79,600	39.80	\$176,805	\$48,246	\$151,754	24%	\$90,217	1.682	1,017	\$149.22	0150	6.7634	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45	
56 056 02 0146 000	38285 N JEAN	05/20/22	\$224,100	PTA	03-ARM'S LENGTH	\$224,100	\$86,900	38.78	\$219,864	\$48,874	\$175,226	22%	\$119,993	1.460	1,307	\$134.07	0150	15.4167	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45	
56 056 02 0183 000	38186 S RICKHAM	04/29/22	\$271,055	PTA	03-ARM'S LENGTH	\$271,055	\$82,500	30.44	\$208,669	\$48,231	\$222,824	18%	\$112,588	1.979	1,247	\$178.69	0150	36.4639	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45	
56 056 02 0202 000	1477 S SUTTON	05/11/22	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$111,700	40.62	\$277,915	\$67,082	\$207,918	24%	\$147,953	1.405	1,620	\$128.34	0150	20.9171	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45	
56 056 02 0217 000	1205 S SUTTON	09/13/22	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$74,400	38.15	\$181,851	\$67,036	\$127,964	34%	\$80,572	1.588	1,012	\$126.45	0150	2.6273	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45	
56 056 02 0221 000	1037 S SUTTON	12/06/23	\$217,500	PTA	03-ARM'S LENGTH	\$217,500	\$109,300	50.25	\$235,509	\$65,089	\$152,411	30%	\$119,593	1.274	1,332	\$114.42	0150	34.0055	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45	
56 056 99 0012 000	38233 HYMAN	09/29/23	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$120,600	44.67	\$246,840	\$95,813	\$174,187	35%	\$115,288	1.511	1,176	\$148.12	0150	10.3580	1.0 STORY	56 056 99 0008 000	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45
56 056 99 0012 000	38233 HYMAN	09/29/23	\$270,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$270,000	\$120,600	44.67	\$246,840	\$95,813	\$174,187	35%	\$115,288	1.511	1,176	\$148.12	0150	10.3580	1.0 STORY	56 056 99 0008 000	PAGES 53 - 56 CHERRY-PALMER W NBRGH	402	45
93 Totals: =>			\$21,243,178			\$21,243,178	\$8,291,000		\$19,470,968	\$16,401,184		23%	\$10,284,555			\$139.42		1.9730					
							Sale. Ratio =>	39.03					E.C.F. =>	1.595		Std. Deviation=>		0.25343495					
							Std. Dev. =>	4.95					Ave. E.C.F. =>	1.614		Ave. Variance=>		21.0113	Coefficient of Var=>		13.01435892		

Original ECF
Starting std Dev
Min
Max

1.575
0.343
1.061
2.090

56 056 02 0125 000	38335 ST JOE	08/03/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$82,400	29.96	\$180,611	\$46,148	\$228,852	17%	\$94,360	2.425	1,103	\$207.48	0150	81.0838	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45
56 056 02 0082 000	38203 AVONDALE	12/18/23	\$249,900	PTA	03-ARM'S LENGTH	\$249,900	\$80,300	32.13	\$173,269	\$45,588	\$204,312	18%	\$89,601	2.280	1,020	\$200.31	0150	66.5781	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45
56 056 02 0051 000	38235 S JEAN	09/27/23	\$249,900	PTA	03-ARM'S LENGTH	\$249,900	\$79,500	31.81	\$180,050	\$47,851	\$202,049	19%	\$92,771	2.178	1,020	\$198.09	0150	56.3458	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45
56 056 01 0933 002	1240 EDWIN	10/11/22	\$172,500	PTA	03-ARM'S LENGTH	\$172,500	\$87,500	50.72	\$213,816	\$82,623	\$89,877	48%	\$92,065	0.976	1,020	\$88.11	0150	63.8238	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	46
56 056 01 0935 004	1444 EDWIN	07/25/22	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$148,200	52.00	\$368,867	\$76,863	\$208,137	27%	\$204,915	1.016	1,505	\$138.30	0150	59.8746	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	66
56 055 99 0003 704	1150 S JOHN HIX	07/20/22	\$324,900	PTA	03-ARM'S LENGTH	\$324,900	\$172,300	53.03	\$432,893	\$61,960	\$262,940	19%	\$260,304	1.010	2,196	\$119.74	0150	60.4342	MULTI/MIXED	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	82
56 056 01 0918 000	37612 PALMER	01/13/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$116,800	49.70	\$302,539	\$201,357	\$33,643	86%	\$71,005	0.474	1,045	\$32.19	0150	114.0657	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45
56 056 01 0919 305	37678 PALMER	06/27/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$129,500	51.80	\$324,532	\$57,002	\$192,998	23%	\$187,740	1.028	1,200	\$160.83	0150	58.6464	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	78
56 055 04 0312 000	39378 PALMER	05/13/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$75,700	30.28	\$186,198	\$54,896	\$195,104	22%	\$92,142	2.117	1,014	\$192.41	0150	50.2964	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	51
56 055 04 0367 000	1316 PORTLAND	08/23/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$65,100	30.28	\$159,742	\$43,800	\$171,200	20%	\$81,363	2.104	1,008	\$169.84	0150	48.9687	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	46
56 055 01 0423 000	38633 SCOTT	04/18/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$83,100	46.17	\$234,023	\$44,843	\$135,157	25%	\$132,758	1.018	1,232	\$109.71	0150	59.6398	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	46
56 053 01 0157 000	660 S MARIE	05/16/23	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$80,700	31.65	\$174,307	\$43,881	\$211,119	17%	\$91,527	2.307	968	\$218.10	0150	69.2161	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45
56 053 01 0201 000	38369 MAES	01/01/24	\$160,282	PTA	03-ARM'S LENGTH	\$160,282	\$102,000	63.64	\$225,119	\$44,678	\$115,604	28%	\$126,625	0.913	1,383	\$83.59	0150	70.1507	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45
56 053 01 0342 000	38599 MILTON	10/05/23	\$231,000	PTA	03-ARM'S LENGTH	\$231,000	\$76,900	33.29	\$165,758	\$45,877	\$185,123	20%	\$84,127	2.201	1,054	\$175.64	0150	58.6049	1.0 STORY	PAGES 53 - 56 CHERRY-PALMER W NBRGH	401	45

Cherry Oak																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 058 04 0016 000	277 STEPHANIE	05/17/22	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$105,600	40.62	\$242,643	\$58,362	\$201,638	22%	\$184,281	1.094	1,212	\$166.37	0160	3.1158	1.0 STORY		CHERRY OAK	401	70	
56 058 05 0036 000	36762 CHERRY OAK	04/30/21	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$109,200	39.00	\$266,136	\$48,500	\$231,500	17%	\$217,636	1.064	1,639	\$141.24	0160	0.0673	2.0 STORY		CHERRY OAK	401	72	
56 058 05 0094 000	36776 CANYON	11/06/23	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$149,300	42.06	\$313,781	\$58,316	\$296,684	16%	\$255,465	1.161	2,042	\$145.29	0160	9.8320	2.0 STORY		CHERRY OAK	401	71	
56 058 05 0103 000	36733 CHERRY OAK	12/20/21	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$110,700	43.41	\$269,858	\$48,500	\$206,500	19%	\$221,358	0.933	1,810	\$114.09	0160	13.0151	2.0 STORY		CHERRY OAK	401	72	
4 Totals:			\$1,150,000			\$1,150,000	\$474,800		\$1,092,418		\$936,322		\$878,740			\$141.75		0.2499						
								Sale. Ratio =>	41.29					19% E.C.F. =>	1.066	Std. Deviation=>		0.09587738						
								Std. Dev. =>	1.90					Ave. E.C.F. =>	1.063	Ave. Variance=>		6.5076	Coefficient of Var=>	6.121719742				

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 060 02 0004 000	1353 S LINVILLE	11/08/22	\$96,000	PTA	03-ARM'S LENGTH	\$96,000	\$43,700	45.52	\$112,809	\$33,003	\$62,997	34%	\$57,004	1.105	948	\$66.45	0165	51.9261	1.0 STORY		PAGE 60	401	45
56 060 02 0008 000	1447 S LINVILLE	09/22/23	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$65,400	32.86	\$144,278	\$33,233	\$165,767	17%	\$79,318	2.090	1,221	\$135.76	0165	46.5519	MULTI/MIXED		PAGE 60	401	45
56 060 02 0044 000	1388 S KARLE	04/28/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$60,100	40.07	\$133,158	\$33,250	\$116,750	22%	\$71,363	1.636	936	\$124.73	0165	1.1616	1.0 STORY		PAGE 60	401	45
56 060 02 0073 000	35618 PALMER	05/19/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$69,300	40.76	\$152,052	\$29,366	\$140,634	17%	\$87,633	1.605	962	\$146.19	0165	1.9580	STYLE - A		PAGE 60	401	45
56 060 02 0080 000	1608 S PARENT	11/18/22	\$119,630	PTA	03-ARM'S LENGTH	\$119,630	\$40,100	33.52	\$101,430	\$34,313	\$85,317	29%	\$47,941	1.780	721	\$118.33	0165	15.5247	1.0 STORY		PAGE 60	401	45
56 060 02 0081 000	1596 S PARENT	08/14/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$52,800	35.20	\$117,681	\$35,764	\$114,236	24%	\$58,512	1.952	864	\$132.22	0165	32.7958	STYLE - A		PAGE 60	401	45
56 060 02 0082 002	1584 S PARENT	05/27/22	\$152,000	PTA	03-ARM'S LENGTH	\$152,000	\$56,500	37.17	\$143,305	\$32,585	\$119,415	21%	\$79,086	1.510	1,034	\$115.49	0165	11.4445	1.0 STORY		PAGE 60	401	45
56 060 02 0089 000	35606 MELTON	05/19/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$92,300	46.15	\$205,669	\$59,277	\$140,723	30%	\$104,566	1.346	1,280	\$109.94	0165	27.8603	1.0 STORY		PAGE 60	401	45
56 060 02 0115 300	1633 S PARENT	01/11/24	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$109,300	54.65	\$240,778	\$57,892	\$142,108	29%	\$130,633	1.088	1,488	\$95.50	0165	53.6546	1.0 STORY		PAGE 60	401	45
56 060 02 0148 000	1357 S HARVEY	06/30/23	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$56,600	43.54	\$125,413	\$31,348	\$98,652	24%	\$67,189	1.468	864	\$114.18	0165	15.6119	1.0 STORY		PAGE 60	401	45
56 060 02 0150 000	1377 S HARVEY	08/31/22	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$45,600	35.08	\$115,221	\$32,925	\$97,075	25%	\$58,783	1.651	960	\$101.12	0165	2.7028	1.0 STORY		PAGE 60	401	45
56 060 03 0005 000	1634 S LINVILLE	03/04/24	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$60,700	28.90	\$134,346	\$33,127	\$176,873	16%	\$72,299	2.446	1,020	\$173.40	0165	82.2011	MULTI/MIXED		PAGE 60	401	45
56 060 03 0009 000	1608 S LINVILLE	06/24/22	\$174,000	PTA	03-ARM'S LENGTH	\$174,000	\$62,400	35.86	\$158,225	\$33,003	\$140,997	19%	\$89,444	1.576	936	\$150.64	0165	4.8022	STYLE - A		PAGE 60	401	45
56 060 03 0012 000	1552 S LINVILLE	12/21/23	\$144,900	PTA	03-ARM'S LENGTH	\$144,900	\$61,500	42.44	\$137,718	\$43,197	\$101,703	30%	\$67,515	1.506	824	\$123.43	0165	11.8012	1.0 STORY		PAGE 60	401	45
56 060 03 0016 000	1450 S LINVILLE	08/29/23	\$93,000	PTA	03-ARM'S LENGTH	\$93,000	\$46,500	50.00	\$104,193	\$32,878	\$60,122	35%	\$50,939	1.180	800	\$75.15	0165	44.4121	MULTI/MIXED		PAGE 60	401	45
56 060 04 0031 000	35720 GLEN	02/02/23	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$37,800	36.00	\$95,429	\$34,731	\$70,269	33%	\$43,356	1.621	720	\$97.60	0165	0.3634	1.0 STORY		PAGE 60	401	45
56 060 04 0033 000	35740 GLEN	12/08/22	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$42,300	27.29	\$107,149	\$33,279	\$121,721	21%	\$52,764	2.307	720	\$169.06	0165	68.2494	1.0 STORY		PAGE 60	401	45
56 060 04 0066 000	36161 GLEN	05/18/22	\$207,000	PTA	03-ARM'S LENGTH	\$207,000	\$68,300	33.00	\$172,729	\$36,180	\$170,820	17%	\$97,535	1.751	1,230	\$138.88	0165	12.6982	1.0 STORY		PAGE 60	401	45
56 060 04 0078 000	36001 GLEN	04/06/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$40,500	32.40	\$102,750	\$33,617	\$91,383	27%	\$49,381	1.851	720	\$126.92	0165	22.6192	1.0 STORY		PAGE 60	401	45
56 060 04 0084 000	35811 GLEN	11/01/22	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$55,700	41.26	\$141,128	\$33,495	\$101,505	25%	\$76,881	1.320	1,020	\$99.51	0165	30.4097	1.0 STORY		PAGE 60	401	45
56 060 04 0089 000	35711 GLEN	06/20/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$76,400	35.53	\$167,774	\$33,373	\$181,627	16%	\$96,001	1.892	1,365	\$133.06	0165	26.7545	MULTI/MIXED		PAGE 60	401	45
56 060 04 0105 000	35451 GLEN	07/25/22	\$129,900	PTA	03-ARM'S LENGTH	\$129,900	\$37,300	28.71	\$94,530	\$33,832	\$96,068	26%	\$43,356	2.216	720	\$133.43	0165	59.1421	1.0 STORY		PAGE 60	401	45
56 060 05 0113 000	35440 HAZELWOOD	08/18/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$62,800	34.89	\$158,165	\$49,225	\$130,775	27%	\$77,814	1.681	1,008	\$129.74	0165	5.6215	1.0 STORY		PAGE 60	401	45
56 060 05 0131 000	35720 HAZELWOOD	08/11/23	\$182,000	PTA	03-ARM'S LENGTH	\$182,000	\$70,400	38.68	\$154,900	\$33,250	\$148,750	18%	\$86,893	1.712	1,135	\$131.06	0165	8.7489	1.0 STORY		PAGE 60	401	45
56 060 05 0132 000	35730 HAZELWOOD	04/20/23	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$50,800	42.33	\$113,193	\$34,117	\$85,883	28%	\$56,483	1.521	768	\$111.83	0165	10.3874	1.0 STORY		PAGE 60	401	45
56 060 05 0136 002	35739 HAZELWOOD	11/23/22	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$46,200	38.50	\$117,027	\$36,674	\$83,326	31%	\$57,395	1.452	768	\$108.50	0165	17.2590	1.0 STORY		PAGE 60	401	45
56 060 06 0174 000	36100 HAZELWOOD	05/09/22	\$174,500	PTA	03-ARM'S LENGTH	\$174,500	\$71,000	40.69	\$180,002	\$33,328	\$141,172	19%	\$104,767	1.347	1,375	\$102.67	0165	27.6905	1.0 STORY		PAGE 60	401	45
56 060 06 0179 000	36150 HAZELWOOD	08/03/22	\$172,000	PTA	03-ARM'S LENGTH	\$172,000	\$74,000	43.02	\$187,605	\$33,328	\$138,672	19%	\$110,198	1.258	1,501	\$92.39	0165	36.5998	1.0 STORY		PAGE 60	401	45
56 060 07 0044 000	1641 S WALTON	06/01/22	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$55,000	35.48	\$139,299	\$34,265	\$120,735	22%	\$75,024	1.609	936	\$128.99	0165	1.5110	1.0 STORY		PAGE 60	401	45
56 060 07 0047 000	1711 S WALTON	06/24/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$56,000	31.11	\$141,910	\$35,082	\$144,918	19%	\$76,306	1.899	1,008	\$143.77	0165	27.4788	1.0 STORY		PAGE 60	401	45
56 060 07 0050 000	35948 PALMER	12/14/22	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$67,100	44.73	\$170,079	\$34,016	\$115,984	23%	\$97,188	1.193	1,274	\$91.04	0165	43.0989	1.0 STORY		PAGE 60	401	45
56 060 08 0015 000	1540 S BERRY	09/23/22	\$189,900	PTA	03-ARM'S LENGTH	\$189,900	\$56,600	29.81	\$143,259	\$31,750	\$158,150	17%	\$79,649	1.986	924	\$171.16	0165	36.1191	STYLE - A		PAGE 60	401	45
56 060 08 0017 000	1516 S BERRY	03/01/24	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$76,700	49.48	\$167,966	\$31,348	\$123,652	20%	\$97,584	1.267	1,208	\$102.36	0165	35.7259	STYLE - A		PAGE 60	401	45
56 060 08 0025 000	1471 S BERRY	04/24/23	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$89,200	45.74	\$194,327	\$33,495	\$161,505	17%	\$114,880	1.406	1,492	\$108.25	0165	21.8531	2.0 STORY		PAGE 60	401	45
34 Totals:			\$5,363,830			\$5,363,830	\$2,056,900		\$4,875,497		\$4,150,284	24%	\$2,615,679			\$120.67		3.7694					
							Sale. Ratio =>	38.35					E.C.F. =>	1.587		Std. Deviation=>	0.33878967						
							Std. Dev. =>	6.62					Ave. E.C.F. =>	1.624		Ave. Variance=>	26.3747	Coefficient of Var=>	16.23667942				

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 061 02 0005 000	167 S WILDWOOD	02/02/23	\$178,000	PTA	03-ARM'S LENGTH	\$178,000	\$74,500	41.85	\$188,416	\$36,887	\$141,113	21%	\$104,503	1.350	1,173	\$120.30	0170	21.6456	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 02 0006 000	207 S WILDWOOD	08/17/23	\$194,500	PTA	03-ARM'S LENGTH	\$194,500	\$76,400	39.28	\$172,937	\$37,052	\$157,448	19%	\$93,714	1.680	949	\$165.91	0170	11.3310	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 02 0026 000	629 S WILDWOOD	09/21/22	\$204,000	PTA	03-ARM'S LENGTH	\$204,000	\$64,800	31.76	\$164,064	\$41,712	\$162,288	20%	\$84,381	1.923	1,075	\$150.97	0170	35.6500	STYLE - A		61-02 & 03 TO 62	401	45
56 061 02 0056 000	548 DARWIN	09/01/22	\$182,000	PTA	03-ARM'S LENGTH	\$182,000	\$67,100	36.87	\$169,870	\$40,098	\$141,902	22%	\$89,498	1.586	1,046	\$135.66	0170	1.8750	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 02 0058 000	34331 SOMERSET	05/25/23	\$193,000	PTA	03-ARM'S LENGTH	\$193,000	\$77,600	40.21	\$176,569	\$42,351	\$150,649	22%	\$92,564	1.628	914	\$164.82	0170	6.0725	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 02 0064 000	460 DARWIN	01/13/23	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$61,600	39.74	\$156,035	\$36,887	\$118,113	24%	\$82,171	1.437	914	\$129.23	0170	12.9380	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 02 0078 000	132 DARWIN	10/18/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$71,300	40.74	\$162,091	\$36,163	\$138,837	21%	\$86,847	1.599	949	\$146.30	0170	3.1857	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 02 0086 000	481 DARWIN	01/16/24	\$141,000	PTA	03-ARM'S LENGTH	\$141,000	\$73,800	52.34	\$167,490	\$36,092	\$104,908	26%	\$90,619	1.158	1,013	\$103.56	0170	40.9106	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 02 0090 000	527 DARWIN	03/28/24	\$158,000	PTA	03-ARM'S LENGTH	\$158,000	\$64,300	40.70	\$146,262	\$40,308	\$117,692	26%	\$73,072	1.611	1,075	\$109.48	0170	4.3852	STYLE - A		61-02 & 03 TO 62	401	45
56 061 02 0095 002	617 DARWIN	06/28/22	\$187,000	PTA	03-ARM'S LENGTH	\$187,000	\$72,500	38.77	\$182,247	\$39,996	\$147,004	21%	\$98,104	1.498	1,075	\$136.75	0170	6.8336	STYLE - A		61-02 & 03 TO 62	401	45
56 061 02 0106 000	757 DARWIN	12/29/23	\$233,000	PTA	03-ARM'S LENGTH	\$233,000	\$93,000	39.91	\$210,789	\$38,620	\$194,380	17%	\$118,737	1.637	1,409	\$137.96	0170	7.0276	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 02 0110 000	34124 BIRCHWOOD	10/21/22	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$65,300	42.13	\$165,385	\$36,418	\$118,582	23%	\$88,943	1.333	1,013	\$117.06	0170	23.3545	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 02 0127 002	658 VANLAWN	07/06/22	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$57,600	38.40	\$146,126	\$40,172	\$109,828	27%	\$73,072	1.503	1,075	\$102.17	0170	6.3768	STYLE - A		61-02 & 03 TO 62	401	45
56 061 03 0211 000	34130 BEECHNUT	10/17/22	\$184,900	PTA	03-ARM'S LENGTH	\$184,900	\$60,500	32.72	\$153,228	\$36,439	\$148,461	20%	\$80,544	1.843	931	\$159.46	0170	27.6441	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 03 0212 000	34118 BEECHNUT	08/26/22	\$151,000	PTA	03-ARM'S LENGTH	\$155,000	\$64,100	41.35	\$161,806	\$36,654	\$118,346	24%	\$86,312	1.371	931	\$127.12	0170	19.5638	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 03 0225 000	365 FOREST	05/19/23	\$179,900	PTA	03-ARM'S LENGTH	\$179,900	\$82,000	45.58	\$186,325	\$40,465	\$139,435	22%	\$100,593	1.386	1,162	\$120.00	0170	18.0655	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 03 0227 000	413 FOREST	08/26/22	\$168,000	PTA	03-ARM'S LENGTH	\$168,000	\$60,300	35.89	\$152,676	\$35,296	\$132,704	21%	\$80,952	1.639	931	\$142.54	0170	7.2514	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 03 0230 000	445 FOREST	03/03/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$60,400	35.53	\$153,185	\$40,532	\$129,468	24%	\$77,692	1.666	1,049	\$123.42	0170	9.9648	STYLE - A		61-02 & 03 TO 62	401	45
56 061 03 0254 000	833 FOREST	07/19/22	\$197,000	PTA	03-ARM'S LENGTH	\$197,000	\$71,000	36.04	\$179,858	\$40,509	\$156,491	21%	\$96,103	1.628	975	\$160.50	0170	6.1587	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 03 0258 000	905 FOREST	04/27/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$66,900	36.16	\$169,461	\$40,579	\$144,421	22%	\$88,884	1.625	975	\$148.12	0170	5.8039	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 03 0262 000	951 FOREST	10/23/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$77,700	35.32	\$176,910	\$47,031	\$172,969	21%	\$89,572	1.931	975	\$177.40	0170	36.4283	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 03 0265 000	834 FOREST	05/06/22	\$187,000	PTA	03-ARM'S LENGTH	\$187,000	\$65,400	34.97	\$165,599	\$36,613	\$150,387	20%	\$88,956	1.691	945	\$159.14	0170	12.3796	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 03 0289 000	444 FOREST	12/15/23	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$71,000	38.38	\$161,168	\$36,583	\$148,417	20%	\$85,921	1.727	931	\$159.42	0170	16.0588	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 03 0293 000	400 FOREST	07/31/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$83,000	46.11	\$188,668	\$36,000	\$144,000	20%	\$105,288	1.368	1,162	\$123.92	0170	19.9110	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 03 0294 000	362 FOREST	05/10/22	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$75,900	36.14	\$191,920	\$36,000	\$174,000	17%	\$107,531	1.618	1,267	\$137.33	0170	5.1353	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 03 0304 000	34155 BEECHNUT	01/31/23	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$74,900	40.49	\$189,129	\$37,737	\$147,263	20%	\$104,408	1.410	1,311	\$112.33	0170	15.6331	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 03 0305 000	34167 BEECHNUT	11/07/23	\$169,000	PTA	03-ARM'S LENGTH	\$169,000	\$67,500	39.94	\$153,535	\$36,746	\$132,254	22%	\$80,544	1.642	931	\$142.06	0170	7.5222	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 03 0306 000	34203 BEECHNUT	06/01/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$59,800	33.22	\$151,667	\$36,163	\$143,837	20%	\$79,658	1.806	931	\$154.50	0170	23.8899	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 03 0332 000	535 S HAWTHORN	06/09/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$71,100	40.63	\$179,904	\$36,067	\$138,933	21%	\$99,198	1.401	1,291	\$107.62	0170	16.6221	STYLE - A		61-02 & 03 TO 62	401	45
56 061 03 0335 000	33939 HIVELEY	01/23/23	\$207,000	PTA	03-ARM'S LENGTH	\$207,000	\$70,500	34.06	\$178,844	\$52,961	\$154,039	26%	\$86,816	1.774	945	\$163.00	0170	20.7535	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 03 0350 000	837 S HAWTHORN	10/05/23	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$75,300	38.62	\$170,811	\$36,000	\$159,000	18%	\$92,973	1.710	945	\$168.25	0170	14.3388	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 03 0379 000	828 S HAWTHORN	08/30/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$76,900	43.94	\$175,050	\$46,168	\$128,832	26%	\$88,884	1.449	975	\$132.14	0170	11.7347	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 03 0385 000	710 S HAWTHORN	11/08/22	\$185,500	PTA	03-ARM'S LENGTH	\$185,500	\$73,100	39.41	\$184,866	\$36,583	\$148,917	20%	\$102,264	1.456	1,162	\$128.16	0170	11.0585	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 03 0392 000	612 S HAWTHORN	08/29/23	\$158,000	PTA	03-ARM'S LENGTH	\$158,000	\$67,400	42.66	\$153,303	\$36,337	\$121,663	23%	\$80,666	1.508	931	\$130.68	0170	5.8556	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 03 0402 000	456 S HAWTHORN	01/09/23	\$180,700	PTA	03-ARM'S LENGTH	\$180,700	\$65,000	35.97	\$164,067	\$37,505	\$143,195	21%	\$87,284	1.641	931	\$153.81	0170	7.3777	1.0 STORY		61-02 & 03 TO 62	401	45
56 061 03 0406 000	34035 FERNWOOD	11/21/23	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$75,700	58.23	\$171,758	\$48,031	\$81,969	37%	\$85,329	0.961	931	\$88.04	0170	60.6161	1.0 STORY		61-02 & 03 TO 62	401	45
56 062 02 0013 000	344 S CHRISTINE	02/27/24	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$71,100	40.63	\$161,820	\$42,005	\$132,995	24%	\$82,631	1.610	1,075	\$123.72	0170	4.2720	STYLE - A		61-02 & 03 TO 62	401	45
56 062 02 0019 000	34843 SOMERSET	09/08/23	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$109,900	43.96	\$249,474	\$58,203	\$191,797	23%	\$131,911	1.454	1,800	\$106.55	0170	11.2797	STYLE - A		61-02 & 03 TO 62	401	45
56 062 02 0044 000	344 S DOBSON	02/05/24	\$213,500	PTA	03-ARM'S LENGTH	\$213,500	\$89,400	41.87	\$203,192	\$41,803	\$171,697	20%	\$111,303	1.543	1,441	\$119.15	0170	2.4172	STYLE - A		61-02 & 03 TO 62	401	45
56 062 02 0054 000	144 S DOBSON	09/12/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$78,900	38.49	\$199,561	\$41,914	\$163,086	20%	\$108,722	1.500	1,312	\$124.30	0170	6.6758	1.0 STORY		61-02 & 03 TO 62	401	45
56 062 02 0095 000	135 S HANLON	09/09/22	\$196,000	PTA	03-ARM'S LENGTH	\$196,000	\$69,000	35.20	\$174,998	\$42,207	\$153,793	22%	\$91,580	1.679	972	\$158.22	0170	11.2545	1.0 STORY		61-02 & 03 TO 62	401	45
56 062 02 0096 000	147 S HANLON	04/06/22	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$86,100	35.88	\$217,790	\$42,607	\$197,393	18%	\$120,816	1.634	1,324	\$149.09	0170	6.7049	1.0 STORY		61-02 & 03 TO 62	401	45
56 062 02 0098 000	207 S HANLON	05/16/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$74,500	37.25	\$169,447	\$43,396	\$156,604	22%	\$86,932	1.801	972	\$161.12	0170	23.4676	1.0 STORY		61-02 & 03 TO 62	401	45
56 062 03 0020 000	614 S CHRISTINE	01/10/24	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$80,400	41.23	\$182,945	\$52,038	\$142,962	27%	\$90,281	1.584	1,015	\$140.85	0170	1.6744	1.0 STORY		61-02 & 03 TO 62	401	45
56 062 03 0030 000	34619 HIVELEY	11/29/22	\$179,900	PTA	03-ARM'S LENGTH	\$179,900	\$69,800	38.80	\$176,818	\$41,279	\$138,621	23%	\$93,475	1.483	1,064	\$130.28	0170	8.3813	1.0 STORY		61-02 & 03 TO 62	401	45
56 062 03 0044 000	34450 BAYVIEW	06/22/23	\$179,500	PTA	03-ARM'S LENGTH	\$179,500																	

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 061 01 0369 301	33543 HIVELEY	12/21/21	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$126,100	45.85	\$275,055	\$51,703	\$223,297	19%	\$206,762	1.080	1,327	\$168.27	0175	2.2750	1.0 STORY		061-01 & 64	401	94
56 064 01 0390 304	33955 AVONDALE	06/26/24	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$160,700	48.70	\$396,969	\$40,347	\$289,653	12%	\$263,097	1.101	1,562	\$185.44	0175	4.3715	1.0 STORY		061-01 & 64	401	80
56 064 01 0393 306	33887 AVONDALE	08/25/23	\$309,000	PTA	03-ARM'S LENGTH	\$309,000	\$129,300	41.84	\$403,624	\$52,097	\$256,903	17%	\$259,300	0.991	1,539	\$166.93	0175	6.6465	1.0 STORY		061-01 & 64	401	80
3 Totals:			\$914,000			\$914,000	\$416,100		\$1,075,648		\$769,853	16%	\$729,159			\$173.55		0.1412					
								Sale. Ratio ==>	45.53				E.C.F. ==>	1.056		Std. Deviation==>	0.05850717						
								Std. Dev. ==>	3.44				Ave. E.C.F. ==>	1.057		Ave. Variance==>	4.4310	Coefficient of Var==>	4.191180316				

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 061 01 0004 000	33777 CHERRY HILL	12/07/23	\$155,900	PTA	03-ARM'S LENGTH	\$155,900	\$66,700	42.78	\$143,804	\$32,496	\$123,404	21%	\$83,066	1.486	1,013	\$121.82	0175	5.3567	1.0 STORY		061-01 & 64	401	45
56 061 01 0164 002	33494 AVONDALE	09/22/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$62,300	30.39	\$155,804	\$28,665	\$176,335	14%	\$94,880	1.859	1,050	\$167.94	0175	42.6455	1.0 STORY		061-01 & 64	401	45
56 061 01 0181 300	33634 AVONDALE	02/15/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$91,000	45.50	\$220,119	\$33,941	\$166,059	17%	\$138,939	1.195	1,092	\$152.07	0175	23.6858	1.0 STORY		061-01 & 64	401	63
56 061 01 0184 301	33646 AVONDALE	09/23/22	\$229,000	PTA	03-ARM'S LENGTH	\$229,000	\$95,800	41.83	\$232,063	\$33,941	\$195,059	15%	\$147,852	1.319	1,092	\$178.63	0175	11.2770	1.0 STORY		061-01 & 64	401	63
56 061 01 0205 301	906 S SCHUMAN	04/24/23	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$191,600	58.95	\$415,564	\$174,348	\$150,652	54%	\$180,012	0.837	1,599	\$94.22	0175	59.5153	1.0 STORY		061-01 & 64	401	53
56 061 01 0385 000	33512 HIVELEY	03/31/23	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$64,200	40.13	\$155,876	\$54,000	\$106,000	34%	\$76,027	1.394	949	\$111.70	0175	3.7809	1.0 STORY		061-01 & 64	401	45
56 061 01 0411 000	33679 SOMERSET	11/18/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$62,500	55.80	\$152,599	\$48,000	\$64,000	43%	\$78,059	0.820	1,224	\$52.29	0175	61.2160	2.0 STORY		061-01 & 64	401	45
56 061 01 0413 000	33647 SOMERSET	03/10/23	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$70,400	30.61	\$173,001	\$48,000	\$182,000	21%	\$93,284	1.951	1,493	\$121.90	0175	51.8971	1.0 STORY		061-01 & 64	401	45
56 061 01 0452 000	33738 SOMERSET	06/02/23	\$142,500	PTA	03-ARM'S LENGTH	\$142,500	\$49,200	34.53	\$109,586	\$24,000	\$118,500	17%	\$63,870	1.855	949	\$124.87	0175	42.3274	1.0 STORY		061-01 & 64	401	45
56 061 01 0457 000	33733 FERNWOOD	05/13/22	\$156,790	PTA	03-ARM'S LENGTH	\$156,790	\$49,000	31.25	\$122,100	\$24,630	\$132,160	16%	\$72,739	1.817	949	\$139.26	0175	38.4859	1.0 STORY		061-01 & 64	401	45
56 061 01 0468 000	33605 FERNWOOD	07/28/22	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$51,300	31.09	\$127,623	\$27,600	\$137,400	17%	\$74,644	1.841	949	\$144.78	0175	40.8683	1.0 STORY		061-01 & 64	401	45
56 061 01 0478 000	33443 FERNWOOD	05/25/22	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$56,300	36.32	\$140,273	\$24,000	\$131,000	15%	\$86,771	1.510	912	\$143.64	0175	7.7670	1.0 STORY		061-01 & 64	401	45
56 061 01 0479 000	33435 FERNWOOD	04/14/23	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$74,500	40.27	\$165,525	\$36,653	\$148,347	20%	\$96,173	1.542	1,092	\$135.85	0175	11.0446	1.0 STORY		061-01 & 64	401	45
56 061 01 0492 002	33628 FERNWOOD	08/17/22	\$224,500	PTA	03-ARM'S LENGTH	\$224,500	\$80,800	35.99	\$192,204	\$36,000	\$188,500	16%	\$116,570	1.617	1,295	\$145.56	0175	18.4999	1.0 STORY		061-01 & 64	401	47
56 064 02 0054 001	1580 S SCHUMAN	10/07/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$70,100	37.89	\$167,942	\$27,747	\$157,253	15%	\$104,623	1.503	1,040	\$151.20	0175	7.0989	1.0 STORY		061-01 & 64	401	51
56 064 02 0082 000	33667 MELTON	10/12/23	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$84,500	54.52	\$183,361	\$35,598	\$119,402	23%	\$110,271	1.083	1,113	\$107.28	0175	34.9247	1.0 STORY		061-01 & 64	401	58
56 064 02 0153 002	33707 GLEN	02/08/23	\$185,500	PTA	03-ARM'S LENGTH	\$185,500	\$89,200	48.09	\$215,178	\$37,521	\$147,979	20%	\$132,580	1.116	1,092	\$135.51	0175	31.5903	1.0 STORY		061-01 & 64	401	62
56 064 02 0176 001	33710 FAIRCHILD	01/26/24	\$143,000	PTA	03-ARM'S LENGTH	\$143,000	\$91,300	63.85	\$198,316	\$37,657	\$105,343	26%	\$119,895	0.879	1,105	\$95.33	0175	55.3424	1.0 STORY		061-01 & 64	401	62
56 064 02 0263 002	33757 MELTON	06/29/22	\$267,000	SD	03-ARM'S LENGTH	\$267,000	\$94,500	35.39	\$226,234	\$45,972	\$221,028	17%	\$134,524	1.643	1,474	\$149.95	0175	21.0986	TRI-LEVEL/QUAD		061-01 & 64	401	55
56 064 03 0002 000	1442 ZORN	12/12/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$71,600	39.78	\$176,625	\$45,462	\$134,538	25%	\$97,883	1.374	1,034	\$130.11	0175	5.7573	1.0 STORY		061-01 & 64	401	45
20 Totals:			\$3,761,190			\$3,761,190	\$1,566,800		\$3,673,797		\$2,904,959	22%	\$2,102,661			\$130.20		5.0490					
								Sale. Ratio ==>	41.66				E.C.F. ==>	1.382		Std. Deviation==>	0.35399454						
								Std. Dev. ==>	9.88				Ave. E.C.F. ==>	1.432		Ave. Variance==>	28.7090	Coefficient of Var==>	20.0474272				

Wildwood Manor																							
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 058 04 0016 000	277 STEPHANIE	05/17/22	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$105,600	40.62	\$242,643	\$69,362	\$190,638	27%	\$184,281	1.034	1,212	\$157.29	0160	18.3965	1.0 STORY		CHERRY OAK	401	70
56 058 05 0036 000	36762 CHERRY OAK	04/30/21	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$109,200	39.00	\$266,136	\$66,300	\$213,700	24%	\$217,636	0.982	1,639	\$130.38	0160	13.1383	2.0 STORY		CHERRY OAK	401	72
56 058 05 0040 000	195 FISCHER	07/17/24	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$158,700	51.19	\$313,754	\$68,697	\$241,303	22%	\$256,057	0.942	2,042	\$118.17	0160	9.1849	2.0 STORY		CHERRY OAK	401	71
56 058 05 0059 311	262 FISCHER	06/21/21	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$108,700	51.76	\$264,811	\$67,924	\$142,076	32%	\$214,664	0.662	1,639	\$86.68	0160	18.8678	2.0 STORY		CHERRY OAK	401	72
56 058 05 0094 000	36776 CANYON	11/06/23	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$149,300	42.06	\$313,781	\$69,316	\$285,684	20%	\$255,465	1.118	2,042	\$139.90	0160	26.7759	2.0 STORY		CHERRY OAK	401	71
56 058 05 0103 000	36733 CHERRY OAK	12/20/21	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$110,700	43.41	\$269,858	\$66,300	\$188,700	26%	\$221,358	0.852	1,810	\$104.25	0160	0.1934	2.0 STORY		CHERRY OAK	401	72
56 064 04 0016 000	1275 CRAIG	01/07/22	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$105,900	39.96	\$264,371	\$61,500	\$203,500	23%	\$271,989	0.748	2,117	\$96.13	0176	10.2338	BI-LEVEL		WILDWOOD MANOR	401	76
56 064 04 0019 000	1335 CRAIG	05/12/21	\$284,000	PTA	03-ARM'S LENGTH	\$284,000	\$108,200	38.10	\$269,734	\$67,870	\$216,130	24%	\$270,605	0.799	2,117	\$102.09	0176	5.1840	BI-LEVEL		WILDWOOD MANOR	401	76
56 064 04 0034 000	1222 CRAIG	06/10/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$98,000	51.58	\$243,458	\$66,514	\$123,486	35%	\$239,084	0.516	1,771	\$69.73	0176	33.4034	BI-LEVEL		WILDWOOD MANOR	401	75
9 Totals:			\$2,409,000			\$2,409,000	\$1,054,300		\$2,448,546		\$1,805,217	26%	\$2,131,138			\$111.63		0.3464					
								Sale. Ratio =>	43.77				E.C.F. =>	0.847			Std. Deviation=>	0.19091168					
								Std. Dev. =>	5.71				Ave. E.C.F. =>	0.851			Ave. Variance=>	15.0420	Coefficient of Var=>	17.68541893			

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.			
56 063 01 0028 000	35320 AVONDALE	11/15/23	\$141,500	PTA	03-ARM'S LENGTH	\$141,500	\$55,100	38.94	\$122,423	\$40,706	\$100,794	29%	\$59,215	1.702	944	\$106.77	0180	21.5997	STYLE - A		PAGE 63	401	45			
56 063 01 0038 000	35132 AVONDALE	08/05/22	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$72,400	45.25	\$173,399	\$78,756	\$81,244	49%	\$68,582	1.185	903	\$89.97	0180	30.1539	STYLE - A		PAGE 63	401	45			
56 063 01 0049 004	34878 AVONDALE	08/10/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$55,100	32.41	\$137,785	\$33,733	\$136,267	20%	\$75,400	1.807	844	\$161.45	0180	32.1088	1.0 STORY		PAGE 63	401	45			
56 063 01 0059 006	34634 AVONDALE	10/17/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$62,600	36.82	\$159,838	\$33,821	\$136,179	20%	\$91,317	1.491	925	\$147.22	0180	0.5117	1.0 STORY		PAGE 63	401	45			
56 063 01 0077 302	34473 AVONDALE	01/26/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$59,300	31.21	\$147,278	\$40,523	\$149,477	21%	\$77,359	1.932	844	\$177.11	0180	44.6092	1.0 STORY		PAGE 63	401	45			
56 063 01 0116 000	35304 FAIRCHILD	06/23/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$84,800	47.11	\$206,535	\$42,000	\$138,000	23%	\$119,228	1.157	1,092	\$126.37	0180	32.8723	1.0 STORY		PAGE 63	401	63			
56 063 01 0119 002	35232 FAIRCHILD	07/20/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$96,600	43.91	\$236,289	\$42,000	\$178,000	19%	\$140,789	1.264	1,092	\$163.00	0180	22.1864	1.0 STORY		PAGE 63	401	63			
56 063 01 0173 004	34811 FAIRCHILD	01/13/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$67,200	38.40	\$167,424	\$43,305	\$131,695	25%	\$89,941	1.464	1,036	\$127.12	0180	2.1934	STYLE - A		PAGE 63	401	45			
56 063 01 0189 004	35205 FAIRCHILD	04/08/22	\$149,000	PTA	03-ARM'S LENGTH	\$149,000	\$60,800	40.81	\$152,413	\$36,743	\$112,257	25%	\$83,819	1.339	1,036	\$108.36	0180	14.6885	STYLE - A		PAGE 63	401	45			
56 063 01 0308 000	34862 HAZELWOOD	08/24/22	\$194,500	PTA	03-ARM'S LENGTH	\$194,500	\$74,500	38.30	\$180,205	\$35,000	\$159,500	18%	\$105,221	1.516	1,007	\$158.39	0180	2.9690	1.0 STORY		PAGE 63	401	50			
56 063 01 0309 000	34850 HAZELWOOD	11/14/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$66,000	35.68	\$158,932	\$35,000	\$150,000	19%	\$89,806	1.670	989	\$151.67	0180	18.4104	1.0 STORY		PAGE 63	401	50			
56 063 01 0321 000	34520 HAZELWOOD	07/13/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$97,600	44.36	\$238,029	\$45,500	\$174,500	21%	\$139,514	1.251	1,113	\$156.78	0180	23.5394	1.0 STORY		PAGE 63	401	62			
56 063 01 0331 004	34455 HAZELWOOD	06/03/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$95,100	44.23	\$232,065	\$45,548	\$169,452	21%	\$135,157	1.254	1,105	\$153.35	0180	23.2427	1.0 STORY		PAGE 63	401	62			
56 063 01 0333 004	34499 HAZELWOOD	02/17/23	\$172,000	PTA	03-ARM'S LENGTH	\$172,000	\$90,000	52.33	\$219,150	\$44,903	\$127,097	26%	\$126,266	1.007	1,190	\$106.80	0180	47.9585	1.0 STORY		PAGE 63	401	62			
56 063 01 0336 004	34553 HAZELWOOD	12/21/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$98,300	51.74	\$240,345	\$43,165	\$146,835	23%	\$142,884	1.028	1,176	\$124.86	0180	45.8515	1.0 STORY		PAGE 63	401	62			
56 063 01 0351 000	35007 HAZELWOOD	11/06/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$130,800	55.66	\$284,890	\$61,482	\$173,518	26%	\$161,890	1.072	1,329	\$130.56	0180	41.4339	1.0 STORY		PAGE 63	401	63			
56 063 02 0038 001	35240 CADY	04/15/22	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$47,500	36.54	\$116,000	\$41,807	\$88,193	32%	\$53,763	1.640	744	\$118.54	0180	15.4235	STYLE - A		PAGE 63	401	45			
56 063 03 0352 000	1603 ACKLEY	11/08/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$70,200	46.80	\$156,735	\$34,054	\$115,946	23%	\$88,899	1.304	950	\$122.05	0180	18.1926	1.0 STORY		PAGE 63	401	45			
56 063 03 0370 000	34606 MELTON	05/19/22	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$71,400	30.38	\$180,754	\$34,154	\$200,846	15%	\$106,232	1.891	1,342	\$149.66	0180	40.4471	1.0 STORY		PAGE 63	401	45			
56 063 03 0376 000	34676 MELTON	12/13/22	\$157,000	PTA	03-ARM'S LENGTH	\$157,000	\$60,500	38.54	\$152,375	\$33,204	\$123,796	21%	\$86,356	1.434	950	\$130.31	0180	5.2609	1.0 STORY		PAGE 63	401	45			
56 063 03 0380 000	34836 MELTON	12/02/22	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$55,900	33.88	\$139,967	\$33,971	\$131,029	21%	\$76,809	1.706	950	\$137.93	0180	21.9747	1.0 STORY		PAGE 63	401	45			
56 063 03 0391 000	1610 REGENE	12/22/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$94,800	43.09	\$211,700	\$40,463	\$179,537	18%	\$124,085	1.447	1,355	\$132.50	0180	3.9277	1.0 STORY		PAGE 63	401	45			
56 063 03 0392 000	1620 REGENE	04/04/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$65,100	29.59	\$163,579	\$37,315	\$182,685	17%	\$91,496	1.997	950	\$192.30	0180	51.0486	1.0 STORY		PAGE 63	401	45			
56 063 03 0401 000	1740 REGENE	09/02/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$81,200	43.89	\$204,977	\$39,351	\$145,649	21%	\$120,019	1.214	1,270	\$114.68	0180	27.2615	1.0 STORY		PAGE 63	401	45			
56 063 03 0446 000	1772 LESLIE	11/17/23	\$182,900	PTA	03-ARM'S LENGTH	\$182,900	\$72,100	39.42	\$160,830	\$32,502	\$150,398	18%	\$92,991	1.617	950	\$158.31	0180	13.1167	1.0 STORY		PAGE 63	401	45			
56 063 03 0450 000	1741 LESLIE	05/01/23	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$72,300	37.08	\$161,048	\$33,718	\$161,282	17%	\$92,268	1.748	950	\$169.77	0180	26.1805	1.0 STORY		PAGE 63	401	45			
56 063 03 0461 000	1560 SUSAN	10/27/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$74,700	35.57	\$166,232	\$47,167	\$162,833	22%	\$86,279	1.887	950	\$171.40	0180	40.1118	1.0 STORY		PAGE 63	401	45			
56 063 03 0498 000	1575 SUSAN	02/27/23	\$180,500	PTA	03-ARM'S LENGTH	\$180,500	\$61,600	34.13	\$154,827	\$35,273	\$145,227	20%	\$86,633	1.676	950	\$152.87	0180	19.0174	1.0 STORY		PAGE 63	401	45			
56 063 03 0514 000	1600 ACKLEY	01/03/23	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$61,200	39.48	\$154,119	\$33,660	\$121,340	22%	\$87,289	1.390	950	\$127.73	0180	9.6074	1.0 STORY		PAGE 63	401	45			
56 063 03 0518 000	1640 ACKLEY	08/31/23	\$182,000	PTA	03-ARM'S LENGTH	\$182,000	\$76,500	42.03	\$170,580	\$33,038	\$148,962	18%	\$99,668	1.495	950	\$156.80	0180	0.8414	1.0 STORY		PAGE 63	401	45			
30 Totals:			\$5,534,400			\$5,534,400	\$2,231,200		\$5,350,723		\$4,322,538	22%	\$2,999,175			\$140.82		4.4924								
								Sale. Ratio ==>	40.32									E.C.F. ==>	1.441				Std. Deviation==>	0.28010284		
								Std. Dev. ==>	6.50									Ave. E.C.F. ==>	1.486				Ave. Variance==>	23.2247	Coefficient of Var==>	15.62725808

CHASE MEADOWS																							
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 058 05 0036 000	36762 CHERRY OAK	04/30/21	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$109,200	39.00	\$266,136	\$66,300	\$213,700	24%	\$217,636	0.982	1,639	\$130.38	0160	19.5915	2.0 STORY		CHERRY OAK	401	72
56 058 05 0040 000	195 FISCHER	07/17/24	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$158,700	51.19	\$313,754	\$68,697	\$241,303	22%	\$256,057	0.942	2,042	\$118.17	0160	15.6381	2.0 STORY		CHERRY OAK	401	71
56 058 05 0059 311	262 FISCHER	06/21/21	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$108,700	51.76	\$264,811	\$67,924	\$142,076	32%	\$214,664	0.662	1,639	\$86.68	0160	12.4146	2.0 STORY		CHERRY OAK	401	72
56 058 05 0103 000	36733 CHERRY OAK	12/20/21	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$110,700	43.41	\$269,858	\$66,300	\$188,700	26%	\$221,358	0.852	1,810	\$104.25	0160	6.6466	2.0 STORY		CHERRY OAK	401	72
56 064 04 0016 000	1275 CRAIG	01/07/22	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$105,900	39.96	\$264,371	\$61,500	\$203,500	23%	\$271,989	0.748	2,117	\$96.13	0176	3.7806	BI-LEVEL		WILDWOOD MANOR	401	76
56 064 04 0019 000	1335 CRAIG	05/12/21	\$284,000	PTA	03-ARM'S LENGTH	\$284,000	\$108,200	38.10	\$269,734	\$67,870	\$216,130	24%	\$270,605	0.799	2,117	\$102.09	0176	1.2692	BI-LEVEL		WILDWOOD MANOR	401	76
56 064 04 0034 000	1222 CRAIG	06/10/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$98,000	51.58	\$243,458	\$66,514	\$123,486	35%	\$239,084	0.516	1,771	\$69.73	0176	26.9502	BI-LEVEL		WILDWOOD MANOR	401	75
7 Totals:			\$1,794,000			\$1,794,000	\$799,400		\$1,892,122		\$1,328,895	27%	\$1,691,392			\$101.06		0.0318					
								Sale. Ratio =>	44.56					E.C.F. =>	0.786	Std. Deviation=>		0.16170425					
								Std. Dev. =>	6.31					Ave. E.C.F. =>	0.786	Ave. Variance=>		12.3273	Coefficient of Var=>	15.68356578			

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	% land	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 065 01 0539 000	31644 BIRCHWOOD	10/23/23	\$152,000	PTA	03-ARM'S LENGTH	\$152,000	\$59,700	39.28	\$131,224	\$34,486	\$117,514	23%	\$66,947	1.755	1,001	\$117.40	0185	18.1028	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 065 01 0545 000	31722 BIRCHWOOD	12/19/22	\$214,000	PTA	03-ARM'S LENGTH	\$214,000	\$78,200	36.54	\$200,634	\$58,723	\$155,277	27%	\$98,208	1.581	1,320	\$117.63	0185	0.6790	MULTI/MIXED	65 - 68 (EXC 68-03)	401	45	
56 065 01 0552 300	31777 BIRCHWOOD	09/21/22	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$47,900	38.32	\$120,233	\$55,805	\$69,195	45%	\$44,587	1.552	672	\$102.97	0185	2.2394	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 065 01 0561 000	31681 BIRCHWOOD	05/12/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$58,300	33.31	\$144,063	\$30,133	\$144,867	17%	\$78,844	1.837	1,001	\$144.72	0185	26.3072	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 065 01 0562 000	31669 BIRCHWOOD	07/26/23	\$231,000	PTA	03-ARM'S LENGTH	\$231,000	\$132,800	57.49	\$300,665	\$43,581	\$187,419	19%	\$177,913	1.053	1,232	\$152.13	0185	52.0877	1.0 STORY	65 - 68 (EXC 68-03)	401	85	
56 065 01 0573 000	31499 BIRCHWOOD	12/26/23	\$156,000	PTA	03-ARM'S LENGTH	\$156,000	\$58,300	37.37	\$128,390	\$31,652	\$124,348	20%	\$66,947	1.857	1,001	\$124.22	0185	28.3109	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 065 01 0583 301	840 S MERRIMAN	12/21/23	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$200,000	53.33	\$450,105	\$330,345	\$330,345	12%	\$280,588	1.177	3,088	\$106.98	0185	39.6979	2.0 STORY	65 - 68 (EXC 68-03)	401	58	
56 065 02 1236 002	31501 GRANDVIEW	10/06/23	\$222,000	PTA	03-ARM'S LENGTH	\$222,000	\$79,800	35.95	\$181,857	\$41,633	\$180,367	19%	\$97,041	1.859	999	\$180.55	0185	28.4362	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 065 02 1249 000	976 S MERRIMAN	09/15/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$76,800	51.20	\$173,427	\$50,855	\$99,145	34%	\$84,825	1.169	944	\$105.03	0185	40.5489	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 065 02 1271 000	31608 AVONDALE	07/29/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$56,700	33.35	\$145,971	\$39,359	\$130,641	23%	\$73,780	1.771	876	\$149.13	0185	19.6376	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 065 02 1272 000	31620 AVONDALE	02/28/24	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$69,200	51.26	\$155,003	\$53,383	\$81,617	40%	\$70,325	1.161	1,043	\$78.25	0185	41.3744	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 065 02 1286 002	31732 AVONDALE	04/29/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$57,500	32.86	\$148,348	\$37,632	\$137,368	22%	\$76,200	1.793	882	\$155.75	0185	21.8537	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 065 03 0641 002	32467 BIRCHWOOD	12/07/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$88,600	39.38	\$203,094	\$37,748	\$187,252	17%	\$114,426	1.636	1,221	\$153.36	0185	6.2133	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 065 03 0660 001	32317 BIRCHWOOD	12/12/23	\$199,500	PTA	03-ARM'S LENGTH	\$199,500	\$79,700	39.95	\$181,942	\$37,877	\$161,623	19%	\$99,699	1.621	963	\$167.83	0185	4.6801	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 065 03 0736 002	32700 GRANDVIEW	09/16/22	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$67,300	32.05	\$174,462	\$37,475	\$172,525	18%	\$94,801	1.820	999	\$172.70	0185	24.5562	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 065 03 0772 000	32521 GRANDVIEW	04/29/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$66,300	35.84	\$171,279	\$40,788	\$144,212	22%	\$90,305	1.597	999	\$144.36	0185	2.2632	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 065 03 0775 002	32461 GRANDVIEW	01/26/24	\$232,000	PTA	03-ARM'S LENGTH	\$232,000	\$81,900	35.30	\$187,104	\$39,812	\$192,188	17%	\$101,932	1.885	999	\$192.38	0185	31.1141	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 065 03 0778 002	32441 GRANDVIEW	09/23/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$69,900	34.95	\$180,871	\$39,812	\$160,188	20%	\$97,619	1.641	999	\$160.35	0185	6.6648	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 065 03 0780 001	32421 GRANDVIEW	01/13/23	\$194,900	PTA	03-ARM'S LENGTH	\$194,900	\$67,100	34.43	\$173,244	\$41,235	\$153,665	21%	\$91,356	1.682	999	\$153.82	0185	10.7743	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 065 03 0788 300	32372 AVONDALE	09/21/23	\$212,000	PTA	03-ARM'S LENGTH	\$212,000	\$71,500	33.73	\$163,129	\$36,813	\$175,187	17%	\$87,416	2.004	958	\$182.87	0185	42.9754	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 065 03 0830 002	32074 AVONDALE	03/07/24	\$132,000	PTA	03-ARM'S LENGTH	\$132,000	\$74,000	56.06	\$168,994	\$36,470	\$95,530	28%	\$91,712	1.042	958	\$99.72	0185	53.2680	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 065 03 0901 000	32550 AVONDALE	12/23/22	\$173,000	PTA	03-ARM'S LENGTH	\$173,000	\$62,200	35.95	\$160,563	\$38,137	\$134,863	22%	\$84,724	1.592	981	\$137.48	0185	1.7486	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 066 02 0013 002	906 S VENOY	06/10/22	\$177,000	PTA	03-ARM'S LENGTH	\$177,000	\$64,200	36.27	\$166,522	\$35,702	\$141,298	20%	\$90,533	1.561	999	\$141.44	0185	1.3572	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 066 02 0016 000	807 EASLEY	04/26/23	\$197,000	PTA	03-ARM'S LENGTH	\$197,000	\$104,600	53.10	\$238,005	\$56,639	\$140,361	29%	\$125,513	1.118	1,662	\$84.45	0185	45.6009	TRI-LEVEL/QUAD	65 - 68 (EXC 68-03)	401	45	
56 066 02 0021 000	747 EASLEY	07/21/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$72,600	40.33	\$188,078	\$41,445	\$138,555	23%	\$101,476	1.365	1,390	\$99.68	0185	20.8914	TRI-LEVEL/QUAD	65 - 68 (EXC 68-03)	401	45	
56 066 02 0021 000	747 EASLEY	09/14/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$82,400	40.20	\$188,078	\$41,445	\$163,555	20%	\$101,476	1.612	1,390	\$117.67	0185	3.7450	TRI-LEVEL/QUAD	65 - 68 (EXC 68-03)	401	45	
56 066 02 0023 002	719 EASLEY	10/20/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$72,400	40.22	\$165,376	\$35,702	\$144,298	20%	\$89,740	1.608	1,390	\$103.81	0185	3.3651	TRI-LEVEL/QUAD	65 - 68 (EXC 68-03)	401	45	
56 066 02 0025 002	693 EASLEY	06/08/22	\$180,500	PTA	03-ARM'S LENGTH	\$180,500	\$67,100	37.17	\$174,261	\$35,839	\$144,661	20%	\$95,794	1.510	1,055	\$137.12	0185	6.4179	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 066 02 0040 002	762 EASLEY	06/23/23	\$157,000	PTA	03-ARM'S LENGTH	\$157,000	\$73,500	46.82	\$168,069	\$34,252	\$122,748	22%	\$92,607	1.325	1,390	\$88.31	0185	24.8836	TRI-LEVEL/QUAD	65 - 68 (EXC 68-03)	401	45	
56 066 02 0046 004	857 EASLEY	12/02/22	\$184,000	PTA	03-ARM'S LENGTH	\$184,000	\$60,100	32.66	\$155,693	\$34,193	\$149,807	19%	\$84,083	1.782	958	\$156.37	0185	20.7346	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 066 02 0050 004	919 EASLEY	06/30/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$73,600	38.74	\$190,380	\$39,645	\$150,355	21%	\$104,315	1.441	1,252	\$120.09	0185	13.2952	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 066 02 0067 002	723 RAHN	11/01/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$63,200	37.18	\$164,068	\$34,115	\$135,885	20%	\$89,933	1.511	989	\$137.40	0185	6.3349	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 066 02 0080 002	856 RAHN	06/21/22	\$201,000	PTA	03-ARM'S LENGTH	\$201,000	\$65,800	32.74	\$169,185	\$46,848	\$154,152	23%	\$84,662	1.821	958	\$160.91	0185	24.6478	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 066 02 0083 003	839 DENICE	12/28/22	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$68,200	40.84	\$176,252	\$38,109	\$128,891	23%	\$95,601	1.348	958	\$134.54	0185	22.6086	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 066 02 0096 002	730 DENICE	09/02/22	\$179,500	PTA	03-ARM'S LENGTH	\$179,500	\$62,000	34.54	\$160,720	\$34,924	\$144,576	19%	\$87,056	1.661	958	\$150.91	0185	8.6414	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 066 02 0108 001	875 ALVIN	07/24/23	\$217,000	PTA	03-ARM'S LENGTH	\$217,000	\$78,100	35.99	\$176,195	\$52,283	\$164,717	24%	\$85,752	1.921	958	\$171.94	0185	34.6539	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 066 02 0108 002	851 ALVIN	11/17/23	\$174,900	PTA	03-ARM'S LENGTH	\$174,900	\$74,000	42.31	\$169,253	\$34,705	\$140,195	20%	\$93,113	1.506	958	\$146.34	0185	6.8662	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 066 02 0109 003	843 ALVIN	08/05/22	\$169,900	PTA	03-ARM'S LENGTH	\$169,900	\$64,200	37.79	\$166,558	\$34,716	\$135,184	20%	\$91,240	1.482	958	\$141.11	0185	9.2680	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 066 02 0114 001	781 ALVIN	04/17/23	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$70,100	42.48	\$159,795	\$35,883	\$129,117	22%	\$85,752	1.506	958	\$134.78	0185	6.8611	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 066 02 0148 001	33100 HIVELEY	05/03/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$65,800	36.56	\$169,966	\$41,046	\$138,954	23%	\$89,218	1.557	981	\$141.65	0185	1.6843	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 066 03 0006 000	32664 BIRCHWOOD	10/26/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$58,700	30.89	\$151,374	\$38,759	\$151,241	20%	\$77,934	1.941	963	\$157.05	0185	36.6314	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 066 03 0008 000	32642 BIRCHWOOD	06/29/22	\$198,000	PTA	03-ARM'S LENGTH	\$198,000	\$70,000	35.35	\$180,440	\$37,947	\$160,053	19%	\$98,611	1.623	963	\$166.20	0185	4.8765	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 066 03 0020 000	32438 BIRCHWOOD	01/27/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$67,300	49.85	\$174,153	\$36,874	\$98,126	27%	\$95,003	1.033	981	\$100.03	0185	54.1434	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 066 04 0034 000	449 S HUBBARD	11/14/22	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$63,300	38.36	\$163,353	\$40,683	\$124,317	25%	\$84,893	1.464	1,082	\$114.90	0185	10.9908	2.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 066 04 0053 000	32441 STEINHAUER	06/15/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$71,100	33.07	\$161,869	\$38,605	\$176,395	18%	\$85,304	2.068	907	\$194.48	0185	49.3536	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 066 04 0064 000	32663 STEINHAUER	02/23/24	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$80,700	35.09	\$184,650	\$37,471	\$192,529	16%	\$101,854	1.890	997	\$193.11	0185	31.5937	1.0 STORY	65 - 68 (EXC 68-03)	401</		

56 067 02 0024 002	1204 S VENOUY	04/28/22	\$124,000	PTA	03-ARM'S LENGTH		\$124,000	\$62,200	50.16	\$160,839	\$35,702	\$88,298	29%	\$86,600	1.020	981	\$90.01	0185	55.4701	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 067 02 0024 002	1204 S VENOUY	11/30/22	\$151,000	PTA	03-ARM'S LENGTH		\$151,000	\$62,200	41.19	\$160,839	\$35,702	\$115,298	24%	\$86,600	1.331	981	\$117.53	0185	24.2923	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 067 02 0027 002	1266 S VENOUY	05/12/23	\$167,000	PTA	03-ARM'S LENGTH		\$167,000	\$73,400	43.95	\$167,758	\$35,702	\$131,298	21%	\$91,388	1.437	981	\$133.84	0185	13.7603	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 067 02 0042 002	1221 EASLEY	10/12/22	\$203,000	PTA	03-ARM'S LENGTH		\$203,000	\$64,200	31.63	\$166,461	\$36,129	\$166,871	18%	\$90,195	1.850	989	\$168.73	0185	27.5802	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 067 02 0056 000	1045 EASLEY	11/29/23	\$174,900	PTA	03-ARM'S LENGTH		\$174,900	\$73,100	41.80	\$165,742	\$41,416	\$133,484	24%	\$86,039	1.551	958	\$139.34	0185	2.2868	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 067 02 0063 002	1235 ALVIN	02/09/24	\$165,000	PTA	03-ARM'S LENGTH		\$165,000	\$70,900	42.97	\$162,116	\$34,115	\$130,885	21%	\$88,582	1.478	981	\$133.42	0185	9.6751	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 067 02 0064 002	1223 ALVIN	04/03/23	\$180,000	PTA	03-ARM'S LENGTH		\$180,000	\$74,000	41.11	\$169,370	\$34,115	\$145,885	19%	\$93,602	1.559	981	\$148.71	0185	1.5743	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 067 02 0105 002	1240 RAHN	07/05/22	\$180,000	PTA	03-ARM'S LENGTH		\$180,000	\$58,300	32.39	\$150,750	\$34,773	\$145,227	19%	\$80,261	1.809	1,013	\$143.36	0185	23.5128	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 067 02 0121 002	1153 RAHN	09/02/22	\$180,000	PTA	03-ARM'S LENGTH		\$180,000	\$66,000	36.67	\$171,548	\$34,115	\$145,885	19%	\$95,109	1.534	989	\$147.51	0185	4.0443	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 067 02 0141 001	33023 PARKWOOD	04/18/23	\$213,000	PTA	03-ARM'S LENGTH		\$213,000	\$85,400	40.09	\$195,673	\$38,519	\$174,481	18%	\$108,757	1.604	1,007	\$173.27	0185	3.0010	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 067 02 0142 002	33047 PARKWOOD	03/13/24	\$222,500	PTA	03-ARM'S LENGTH		\$222,500	\$73,500	33.03	\$167,687	\$37,959	\$184,541	17%	\$89,777	2.056	981	\$188.12	0185	48.1236	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 067 02 0156 000	1330 ALVIN	08/19/22	\$185,000	PTA	03-ARM'S LENGTH		\$185,000	\$73,500	39.73	\$189,042	\$53,270	\$131,730	29%	\$93,960	1.402	981	\$134.28	0185	17.2327	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 067 02 0162 002	1212 ALVIN	04/12/22	\$165,000	PTA	03-ARM'S LENGTH		\$165,000	\$62,200	37.70	\$160,004	\$43,023	\$121,977	26%	\$80,956	1.507	981	\$124.34	0185	6.7596	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 067 02 0179 002	33120 AVONDALE	07/07/22	\$205,000	PTA	03-ARM'S LENGTH		\$205,000	\$60,800	29.66	\$157,687	\$33,364	\$171,636	16%	\$86,037	1.995	958	\$179.16	0185	42.0608	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 067 02 0181 002	33040 AVONDALE	04/29/22	\$141,250	PTA	03-ARM'S LENGTH		\$141,250	\$55,700	39.43	\$143,496	\$35,680	\$105,570	25%	\$74,613	1.415	958	\$110.20	0185	15.9411	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 067 03 0029 000	1524 ZORN	10/24/23	\$205,000	PTA	03-ARM'S LENGTH		\$205,000	\$81,600	39.80	\$186,775	\$37,421	\$167,579	18%	\$103,359	1.621	1,080	\$155.17	0185	4.7018	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 067 03 0047 000	1640 ASHBY	06/28/22	\$200,000	PTA	03-ARM'S LENGTH		\$200,000	\$68,100	34.05	\$176,312	\$39,784	\$160,216	20%	\$94,483	1.696	1,008	\$158.94	0185	12.1403	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 067 03 0068 000	33115 MELTON	07/13/22	\$212,000	PTA	19-MULTI PARCEL ARM'S LENGTH		\$212,000	\$107,600	50.75	\$215,323	\$91,793	\$120,207	43%	\$96,886	1.241	1,278	\$94.06	0185	33.3607	1.0 STORY	56 067 03 0113 002	65 - 68 (EXC 68-03)	401	45
56 067 04 0001 000	32601 PARKWOOD	12/20/22	\$172,000	PTA	03-ARM'S LENGTH		\$172,000	\$66,200	38.49	\$170,404	\$45,358	\$126,642	26%	\$86,537	1.463	1,103	\$114.82	0185	11.0866	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 067 99 0027 000	1500 S HUBBARD	11/14/23	\$150,000	PTA	03-ARM'S LENGTH		\$150,000	\$72,500	48.33	\$162,354	\$56,398	\$93,602	38%	\$73,326	1.277	1,080	\$86.67	0185	29.7789	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 068 01 0965 002	32223 AVONDALE	10/21/22	\$165,000	PTA	03-ARM'S LENGTH		\$165,000	\$58,700	35.58	\$151,172	\$38,943	\$126,057	24%	\$77,667	1.623	958	\$131.58	0185	4.8733	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 068 01 1005 002	32260 FAIRCHILD	06/30/23	\$176,000	PTA	03-ARM'S LENGTH		\$176,000	\$67,000	38.07	\$151,675	\$39,812	\$136,188	23%	\$77,414	1.759	882	\$154.41	0185	18.4911	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 068 01 1011 001	32200 FAIRCHILD	12/08/23	\$145,000	PTA	03-ARM'S LENGTH		\$145,000	\$65,900	45.45	\$147,856	\$49,688	\$95,312	34%	\$67,936	1.403	894	\$106.61	0185	17.1348	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 068 01 1038 002	32201 FAIRCHILD	04/22/22	\$115,900	PTA	03-ARM'S LENGTH		\$115,900	\$56,100	48.40	\$142,874	\$48,172	\$67,728	42%	\$65,538	1.033	882	\$76.79	0185	54.0889	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 068 01 1063 002	32338 GLEN	11/29/23	\$195,000	PTA	03-ARM'S LENGTH		\$195,000	\$74,900	38.41	\$170,752	\$39,441	\$155,559	20%	\$90,873	1.712	1,323	\$117.58	0185	13.7526	MULTI/MIXED	65 - 68 (EXC 68-03)	401	45	
56 068 01 1090 002	32047 GLEN	02/28/23	\$117,000	PTA	03-ARM'S LENGTH		\$117,000	\$58,200	49.74	\$150,071	\$38,861	\$78,139	33%	\$76,962	1.015	882	\$88.59	0185	55.9015	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 068 01 1102 001	32213 GLEN	02/21/23	\$175,000	PTA	03-ARM'S LENGTH		\$175,000	\$80,700	46.11	\$209,269	\$45,433	\$129,567	26%	\$113,381	1.143	1,442	\$89.85	0185	43.1554	MULTI/MIXED	65 - 68 (EXC 68-03)	401	45	
56 068 01 1151 000	32021 HAZELWOOD	08/18/23	\$120,000	PTA	03-ARM'S LENGTH		\$120,000	\$65,900	54.92	\$149,514	\$39,469	\$80,531	33%	\$76,156	1.057	882	\$91.30	0185	51.6857	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 068 01 1162 002	32129 HAZELWOOD	02/09/24	\$165,000	PTA	03-ARM'S LENGTH		\$165,000	\$59,100	35.82	\$133,563	\$38,861	\$126,139	24%	\$65,538	1.925	882	\$143.01	0185	35.0369	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 068 01 1170 002	32305 HAZELWOOD	12/16/22	\$162,900	PTA	03-ARM'S LENGTH		\$162,900	\$56,400	34.62	\$145,483	\$38,250	\$124,650	23%	\$74,210	1.680	882	\$141.33	0185	10.5391	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 068 02 1382 002	31652 FAIRCHILD	04/01/22	\$180,500	PTA	03-ARM'S LENGTH		\$180,500	\$66,900	37.06	\$173,073	\$40,464	\$140,036	22%	\$91,771	1.526	1,062	\$131.86	0185	4.8379	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 068 02 1413 000	31521 FAIRCHILD	08/18/22	\$175,000	PTA	03-ARM'S LENGTH		\$175,000	\$62,400	35.66	\$162,000	\$34,425	\$140,575	20%	\$88,287	1.592	981	\$143.30	0185	1.7938	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 068 02 1443 001	31604 GLEN	02/22/23	\$170,000	PTA	03-ARM'S LENGTH		\$170,000	\$62,600	36.82	\$160,848	\$44,391	\$125,609	26%	\$80,593	1.559	882	\$142.41	0185	1.5751	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 068 02 1462 002	31803 GLEN	06/29/22	\$191,000	WD	03-ARM'S LENGTH		\$191,000	\$60,200	31.52	\$155,202	\$39,379	\$151,621	21%	\$80,154	1.892	882	\$171.91	0185	31.7305	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 068 02 1465 002	31751 GLEN	08/17/22	\$248,000	PTA	03-ARM'S LENGTH		\$248,000	\$73,000	29.44	\$191,840	\$38,250	\$209,750	15%	\$106,291	1.973	1,458	\$143.86	0185	39.9054	2.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 068 02 1477 001	31539 GLEN	03/07/23	\$162,000	PTA	03-ARM'S LENGTH		\$162,000	\$59,500	36.73	\$153,265	\$41,880	\$120,120	26%	\$77,083	1.558	882	\$136.19	0185	1.5989	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 068 02 1501 002	31472 HAZELWOOD	07/25/22	\$157,500	PTA	03-ARM'S LENGTH		\$157,500	\$57,900	36.76	\$149,460	\$38,250	\$119,250	24%	\$76,962	1.549	882	\$135.20	0185	2.4842	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 068 02 1502 002	31490 HAZELWOOD	05/11/22	\$155,500	PTA	03-ARM'S LENGTH		\$155,500	\$58,700	37.75	\$151,383	\$38,250	\$117,250	25%	\$78,293	1.498	882	\$132.94	0185	7.6724	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 068 02 1508 001	31602 HAZELWOOD	09/14/22	\$208,000	PTA	03-ARM'S LENGTH		\$208,000	\$94,200	45.29	\$245,495	\$42,247	\$165,753	20%	\$140,656	1.178	1,654	\$100.21	0185	39.5881	MULTI/MIXED	65 - 68 (EXC 68-03)	401	45	
56 068 02 1516 002	31726 HAZELWOOD	04/14/23	\$215,000	PTA	03-ARM'S LENGTH		\$215,000	\$74,700	34.74	\$170,402	\$38,413	\$176,587	18%	\$91,342	1.933	1,050	\$168.18	0185	35.8945	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 068 02 1518 002	31750 HAZELWOOD	10/30/23	\$201,000	PTA	03-ARM'S LENGTH		\$201,000	\$68,400	34.03	\$155,360	\$38,522	\$162,478	19%	\$80,857	2.009	882	\$184.22	0185	43.5146	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 068 02 1522 002	31814 HAZELWOOD	04/03/23	\$140,000	PTA	03-ARM'S LENGTH		\$140,000	\$70,700	50.50	\$160,944	\$38,250	\$101,750	27%	\$84,909	1.198	882	\$115.36	0185	37.5972	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 068 02 1581 004	31720 PARKWOOD	05/18/22	\$180,000	PTA	03-ARM'S LENGTH		\$180,000	\$61,700	34.28	\$158,693	\$39,533	\$140,467	22%	\$82,464	1.703	882	\$159.26	0185	12.9072	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 068 02 1587 004	31810 PARKWOOD	03/17/23	\$150,000	PTA	03-ARM'S LENGTH		\$150,000	\$53,300	35.53	\$136,933	\$39,349	\$110,651	26%	\$67,532	1.638	882	\$125.45	0185	6.4184	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 068 04 0021 000	1725 GLORIA	12/13/23	\$190,000	PTA	03-ARM'S LENGTH		\$190,000	\$73,800	38.84	\$167,530	\$41,575	\$148,425	22%	\$87,166	1.703	954	\$155.58	0185	12.8475	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 068 04 0033 000	1558 GLORIA	12/05/23	\$173,000	WD	03-ARM'S LENGTH		\$173,000	\$70,500	40.75	\$160,243	\$39,281	\$133,719	23%	\$83,711	1.597	922	\$145.03	0185	2.3085	1.0 STORY	65 - 68 (EXC 68-03)	401	45	
56 068 04 0047 000	32119 PARKWOOD	06/23/22	\$190,000	PTA																				

OUTLIER - NOT USED IN ANALYSIS																								
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	% land	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 068 04 0130 000	1542 FLYNN	08/08/23	\$87,500	PTA	03-ARM'S LENGTH	\$87,500	\$59,900	68.46	\$135,460	\$38,532	\$48,968	44%	\$67,078	0.730	810	\$60.45	0185	84.4295	1.0 STORY		65 - 68 (EXC 68-03)	401	45	
56 068 04 0192 000	32140 PALMER	03/16/23	\$108,000	PTA	03-ARM'S LENGTH	\$108,000	\$53,100	49.17	\$136,583	\$37,684	\$70,316	35%	\$68,442	1.027	907	\$77.53	0185	#REF!	1.0 STORY		65 - 68 (EXC 68-03)	401	45	
56 065 01 0567 000	31605 BIRCHWOOD	01/20/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$86,600	50.94	\$221,479	\$71,094	\$98,906	42%	\$104,073	0.950	1,432	\$69.07	0185	62.3954	1.0 STORY		65 - 68 (EXC 68-03)	401	45	
56 068 02 1538 002	31625 HAZELWOOD	05/15/23	\$196,000	PTA	03-ARM'S LENGTH	\$196,000	\$63,400	32.35	\$142,219	\$47,359	\$148,641	24%	\$65,647	2.264	882	\$168.53	0185	68.9936	1.0 STORY		65 - 68 (EXC 68-03)	401	45	
56 068 02 1384 002	31718 FAIRCHILD	07/22/22	\$225,700	PTA	03-ARM'S LENGTH	\$225,700	\$59,000	26.14	\$152,016	\$39,812	\$185,888	18%	\$77,650	2.394	882	\$210.76	0185	81.9618	1.0 STORY		65 - 68 (EXC 68-03)	401	45	
56 068 01 1050 001	32361 FAIRCHILD	05/24/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$69,400	33.05	\$157,688	\$39,886	\$170,114	19%	\$81,524	2.087	894	\$190.28	0185	51.2368	1.0 STORY		65 - 68 (EXC 68-03)	401	45	
56 068 02 1517 002	31738 HAZELWOOD	04/26/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$67,100	31.21	\$152,238	\$39,462	\$175,538	18%	\$78,046	2.249	882	\$199.02	0185	67.4861	1.0 STORY		65 - 68 (EXC 68-03)	401	45	
56 068 02 1516 002	31726 HAZELWOOD	08/11/22	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$65,800	50.62	\$170,402	\$38,413	\$91,587	30%	\$91,342	1.003	1,050	\$87.23	0185	57.1625	1.0 STORY		65 - 68 (EXC 68-03)	401	45	
56 068 02 1375 002	31522 FAIRCHILD	09/26/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$66,900	32.63	\$151,287	\$42,900	\$162,100	21%	\$75,008	2.161	882	\$183.79	0185	58.6785	1.0 STORY		65 - 68 (EXC 68-03)	401	45	
56 068 01 1014 000	32136 FAIRCHILD	06/30/23	\$129,000	PTA	03-ARM'S LENGTH	\$129,000	\$72,300	56.05	\$157,522	\$83,444	\$45,556	65%	\$51,265	0.889	622	\$73.24	0185	68.5672	1.0 STORY		65 - 68 (EXC 68-03)	401	45	
56 068 01 1151 000	32021 HAZELWOOD	12/22/23	\$203,000	PTA	03-ARM'S LENGTH	\$203,000	\$65,900	32.46	\$149,514	\$39,469	\$163,531	19%	\$76,156	2.147	882	\$185.41	0185	57.3015	1.0 STORY		65 - 68 (EXC 68-03)	401	45	
56 068 01 1113 002	32375 GLEN	05/09/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$65,800	32.10	\$149,384	\$38,250	\$166,750	19%	\$76,909	2.168	882	\$189.06	0185	59.3828	1.0 STORY		65 - 68 (EXC 68-03)	401	45	
56 068 02 1343 000	31491 AVONDALE	10/26/22	\$170,100	PTA	03-ARM'S LENGTH	\$170,100	\$94,900	55.79	\$238,550	\$40,400	\$129,700	24%	\$137,128	0.946	1,113	\$116.53	0185	62.8477	1.0 STORY		65 - 68 (EXC 68-03)	401	63	
56 065 02 1236 002	31501 GRANDVIEW	04/05/23	\$127,000	PTA	03-ARM'S LENGTH	\$127,000	\$79,800	62.83	\$181,857	\$41,633	\$85,367	33%	\$97,041	0.880	999	\$85.45	0185	69.4607	1.0 STORY		65 - 68 (EXC 68-03)	401	45	
56 065 03 0775 002	32461 GRANDVIEW	08/14/23	\$133,400	PTA	03-ARM'S LENGTH	\$133,400	\$81,900	61.39	\$187,104	\$39,812	\$93,588	30%	\$101,932	0.918	999	\$93.68	0185	65.6169	1.0 STORY		65 - 68 (EXC 68-03)	401	45	
56 067 01 1785 002	32655 GLEN	03/27/24	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$66,700	34.21	\$150,879	\$41,573	\$153,427	21%	\$75,644	2.028	882	\$173.95	0185	45.3961	1.0 STORY		65 - 68 (EXC 68-03)	401	45	
56 067 02 0013 002	32939 AVONDALE	11/13/23	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$72,100	62.70	\$165,024	\$33,418	\$81,582	29%	\$91,077	0.896	1,014	\$80.46	0185	67.8559	1.0 STORY		65 - 68 (EXC 68-03)	401	45	
56 068 01 1011 302	32134 FAIRCHILD	05/13/22	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$68,500	50.74	\$172,889	\$73,980	\$61,020	55%	\$68,449	0.891	980	\$62.27	0185	68.2844	1.0 STORY		65 - 68 (EXC 68-03)	401	45	
56 067 99 0035 000	1538 S HUBBARD	07/14/23	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$96,100	62.00	\$213,290	\$87,202	\$67,798	56%	\$87,258	0.777	1,408	\$48.15	0185	79.7327	MULTI/MIXED		65 - 68 (EXC 68-03)	401	45	
56 067 99 0041 000	1524 S HUBBARD	06/20/23	\$257,500	PTA	03-ARM'S LENGTH	\$257,500	\$88,300	34.29	\$191,647	\$105,505	\$151,995	41%	\$59,614	2.550	792	\$191.91	0185	97.5351	MULTI/MIXED		65 - 68 (EXC 68-03)	401	45	
56 067 02 0013 002	32939 AVONDALE	03/11/24	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$72,100	32.04	\$165,024	\$33,418	\$191,582	15%	\$91,077	2.104	1,014	\$188.94	0185	52.9212	1.0 STORY		65 - 68 (EXC 68-03)	401	45	

Hitchman's Fairmont																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 068 03 0006 000	1500 NORRIS	03/31/23	\$193,000	PTA	03-ARM'S LENGTH	\$193,000	\$70,100	36.32	\$159,915	\$49,937	\$143,063	26%	\$97,326	1.470	1,038	\$137.83	0190	3.0127	1.0 STORY		PAGES 068-03	401	45	
56 068 03 0008 000	1610 NORRIS	11/17/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$90,100	40.95	\$213,636	\$85,376	\$134,624	39%	\$113,504	1.186	1,444	\$93.23	0190	31.3999	1.0 STORY		PAGES 068-03	401	45	
56 068 03 0017 002	1667 NORRIS	04/18/23	\$157,000	PTA	03-ARM'S LENGTH	\$157,000	\$51,100	32.55	\$112,285	\$30,900	\$126,100	20%	\$72,022	1.751	936	\$134.72	0190	25.0783	1.0 STORY		PAGES 068-03	401	45	
56 068 03 0029 301	1418 BEATRICE	11/16/23	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$60,900	39.29	\$136,025	\$54,075	\$100,925	35%	\$72,522	1.392	894	\$112.89	0190	10.8424	1.0 STORY		PAGES 068-03	401	45	
56 068 03 0055 000	1425 BEATRICE	10/27/23	\$183,000	PTA	03-ARM'S LENGTH	\$183,000	\$65,600	35.85	\$145,146	\$46,350	\$136,650	25%	\$87,430	1.563	1,170	\$116.79	0190	6.2895	MULTI/MIXED		PAGES 068-03	401	45	
56 068 03 0060 001	1458 ELIAS	04/06/23	\$145,800	PTA	03-ARM'S LENGTH	\$145,800	\$52,300	35.87	\$113,997	\$23,566	\$122,234	16%	\$80,027	1.527	1,028	\$118.90	0190	2.7333	1.0 STORY		PAGES 068-03	401	45	
56 068 03 0072 000	31522 PALMER	02/16/23	\$209,000	PTA	03-ARM'S LENGTH	\$209,000	\$94,900	45.41	\$227,442	\$111,823	\$97,177	54%	\$102,318	0.950	1,576	\$61.66	0190	55.0310	1.0 STORY		PAGES 068-03	401	45	
56 068 03 0107 001	1497 LILLIAN	10/07/22	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$37,800	30.24	\$90,213	\$23,175	\$101,825	19%	\$59,326	1.716	845	\$120.50	0190	21.6306	MULTI/MIXED		PAGES 068-03	401	45	
56 068 03 0107 002	1485 LILLIAN	08/22/23	\$114,000	PTA	03-ARM'S LENGTH	\$114,000	\$37,700	33.07	\$82,984	\$24,061	\$89,939	21%	\$52,144	1.725	680	\$132.26	0190	22.4744	1.0 STORY		PAGES 068-03	401	45	
56 068 03 0110 002	1437 LILLIAN	05/05/23	\$139,900	PTA	03-ARM'S LENGTH	\$139,900	\$45,600	32.59	\$99,822	\$23,175	\$116,725	17%	\$67,829	1.721	936	\$124.71	0190	22.0799	1.0 STORY		PAGES 068-03	401	45	
10 Totals:			\$1,641,700			\$1,641,700	\$606,100		\$1,381,465		\$1,169,262	27%	\$804,449			\$115.35		4.6573						
								Sale. Ratio ==>	36.92					E.C.F. ==>	1.453			Std. Deviation==>	0.26410129					
								Std. Dev. ==>	4.58					Ave. E.C.F. ==>	1.500			Ave. Variance==>	20.0572	Coefficient of Var==>	13.3708612			

195	69																							
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 069 01 0010 000	30641 HIVELEY	05/12/23	\$178,000	PTA	03-ARM'S LENGTH	\$178,000	\$70,900	39.83	\$155,877	\$45,793	\$132,207	26%	\$86,340	1.531	964	\$137.14	0195	9.5432	1.0 STORY		PAGE 69	401	45	
56 069 01 0016 002	30559 HIVELEY	12/05/22	\$125,267	PTA	03-ARM'S LENGTH	\$125,267	\$63,000	50.29	\$153,024	\$40,538	\$84,729	32%	\$85,224	0.960	964	\$87.89	0195	47.5417	1.0 STORY		PAGE 69	401	45	
56 069 01 0019 002	30533 HIVELEY	08/03/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$61,800	28.74	\$150,363	\$40,538	\$174,462	19%	\$86,137	2.025	964	\$180.98	0195	58.9597	1.0 STORY		PAGE 69	401	45	
56 069 01 0092 002	30893 STEINHAUER	04/13/22	\$156,000	PTA	03-ARM'S LENGTH	\$156,000	\$60,400	38.72	\$146,687	\$38,784	\$117,216	25%	\$84,630	1.385	1,036	\$113.14	0195	5.0754	1.0 STORY		PAGE 69	401	45	
56 069 01 0094 002	30879 STEINHAUER	11/18/22	\$156,000	PTA	03-ARM'S LENGTH	\$156,000	\$59,000	37.82	\$143,395	\$38,853	\$117,147	25%	\$81,994	1.429	1,055	\$111.04	0195	0.7067	1.0 STORY		PAGE 69	401	45	
56 069 01 0095 002	30867 STEINHAUER	09/11/23	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$67,300	56.08	\$148,166	\$38,544	\$81,456	32%	\$85,978	0.947	964	\$84.50	0195	48.8393	1.0 STORY		PAGE 69	401	45	
56 069 01 0101 002	30787 STEINHAUER	12/19/22	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$56,400	37.60	\$138,269	\$39,683	\$110,317	26%	\$77,322	1.427	964	\$114.44	0195	0.9083	1.0 STORY		PAGE 69	401	45	
56 069 01 0110 002	30611 STEINHAUER	10/19/22	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$65,300	46.64	\$158,151	\$40,388	\$99,612	29%	\$92,363	1.078	964	\$103.33	0195	35.7316	1.0 STORY		PAGE 69	401	45	
56 069 01 0128 000	628 S HENRY RUFF	02/10/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$63,700	37.47	\$153,808	\$35,563	\$134,437	21%	\$92,741	1.450	907	\$148.22	0195	1.3795	1.0 STORY		PAGE 69	401	45	
56 069 01 0176 001	31010 BIRCHWOOD	11/10/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$70,200	39.00	\$154,980	\$44,037	\$135,963	24%	\$87,014	1.563	907	\$149.90	0195	12.6741	1.0 STORY		PAGE 69	401	45	
56 069 01 0190 002	31290 BIRCHWOOD	03/25/24	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$68,800	36.21	\$151,435	\$39,109	\$150,891	21%	\$88,099	1.713	907	\$166.36	0195	27.6949	1.0 STORY		PAGE 69	401	45	
56 069 01 0203 000	819 S MERRIMAN	05/10/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$65,800	34.63	\$159,845	\$43,809	\$146,191	23%	\$91,009	1.606	1,526	\$95.80	0195	17.0544	1.0 STORY		PAGE 69	401	45	
56 069 01 0235 002	30801 BIRCHWOOD	01/12/23	\$104,000	PTA	03-ARM'S LENGTH	\$104,000	\$60,200	57.88	\$146,139	\$38,676	\$65,324	37%	\$84,285	0.775	907	\$72.02	0195	66.0758	1.0 STORY		PAGE 69	401	45	
56 069 01 0235 002	30801 BIRCHWOOD	06/02/23	\$186,500	PTA	03-ARM'S LENGTH	\$186,500	\$66,400	35.60	\$146,139	\$38,676	\$147,824	21%	\$84,285	1.754	907	\$162.98	0195	31.8067	1.0 STORY		PAGE 69	401	45	
56 069 01 0250 002	30527 BIRCHWOOD	01/23/23	\$198,000	PTA	03-ARM'S LENGTH	\$198,000	\$69,500	35.10	\$168,076	\$43,529	\$154,471	22%	\$97,684	1.581	1,195	\$129.26	0195	14.5537	1.0 STORY		PAGE 69	401	45	
56 069 01 0257 002	30473 BIRCHWOOD	12/15/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$68,000	37.78	\$149,634	\$40,465	\$139,535	22%	\$85,623	1.630	907	\$153.84	0195	19.3851	1.0 STORY		PAGE 69	401	45	
56 069 01 0287 002	30620 GRANDVIEW	06/22/23	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$81,600	93.79	\$178,177	\$38,539	\$48,461	44%	\$109,520	0.442	1,352	\$35.84	0195	99.3313	2.0 STORY		PAGE 69	401	45	
56 069 01 0287 002	30620 GRANDVIEW	02/02/24	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$81,600	33.31	\$178,177	\$38,539	\$206,461	16%	\$109,520	1.885	1,352	\$152.71	0195	44.9346	2.0 STORY		PAGE 69	401	45	
56 069 01 0293 002	30760 GRANDVIEW	08/29/23	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$66,100	33.90	\$145,591	\$37,955	\$157,045	19%	\$84,420	1.860	907	\$173.15	0195	42.4475	1.0 STORY		PAGE 69	401	45	
56 069 01 0297 002	30800 GRANDVIEW	03/06/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$64,100	35.61	\$155,335	\$38,984	\$141,016	22%	\$91,256	1.545	1,075	\$131.18	0195	10.9486	1.0 STORY		PAGE 69	401	45	
56 069 01 0309 002	30950 GRANDVIEW	07/10/23	\$222,000	PTA	03-ARM'S LENGTH	\$222,000	\$69,800	31.44	\$153,006	\$38,802	\$183,198	17%	\$89,572	2.045	907	\$201.98	0195	60.9467	1.0 STORY		PAGE 69	401	45	
56 069 01 0318 002	31220 GRANDVIEW	07/28/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$67,000	29.78	\$148,012	\$41,820	\$183,180	19%	\$83,288	2.199	907	\$201.96	0195	76.3562	1.0 STORY		PAGE 69	401	45	
56 069 01 0341 000	31301 GRANDVIEW	10/13/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$76,400	35.53	\$167,727	\$42,003	\$172,997	20%	\$98,607	1.754	1,377	\$125.63	0195	31.8610	TRI-LEVEL/QUAD		PAGE 69	401	45	
56 069 01 0361 002	30875 GRANDVIEW	01/18/24	\$229,500	PTA	03-ARM'S LENGTH	\$229,500	\$74,600	32.51	\$164,080	\$42,121	\$187,379	18%	\$95,654	1.959	1,327	\$141.20	0195	52.3124	TRI-LEVEL/QUAD		PAGE 69	401	45	
56 069 01 0363 002	30853 GRANDVIEW	04/20/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$75,200	35.81	\$165,216	\$41,577	\$168,423	20%	\$96,972	1.737	1,327	\$126.92	0195	30.1027	TRI-LEVEL/QUAD		PAGE 69	401	45	
56 069 01 0391 002	30449 GRANDVIEW	02/12/24	\$158,200	PTA	03-ARM'S LENGTH	\$158,200	\$72,300	45.70	\$160,458	\$50,626	\$107,574	32%	\$86,143	1.249	907	\$118.60	0195	18.7010	1.0 STORY		PAGE 69	401	45	
56 069 01 0466 002	30874 AVONDALE	05/12/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$64,000	37.65	\$154,770	\$35,631	\$134,369	21%	\$93,442	1.438	1,327	\$101.26	0195	0.2190	TRI-LEVEL/QUAD		PAGE 69	401	45	
56 069 01 0476 302	30934 AVONDALE	01/27/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$60,600	31.89	\$146,811	\$35,185	\$154,815	19%	\$87,550	1.768	925	\$167.37	0195	33.2510	1.0 STORY		PAGE 69	401	45	
56 069 01 0479 000	31000 AVONDALE	07/01/22	\$173,000	PTA	03-ARM'S LENGTH	\$173,000	\$59,500	34.39	\$144,344	\$40,068	\$132,932	23%	\$81,785	1.625	1,345	\$98.83	0195	18.9584	BI-LEVEL		PAGE 69	401	45	
56 069 01 0489 002	31068 AVONDALE	03/31/23	\$159,900	PTA	03-ARM'S LENGTH	\$159,900	\$63,200	39.52	\$152,870	\$35,185	\$124,715	22%	\$92,302	1.351	1,327	\$93.98	0195	8.4635	TRI-LEVEL/QUAD		PAGE 69	401	45	
56 069 02 0194 000	30428 HIVELEY	01/22/24	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$68,400	47.17	\$150,862	\$42,076	\$102,924	29%	\$85,322	1.206	955	\$107.77	0195	22.9502	1.0 STORY		PAGE 69	401	45	
56 069 02 0201 000	30536 HIVELEY	09/11/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$74,100	37.05	\$162,445	\$38,251	\$161,749	19%	\$97,407	1.661	1,384	\$116.87	0195	22.4749	BI-LEVEL		PAGE 69	401	45	
56 069 02 0203 000	30564 HIVELEY	11/16/23	\$124,000	WD	03-ARM'S LENGTH	\$120,000	\$66,400	55.33	\$146,129	\$38,251	\$81,749	32%	\$84,610	0.966	955	\$85.60	0195	46.9614	1.0 STORY		PAGE 69	401	45	
56 069 02 0203 000	30564 HIVELEY	03/28/24	\$224,500	PTA	03-ARM'S LENGTH	\$224,500	\$66,400	29.58	\$146,129	\$38,251	\$186,249	17%	\$84,610	2.201	955	\$195.03	0195	76.5461	1.0 STORY		PAGE 69	401	45	
56 069 02 0215 000	319 SHOTKA	08/25/23	\$198,000	PTA	03-ARM'S LENGTH	\$198,000	\$73,200	36.97	\$160,507	\$36,750	\$161,250	19%	\$97,064	1.661	1,086	\$148.48	0195	22.5472	1.0 STORY		PAGE 69	401	45	
56 069 02 0222 000	205 SHOTKA	12/08/23	\$152,000	PTA	03-ARM'S LENGTH	\$152,000	\$63,500	41.78	\$139,740	\$37,823	\$114,177	25%	\$79,935	1.428	1,055	\$108.22	0195	0.7423	1.0 STORY		PAGE 69	401	45	
56 069 02 0240 000	30915 CHERRY HILL	10/24/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$74,900	45.39	\$163,956	\$39,734	\$125,266	24%	\$97,429	1.286	1,303	\$96.14	0195	15.0083	1.0 STORY		PAGE 69	401	45	
56 069 02 0243 000	31025 CHERRY HILL	02/17/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$79,800	45.60	\$192,397	\$37,658	\$137,342	22%	\$121,364	1.132	1,585	\$86.65	0195	30.4144	1.0 STORY		PAGE 69	401	45	
56 069 02 0243 000	31025 CHERRY HILL	10/02/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$88,200	42.00	\$192,397	\$37,658	\$172,342	18%	\$121,364	1.420	1,585	\$108.73	0195	1.5755	1.0 STORY		PAGE 69	401	45	
56 069 02 0245 000	31053 CHERRY HILL	09/06/22	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$58,900	45.31	\$143,024	\$37,658	\$92,342	29%	\$82,640	1.117	1,055	\$87.53	0195	31.8397	1.0 STORY		PAGE 69	401	45	
56 069 02 0261 000	31116 BEECHNUT	12/05/22	\$153,000	PTA	03-ARM'S LENGTH	\$153,000	\$59,100	38.63	\$143,590	\$38,196	\$114,804	25%	\$82,662	1.389	1,055	\$108.82	0195	4.6961	1.0 STORY		PAGE 69	401	45	
56 069 02 0295 000	30915 BEECHNUT	11/20/23	\$144,000	PTA	03-ARM'S LENGTH	\$144,000	\$74,300	51.60	\$163,001	\$37,955	\$106,045	26%	\$98,075	1.081	1,093	\$97.02	0195	35.4537	1.0 STORY		PAGE 69	401	45	
56 069 02 0300 000	31013 BEECHNUT	05/01/23	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$64,600	71.78	\$142,445	\$38,979	\$51,021	43%	\$81,150	0.629	1,000	\$51.02	0195	80.7072	1.0 STORY		PAGE 69	401	45	
56 069 02 0308 000	30942 FERNWOOD	07/11/22	\$135,500	PTA	03-ARM'S LENGTH	\$135,500	\$66,900	49.37	\$162,075	\$38,397	\$97,103	28%	\$97,002	1.001	1,093	\$88.84	0195	43.4760	1.0 STORY		PAGE 69	401	45	
56 069 02 0317 000	30760 FERNWOOD	08/17/22	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$66,800	44.53	\$161,502	\$37,485	\$112,515	25%	\$97,268	1.157	1,093	\$102.94	0195	27.9048	1.0 STORY		PAGE 69	401	45	
56 069 02 0328 000	30839 FERNWOOD	07/19/22	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$63,100	39.44	\$153,580	\$43,284	\$116,716	27%	\$86,507	1.349	1,055	\$110.63	0195	8.6584	1.0 STORY		PAGE 69	401	45	
56 069 02 0332 000	30931 FERNWOOD	11/18/22	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$54,300	45.25	\$132,813	\$43,656	\$													

200	70																						
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 070 01 0020 001	1353 S MERRIMAN	04/14/23	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$58,700	53.36	\$133,125	\$68,531	\$41,469	62%	\$45,329	0.915	704	\$58.90	0200	60.1871	1.0 STORY		PAGE 70	401	45
56 070 03 0003 000	1032 BERKSHIRE	06/16/23	\$174,000	PTA	03-ARM'S LENGTH	\$174,000	\$80,900	46.49	\$182,398	\$40,796	\$133,204	23%	\$99,370	1.340	1,384	\$96.25	0200	17.6226	BI-LEVEL		PAGE 70	401	45
56 070 03 0009 000	1154 BERKSHIRE	06/29/22	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$67,300	43.42	\$168,128	\$37,699	\$117,301	24%	\$91,529	1.282	1,002	\$117.07	0200	23.5144	1.0 STORY		PAGE 70	401	45
56 070 03 0012 000	1234 BERKSHIRE	12/21/23	\$229,900	PTA	03-ARM'S LENGTH	\$229,900	\$86,900	37.80	\$195,658	\$37,553	\$192,347	16%	\$110,951	1.734	1,308	\$147.05	0200	21.6909	1.0 STORY		PAGE 70	401	45
56 070 03 0025 000	1468 WESTCHESTER	11/27/23	\$199,900	PTA	03-ARM'S LENGTH	\$199,900	\$85,800	42.92	\$188,885	\$56,320	\$143,580	28%	\$93,028	1.543	1,373	\$104.57	0200	2.6691	BI-LEVEL		PAGE 70	401	45
56 070 03 0026 000	30710 PARKWOOD	08/02/23	\$199,900	PTA	03-ARM'S LENGTH	\$199,900	\$91,300	45.67	\$205,731	\$70,838	\$129,062	35%	\$94,662	1.363	998	\$129.32	0200	15.3312	1.0 STORY		PAGE 70	401	45
56 070 03 0034 000	1658 WESTCHESTER	12/22/22	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$66,300	40.18	\$171,161	\$51,358	\$113,642	31%	\$84,072	1.352	1,373	\$82.77	0200	16.4996	BI-LEVEL		PAGE 70	401	45
56 070 03 0035 000	1684 WESTCHESTER	03/07/23	\$164,900	PTA	03-ARM'S LENGTH	\$164,900	\$70,300	42.63	\$176,845	\$48,052	\$116,848	29%	\$90,381	1.293	1,003	\$116.50	0200	22.3876	1.0 STORY		PAGE 70	401	45
56 070 03 0039 000	1728 WESTCHESTER	08/31/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$66,200	37.83	\$165,798	\$38,051	\$136,949	22%	\$89,647	1.528	998	\$137.22	0200	1.0933	1.0 STORY		PAGE 70	401	45
56 070 03 0059 000	1650 BERKSHIRE	10/11/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$76,100	43.49	\$191,330	\$51,633	\$123,367	30%	\$98,033	1.258	998	\$123.61	0200	25.8290	1.0 STORY		PAGE 70	401	45
56 070 03 0070 000	1557 WESTCHESTER	04/25/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$67,200	39.53	\$167,842	\$34,736	\$135,264	20%	\$93,408	1.448	1,384	\$97.73	0200	6.8611	BI-LEVEL		PAGE 70	401	45
56 070 03 0071 000	1543 WESTCHESTER	05/24/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$68,000	38.86	\$169,892	\$34,736	\$140,264	20%	\$94,846	1.479	1,373	\$102.16	0200	3.7858	BI-LEVEL		PAGE 70	401	45
56 070 03 0087 000	1582 BERKSHIRE	06/07/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$77,000	48.13	\$173,551	\$39,508	\$120,492	25%	\$94,065	1.281	998	\$120.73	0200	23.5773	1.0 STORY		PAGE 70	401	45
56 070 03 0108 000	1455 BERKSHIRE	11/30/23	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$76,700	80.74	\$173,030	\$51,775	\$43,225	55%	\$85,091	0.508	931	\$46.43	0200	100.8730	1.0 STORY		PAGE 70	401	45
56 070 03 0114 000	1395 WESTCHESTER	10/05/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$70,700	41.59	\$159,361	\$36,023	\$133,977	21%	\$86,553	1.548	931	\$143.91	0200	3.1205	1.0 STORY		PAGE 70	401	45
56 070 03 0132 002	1200 S HENRY RUFF	08/10/23	\$159,000	PTA	03-ARM'S LENGTH	\$159,000	\$73,100	45.97	\$164,901	\$38,888	\$120,112	24%	\$88,430	1.358	981	\$122.44	0200	15.8444	1.0 STORY		PAGE 70	401	45
56 070 03 0141 002	1054 S HENRY RUFF	04/12/22	\$135,000	PTA	11-FROM LENDING INST	\$135,000	\$65,200	48.30	\$163,389	\$39,287	\$95,713	29%	\$87,089	1.099	1,228	\$77.94	0200	41.7690	BI-LEVEL		PAGE 70	401	45
56 070 03 0149 000	30497 AVONDALE	08/10/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$72,200	36.10	\$162,779	\$38,825	\$161,175	19%	\$86,985	1.853	998	\$161.50	0200	33.6186	1.0 STORY		PAGE 70	401	45
56 070 03 0158 000	30631 AVONDALE	07/26/22	\$177,000	PTA	03-ARM'S LENGTH	\$177,000	\$65,800	37.18	\$164,655	\$38,116	\$138,884	22%	\$88,799	1.564	931	\$149.18	0200	4.7308	1.0 STORY		PAGE 70	401	45
56 070 03 0166 000	30640 BURLINGTON	10/12/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$61,200	34.97	\$153,138	\$40,036	\$134,964	23%	\$79,370	1.700	998	\$135.23	0200	18.3731	1.0 STORY		PAGE 70	401	45
56 070 03 0172 000	30548 BURLINGTON	12/08/22	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$67,300	43.42	\$168,474	\$38,051	\$116,949	25%	\$91,525	1.278	998	\$117.18	0200	23.8931	1.0 STORY		PAGE 70	401	45
56 070 03 0179 000	1123 SHARON	03/17/23	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$59,600	51.83	\$149,675	\$38,605	\$76,395	34%	\$77,944	0.980	895	\$85.36	0200	53.6585	1.0 STORY		PAGE 70	401	45
56 070 03 0179 000	1123 SHARON	07/07/23	\$186,000	PTA	03-ARM'S LENGTH	\$186,000	\$66,400	35.70	\$149,675	\$38,605	\$147,395	21%	\$77,944	1.891	895	\$164.69	0200	37.4327	1.0 STORY		PAGE 70	401	45
56 070 03 0187 000	1245 SHARON	11/30/22	\$154,000	PTA	03-ARM'S LENGTH	\$154,000	\$53,800	34.94	\$135,455	\$38,116	\$115,884	25%	\$68,308	1.696	895	\$129.48	0200	17.9777	1.0 STORY		PAGE 70	401	45
56 070 03 0206 000	1442 WESTCHESTER	05/25/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$74,000	34.42	\$166,893	\$45,271	\$169,729	21%	\$85,349	1.989	931	\$182.31	0200	47.1938	1.0 STORY		PAGE 70	401	45
56 070 03 0208 000	1385 BERKSHIRE	06/30/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$86,700	51.00	\$190,146	\$44,367	\$125,633	26%	\$102,301	1.228	998	\$125.88	0200	28.8642	1.0 STORY		PAGE 70	401	58
56 070 03 0211 000	1345 BERKSHIRE	11/27/23	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$95,400	38.94	\$214,783	\$41,670	\$203,330	17%	\$121,483	1.674	1,482	\$137.20	0200	15.7021	MULTI/MIXED		PAGE 70	401	45
56 070 03 0217 000	30619 BRADFORD	06/13/22	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$67,000	36.02	\$167,596	\$37,250	\$148,750	20%	\$91,471	1.626	998	\$149.05	0200	10.9487	1.0 STORY		PAGE 70	401	45
56 070 03 0226 000	1250 SHARON	10/24/23	\$189,900	PTA	03-ARM'S LENGTH	\$189,900	\$72,700	38.28	\$163,934	\$37,337	\$152,563	20%	\$88,840	1.717	998	\$152.87	0200	20.0564	1.0 STORY		PAGE 70	401	45
56 070 03 0241 000	30645 RUSTIC	01/10/23	\$158,000	PTA	03-ARM'S LENGTH	\$158,000	\$68,800	43.54	\$171,988	\$37,576	\$120,424	24%	\$94,324	1.277	998	\$120.67	0200	24.0011	1.0 STORY		PAGE 70	401	45
56 070 03 0246 000	30559 RUSTIC	04/28/22	\$178,000	PTA	03-ARM'S LENGTH	\$178,000	\$65,200	36.63	\$163,173	\$37,432	\$140,568	21%	\$88,239	1.593	998	\$140.85	0200	7.6318	1.0 STORY		PAGE 70	401	45
56 070 03 0246 000	30559 RUSTIC	06/23/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$72,400	36.20	\$163,173	\$37,432	\$162,568	19%	\$88,239	1.842	998	\$162.89	0200	32.5640	1.0 STORY		PAGE 70	401	45
56 070 03 0262 000	1145 BERKSHIRE	06/27/23	\$189,000	PTA	03-ARM'S LENGTH	\$189,000	\$79,500	42.06	\$179,253	\$48,940	\$140,060	26%	\$91,448	1.532	998	\$140.34	0200	1.4872	1.0 STORY		PAGE 70	401	45
56 070 04 0277 000	1006 WOODBOURNE	09/08/23	\$168,500	PTA	03-ARM'S LENGTH	\$168,500	\$77,300	45.88	\$174,262	\$48,254	\$120,246	29%	\$88,427	1.360	925	\$130.00	0200	15.6875	1.0 STORY		PAGE 70	401	45
56 070 04 0277 000	1006 WOODBOURNE	01/26/24	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$77,300	38.84	\$174,262	\$48,254	\$150,746	24%	\$88,427	1.705	925	\$162.97	0200	18.8044	1.0 STORY		PAGE 70	401	45
56 070 04 0295 000	1322 WOODBOURNE	05/10/22	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$61,700	26.26	\$154,203	\$39,747	\$195,253	17%	\$80,320	2.431	1,056	\$184.90	0200	91.4225	1.0 STORY		PAGE 70	401	45
56 070 04 0296 000	1334 WOODBOURNE	07/07/23	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$66,900	46.14	\$150,930	\$36,474	\$108,526	25%	\$80,320	1.351	1,056	\$102.77	0200	16.5543	2.0 STORY		PAGE 70	401	45
56 070 04 0296 000	1334 WOODBOURNE	10/23/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$66,900	30.41	\$150,930	\$36,474	\$183,526	17%	\$80,320	2.285	1,056	\$173.79	0200	76.8221	2.0 STORY		PAGE 70	401	45
56 070 04 0315 000	1642 WOODBOURNE	01/10/24	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$67,500	32.14	\$152,074	\$35,815	\$174,185	17%	\$81,585	2.135	1,056	\$164.95	0200	61.8292	2.0 STORY		PAGE 70	401	45
56 070 04 0326 002	30851 BARRINGTON	07/26/22	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$77,700	37.00	\$195,448	\$55,514	\$154,486	26%	\$98,199	1.573	1,404	\$110.03	0200	5.6475	TRI-LEVEL/QUAD		PAGE 70	401	45
56 070 04 0361 000	30869 MIDDLEBURY	07/14/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$62,700	36.88	\$156,828	\$37,989	\$132,011	22%	\$83,396	1.583	1,323	\$99.78	0200	6.6232	TRI-LEVEL/QUAD		PAGE 70	401	45
56 070 04 0372 000	30731 MIDDLEBURY	12/08/23	\$213,000	PTA	03-ARM'S LENGTH	\$213,000	\$81,100	38.08	\$182,912	\$44,113	\$168,887	21%	\$97,403	1.734	1,129	\$149.59	0200	21.7189	1.0 STORY		PAGE 70	401	45
56 070 04 0440 000	1353 WINDHAM	09/14/22	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$70,400	48.55	\$175,906	\$38,116	\$106,884	26%	\$96,695	1.105	1,151	\$92.86	0200	41.1338	1.0 STORY		PAGE 70	401	45
56 070 04 0451 000	1169 WINDHAM	12/19/22	\$166,900	PTA	03-ARM'S LENGTH	\$166,900	\$59,700	35.77	\$149,838	\$38,377	\$128,523	23%	\$78,218	1.643	895	\$143.60	0200	12.6420	1.0 STORY		PAGE 70	401	45
56 070 04 0462 000	1170 WINDHAM	07/26/23	\$216,000	PTA	03-ARM'S LENGTH	\$216,000	\$77,600	35.93	\$174,789	\$37,315	\$178,685	17%	\$96,473	1.852	1,120	\$159.54	0200	33.5463	1.0 STORY		PAGE 70	401	45
56 070 04 0471 000	1330 WINDHAM	07/13/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$81,600	48.00	\$203,228	\$37,315	\$132,685	22%	\$116,430	1.140	1,345	\$98.65	0200	37.7104	1.0 STORY		PAGE 70	401	45
56 070 04 0502 000	30850 BURLINGTON	11/27/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$71,700	34.14	\$161,477	\$44,275	\$165,725	21%	\$82,247	2.015	895	\$185.17	0200	49.8253	1.0 STORY		PAGE 70	401	45
56 070 04 0510 002	30754 BURLINGTON	07/08/22	\$165,000	PTA	03-ARM'S LENGTH	\$165,000																	

203		Valley View																						
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 071 01 0009 000	30728 NELSON	10/15/21	\$208,900	PTA	03-ARM'S LENGTH	\$208,900	\$109,900	52.61	\$252,508	\$66,800	\$142,100	32%	\$320,013	0.444	2,241	\$63.41	0203	29.9260	MULTI/MIXED		VALLEY VIEW ESTATES SUB	401	80	
56 071 01 0032 000	1914 GOLFVIEW	12/21/22	\$300,500	PTA	03-ARM'S LENGTH	\$300,500	\$119,800	39.87	\$237,410	\$66,800	\$233,700	22%	\$296,816	0.787	2,220	\$105.27	0203	4.4052	STYLE - A		VALLEY VIEW ESTATES SUB	401	80	
56 071 01 0032 000	1914 GOLFVIEW	05/31/24	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$119,900	35.79	\$237,410	\$66,800	\$268,200	20%	\$296,816	0.904	2,220	\$120.81	0203	16.0285	STYLE - A		VALLEY VIEW ESTATES SUB	401	80	
56 071 03 0129 000	30485 HOGAN	04/05/24	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$119,400	37.90	\$236,963	\$66,800	\$248,200	21%	\$296,101	0.838	1,808	\$137.28	0203	9.4923	1.0 STORY		VALLEY VIEW ESTATES SUB	401	97	
4 Totals:			\$1,159,400			\$1,159,400	\$469,000		\$964,291		\$892,200	24%	\$1,209,746			\$106.69		0.5794						
								Sale. Ratio =>	40.45			E.C.F. =>	0.738			Std. Deviation=>	0.20510074							
								Std. Dev. =>	7.56			Ave. E.C.F. =>	0.743			Ave. Variance=>	14.9630	Coefficient of Var=>	20.13037574					

73-74 Singles																							
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 073 01 0044 000	31531 ALPENA	03/24/23	\$86,500	PTA	03-ARM'S LENGTH	\$86,500	\$30,900	35.72	\$84,437	\$30,325	\$56,175	35%	\$58,499	0.960	834	\$67.36	0205	12.2407	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 01 0089 000	31659 GRAND TRAVERSE	10/14/22	\$162,000	PTA	03-ARM'S LENGTH	\$162,000	\$46,600	28.77	\$128,318	\$35,704	\$126,296	22%	\$100,123	1.261	1,305	\$96.78	0205	17.8733	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 01 0096 301	31804 SHIAWASSEE	04/28/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$93,700	55.12	\$252,228	\$43,773	\$126,227	26%	\$225,357	0.560	1,639	\$77.01	0205	52.2551	1.0 STORY	PAGES 73 - 74 SINGLES	401	82	
56 073 01 0104 000	31914 ROSCOMMON	03/28/23	\$118,000	PTA	03-ARM'S LENGTH	\$118,000	\$28,700	24.32	\$78,923	\$21,927	\$96,073	19%	\$61,617	1.559	834	\$115.20	0205	47.6517	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 01 0108 000	32003 OTTAWA	10/20/23	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$32,500	32.50	\$77,171	\$29,127	\$70,873	29%	\$51,939	1.365	834	\$84.98	0205	28.1859	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 01 0118 000	32004 OTTAWA	08/11/22	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$28,400	27.05	\$77,311	\$31,644	\$73,356	30%	\$49,370	1.486	834	\$87.96	0205	40.3178	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 02 0154 303	31774 ARENAC	03/15/24	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$34,600	40.71	\$82,777	\$27,103	\$57,897	32%	\$60,188	0.962	850	\$68.11	0205	12.0738	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 02 0157 000	31784 ARENAC	02/13/23	\$97,000	PTA	03-ARM'S LENGTH	\$97,000	\$24,400	25.15	\$66,737	\$20,489	\$76,511	21%	\$49,998	1.530	834	\$91.74	0205	44.7614	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 02 0159 000	31790 ARENAC	02/10/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$25,200	33.60	\$69,165	\$21,913	\$53,087	29%	\$51,083	1.039	834	\$63.65	0205	4.3447	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 02 0166 000	31822 BAY	10/25/22	\$52,000	PTA	03-ARM'S LENGTH	\$52,000	\$24,100	46.35	\$66,128	\$20,461	\$31,539	39%	\$49,370	0.639	834	\$37.82	0205	44.3839	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 02 0167 000	31824 BAY	07/10/23	\$60,000	PTA	03-ARM'S LENGTH	\$60,000	\$28,500	47.50	\$68,063	\$21,227	\$38,773	35%	\$50,634	0.766	834	\$46.49	0205	31.6914	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 02 0195 301	31883 BENZIE	04/21/22	\$61,000	WD	03-ARM'S LENGTH	\$61,000	\$30,400	49.84	\$83,880	\$21,763	\$39,237	36%	\$67,154	0.584	1,122	\$34.97	0205	49.8384	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 02 0203 000	31911 CALHOUN	09/12/23	\$60,000	PTA	03-ARM'S LENGTH	\$60,000	\$31,000	51.67	\$73,704	\$27,796	\$32,204	46%	\$49,630	0.649	834	\$38.61	0205	43.3794	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 02 0203 000	31911 CALHOUN	12/12/23	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$31,000	29.52	\$73,704	\$27,796	\$77,204	26%	\$49,630	1.556	834	\$92.57	0205	47.2911	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 02 0224 000	31939 CALHOUN	08/31/23	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$34,700	53.38	\$83,355	\$21,338	\$43,662	33%	\$67,045	0.651	1,032	\$42.31	0205	43.1442	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 02 0231 000	32011 CHEBOYGAN	09/25/23	\$103,000	PTA	03-ARM'S LENGTH	\$103,000	\$35,500	34.47	\$85,463	\$20,206	\$82,794	20%	\$70,548	1.174	989	\$83.71	0205	9.0910	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 02 0233 000	32017 CHEBOYGAN	09/07/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$39,700	52.93	\$95,578	\$19,786	\$55,214	26%	\$81,937	0.674	1,026	\$53.81	0205	40.8815	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 02 0241 000	32004 CHEBOYGAN	09/14/23	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$29,900	57.50	\$71,360	\$23,062	\$28,938	44%	\$52,214	0.554	834	\$34.70	0205	52.8453	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 03 0314 000	32262 HILLSDALE	04/25/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$24,500	27.22	\$67,359	\$20,950	\$69,050	23%	\$50,172	1.376	834	\$82.79	0205	29.3597	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 03 0314 000	32262 HILLSDALE	01/19/24	\$68,000	PTA	03-ARM'S LENGTH	\$68,000	\$28,100	41.32	\$67,359	\$20,950	\$47,050	31%	\$50,172	0.938	834	\$56.41	0205	14.4896	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 03 0344 000	32352 KEWEENAW	05/19/23	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$38,800	51.73	\$93,384	\$37,173	\$37,827	50%	\$60,769	0.622	834	\$45.36	0205	46.0196	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 03 0350 301	32323 KALAMAZOO	12/22/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$29,500	53.64	\$80,297	\$29,572	\$25,428	54%	\$54,838	0.464	834	\$30.49	0205	61.8977	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 03 0425 000	32618 MONTMORENCY	09/22/23	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$33,000	28.70	\$78,873	\$23,790	\$91,210	21%	\$59,549	1.532	1,014	\$89.95	0205	44.9003	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 03 0441 000	32510 NEWAGO	06/29/22	\$94,900	PTA	03-ARM'S LENGTH	\$94,900	\$24,400	25.71	\$67,111	\$19,672	\$75,228	21%	\$51,285	1.467	834	\$90.20	0205	38.4178	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 03 0458 301	32316 OGEMAW	03/28/23	\$88,000	PTA	03-ARM'S LENGTH	\$88,000	\$29,700	33.75	\$81,152	\$31,541	\$56,459	36%	\$53,634	1.053	834	\$67.70	0205	2.9991	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 03 0466 301	32212 ONTONAGON	06/21/22	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$35,300	29.42	\$95,340	\$47,737	\$72,263	40%	\$51,463	1.404	834	\$86.65	0205	32.1510	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 03 0469 000	32204 ONTONAGON	03/05/24	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$38,700	38.70	\$91,877	\$38,689	\$61,311	39%	\$57,501	1.066	834	\$73.51	0205	1.6404	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 04 0507 000	32253 OSCODA	05/16/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$42,000	33.60	\$101,084	\$23,890	\$101,110	19%	\$83,453	1.212	1,266	\$79.87	0205	12.8909	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 04 0509 000	32257 OSCODA	06/29/23	\$58,500	PTA	03-ARM'S LENGTH	\$58,500	\$32,500	55.56	\$78,063	\$20,593	\$37,907	35%	\$62,130	0.610	834	\$45.45	0205	47.2545	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 04 0510 000	32261 OSCODA	01/11/24	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$35,800	44.75	\$86,305	\$20,710	\$59,290	26%	\$70,914	0.836	1,072	\$55.31	0205	24.6583	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 04 0514 000	32403 MUSKEGON	08/11/22	\$97,000	PTA	03-ARM'S LENGTH	\$97,000	\$29,300	30.21	\$80,075	\$28,520	\$68,480	29%	\$55,735	1.229	954	\$71.78	0205	14.5996	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 04 0524 000	32410 MUSKEGON	11/20/23	\$130,100	PTA	03-ARM'S LENGTH	\$130,100	\$35,900	27.59	\$86,517	\$20,869	\$109,231	16%	\$70,971	1.539	1,058	\$103.24	0205	45.6426	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 04 0540 000	32603 MONTCALM	11/14/23	\$50,000	PTA	03-ARM'S LENGTH	\$50,000	\$34,900	69.80	\$83,281	\$29,830	\$20,170	60%	\$57,785	0.349	834	\$24.18	0205	73.3619	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 04 0573 000	32857 MECOSTA	01/27/23	\$105,500	PTA	03-ARM'S LENGTH	\$105,500	\$31,700	30.05	\$87,623	\$19,339	\$86,161	18%	\$73,821	1.167	1,282	\$67.21	0205	8.4496	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 04 0578 000	32871 MECOSTA	11/11/22	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$26,500	33.13	\$72,523	\$26,163	\$53,837	33%	\$50,119	1.074	834	\$64.55	0205	0.8487	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 05 0005 000	32249 PALMER	10/07/22	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$31,100	31.10	\$85,746	\$21,236	\$78,764	21%	\$69,741	1.129	918	\$85.80	0205	4.6714	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 05 0033 000	1925 MEL	11/27/23	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$41,600	34.67	\$98,281	\$42,102	\$77,898	35%	\$60,734	1.283	918	\$84.86	0205	19.9936	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 074 01 0618 000	33013 ALLENTON	05/20/22	\$97,000	PTA	03-ARM'S LENGTH	\$97,000	\$29,300	30.21	\$80,277	\$28,187	\$68,813	29%	\$56,314	1.222	909	\$75.70	0205	13.9291	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 074 01 0623 302	33018 ALLENTON	10/31/22	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$30,600	43.71	\$83,868	\$28,243	\$41,757	40%	\$60,135	0.694	958	\$43.59	0205	38.8286	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 074 01 0626 302	33012 ALLENTON	12/28/22	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$22,600	26.59	\$62,196	\$16,611	\$68,389	20%	\$49,281	1.388	834	\$82.00	0205	30.5061	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 074 01 0667 000	33106 ARMADA	01/25/23	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$27,800	27.80	\$76,486	\$20,883	\$79,117	21%	\$60,111	1.316	834	\$94.86	0205	23.3502	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 074 01 0708 000	2507 BANNISTER	12/06/23	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$26,300	49.62	\$63,327	\$16,096	\$36,904	30%	\$51,061	0.723	834	\$44.25	0205	35.9922	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 074 01 0712 000	2804 BATAVIA	09/15/22	\$68,000	PTA	03-ARM'S LENGTH	\$68,000	\$25,600	37.65	\$69,953	\$22,611	\$45,389	33%	\$51,181	0.887	834	\$54.42	0205	19.5831	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 074 01 0726 000	2808 BATAVIA	11/15/23	\$96,000	PTA	03-ARM'S LENGTH	\$96,000	\$25,800	26.88	\$62,026	\$16,531	\$79,469	17%	\$49,184	1.616	834	\$95.29	0205	53.3084	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 074 01 0746 000	33405 BENDON	05/23/23	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$32,500	28.26	\$77,923	\$23,626	\$91,374	21%	\$58,699	1.557	834	\$109.56	0205	47.3969	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 074 01 0746 000	33405 BENDON	12/18/23	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$32,500	50.00	\$77,923	\$23,626	\$41,374	36%	\$58,699	0.705	834	\$49.61	0205	37.7827	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 074 01 0749 000	33411 BENDON	03/11/24	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$27,900	51.67	\$66,855	\$20,977	\$33,023	39%	\$49,598	0.666	834	\$39.60	0205	41.6857	1.0 STORY				

56 074 04 0901 000	33824 CASCO	01/23/23	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$26,600	29.56	\$73,412	\$18,575	\$71,425	21%	\$59,283	1.205	834	\$85.64	0205	12.2137	1.0 STORY	PAGES 73 - 74 SINGLES	401	45
56 074 04 0943 301	33805 CALUMET	11/23/22	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$33,900	28.25	\$93,247	\$26,240	\$93,760	22%	\$72,440	1.294	1,058	\$88.62	0205	21.1641	1.0 STORY	PAGES 73 - 74 SINGLES	401	45
56 074 04 0945 301	33809 CALUMET	06/21/22	\$98,000	CD	03-ARM'S LENGTH	\$98,000	\$30,800	31.43	\$84,508	\$28,865	\$69,135	29%	\$60,155	1.149	860	\$80.39	0205	6.6617	1.0 STORY	PAGES 73 - 74 SINGLES	401	45
56 074 04 0979 000	34030 CASEVILLE	02/09/23	\$68,800	PTA	03-ARM'S LENGTH	\$68,800	\$26,900	39.10	\$74,186	\$20,121	\$48,679	29%	\$58,449	0.833	834	\$58.37	0205	24.9821	1.0 STORY	PAGES 73 - 74 SINGLES	401	45
56 074 04 0981 000	34026 CASEVILLE	02/22/24	\$83,000	PTA	03-ARM'S LENGTH	\$83,000	\$33,300	40.12	\$79,905	\$23,309	\$59,691	28%	\$61,185	0.976	894	\$66.77	0205	10.7088	1.0 STORY	PAGES 73 - 74 SINGLES	401	45
56 074 04 0996 000	34131 CASPIAN	05/24/23	\$50,000	PTA	03-ARM'S LENGTH	\$50,000	\$28,300	56.60	\$67,580	\$21,636	\$28,364	43%	\$49,669	0.571	834	\$34.01	0205	51.1614	1.0 STORY	PAGES 73 - 74 SINGLES	401	45
56 074 04 1010 000	34113 CASPIAN	08/14/23	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$27,600	36.80	\$66,150	\$20,229	\$54,771	27%	\$49,644	1.103	834	\$65.67	0205	2.0596	1.0 STORY	PAGES 73 - 74 SINGLES	401	45
56 074 04 1018 000	34033 CAMBRIA	08/22/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$24,300	25.58	\$66,662	\$20,696	\$74,304	22%	\$49,693	1.495	834	\$89.09	0205	41.2590	1.0 STORY	PAGES 73 - 74 SINGLES	401	45
56 074 04 1026 000	34036 CAMBRIA	06/10/22	\$91,500	PTA	03-ARM'S LENGTH	\$91,500	\$29,500	32.24	\$81,241	\$22,798	\$68,702	25%	\$63,182	1.087	882	\$77.89	0205	0.4701	1.0 STORY	PAGES 73 - 74 SINGLES	401	45
56 074 06 1205 302	2115 EMERSON	04/12/22	\$136,000	PTA	03-ARM'S LENGTH	\$136,000	\$70,400	51.76	\$190,166	\$28,670	\$107,330	21%	\$174,590	0.615	1,232	\$87.12	0205	46.7918	1.0 STORY	PAGES 73 - 74 SINGLES	401	96
74 Totals:			\$6,806,900			\$6,806,900	\$2,416,800		\$6,191,353		\$4,953,553	29%	\$4,689,736			\$72.34		2.6418				
							Sale. Ratio =>	35.51				E.C.F. =>	1.056			Std. Deviation=>	0.35907857					
							Std. Dev. =>	10.99				Ave. E.C.F. =>	1.083			Ave. Variance=>	30.6136	Coefficient of Var=>	28.27598664			

Original ECF 1.032
Starting std Dev 0.385
Min 0.455
Max 1.610

OUTLIERS - NOT USED IN ANALYSIS

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 073 02 0203 000	31911 CALHOUN	06/29/23	\$40,000	PTA	03-ARM'S LENGTH	\$40,000	\$31,000	77.50	\$73,704	\$27,796	\$12,204	69%	\$49,630	0.246	834	\$14.63	0205	83.6774	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 074 01 0762 000	33405 BENTLEY	07/19/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$30,700	68.22	\$73,895	\$18,568	\$26,432	41%	\$59,813	0.442	834	\$31.69	0205	64.0761	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 074 04 0912 000	2640 CASCADE	11/08/23	\$45,000	PTA	03-ARM'S LENGTH	\$45,000	\$31,000	68.89	\$74,338	\$20,877	\$24,123	46%	\$57,796	0.417	834	\$28.92	0205	66.5288	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 074 01 0762 000	33405 BENTLEY	10/01/23	\$114,901	PTA	03-ARM'S LENGTH	\$114,901	\$30,700	26.72	\$73,895	\$18,568	\$96,333	16%	\$59,813	1.611	834	\$115.51	0205	52.7898	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	
56 073 02 0224 000	31939 CALHOUN	07/24/23	\$50,000	PTA	03-ARM'S LENGTH	\$50,000	\$34,700	69.40	\$83,355	\$21,338	\$28,662	43%	\$67,045	0.428	1,032	\$27.77	0205	65.5171	1.0 STORY	PAGES 73 - 74 SINGLES	401	45	

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 073 01 0037 000	31503 ALPENA	06/16/23	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$40,800	37.09	\$94,871	\$33,182	\$76,818	30%	\$93,468	0.822	1,728	\$44.45	0206	15.8372	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 073 01 0069 000	31567 ALPENA	08/15/23	\$119,900	PTA	03-ARM'S LENGTH	\$119,900	\$38,200	31.86	\$87,977	\$26,934	\$92,966	22%	\$92,489	1.005	1,728	\$53.80	0206	2.4919	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 073 01 0078 000	31603 ANTRIM	03/01/24	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$39,400	30.31	\$90,594	\$28,604	\$101,396	22%	\$93,924	1.080	1,728	\$58.68	0206	9.9316	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 073 01 0111 000	32013 OTTAWA	10/14/22	\$154,500	PTA	03-ARM'S LENGTH	\$154,500	\$34,400	22.27	\$88,364	\$26,625	\$127,875	17%	\$93,544	1.367	1,730	\$73.92	0206	38.6770	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 073 01 0111 000	32013 OTTAWA	03/24/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$34,400	20.24	\$88,364	\$26,625	\$143,375	16%	\$93,544	1.533	1,730	\$82.88	0206	55.2468	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 073 02 0143 301	31763 GRAND TRAVERSE	08/25/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$56,000	32.00	\$132,908	\$58,430	\$116,570	33%	\$112,845	1.033	2,156	\$54.07	0206	5.2771	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 073 02 0183 000	31851 BAY	06/30/23	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$44,300	31.64	\$102,488	\$33,210	\$106,790	24%	\$104,967	1.017	1,728	\$61.80	0206	3.7136	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 073 02 0198 000	31876 BENZIE	12/15/22	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$38,800	43.11	\$99,241	\$26,998	\$63,002	30%	\$109,459	0.576	2,156	\$29.22	0206	40.4659	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 073 02 0265 000	32109 GENESEE	12/22/22	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$38,200	38.20	\$97,773	\$26,329	\$73,671	26%	\$108,248	0.681	2,156	\$34.17	0206	29.9661	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 073 03 0301 000	32213 HILLSDALE	12/22/22	\$102,000	PTA	03-ARM'S LENGTH	\$102,000	\$37,000	36.27	\$94,428	\$27,208	\$74,792	27%	\$101,848	0.734	1,692	\$44.20	0206	24.5889	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 073 03 0339 000	32314 KALAMAZOO	05/26/23	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$42,600	37.04	\$95,936	\$24,065	\$90,935	21%	\$108,895	0.835	2,156	\$42.18	0206	14.5167	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 073 03 0463 000	32205 ONTONAGON	12/01/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$43,700	24.97	\$99,760	\$27,012	\$147,988	15%	\$110,224	1.343	2,156	\$68.64	0206	36.2374	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 073 04 0515 000	32405 MUSKEGON	07/21/22	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$36,300	47.14	\$92,971	\$30,461	\$46,539	40%	\$94,712	0.491	1,730	\$26.90	0206	48.8861	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 073 04 0515 000	32405 MUSKEGON	11/22/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$40,400	26.93	\$92,971	\$30,461	\$119,539	20%	\$94,712	1.262	1,730	\$69.10	0206	28.1895	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 073 04 0533 000	32442 MUSKEGON	10/23/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$59,500	33.06	\$131,921	\$33,238	\$146,762	18%	\$149,520	0.982	1,730	\$84.83	0206	0.1322	2.0 STORY	PAGES 73 - 74 DUPLEXES		401	68
56 073 04 0535 000	32447 MUSKEGON	05/19/23	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$39,800	37.90	\$91,790	\$29,343	\$75,657	28%	\$94,617	0.800	1,730	\$43.73	0206	18.0618	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 073 04 0536 000	32451 MUSKEGON	11/01/22	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$35,100	35.10	\$90,371	\$28,768	\$71,232	29%	\$93,338	0.763	1,730	\$41.17	0206	21.7072	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 073 04 0542 000	32609 MONTCALM	12/11/23	\$152,500	PTA	03-ARM'S LENGTH	\$152,500	\$40,100	26.30	\$92,351	\$28,767	\$123,733	19%	\$96,339	1.284	1,730	\$71.52	0206	30.4110	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 073 04 0551 000	32606 MONTCALM	12/21/23	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$41,800	25.33	\$96,361	\$34,300	\$130,700	21%	\$94,032	1.390	1,730	\$75.55	0206	40.9721	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 073 04 0586 000	32860 MECOSTA	06/09/22	\$133,000	PTA	03-ARM'S LENGTH	\$133,000	\$39,100	29.40	\$89,839	\$27,115	\$105,885	20%	\$95,036	1.114	1,728	\$61.28	0206	13.3918	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 074 01 0605 001	33020 AKRON	01/25/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$40,300	24.42	\$93,240	\$30,939	\$134,061	19%	\$94,395	1.420	1,814	\$73.90	0206	43.9972	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 074 01 0648 000	33059 ALANSON	03/24/23	\$94,000	PTA	03-ARM'S LENGTH	\$94,000	\$39,200	41.70	\$99,985	\$27,137	\$66,863	29%	\$110,376	0.606	2,106	\$31.75	0206	37.4458	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 074 01 0695 000	33109 ALBERTA	08/23/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$43,800	25.76	\$100,579	\$31,039	\$138,961	18%	\$105,364	1.319	2,106	\$65.98	0206	33.8636	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 074 01 0699 000	33125 ALBERTA	12/18/23	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$43,400	43.40	\$99,278	\$28,253	\$71,747	28%	\$107,614	0.667	1,812	\$39.60	0206	31.3525	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 074 01 0776 000	33382 BELDING	06/27/23	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$38,500	33.48	\$88,142	\$25,729	\$89,271	22%	\$94,565	0.944	1,814	\$49.21	0206	3.6219	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 074 01 0781 000	33512 BERVILLE	09/22/23	\$141,350	PTA	03-ARM'S LENGTH	\$141,350	\$38,200	27.03	\$87,372	\$24,938	\$116,412	18%	\$94,597	1.231	1,814	\$64.17	0206	25.0376	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 074 01 0824 000	33574 BERVILLE	06/09/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$41,600	33.28	\$95,180	\$26,661	\$98,339	21%	\$103,817	0.947	1,814	\$54.21	0206	3.2997	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 074 01 0824 000	33574 BERVILLE	02/29/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$41,600	29.71	\$95,180	\$26,661	\$113,339	19%	\$103,817	1.092	1,814	\$62.48	0206	11.1488	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 074 05 1055 000	34245 DAYTON	12/20/22	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$43,000	30.71	\$110,547	\$26,547	\$113,453	19%	\$127,273	0.891	2,441	\$46.48	0206	8.8818	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 074 05 1080 000	34103 DECATUR	08/23/22	\$137,000	PTA	03-ARM'S LENGTH	\$137,000	\$38,600	28.18	\$98,650	\$28,138	\$108,863	21%	\$106,836	1.019	2,106	\$51.69	0206	3.8726	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 074 05 1082 000	34111 DECATUR	05/05/22	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$38,100	38.10	\$97,632	\$28,092	\$71,908	28%	\$105,364	0.682	2,106	\$34.14	0206	29.7760	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 074 05 1087 000	34120 DECATUR	03/08/24	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$44,000	33.85	\$101,247	\$31,707	\$98,293	24%	\$105,364	0.933	2,106	\$46.67	0206	4.7341	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 074 05 1090 000	34108 DECATUR	10/18/23	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$43,000	33.08	\$98,209	\$27,985	\$102,015	22%	\$106,400	0.959	2,106	\$48.44	0206	2.1447	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 074 05 1097 000	2320 DEERFIELD	07/17/23	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$48,700	54.11	\$113,285	\$40,982	\$49,018	46%	\$109,550	0.447	2,108	\$23.25	0206	53.2786	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 074 05 1097 000	2320 DEERFIELD	01/05/24	\$184,000	PTA	03-ARM'S LENGTH	\$184,000	\$48,700	26.47	\$113,285	\$40,982	\$143,018	22%	\$109,550	1.306	2,108	\$67.85	0206	32.5270	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 074 05 1103 000	2307 DEERFIELD	08/30/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$43,800	23.05	\$100,381	\$30,303	\$159,697	16%	\$106,179	1.504	2,108	\$75.76	0206	52.3804	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 074 05 1108 000	2339 DEERFIELD	09/28/23	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$49,700	41.42	\$113,715	\$31,973	\$88,027	27%	\$123,852	0.711	2,318	\$37.98	0206	26.9488	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 073 03 0381 000	32503 LYDIA	08/28/23	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$45,100	27.01	\$105,814	\$31,583	\$135,417	19%	\$118,770	1.140	2,121	\$63.85	0207	#REF!	DUPLEX/QUADPLEX	MULTIPLE RESIDENCES	PAGES 73- 74 QL	201	45
56 074 01 0612 301	33019 ALAMO	02/16/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$43,200	33.23	\$109,529	\$37,565	\$92,435	29%	\$115,142	0.803	2,112	\$43.77	0207	#REF!	DUPLEX/QUADPLEX	MULTIPLE RESIDENCES	PAGES 73- 74 QL	201	45
56 074 05 1137 000	2024 DRYDEN	08/19/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$41,100	43.26	\$106,002	\$36,404	\$58,596	38%	\$105,452	0.556	2,108	\$27.80	0206	42.4567	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
56 074 05 1143 000	2005 DRYDEN	08/29/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$45,000	34.62	\$102,498	\$27,636	\$102,364	21%	\$113,427	0.902	2,108	\$48.56	0206	7.7771	DUPLEX/QUADPLEX	PAGES 73 - 74 DUPLEXES		401	45
41 Totals:			\$5,437,250			\$5,437,250	\$1,718,500		\$4,081,029		\$4,188,321	24%	\$4,303,465			\$53.16		0.6991					
			\$132,616										E.C.F. =>	0.973			Std. Deviation=>	0.28907102					
													Ave. E.C.F. =>	0.980			Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!			

Original ECF 0.981
Starting std Dev 0.375
Min 0.419
Max 1.544

OUTLIER - NOT USED IN ANALYSIS

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 073 02 0221 000	31927 CALHOUN	07/27/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$53,600	82.46	\$124,997	\$44,338	\$20,662	68%	\$122,211	0.169	2,156	\$9.58	0206	81.1166	DUPLEX/QUADPLEX		PAGES 73 - 74 DUPLEXES	401	45
56 074 06 1153 000	1907 EAGLE	08/17/22	\$76,000	PTA	03-ARM'S LENGTH	\$76,000	\$43,200	56.84	\$111,174	\$34,908	\$11,092	46%	\$115,555	0.356	2,106	\$19.51	0206	#REF!	1.0 STORY		PAGES 73 - 74 DUPLEXES	401	45
56 073 01 0099 000	31905 ROSCOMMON	08/04/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$38,300	85.11	\$88,007	\$26,270	\$18,730	58%	\$93,541	0.200	2,130	\$10.83	0206	78.0001	DUPLEX/QUADPLEX		PAGES 73 - 74 DUPLEXES	401	45
56 073 03 0392 000	32654 MENOMINEE	10/26/23	\$224,000	PTA	03-ARM'S LENGTH	\$224,000	\$43,900	19.60	\$103,193	\$30,120	\$193,880	13%	\$116,917	1.658	2,121	\$91.41	0207	#REF!	DUPLEX/QUADPLEX	MULTIPLE RESIDENCES	PAGES 73- 74 QL	201	45
56 074 01 0648 000	33059 ALANSON	07/20/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$43,900	21.95	\$99,985	\$27,137	\$172,863	14%	\$110,376	1.566	2,106	\$82.08	0206	58.5897	DUPLEX/QUADPLEX		PAGES 73 - 74 DUPLEXES	401	45
56 074 01 0640 000	33054 ALANSON	08/24/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$43,700	21.32	\$100,250	\$30,710	\$174,290	15%	\$105,364	1.654	2,106	\$82.76	0206	67.3942	DUPLEX/QUADPLEX		PAGES 73 - 74 DUPLEXES	401	45
56 073 02 0256 000	32055 CHEBOYGAN	02/09/24	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$43,600	21.80	\$99,318	\$26,948	\$173,052	13%	\$109,652	1.578	2,156	\$80.27	0206	59.7965	DUPLEX/QUADPLEX		PAGES 73 - 74 DUPLEXES	401	45

210		75-76																						
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 075 01 0007 001	2547 SECOND	03/27/24	\$89,500	PTA	03-ARM'S LENGTH	\$89,500	\$61,400	68.60	\$156,811	\$38,216	\$51,284	43%	\$86,883	0.590	969	\$52.92	0210	91.4953	1.0 STORY		PAGES 75 - 76	401	45	
56 075 01 0029 000	2089 SECOND	07/26/22	\$181,000	PTA	03-ARM'S LENGTH	\$181,000	\$94,800	52.38	\$250,572	\$47,890	\$133,110	26%	\$148,485	0.896	1,098	\$121.23	0210	60.8765	1.0 STORY		PAGES 75 - 76	401	68	
56 075 01 0040 001	1809 SECOND	06/09/22	\$162,000	PTA	03-ARM'S LENGTH	\$162,000	\$55,800	34.44	\$151,725	\$33,333	\$128,667	21%	\$86,734	1.483	1,136	\$113.26	0210	2.1753	1.0 STORY		PAGES 75 - 76	401	45	
56 075 02 0001 000	1809 S CHRISTINE	10/20/23	\$163,000	PTA	03-ARM'S LENGTH	\$163,000	\$55,200	33.87	\$141,627	\$32,621	\$130,379	20%	\$79,858	1.633	1,100	\$118.53	0210	12.7419	1.0 STORY		PAGES 75 - 76	401	45	
56 075 02 0013 000	1941 S CHRISTINE	08/17/22	\$143,000	PTA	03-ARM'S LENGTH	\$143,000	\$67,300	47.06	\$181,728	\$43,488	\$99,512	30%	\$101,275	0.983	1,620	\$61.43	0210	52.2624	MULTI/MIXED		PAGES 75 - 76	401	45	
56 075 02 0032 000	2315 S CHRISTINE	01/26/24	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$37,600	31.33	\$97,733	\$20,232	\$99,768	17%	\$56,777	1.757	783	\$127.42	0210	25.1962	1.0 STORY		PAGES 75 - 76	401	45	
56 075 02 0066 000	2618 SECOND	01/22/24	\$126,000	PTA	03-ARM'S LENGTH	\$126,000	\$42,400	33.65	\$112,050	\$17,733	\$108,267	14%	\$69,097	1.567	1,144	\$94.64	0210	6.1672	2.0 STORY		PAGES 75 - 76	401	45	
56 075 02 0085 000	2344 SECOND	05/25/22	\$199,900	PTA	03-ARM'S LENGTH	\$199,900	\$60,800	30.42	\$163,728	\$42,474	\$157,426	21%	\$88,831	1.772	1,305	\$120.63	0210	26.6982	2.0 STORY		PAGES 75 - 76	401	45	
56 075 02 0110 000	1928 SECOND	08/30/23	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$38,600	32.71	\$100,227	\$20,729	\$97,271	18%	\$58,240	1.670	837	\$116.21	0210	16.4948	1.0 STORY		PAGES 75 - 76	401	45	
56 075 03 0011 300	35239 PALMER	02/23/23	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$64,400	44.41	\$167,906	\$73,073	\$71,927	50%	\$69,475	1.035	800	\$89.91	0210	46.9922	1.0 STORY		PAGES 75 - 76	401	45	
56 075 04 0010 000	35325 SHEFFIELD	08/19/22	\$180,000	PTA	19-MULTI PARCEL ARM'S LEN	\$180,000	\$50,300	27.94	\$136,252	\$16,249	\$163,751	9%	\$87,914	1.863	1,448	\$113.09	0210	35.7402	2.0 STORY	56 075 04 0011 001	PAGES 75 - 76	401	45	
56 075 04 0028 300	1920 S CHRISTINE	07/29/22	\$224,000	PTA	03-ARM'S LENGTH	\$224,000	\$72,600	32.41	\$192,666	\$66,268	\$157,732	30%	\$92,599	1.703	1,358	\$116.15	0210	19.8164	MULTI/MIXED		PAGES 75 - 76	401	45	
56 075 05 0153 000	2040 FREEMAN	09/16/22	\$75,660	PTA	03-ARM'S LENGTH	\$75,660	\$40,300	53.26	\$110,087	\$21,403	\$54,257	28%	\$64,970	0.835	1,024	\$52.99	0210	67.0110	1.0 STORY		PAGES 75 - 76	401	45	
56 075 05 0161 302	2009 FREEMAN	04/21/22	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$68,900	44.45	\$181,335	\$70,064	\$84,936	45%	\$81,517	1.042	1,130	\$75.16	0210	46.3280	MULTI/MIXED		PAGES 75 - 76	401	45	
56 075 06 0033 303	35247 JUNE	01/13/23	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$61,100	38.19	\$165,040	\$41,415	\$118,585	26%	\$90,568	1.309	1,287	\$92.14	0210	19.5868	1.0 STORY		PAGES 75 - 76	401	45	
56 075 06 0043 000	35210 JUNE	10/30/23	\$131,000	PTA	03-ARM'S LENGTH	\$131,000	\$53,300	40.69	\$133,518	\$40,810	\$90,190	31%	\$67,918	1.328	824	\$109.45	0210	17.7293	1.0 STORY		PAGES 75 - 76	401	45	
56 075 09 0006 000	35204 FARRAGUT	05/18/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$84,500	38.41	\$229,944	\$50,092	\$169,908	23%	\$131,760	1.290	2,136	\$79.54	0210	21.5690	MULTI/MIXED		PAGES 75 - 76	401	45	
56 075 09 0013 000	35044 FARRAGUT	12/05/22	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$73,400	44.48	\$196,014	\$58,889	\$106,111	36%	\$100,458	1.056	1,524	\$69.63	0210	44.8945	1.0 STORY		PAGES 75 - 76	401	45	
56 075 09 0027 000	35115 FARRAGUT	08/18/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$54,200	30.97	\$148,409	\$26,569	\$148,431	15%	\$89,260	1.663	1,152	\$128.85	0210	15.7686	MULTI/MIXED		PAGES 75 - 76	401	45	
56 075 09 0028 000	35127 FARRAGUT	09/26/22	\$172,000	PTA	03-ARM'S LENGTH	\$172,000	\$48,700	28.31	\$133,078	\$25,474	\$146,526	15%	\$78,831	1.859	973	\$150.59	0210	35.3522	MULTI/MIXED		PAGES 75 - 76	401	45	
56 075 10 0201 000	36236 OREGON	10/06/22	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$46,700	28.30	\$127,762	\$22,631	\$142,369	14%	\$77,019	1.848	949	\$150.02	0210	34.3272	1.0 STORY		PAGES 75 - 76	401	45	
56 075 10 0216 000	35830 OREGON	05/02/23	\$83,000	PTA	03-ARM'S LENGTH	\$83,000	\$48,900	58.92	\$129,301	\$20,642	\$62,358	25%	\$79,604	0.783	890	\$70.07	0210	72.1863	MULTI/MIXED		PAGES 75 - 76	401	45	
56 075 10 0221 000	35821 OREGON	09/26/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$59,900	33.28	\$151,890	\$41,436	\$138,564	23%	\$80,919	1.712	832	\$166.54	0210	20.7167	MULTI/MIXED		PAGES 75 - 76	401	45	
56 075 10 0230 000	36013 OREGON	11/16/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$46,900	27.59	\$124,076	\$19,690	\$150,310	12%	\$76,473	1.966	949	\$158.39	0210	46.0305	1.0 STORY		PAGES 75 - 76	401	45	
56 075 10 0278 001	35750 MANILA	06/29/22	\$118,400	PTA	03-ARM'S LENGTH	\$118,400	\$54,700	46.20	\$149,725	\$27,500	\$90,900	23%	\$89,542	1.015	1,114	\$81.60	0210	49.0054	1.0 STORY		PAGES 75 - 76	401	45	
56 075 10 0314 000	36323 MANILA	10/23/23	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$51,900	38.44	\$130,723	\$39,000	\$96,000	29%	\$66,867	1.436	828	\$115.94	0210	6.9526	1.0 STORY		PAGES 75 - 76	401	45	
56 075 10 0321 000	36268 SCHLEY	11/21/22	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$24,800	38.15	\$66,235	\$20,000	\$45,000	31%	\$33,872	1.329	480	\$93.75	0210	17.6680	1.0 STORY		PAGES 75 - 76	401	45	
56 075 10 0324 000	36236 SCHLEY	06/19/23	\$224,500	PTA	03-ARM'S LENGTH	\$224,500	\$63,600	28.33	\$164,605	\$20,000	\$204,500	9%	\$105,938	1.930	1,469	\$139.21	0210	42.5160	MULTI/MIXED		PAGES 75 - 76	401	45	
56 075 10 0352 004	2141 S HARVEY	12/15/22	\$192,000	PTA	03-ARM'S LENGTH	\$192,000	\$76,600	39.90	\$210,499	\$54,249	\$137,751	28%	\$114,469	1.203	1,483	\$92.89	0210	30.1826	1.0 STORY		PAGES 75 - 76	401	45	
56 075 10 0377 002	35709 SCHLEY	11/04/22	\$126,000	PTA	03-ARM'S LENGTH	\$126,000	\$40,800	32.38	\$109,940	\$28,006	\$97,994	22%	\$60,025	1.633	836	\$117.22	0210	12.7336	1.0 STORY		PAGES 75 - 76	401	45	
56 075 10 0386 000	35835 SCHLEY	07/10/23	\$157,500	PTA	03-ARM'S LENGTH	\$157,500	\$41,800	26.54	\$109,733	\$19,781	\$137,719	13%	\$65,899	2.090	1,198	\$114.96	0210	58.4634	MULTI/MIXED		PAGES 75 - 76	401	45	
56 075 10 0391 002	36014 FARRAGUT	03/06/24	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$50,000	28.57	\$129,922	\$41,065	\$133,935	23%	\$65,097	2.057	976	\$137.23	0210	55.2258	1.0 STORY		PAGES 75 - 76	401	45	
56 075 10 0394 004	36046 FARRAGUT	10/30/23	\$118,250	PTA	03-ARM'S LENGTH	\$118,250	\$43,900	37.12	\$113,592	\$24,583	\$93,667	21%	\$65,208	1.436	1,115	\$84.01	0210	6.8786	1.0 STORY		PAGES 75 - 76	401	45	
56 075 10 0395 003	36074 FARRAGUT	08/10/22	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$34,500	31.36	\$91,732	\$30,008	\$79,992	27%	\$45,219	1.769	708	\$112.98	0210	26.3770	1.0 STORY		PAGES 75 - 76	401	45	
56 075 10 0401 002	36290 FARRAGUT	02/02/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$45,300	32.36	\$117,691	\$23,999	\$116,001	17%	\$68,639	1.690	942	\$123.14	0210	18.4801	MULTI/MIXED		PAGES 75 - 76	401	45	
56 075 10 0458 000	35817 FARRAGUT	05/20/22	\$131,000	PTA	03-ARM'S LENGTH	\$131,000	\$35,200	26.87	\$95,343	\$22,452	\$108,548	17%	\$53,400	2.033	688	\$157.77	0210	52.7515	1.0 STORY		PAGES 75 - 76	401	45	
56 075 10 0490 000	35546 COLUMBIA	06/27/22	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$62,300	31.95	\$167,801	\$43,778	\$151,222	22%	\$90,859	1.664	1,323	\$114.30	0210	15.9134	MULTI/MIXED		PAGES 75 - 76	401	45	
56 075 10 0509 002	35716 GLENWOOD	05/19/22	\$195,000	PTA	19-MULTI PARCEL ARM'S LEN	\$195,000	\$62,800	32.21	\$125,471	\$44,901	\$150,099	23%	\$71,301	2.105	1,176	\$127.64	0210	59.9930	MULTI/MIXED	56 075 10 0508 002	PAGES 75 - 76	401	45	
56 075 11 0046 000	35371 FARRAGUT	08/11/23	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$45,400	33.63	\$116,951	\$26,891	\$108,109	20%	\$65,978	1.639	897	\$120.52	0210	13.3342	1.0 STORY		PAGES 75 - 76	401	45	
56 075 11 0051 000	35360 FARRAGUT	10/17/22	\$197,400	PTA	03-ARM'S LENGTH	\$197,400	\$67,600	34.25	\$185,413	\$31,897	\$165,503	16%	\$112,466	1.472	1,461	\$113.28	0210	3.3636	1.0 STORY		PAGES 75 - 76	401	45	
56 076 01 0019 000	1883 S HARVEY	06/30/23	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$39,500	27.24	\$102,592	\$21,400	\$123,600	15%	\$59,481	2.078	780	\$158.46	0210	57.2744	1.0 STORY		PAGES 75 - 76	401	45	
56 076 01 0032 000	35535 PALMER	03/06/23	\$171,000	PTA	03-ARM'S LENGTH	\$171,000	\$50,900	29.77	\$136,234	\$40,468	\$130,532	24%	\$70,158	1.861	875	\$149.18	0210	35.5318	MULTI/MIXED		PAGES 75 - 76	401	45	
56 076 01 0050 000	35825 PALMER	08/29/23	\$42,000	PTA	03-ARM'S LENGTH	\$42,000	\$33,400	79.52	\$86,206	\$19,412	\$22,588	46%	\$48,933	0.462	792	\$28.52	0210	104.3611	1.0 STORY		PAGES 75 - 76	401	45	
56 076 01 0050 000	35825 PALMER	02/08/24	\$53,500	PTA	03-ARM'S LENGTH	\$53,500	\$33,400	62.43	\$86,206	\$19,412	\$34,088	36%	\$48,933	0.697	792	\$43.04	0210	80.8598	1.0 STORY		PAGES 75 - 76	401	45	
56 076 01 0085 000	1824 S CROWN	05/24/23	\$139,900	PTA	03-ARM'S LENGTH	\$139,900	\$46,500	33.24	\$118,919	\$19,412	\$120,488	14%	\$72,899	1.653	1,001	\$120.37	0210	14.7591	1.0 STORY		PAGES 75 - 76	401	49	
56 076 01 0106 000	1834 S LINVILLE	10/04/22	\$128,000	PTA	19-MULTI PARCEL ARM'S LEN	\$128,000	\$52,400	40.94	\$111,841	\$39,684	\$88,316	31%	\$63,856	1.383	844	\$104.64								

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 078 01 0003 302	1847 MARTIN	12/16/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$83,300	43.84	\$190,431	\$40,802	\$149,198	21%	\$138,545	1.077	1,113	\$134.05	0215	15.5475	1.0 STORY		PAGE 78	401	69
56 078 01 0003 304	1881 MARTIN	05/20/22	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$134,500	44.83	\$308,494	\$59,246	\$240,754	20%	\$230,785	1.043	1,889	\$127.45	0215	18.9169	2.0 STORY		PAGE 78	401	75
56 078 01 0014 303	2233 MARTIN	10/17/22	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$99,900	34.45	\$228,972	\$37,806	\$252,194	13%	\$177,006	1.425	1,613	\$156.35	0215	19.2416	BI-LEVEL		PAGE 78	401	73
56 078 01 0028 001	37520 GLENWOOD	05/16/22	\$260,000	PTA	19-MULTI PARCEL ARM'S I	\$260,000	\$104,700	40.27	\$237,193	\$69,268	\$190,732	27%	\$155,431	1.227	1,827	\$104.40	0215	0.5244	1.0 STORY	56 078 01 0027 001	PAGE 78	401	45
56 078 01 0042 001	2309 S BRANDON	11/18/22	\$207,000	PTA	19-MULTI PARCEL ARM'S I	\$207,000	\$78,700	38.02	\$170,768	\$65,079	\$141,921	31%	\$96,081	1.477	1,172	\$121.09	0215	24.4735	MULTI/MIXED	56 078 01 0042 002	PAGE 78	401	45
56 078 01 0053 002	1915 S BRANDON	08/15/22	\$249,900	PTA	03-ARM'S LENGTH	\$249,900	\$104,100	41.66	\$238,489	\$49,188	\$200,712	20%	\$175,279	1.145	1,202	\$166.98	0215	8.7262	1.0 STORY		PAGE 78	401	72
6 Totals:			\$1,496,900			\$1,496,900	\$605,200		\$1,374,347		\$1,175,511	22%	\$973,126			\$135.05		2.4391					
							Sale. Ratio =>	40.43					E.C.F. =>	1.208		Std. Deviation=>	0.1813938						
							Std. Dev. =>	3.85					Ave. E.C.F. =>	1.232		Ave. Variance=>	14.5717	Coefficient of Var=>	11.82416745				

Covington, MUIRFIELD ESTATES, Mystic Forest																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 078 06 0012 000	38360 CLINTON	07/29/22	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$149,700	42.17	\$401,301	\$80,400	\$274,600	23%	\$337,791	0.813	1,955	\$140.46	0217	13.8398	1.0 STORY	COVINGTON & MUIRFIELD ESTATES	401	78		
56 078 06 0025 000	2435 BARNs	06/30/22	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$158,300	39.58	\$423,523	\$82,993	\$317,007	21%	\$358,453	0.884	2,411	\$131.48	0217	6.6951	2.0 STORY	COVINGTON & MUIRFIELD ESTATES	401	78		
56 079 01 0004 000	38525 WINEKOFF	12/18/23	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$137,600	37.70	\$340,573	\$81,574	\$283,426	22%	\$272,631	1.040	2,159	\$131.28	0217	8.8270	COLONIAL	COVINGTON & MUIRFIELD ESTATES	401	72		
56 079 02 0020 000	38470 SHELBY	10/11/23	\$493,000	PTA	03-ARM'S LENGTH	\$493,000	\$215,700	43.75	\$462,963	\$88,745	\$404,255	18%	\$393,914	1.026	2,837	\$142.49	0217	7.4925	EXECUTIVE	COVINGTON & MUIRFIELD ESTATES	401	81		
56 079 02 0054 000	38704 WATSON	01/29/24	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$216,500	45.10	\$464,441	\$124,498	\$355,502	26%	\$357,835	0.993	2,590	\$137.26	0217	4.2153	MULTI/MIXED	COVINGTON & MUIRFIELD ESTATES	401	80		
5 Totals:			\$2,093,000			\$2,093,000	\$877,800		\$2,092,801		\$1,634,790	22%	\$1,720,622			\$136.59		0.1212						
								Sale. Ratio =>	41.94					E.C.F. =>	0.950	Std. Deviation=>		0.09851226						
								Std. Dev. =>	3.02					Ave. E.C.F. =>	0.951	Ave. Variance=>		8.2140	Coefficient of Var=>	8.634199367				

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 079 99 0029 002	38554 GLENWOOD	08/05/21	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$118,600	42.36	\$310,349	\$53,643	\$226,357	19%	\$198,997	1.137	1,724	\$131.30	0225	16.7658	1.0 STORY		SOUTHERN ACREAGE	401	58	
56 079 99 0038 000	39375 PALMER	04/14/21	\$218,000	PTA	03-ARM'S LENGTH	\$218,000	\$93,700	42.98	\$251,915	\$106,380	\$111,620	49%	\$112,818	0.989	1,360	\$82.07	0225	31.5766	1.0 STORY		SOUTHERN ACREAGE	401	45	
56 079 99 0038 000	39375 PALMER	04/15/22	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$98,300	35.75	\$251,915	\$106,380	\$168,620	39%	\$112,818	1.495	1,360	\$123.99	0225	18.9473	1.0 STORY		SOUTHERN ACREAGE	401	45	
56 079 99 0042 000	2025 HANNAN	03/04/22	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$94,900	35.15	\$253,117	\$62,149	\$207,851	23%	\$148,037	1.404	1,856	\$111.99	0225	9.8897	1.0 STORY		SOUTHERN ACREAGE	401	45	
56 079 99 0064 705	39250 GLENWOOD	09/15/23	\$499,000	PTA	03-ARM'S LENGTH	\$499,000	\$211,500	42.38	\$441,487	\$88,533	\$410,467	18%	\$273,608	1.500	2,011	\$204.11	0225	19.5054	1.0 STORY		SOUTHERN ACREAGE	401	67	
5 Totals:			\$1,542,000			\$1,542,000	\$617,000		\$1,508,783		\$1,124,915	29%	\$846,278			\$130.69		2.4102						
								Sale. Ratio =>	40.01					E.C.F. =>	1.329	Std. Deviation=>		0.22996972						
								Std. Dev. =>	3.92					Ave. E.C.F. =>	1.305	Ave. Variance=>		19.3370	Coefficient of Var=>	14.81591981				

80/81/83																							
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 083 02 0006 000	4705 S MIDDLEBELT	11/10/22	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$27,900	25.36	\$85,344	\$25,300	\$84,700	23%	\$73,224	1.157	1,092	\$77.56	0230	17.7527	MULTI/MIXED		SOUTHERN ACREAGE	401	45
56 083 02 0039 000	28957 ANNAPOLIS	08/15/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$64,100	34.65	\$188,187	\$49,661	\$135,339	27%	\$168,934	0.801	1,300	\$104.11	0230	17.8057	1.0 STORY		SOUTHERN ACREAGE	401	75
56 083 02 0081 000	29073 MCDONALD	08/01/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$31,800	53.00	\$91,960	\$24,089	\$35,911	40%	\$82,770	0.434	1,014	\$35.42	0230	54.5324	1.0 STORY		SOUTHERN ACREAGE	401	47
56 083 02 0081 000	29073 MCDONALD	04/03/23	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$40,400	28.86	\$91,960	\$24,089	\$115,911	17%	\$82,770	1.400	1,014	\$114.31	0230	42.1216	1.0 STORY		SOUTHERN ACREAGE	401	47
56 083 02 0089 000	29007 MCDONALD	05/12/23	\$128,000	PTA	03-ARM'S LENGTH	\$128,000	\$38,600	30.16	\$87,983	\$23,000	\$105,000	18%	\$79,248	1.325	1,014	\$103.55	0230	34.5771	1.0 STORY		SOUTHERN ACREAGE	401	45
56 083 02 0107 000	28950 ETON	02/09/24	\$159,000	PTA	03-ARM'S LENGTH	\$159,000	\$38,600	24.28	\$87,983	\$23,000	\$136,000	14%	\$79,248	1.716	1,014	\$134.12	0230	73.6950	1.0 STORY		SOUTHERN ACREAGE	401	45
56 083 03 0147 300	29072 POWERS	02/24/23	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$65,200	46.57	\$192,516	\$46,000	\$94,000	33%	\$178,678	0.526	1,200	\$78.33	0230	45.3105	1.0 STORY		SOUTHERN ACREAGE	401	78
56 083 03 0156 000	28998 POWERS	08/10/23	\$60,900	PTA	03-ARM'S LENGTH	\$60,900	\$39,700	65.19	\$93,402	\$23,000	\$37,900	38%	\$85,856	0.441	1,354	\$27.99	0230	53.7755	MULTI/MIXED		SOUTHERN ACREAGE	401	45
56 083 03 0171 000	28935 RICHARD	05/26/22	\$68,000	PTA	03-ARM'S LENGTH	\$68,000	\$30,300	44.56	\$87,983	\$23,000	\$45,000	34%	\$79,248	0.568	1,014	\$44.38	0230	41.1350	1.0 STORY		SOUTHERN ACREAGE	401	45
56 083 03 0175 303	28969 RICHARD	06/17/22	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$75,200	32.00	\$224,826	\$46,000	\$189,000	20%	\$218,080	0.867	1,517	\$124.59	0230	11.2539	2.0 STORY		SOUTHERN ACREAGE	401	81
56 083 03 0189 000	29081 RICHARD	11/04/22	\$57,500	PTA	03-ARM'S LENGTH	\$57,500	\$32,100	55.83	\$92,735	\$23,721	\$33,779	41%	\$84,163	0.401	1,034	\$32.67	0230	57.7841	1.0 STORY		SOUTHERN ACREAGE	401	47
56 083 04 0254 000	29123 POWERS	12/06/23	\$126,500	PTA	03-ARM'S LENGTH	\$126,500	\$32,700	25.85	\$77,300	\$23,000	\$103,500	18%	\$66,220	1.563	1,091	\$94.87	0230	58.3792	MULTI/MIXED		SOUTHERN ACREAGE	401	45
56 083 04 0261 000	29065 POWERS	12/23/22	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$30,200	20.83	\$101,381	\$23,000	\$122,000	16%	\$95,587	1.276	1,310	\$93.13	0230	29.7138	MULTI/MIXED		SOUTHERN ACREAGE	401	45
56 083 04 0276 000	28943 POWERS	05/04/22	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$32,100	23.78	\$97,499	\$23,000	\$112,000	17%	\$90,852	1.233	1,286	\$87.09	0230	25.3577	MULTI/MIXED		SOUTHERN ACREAGE	401	45
14 Totals:			\$1,749,900			\$1,749,900	\$578,900		\$1,601,059		\$1,350,040	25%	\$1,464,877			\$82.29		5.7585					
								Sale. Ratio =>	33.08				E.C.F. =>	0.922			Std. Deviation=>	0.45609869					
								Std. Dev. =>	14.01				Ave. E.C.F. =>	0.979			Ave. Variance=>	40.2282	Coefficient of Var=>	41.08304197			

82																							
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 082 01 0046 000	4843 MATTHEW	06/30/22	\$119,900	PTA	03-ARM'S LENGTH	\$119,900	\$33,100	27.61	\$104,208	\$37,321	\$82,579	31%	\$66,887	1.235	760	\$108.66	0235	7.5146	1.0 STORY		PAGE 82	401	45
56 082 01 0059 000	4910 JULIUS	07/14/22	\$169,500	PTA	03-ARM'S LENGTH	\$169,500	\$43,400	25.60	\$133,453	\$41,411	\$128,089	24%	\$92,042	1.392	981	\$130.57	0235	23.2178	1.0 STORY		PAGE 82	401	45
56 082 01 0083 000	5131 JULIUS	07/15/22	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$46,700	29.19	\$143,579	\$43,163	\$116,837	27%	\$100,416	1.164	1,137	\$102.76	0235	0.4071	1.0 STORY		PAGE 82	401	45
56 082 01 0103 002	5044 S MIDDLEBELT	06/10/22	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$39,800	27.45	\$123,287	\$40,706	\$104,294	28%	\$82,581	1.263	1,026	\$101.65	0235	10.3471	1.0 STORY		PAGE 82	401	45
56 082 01 0111 002	5320 S MIDDLEBELT	09/16/22	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$44,300	27.69	\$135,850	\$40,562	\$119,438	25%	\$95,288	1.253	1,026	\$116.41	0235	9.3984	1.0 STORY		PAGE 82	401	45
56 082 01 0112 002	5330 S MIDDLEBELT	05/03/22	\$148,000	PTA	03-ARM'S LENGTH	\$148,000	\$43,000	29.05	\$132,298	\$40,054	\$107,946	27%	\$92,244	1.170	1,026	\$105.21	0235	1.0764	1.0 STORY		PAGE 82	401	45
56 082 01 0116 000	5580 S MIDDLEBELT	08/11/22	\$159,000	PTA	03-ARM'S LENGTH	\$159,000	\$38,400	24.15	\$119,484	\$40,670	\$118,330	26%	\$78,814	1.501	1,052	\$112.48	0235	34.1924	MULTI/MIXED		PAGE 82	401	45
56 082 02 0140 000	5601 FARNUM	07/28/23	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$31,000	29.52	\$84,859	\$31,883	\$73,117	30%	\$52,976	1.380	809	\$90.38	0235	22.0732	1.0 STORY		PAGE 82	401	45
56 082 03 0161 000	29716 HANOVER	07/18/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$61,200	48.96	\$161,167	\$39,890	\$85,110	32%	\$121,277	0.702	1,402	\$60.71	0235	45.7677	1.0 STORY		PAGE 82	401	45
56 082 03 0164 000	29756 HANOVER	07/07/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$46,600	27.41	\$124,410	\$35,360	\$134,640	21%	\$89,050	1.512	987	\$136.41	0235	35.2501	1.0 STORY		PAGE 82	401	45
56 082 03 0176 000	30102 HANOVER	06/13/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$42,400	24.23	\$128,543	\$34,283	\$140,717	20%	\$94,260	1.493	987	\$142.57	0235	33.3402	1.0 STORY		PAGE 82	401	45
56 082 03 0185 000	30258 HANOVER	07/07/23	\$163,000	PTA	03-ARM'S LENGTH	\$163,000	\$51,600	31.66	\$136,700	\$37,568	\$125,432	23%	\$99,132	1.265	1,026	\$122.25	0235	10.5844	1.0 STORY		PAGE 82	401	45
56 082 03 0185 000	30258 HANOVER	10/23/23	\$176,000	PTA	03-ARM'S LENGTH	\$176,000	\$51,600	29.32	\$136,700	\$37,568	\$138,432	21%	\$99,132	1.396	1,026	\$134.92	0235	23.6983	1.0 STORY		PAGE 82	401	45
56 082 03 0186 000	30270 HANOVER	03/14/23	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$44,800	47.16	\$137,857	\$41,790	\$53,210	44%	\$96,067	0.554	1,026	\$51.86	0235	60.5574	1.0 STORY		PAGE 82	401	45
56 082 03 0229 000	29635 JULIUS	12/08/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$72,600	58.08	\$189,658	\$43,242	\$81,758	35%	\$146,416	0.558	1,960	\$41.71	0235	60.1063	1.0 STORY		PAGE 82	401	45
56 082 03 0259 000	30116 JULIUS	04/08/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$42,900	29.59	\$130,446	\$36,026	\$108,974	25%	\$94,420	1.154	1,026	\$106.21	0235	0.5318	1.0 STORY		PAGE 82	401	45
56 082 03 0292 000	29823 MATTHEW	07/08/22	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$42,600	30.43	\$129,697	\$34,680	\$105,320	25%	\$95,017	1.108	987	\$106.71	0235	5.1025	1.0 STORY		PAGE 82	401	45
56 082 03 0295 000	29743 MATTHEW	08/15/22	\$102,000	PTA	03-ARM'S LENGTH	\$102,000	\$42,600	41.76	\$129,890	\$36,761	\$65,239	36%	\$93,129	0.701	1,052	\$62.01	0235	45.8936	1.0 STORY		PAGE 82	401	45
56 082 03 0296 000	29729 MATTHEW	02/13/23	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$39,100	43.44	\$123,041	\$44,041	\$45,959	49%	\$79,000	0.582	987	\$46.56	0235	57.7699	1.0 STORY		PAGE 82	401	45
56 082 03 0296 000	29729 MATTHEW	08/25/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$44,900	35.92	\$123,041	\$44,041	\$80,959	35%	\$79,000	1.025	987	\$82.03	0235	13.4661	1.0 STORY		PAGE 82	401	45
56 082 03 0298 000	29705 MATTHEW	05/11/23	\$192,000	PTA	03-ARM'S LENGTH	\$192,000	\$50,300	26.20	\$135,218	\$43,181	\$148,819	22%	\$92,037	1.617	987	\$150.78	0235	45.7489	1.0 STORY		PAGE 82	401	45
56 082 03 0321 000	30138 MATTHEW	09/25/23	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$44,300	32.81	\$118,210	\$34,000	\$101,000	25%	\$84,210	1.199	987	\$102.33	0235	3.9924	1.0 STORY		PAGE 82	401	45
56 082 03 0322 000	30150 MATTHEW	09/20/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$49,900	34.41	\$131,424	\$35,943	\$109,057	25%	\$95,481	1.142	987	\$110.49	0235	1.7273	1.0 STORY		PAGE 82	401	45
56 082 03 0352 000	29731 HANOVER	11/10/22	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$40,600	27.07	\$123,793	\$33,616	\$116,384	22%	\$90,177	1.291	987	\$117.92	0235	13.1159	1.0 STORY		PAGE 82	401	45
56 082 03 0353 000	29717 HANOVER	12/08/22	\$188,000	PTA	03-ARM'S LENGTH	\$188,000	\$50,100	26.65	\$150,723	\$37,458	\$150,542	20%	\$113,265	1.329	1,299	\$115.89	0235	16.9655	1.0 STORY		PAGE 82	401	45
25 Totals:			\$3,607,400			\$3,607,400	\$1,137,800		\$3,287,536	\$2,642,182		28%	\$2,322,318			\$102.38		2.1724					
								Sale. Ratio ==>	31.54				E.C.F. ==>	1.138			Std. Deviation==>	0.310067213					
								Std. Dev. ==>	8.67				Ave. E.C.F. ==>	1.159			Ave. Variance==>	23.2738	Coefficient of Var==>	20.07299807			

237		Currier/Hanover																						
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 083 05 0285 315	28960 CURRIER	04/22/24	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$93,800	35.40	\$185,880	\$69,850	\$195,150	26%	\$200,803	0.972	1,240	\$157.38	0237	0.0818	1.0 STORY		CURRIER HANOVER	401	81	
56 083 05 0324 327	29027 CURRIER	01/30/24	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$86,600	32.07	\$192,222	\$65,400	\$204,600	24%	\$217,155	0.942	1,346	\$152.01	0237	2.8843	1.0 STORY		CURRIER HANOVER	401	80	
56 083 05 0333 321	28945 CURRIER	03/27/24	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$81,300	30.68	\$181,248	\$66,836	\$198,164	25%	\$198,352	0.999	1,240	\$159.81	0237	2.8025	1.0 STORY		CURRIER HANOVER	401	80	
3 Totals:			\$800,000			\$800,000	\$261,700		\$559,350		\$597,914	25%	\$616,309			\$156.40		0.0877						
								Sale. Ratio =>	32.71						E.C.F. =>	0.970			Std. Deviation=>	0.0284431				
								Std. Dev. =>	2.42						Ave. E.C.F. =>	0.971			Ave. Variance=>	1.9229	Coefficient of Var=>	1.980264004		

84 & 83-01																							
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 083 01 0792 003	28552 HANOVER	10/31/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$48,200	28.35	\$117,910	\$19,650	\$150,350	12%	\$84,343	1.783	1,018	\$147.69	0240	46.4066	1.0 STORY		PAGE 84 & 083-01	401	48
56 084 01 0025 000	27583 ANNAPOLIS	06/12/23	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$35,900	37.79	\$88,711	\$26,790	\$68,210	28%	\$53,151	1.283	757	\$90.11	0240	3.5205	1.0 STORY		PAGE 84 & 083-01	401	45
56 084 01 0026 000	27611 ANNAPOLIS	06/29/23	\$113,000	PTA	03-ARM'S LENGTH	\$113,000	\$52,200	46.19	\$131,095	\$27,882	\$85,118	25%	\$88,595	0.961	1,292	\$65.88	0240	35.7773	1.0 STORY		PAGE 84 & 083-01	401	45
56 084 01 0075 000	27604 ETON	08/11/22	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$31,500	21.00	\$92,639	\$27,728	\$122,272	18%	\$55,718	2.194	994	\$123.01	0240	87.5967	MULTI/MIXED		PAGE 84 & 083-01	401	45
56 084 01 0075 000	27604 ETON	02/16/24	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$37,500	25.86	\$92,639	\$27,728	\$117,272	19%	\$55,718	2.105	994	\$117.98	0240	78.6229	MULTI/MIXED		PAGE 84 & 083-01	401	45
56 084 01 0081 000	27512 ETON	04/07/22	\$72,000	PTA	03-ARM'S LENGTH	\$72,000	\$34,200	47.50	\$102,083	\$27,390	\$44,610	38%	\$64,114	0.696	1,044	\$42.73	0240	62.2738	1.0 STORY		PAGE 84 & 083-01	401	45
56 084 01 0113 000	28305 ETON	07/12/23	\$99,000	PTA	03-ARM'S LENGTH	\$99,000	\$40,000	40.40	\$99,376	\$26,790	\$72,210	27%	\$62,306	1.159	975	\$74.06	0240	15.9563	1.0 STORY		PAGE 84 & 083-01	401	45
56 084 01 0118 301	28332 POWERS	02/20/24	\$103,090	PTA	03-ARM'S LENGTH	\$103,090	\$114,100	110.68	\$281,907	\$53,580	\$49,510	52%	\$195,989	0.253	1,620	\$30.56	0240	106.5912	1.0 STORY		PAGE 84 & 083-01	401	76
56 084 01 0139 000	27620 POWERS	09/22/23	\$142,000	PTA	03-ARM'S LENGTH	\$142,000	\$41,800	29.44	\$103,476	\$29,175	\$112,825	21%	\$63,778	1.769	1,055	\$106.94	0240	45.0507	1.0 STORY		PAGE 84 & 083-01	401	45
56 084 02 0724 000	28087 HANOVER	08/02/22	\$153,000	PTA	03-ARM'S LENGTH	\$153,000	\$40,500	26.47	\$135,162	\$41,185	\$111,815	27%	\$80,667	1.386	1,209	\$92.49	0240	6.7603	1.0 STORY		PAGE 84 & 083-01	401	45
56 084 02 0728 000	27985 HANOVER	11/21/23	\$49,632	PTA	03-ARM'S LENGTH	\$49,632	\$41,000	82.61	\$101,845	\$28,173	\$21,459	57%	\$63,238	0.339	736	\$29.16	0240	97.9190	1.0 STORY		PAGE 84 & 083-01	401	45
56 084 02 0737 000	27539 HANOVER	05/05/22	\$127,000	PTA	03-ARM'S LENGTH	\$127,000	\$34,800	27.40	\$104,207	\$27,390	\$99,610	22%	\$65,937	1.511	840	\$118.58	0240	19.2148	MULTI/MIXED		PAGE 84 & 083-01	401	45
56 084 02 0753 001	5310 S INKSTER	03/28/24	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$55,600	27.94	\$138,961	\$33,546	\$165,454	17%	\$90,485	1.829	1,500	\$110.30	0240	50.9996	1.0 STORY		PAGE 84 & 083-01	401	45
56 084 02 0768 002	28054 HANOVER	02/14/23	\$137,000	PTA	03-ARM'S LENGTH	\$137,000	\$44,500	32.48	\$134,596	\$32,358	\$104,642	24%	\$87,758	1.192	1,176	\$88.98	0240	12.6135	MULTI/MIXED		PAGE 84 & 083-01	401	45
14 Totals:			\$1,754,722			\$1,754,722	\$651,800		\$1,724,607		\$1,325,357	28%	\$1,111,796			\$88.46		12.6442					
								Sale. Ratio =>	37.15				E.C.F. =>	1.192	Std. Deviation=>		0.60502832						
								Std. Dev. =>	25.15				Ave. E.C.F. =>	1.319	Ave. Variance=>		47.8074	Coefficient of Var=>	36.25813297				

Trailbrook																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 001 03 0003 000	27711 TRAILBROOKE	11/30/23	\$142,400	PTA	03-ARM'S LENGTH	\$142,400	\$61,500	43.19	\$126,185	\$32,400	\$110,000	23%	\$99,679	1.104	864	\$127.31	500	4.6355	1.0 STORY	TRAILBROOK CONDOS	001-03	401	62	
56 001 03 0013 000	27752 TRAILBROOKE	04/16/24	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$64,900	41.87	\$128,123	\$32,606	\$122,394	21%	\$101,446	1.206	864	\$141.66	500	5.6593	1.0 STORY	TRAILBROOK CONDOS	001-03	401	62	
56 001 03 0016 000	27740 TRAILBROOKE	06/21/24	\$146,000	PTA	03-ARM'S LENGTH	\$146,000	\$63,900	43.77	\$126,185	\$32,400	\$113,600	22%	\$99,679	1.140	864	\$131.48	500	1.0239	1.0 STORY	TRAILBROOK CONDOS	001-03	401	62	
3 Totals:			\$443,400			\$443,400	\$190,300		\$380,493		\$345,994	22%	\$300,803			\$133.49		0.0333						
			\$147,800				Sale. Ratio =>	42.92					E.C.F. =>	1.150		Std. Deviation=>	0.052232065							
							Std. Dev. =>	0.97					Ave. E.C.F. =>	1.150		Ave. Variance=>	3.7729	Coefficient of Var=>	3.28104745					

510 **Huntington Club**

STYLE A

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 006 07 0033 000	8261 HUNTINGTON	11/30/22	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$21,100	30.14	\$65,098	\$19,347	\$50,653	28%	\$42,362	1.196	675	\$75.04	510	0.8835	STYLE - A	HUNTINGTON CLUB 006-07		401	45
56 006 07 0058 000	8188 HUNTINGTON	01/09/24	\$74,000	PTA	03-ARM'S LENGTH	\$74,000	\$27,800	37.57	\$65,095	\$19,344	\$54,656	26%	\$42,362	1.290	675	\$80.97	510	10.3330	STYLE - A	HUNTINGTON CLUB 006-07		401	45
56 006 07 0059 000	8166 HUNTINGTON	05/04/22	\$66,500	PTA	03-ARM'S LENGTH	\$66,500	\$21,100	31.73	\$65,098	\$19,347	\$47,153	29%	\$42,362	1.113	675	\$69.86	510	7.3787	STYLE - A	HUNTINGTON CLUB 006-07		401	45
56 006 07 0059 000	8166 HUNTINGTON	05/01/23	\$68,000	PTA	03-ARM'S LENGTH	\$68,000	\$27,800	40.88	\$65,098	\$19,347	\$48,653	28%	\$42,362	1.149	675	\$72.08	510	3.8378	STYLE - A	HUNTINGTON CLUB 006-07		401	45
4 Totals:			\$278,500			\$278,500	\$97,800			\$260,389	\$201,115	28%	\$169,448			\$74.49		0.0000					
			\$69,625					Sale. Ratio =>		35.12			E.C.F. =>	1.187		Std. Deviation=>	0.076751417						
								Std. Dev. =>		5.02			Ave. E.C.F. =>	1.187		Ave. Variance=>	5.6082	Coefficient of Var=>	4.725157248				

STYLE B

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 006 07 0019 000	8203 HUNTINGTON	06/20/23	\$73,300	PTA	03-ARM'S LENGTH	\$73,300	\$30,600	41.75	\$67,691	\$19,300	\$54,000	26%	\$60,489	0.893	733	\$73.67	510	4.1881	STYLE - B	HUNTINGTON CLUB 006-07	401	45	
56 006 07 0021 000	8203 HUNTINGTON	08/31/22	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$23,900	34.14	\$67,691	\$19,300	\$50,700	28%	\$60,489	0.838	733	\$69.17	510	1.2675	STYLE - B	HUNTINGTON CLUB 006-07	401	45	
56 006 07 0022 000	8203 HUNTINGTON	11/04/22	\$69,000	PTA	03-ARM'S LENGTH	\$69,000	\$23,900	34.64	\$67,691	\$19,300	\$49,700	28%	\$60,489	0.822	733	\$67.80	510	2.9207	STYLE - B	HUNTINGTON CLUB 006-07	401	45	
3 Totals:						\$212,300	\$78,400		\$203,073		\$154,400	27%	\$181,466			\$70.21		0.0000					
						\$70,767																	
								Sale. Ratio =>	36.93				E.C.F. =>	0.851		Std. Deviation=>	0.037200061						
								Std. Dev. =>	4.25				Ave. E.C.F. =>	0.851		2.7921		Coefficient of Var=>	3.281519862				

515		Pike Peak																						
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 010 05 0013 000	33224 MILL RACE	08/24/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$75,800	40.97	\$159,348	\$35,200	\$149,800	19%	\$137,942	1.086	1,115	\$134.35	515	14.8662	1.0 STORY	PIKES PEAK VILLAGE 010-05	010-05	401	64	
56 010 05 0016 000	33201 MILL RACE	03/16/23	\$146,000	PTA	03-ARM'S LENGTH	\$146,000	\$76,900	52.67	\$161,646	\$35,200	\$110,800	24%	\$140,496	0.789	1,134	\$97.71	515	14.8662	1.0 STORY	PIKES PEAK VILLAGE 010-05	010-05	401	64	
2 Totals:			\$331,000			\$331,000	\$152,700		\$320,994		\$260,600	22%	\$278,438			\$116.03		0.1363						
			\$165,500				Sale. Ratio =>	46.13					E.C.F. =>	0.936		Std. Deviation=>	0.21024048							
							Std. Dev. =>	8.27					Ave. E.C.F. =>	0.937		Ave. Variance=>	14.8662	Coefficient of Var=>	15.86072242					

Arbor Oaks																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 010 07 0002 000	32901 CHAPMAN	06/15/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$89,900	48.59	\$187,554	\$45,000	\$140,000	24%	\$151,911	0.922	1,396	\$100.29	520	10.6243	2.0 STORY	ARBOR OAKS	010-07	401	64	
56 010 07 0006 000	32767 CHAPMAN	08/17/23	\$222,000	PTA	03-ARM'S LENGTH	\$222,000	\$97,100	43.74	\$186,983	\$45,000	\$177,000	20%	\$151,323	1.170	1,213	\$145.92	520	14.1853	1.0 STORY	ARBOR OAKS	010-07	401	65	
56 010 07 0008 000	32787 CHAPMAN	08/18/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$97,100	43.16	\$186,983	\$45,000	\$180,000	20%	\$151,323	1.190	1,213	\$148.39	520	16.1678	1.0 STORY	ARBOR OAKS	010-07	401	65	
56 010 07 0012 000	32827 CHAPMAN	06/28/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$94,000	52.22	\$196,860	\$53,577	\$126,423	30%	\$152,663	0.828	1,213	\$104.22	520	19.9714	1.0 STORY	ARBOR OAKS	010-07	401	65	
56 010 07 0015 000	32857 CHAPMAN	11/22/22	\$189,000	PTA	03-ARM'S LENGTH	\$189,000	\$88,800	46.98	\$185,210	\$45,000	\$144,000	24%	\$149,495	0.963	1,213	\$118.71	520	6.4589	1.0 STORY	ARBOR OAKS	010-07	401	65	
56 010 07 0023 000	32937 CHAPMAN	06/23/23	\$227,000	PTA	03-ARM'S LENGTH	\$227,000	\$102,100	44.98	\$196,613	\$45,000	\$182,000	20%	\$161,251	1.129	1,518	\$119.89	520	10.0845	2.0 STORY	ARBOR OAKS	010-07	401	65	
56 010 07 0042 000	32930 CHAPMAN	03/28/23	\$192,500	PTA	03-ARM'S LENGTH	\$192,500	\$88,300	45.87	\$184,138	\$45,000	\$147,500	23%	\$148,390	0.994	1,200	\$122.92	520	3.3829	1.0 STORY	ARBOR OAKS	010-07	401	65	
7 Totals:			\$1,420,500			\$1,420,500	\$657,300		\$1,324,341		\$1,096,923	23%	\$1,066,355			\$122.91		0.0833						
			\$202,929					Sale. Ratio =>	46.27				E.C.F. =>	1.029		Std. Deviation=>	0.13718678							
								Std. Dev. =>	3.13				Ave. E.C.F. =>	1.028		Ave. Variance=>	11.5536	Coefficient of Var=>	11.24072547					

525		River Park																						
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 012 03 0003 000	7357 PERRINSVILLE	10/07/22	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$96,400	40.17	\$232,129	\$47,500	\$192,500	20%	\$148,894	1.293	1,370	\$140.51	525	3.4998	COLONIAL	RIVER PARK COURT	012-03	401	69	
56 012 03 0006 000	7358 PERRINSVILLE	04/13/22	\$233,000	PTA	03-ARM'S LENGTH	\$233,000	\$97,700	41.93	\$235,599	\$47,500	\$185,500	20%	\$151,693	1.223	1,370	\$135.40	525	3.4998	COLONIAL	RIVER PARK COURT	012-03	401	69	
2 Totals:			\$473,000			\$473,000	\$194,100		\$467,728		\$378,000	20%	\$300,587			\$137.96		0.0326						
								Sale. Ratio =>	41.04					E.C.F. =>	1.258	Std. Deviation=>		0.04949479						
								Std. Dev. =>	1.25					Ave. E.C.F. =>	1.258	Ave. Variance=>		3.4998	Coefficient of Var=>		2.782341949			

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 016 07 0003 000	7809 MILLWOOD	09/20/22	\$344,900	PTA	03-ARM'S LENGTH	\$344,900	\$138,300	40.10	\$323,039	\$78,600	\$266,300	23%	\$230,603	1.155	2,035	\$130.86	530	1.3677	2.0 STORY		MILLWOOD VILLAGE 016-07	401	66	
56 016 07 0006 000	7857 MILLWOOD	04/08/22	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$136,000	41.21	\$317,777	\$78,600	\$251,400	24%	\$225,639	1.114	1,882	\$133.58	530	5.4306	2.0 STORY		MILLWOOD VILLAGE 016-07	401	66	
56 016 07 0022 000	7914 MOONWOOD	08/18/23	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$150,400	41.78	\$324,415	\$85,634	\$274,366	24%	\$225,265	1.218	2,022	\$135.69	530	4.9493	2.0 STORY		MILLWOOD VILLAGE 016-07	401	66	
56 016 07 0030 000	33801 WHITEWOOD	04/21/23	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$148,500	40.68	\$320,376	\$80,124	\$284,876	22%	\$226,653	1.257	2,015	\$141.38	530	8.8406	2.0 STORY		MILLWOOD VILLAGE 016-07	401	66	
56 016 07 0030 000	33801 WHITEWOOD	03/07/24	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$148,500	39.08	\$320,376	\$80,124	\$299,876	21%	\$226,653	1.323	2,015	\$148.82	530	15.4587	2.0 STORY		MILLWOOD VILLAGE 016-07	401	66	
56 016 07 0032 000	33861 WHITEWOOD	08/04/22	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$138,500	43.97	\$323,299	\$82,145	\$232,855	26%	\$227,504	1.024	2,035	\$114.43	530	14.4955	2.0 STORY		MILLWOOD VILLAGE 016-07	401	65	
56 016 07 0033 000	33891 WHITEWOOD	08/31/22	\$292,000	PTA	03-ARM'S LENGTH	\$292,000	\$124,300	42.57	\$290,913	\$78,600	\$213,400	27%	\$200,295	1.065	1,629	\$131.00	530	10.3049	COLONIAL		MILLWOOD VILLAGE 016-07	401	65	
56 016 07 0036 000	7770 MILLWOOD	10/17/23	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$148,200	44.91	\$319,853	\$78,600	\$251,400	24%	\$227,597	1.105	1,897	\$132.53	530	6.3893	2.0 STORY		MILLWOOD VILLAGE 016-07	401	66	
56 016 07 0045 000	33991 SANDWOOD	09/09/22	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$135,900	38.83	\$317,480	\$81,258	\$268,742	23%	\$222,851	1.206	1,908	\$140.85	530	3.7451	2.0 STORY		MILLWOOD VILLAGE 016-07	401	66	
56 016 07 0053 000	7863 MOONWOOD	09/13/23	\$324,900	PTA	03-ARM'S LENGTH	\$324,900	\$135,300	41.64	\$293,250	\$81,478	\$243,422	25%	\$199,785	1.218	1,642	\$148.25	530	4.9944	COLONIAL		MILLWOOD VILLAGE 016-07	401	66	
10 Totals:			\$3,391,800			\$3,391,800	\$1,403,900		\$3,150,778		\$2,586,637	24%	\$2,212,844			\$135.74		0.0443						
								Sale. Ratio =>	41.39					E.C.F. =>	1.169	Std. Deviation=>		0.092441496						
								Std. Dev. =>	1.96					Ave. E.C.F. =>	1.168	Ave. Variance=>		7.5976		Coefficient of Var=>		6.502151257		

Millwood																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 016 07 0003 000	7809 MILLWOOD	09/20/22	\$344,900	PTA	03-ARM'S LENGTH	\$344,900	\$138,300	40.10	\$323,039	\$78,600	\$266,300	23%	\$230,603	1.155	2,035	\$130.86	530	1.3677	2.0 STORY		MILLWOOD VILLAGE 016-07	401	66	
56 016 07 0006 000	7857 MILLWOOD	04/08/22	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$136,000	41.21	\$317,777	\$78,600	\$251,400	24%	\$225,639	1.114	1,882	\$133.58	530	5.4306	2.0 STORY		MILLWOOD VILLAGE 016-07	401	66	
56 016 07 0022 000	7914 MOONWOOD	08/18/23	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$150,400	41.78	\$324,415	\$85,634	\$274,366	24%	\$225,265	1.218	2,022	\$135.69	530	4.9493	2.0 STORY		MILLWOOD VILLAGE 016-07	401	66	
56 016 07 0030 000	33801 WHITEWOOD	04/21/23	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$148,500	40.68	\$320,376	\$80,124	\$284,876	22%	\$226,653	1.257	2,015	\$141.38	530	8.8406	2.0 STORY		MILLWOOD VILLAGE 016-07	401	66	
56 016 07 0030 000	33801 WHITEWOOD	03/07/24	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$148,500	39.08	\$320,376	\$80,124	\$299,876	21%	\$226,653	1.323	2,015	\$148.82	530	15.4587	2.0 STORY		MILLWOOD VILLAGE 016-07	401	66	
56 016 07 0032 000	33861 WHITEWOOD	08/04/22	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$138,500	43.97	\$323,299	\$82,145	\$232,855	26%	\$227,504	1.024	2,035	\$114.43	530	14.4955	2.0 STORY		MILLWOOD VILLAGE 016-07	401	65	
56 016 07 0033 000	33891 WHITEWOOD	08/31/22	\$292,000	PTA	03-ARM'S LENGTH	\$292,000	\$124,300	42.57	\$290,913	\$78,600	\$213,400	27%	\$200,295	1.065	1,629	\$131.00	530	10.3049	COLONIAL		MILLWOOD VILLAGE 016-07	401	65	
56 016 07 0036 000	7770 MILLWOOD	10/17/23	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$148,200	44.91	\$319,853	\$78,600	\$251,400	24%	\$227,597	1.105	1,897	\$132.53	530	6.3893	2.0 STORY		MILLWOOD VILLAGE 016-07	401	66	
56 016 07 0045 000	33991 SANDWOOD	09/09/22	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$135,900	38.83	\$317,480	\$81,258	\$268,742	23%	\$222,851	1.206	1,908	\$140.85	530	3.7451	2.0 STORY		MILLWOOD VILLAGE 016-07	401	66	
56 016 07 0053 000	7863 MOONWOOD	09/13/23	\$324,900	PTA	03-ARM'S LENGTH	\$324,900	\$135,300	41.64	\$293,250	\$81,478	\$243,422	25%	\$199,785	1.218	1,642	\$148.25	530	4.9944	COLONIAL		MILLWOOD VILLAGE 016-07	401	66	
10 Totals:			\$3,391,800			\$3,391,800	\$1,403,900		\$3,150,778		\$2,586,637	24%	\$2,212,844			\$135.74		0.0443						
Sale. Ratio =>								41.39	E.C.F. =>					1.169	Std. Deviation=>		0.092441496							
Std. Dev. =>								1.96	Ave. E.C.F. =>					1.168	Ave. Variance=>		7.5976	Coefficient of Var=>		6.502151257				

Woodland Manor																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 019 01 0006 000	7304 MANOR	07/15/22	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$36,100	34.38	\$98,056	\$29,193	\$75,807	28%	\$76,514	0.991	918	\$82.58	535	3.3516	1.0 STORY		WOODLAND MANOR 019-01	401	54	
56 019 01 0014 000	7369 MANOR	08/19/22	\$91,000	PTA	03-ARM'S LENGTH	\$91,000	\$36,100	39.67	\$98,056	\$29,193	\$61,807	32%	\$76,514	0.808	918	\$67.33	535	14.9456	1.0 STORY		WOODLAND MANOR 019-01	401	54	
56 019 01 0028 000	7362 MANOR	02/23/23	\$118,500	PTA	03-ARM'S LENGTH	\$118,500	\$36,400	30.72	\$98,705	\$29,000	\$89,500	24%	\$77,450	1.156	918	\$97.49	535	19.8346	1.0 STORY		WOODLAND MANOR 019-01	401	54	
56 019 01 0033 000	7414 MANOR	05/03/23	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$41,700	41.70	\$97,863	\$29,000	\$71,000	29%	\$76,514	0.928	918	\$77.34	535	2.9309	1.0 STORY		WOODLAND MANOR 019-01	401	54	
56 019 01 0043 000	7414 MANOR	09/29/22	\$82,500	PTA	03-ARM'S LENGTH	\$82,500	\$36,400	44.12	\$98,705	\$29,000	\$53,500	35%	\$77,450	0.691	918	\$58.28	535	26.6470	1.0 STORY		WOODLAND MANOR 019-01	401	54	
56 019 01 0057 000	7494 MANOR	05/06/22	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$36,400	34.67	\$98,705	\$29,000	\$76,000	28%	\$77,450	0.981	918	\$82.79	535	2.4040	1.0 STORY		WOODLAND MANOR 019-01	401	54	
56 019 01 0065 000	7538 MANOR	05/25/22	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$36,100	30.08	\$98,056	\$29,193	\$90,807	24%	\$76,514	1.187	918	\$98.92	535	22.9557	1.0 STORY		WOODLAND MANOR 019-01	401	54	
56 019 01 0074 000	7538 MANOR	09/29/22	\$91,000	PTA	03-ARM'S LENGTH	\$91,000	\$36,400	40.00	\$98,705	\$29,000	\$62,000	32%	\$77,450	0.801	918	\$67.54	535	15.6722	1.0 STORY		WOODLAND MANOR 019-01	401	54	
56 019 01 0078 000	7599 MANOR	03/31/23	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$36,100	38.00	\$98,056	\$29,193	\$65,807	31%	\$76,514	0.860	918	\$71.69	535	9.7179	1.0 STORY		WOODLAND MANOR 019-01	401	54	
56 019 01 0082 000	7590 MANOR	03/05/24	\$112,500	PTA	03-ARM'S LENGTH	\$112,500	\$41,800	37.16	\$98,056	\$29,193	\$83,307	26%	\$76,514	1.089	918	\$90.75	535	13.1536	1.0 STORY		WOODLAND MANOR 019-01	401	54	
56 019 01 0091 000	7590 MANOR	10/14/22	\$109,500	PTA	03-ARM'S LENGTH	\$109,500	\$36,400	33.24	\$98,705	\$29,000	\$80,500	26%	\$77,450	1.039	918	\$87.69	535	8.2142	1.0 STORY		WOODLAND MANOR 019-01	401	54	
11 Totals:			\$1,130,000			\$1,130,000	\$409,900		\$1,081,668		\$810,035	29%	\$846,337			\$80.22		0.0131						
			\$102,727				Sale. Ratio =>	36.27					E.C.F. =>	0.957			Std. Deviation=>	0.156842551						
							Std. Dev. =>	4.50					Ave. E.C.F. =>	0.957			Ave. Variance=>	12.7116	Coefficient of Var=>	13.27941821				

540																									Woodcreek									
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.											
56 019 02 0007 000	7624 MANOR	09/22/23	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$44,700	37.25	\$93,268	\$30,211	\$89,789	25%	\$83,596	1.074	918	\$97.81	540	5.4712	1.0 STORY		WOODCREEK MANOR 019-02	401	59											
56 019 02 0009 000	7633 MANOR	06/01/23	\$121,000	PTA	03-ARM'S LENGTH	\$121,000	\$45,000	37.19	\$93,926	\$30,000	\$91,000	25%	\$84,619	1.075	918	\$99.13	540	5.6047	1.0 STORY		WOODCREEK MANOR 019-02	401	59											
56 019 02 0039 000	7760 MANOR	09/30/22	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$35,800	35.80	\$93,268	\$30,211	\$69,789	30%	\$83,596	0.835	918	\$76.02	540	18.4532	1.0 STORY		WOODCREEK MANOR 019-02	401	59											
56 019 02 0046 000	7760 MANOR	09/26/23	\$122,500	PTA	03-ARM'S LENGTH	\$122,500	\$45,000	36.73	\$93,926	\$30,000	\$92,500	24%	\$84,619	1.093	918	\$100.76	540	7.3773	1.0 STORY		WOODCREEK MANOR 019-02	401	59											
4 Totals:			\$463,500			\$463,500	\$170,500		\$374,388		\$343,078		\$336,431			\$93.43		0.0394																
			\$115,875				Sale. Ratio =>	36.79					E.C.F. =>	1.020		Std. Deviation=>	0.12332791																	
							Std. Dev. =>	0.67					Ave. E.C.F. =>	1.019		Ave. Variance=>	9.2266	Coefficient of Var=>	9.051341256															

Woodview																							
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 020 01 0003 000	7320 WOODVIEW	04/12/22	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$36,000	51.43	\$114,630	\$25,000	\$45,000	36%	\$68,682	0.655	1,037	\$43.39	545	64.7075	STYLE - B		WOODVIEW 020-01	401	45
56 020 01 0014 000	7360 WOODVIEW	11/23/22	\$81,500	PTA	03-ARM'S LENGTH	\$81,500	\$30,700	37.67	\$97,884	\$25,174	\$56,326	31%	\$55,716	1.011	817	\$68.94	545	29.1329	STYLE - A		WOODVIEW 020-01	401	45
56 020 01 0026 000	7390 WOODVIEW	10/12/23	\$81,500	PTA	03-ARM'S LENGTH	\$81,500	\$34,900	42.82	\$97,884	\$25,174	\$56,326	31%	\$55,716	1.011	817	\$68.94	545	29.1329	STYLE - A		WOODVIEW 020-01	401	45
56 020 01 0029 000	7370 WOODVIEW	07/28/22	\$129,000	PTA	03-ARM'S LENGTH	\$129,000	\$31,600	24.50	\$100,508	\$25,357	\$103,643	20%	\$57,587	1.800	817	\$126.86	545	49.7496	STYLE - B		WOODVIEW 020-01	401	45
56 020 01 0033 000	7380 WOODVIEW	03/26/24	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$40,200	33.50	\$112,981	\$25,000	\$95,000	21%	\$67,418	1.409	972	\$97.74	545	10.6842	STYLE - B		WOODVIEW 020-01	401	45
56 020 01 0042 000	7385 WOODVIEW	05/27/22	\$89,900	PTA	03-ARM'S LENGTH	\$89,900	\$30,300	33.70	\$96,504	\$25,845	\$64,055	29%	\$54,145	1.183	817	\$78.40	545	11.9238	STYLE - A		WOODVIEW 020-01	401	45
56 020 01 0067 000	7325 WOODVIEW	05/23/22	\$107,000	PTA	03-ARM'S LENGTH	\$107,000	\$34,900	32.62	\$110,930	\$25,000	\$82,000	23%	\$65,847	1.245	972	\$84.36	545	5.6953	STYLE - B		WOODVIEW 020-01	401	45
56 020 01 0068 000	7325 WOODVIEW	10/31/23	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$39,500	35.91	\$110,930	\$25,000	\$85,000	23%	\$65,847	1.291	972	\$87.45	545	1.1392	STYLE - B		WOODVIEW 020-01	401	45
56 020 01 0072 000	7462 WOODVIEW	01/18/24	\$83,000	PTA	03-ARM'S LENGTH	\$83,000	\$34,200	41.20	\$96,006	\$25,347	\$57,653	31%	\$54,145	1.065	817	\$70.57	545	23.7476	STYLE - A		WOODVIEW 020-01	401	45
56 020 01 0075 000	7422 WOODVIEW	06/09/23	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$39,200	32.67	\$110,104	\$25,347	\$94,653	21%	\$64,948	1.457	972	\$97.38	545	15.5099	STYLE - B		WOODVIEW 020-01	401	45
56 020 01 0079 000	7442 WOODVIEW	01/19/24	\$122,000	PTA	03-ARM'S LENGTH	\$122,000	\$39,500	32.38	\$110,930	\$25,000	\$97,000	20%	\$65,847	1.473	972	\$99.79	545	17.0849	STYLE - B		WOODVIEW 020-01	401	45
56 020 01 0086 000	7475 WOODVIEW	04/26/22	\$94,000	PTA	03-ARM'S LENGTH	\$94,000	\$30,200	32.13	\$96,199	\$25,540	\$68,460	27%	\$54,145	1.264	817	\$83.79	545	3.7882	STYLE - A		WOODVIEW 020-01	401	45
56 020 01 0087 000	7485 WOODVIEW	05/27/22	\$116,000	PTA	03-ARM'S LENGTH	\$116,000	\$34,700	29.91	\$110,297	\$25,540	\$90,460	22%	\$64,948	1.393	972	\$93.07	545	9.0540	STYLE - B		WOODVIEW 020-01	401	45
56 020 01 0094 000	7490 WOODVIEW	06/29/23	\$118,000	PTA	03-ARM'S LENGTH	\$118,000	\$39,500	33.47	\$110,930	\$25,000	\$93,000	21%	\$65,847	1.412	972	\$95.68	545	11.0102	STYLE - B		WOODVIEW 020-01	401	45
56 020 01 0099 000	7475 WOODVIEW	06/30/23	\$122,000	PTA	03-ARM'S LENGTH	\$122,000	\$39,500	32.38	\$110,930	\$25,000	\$97,000	20%	\$65,847	1.473	972	\$99.79	545	17.0849	STYLE - B		WOODVIEW 020-01	401	45
56 020 01 0101 000	7515 WOODVIEW	04/28/23	\$109,500	PTA	03-ARM'S LENGTH	\$109,500	\$39,200	35.80	\$110,085	\$25,328	\$84,172	23%	\$64,948	1.296	972	\$86.60	545	0.6276	STYLE - B		WOODVIEW 020-01	401	45
56 020 01 0102 000	7515 WOODVIEW	07/28/23	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$34,200	45.60	\$96,016	\$25,357	\$49,643	34%	\$54,145	0.917	817	\$60.76	545	38.5413	STYLE - A		WOODVIEW 020-01	401	45
56 020 01 0104 000	7535 WOODVIEW	02/03/23	\$79,000	PTA	03-ARM'S LENGTH	\$79,000	\$30,200	38.23	\$96,245	\$25,586	\$53,414	32%	\$54,145	0.987	817	\$65.38	545	31.5766	STYLE - A		WOODVIEW 020-01	401	45
56 020 01 0114 000	7535 WOODVIEW	07/27/22	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$34,900	33.24	\$110,930	\$25,000	\$80,000	24%	\$65,847	1.215	972	\$82.30	545	8.7326	STYLE - B		WOODVIEW 020-01	401	45
56 020 01 0116 000	7515 WOODVIEW	06/24/22	\$117,000	PTA	03-ARM'S LENGTH	\$117,000	\$34,900	29.83	\$110,930	\$25,000	\$92,000	21%	\$65,847	1.397	972	\$94.65	545	9.4915	STYLE - B		WOODVIEW 020-01	401	45
56 020 01 0130 000	7512 WOODVIEW	08/11/23	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$39,500	32.92	\$110,930	\$25,000	\$95,000	21%	\$65,847	1.443	972	\$97.74	545	14.0475	STYLE - B		WOODVIEW 020-01	401	45
56 020 01 0131 000	7532 WOODVIEW	02/27/23	\$107,000	PTA	03-ARM'S LENGTH	\$107,000	\$34,900	32.62	\$110,930	\$25,000	\$82,000	23%	\$65,847	1.245	972	\$84.36	545	5.6953	STYLE - B		WOODVIEW 020-01	401	45
56 020 01 0140 000	7552 WOODVIEW	05/06/22	\$91,000	PTA	03-ARM'S LENGTH	\$91,000	\$30,500	33.52	\$97,313	\$25,000	\$66,000	27%	\$55,412	1.191	817	\$80.78	545	11.1197	STYLE - A		WOODVIEW 020-01	401	45
56 020 01 0141 000	7552 WOODVIEW	05/19/23	\$107,000	PTA	03-ARM'S LENGTH	\$107,000	\$39,500	36.92	\$110,930	\$25,000	\$82,000	23%	\$65,847	1.245	972	\$84.36	545	5.6953	STYLE - B		WOODVIEW 020-01	401	45
56 020 01 0143 000	7572 WOODVIEW	06/05/23	\$119,000	PTA	03-ARM'S LENGTH	\$119,000	\$39,500	33.19	\$110,930	\$25,000	\$94,000	21%	\$65,847	1.428	972	\$96.71	545	12.5289	STYLE - B		WOODVIEW 020-01	401	45
56 020 01 0147 000	7602 WOODVIEW	06/23/23	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$39,500	35.91	\$110,930	\$25,000	\$85,000	23%	\$65,847	1.291	972	\$87.45	545	1.1392	STYLE - B		WOODVIEW 020-01	401	45
56 020 01 0156 000	7622 WOODVIEW	03/06/24	\$87,000	PTA	03-ARM'S LENGTH	\$87,000	\$34,600	39.77	\$97,203	\$25,000	\$62,000	29%	\$55,328	1.121	817	\$75.89	545	18.1678	STYLE - A		WOODVIEW 020-01	401	45
56 020 01 0173 000	7625 WOODVIEW	05/12/22	\$118,000	PTA	03-ARM'S LENGTH	\$118,000	\$34,900	29.58	\$110,930	\$25,000	\$93,000	21%	\$65,847	1.412	972	\$95.68	545	11.0102	STYLE - B		WOODVIEW 020-01	401	45
56 020 01 0180 000	7595 WOODVIEW	04/28/23	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$39,500	35.91	\$110,930	\$25,000	\$85,000	23%	\$65,847	1.291	972	\$87.45	545	1.1392	STYLE - B		WOODVIEW 020-01	401	45
56 020 01 0183 000	7640 WOODVIEW	07/03/23	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$35,800	37.68	\$100,479	\$25,328	\$69,672	27%	\$57,587	1.210	817	\$85.28	545	9.2412	STYLE - B		WOODVIEW 020-01	401	45
56 020 01 0186 000	7630 WOODVIEW	10/06/23	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$34,900	31.73	\$98,067	\$25,357	\$84,643	23%	\$55,716	1.519	817	\$103.60	545	21.6905	STYLE - A		WOODVIEW 020-01	401	45
56 020 01 0196 000	7650 WOODVIEW	05/31/22	\$137,500	PTA	03-ARM'S LENGTH	\$137,500	\$35,500	25.82	\$112,981	\$25,000	\$112,500	18%	\$67,418	1.669	972	\$115.74	545	36.6415	STYLE - B		WOODVIEW 020-01	401	45
56 020 01 0197 000	7610 WOODVIEW	04/04/22	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$31,800	28.91	\$101,046	\$25,895	\$84,105	24%	\$57,587	1.460	817	\$102.94	545	15.8218	STYLE - B		WOODVIEW 020-01	401	45
56 020 01 0199 000	7600 WOODVIEW	02/09/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$31,600	24.31	\$100,691	\$25,540	\$104,460	20%	\$57,587	1.814	817	\$127.86	545	51.1683	STYLE - B		WOODVIEW 020-01	401	45
56 020 01 0208 000	7590 WOODVIEW	04/22/22	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$35,500	32.27	\$112,981	\$25,000	\$85,000	23%	\$67,418	1.261	972	\$87.45	545	4.1485	STYLE - B		WOODVIEW 020-01	401	45
56 020 01 0217 000	7530 WOODVIEW	08/03/23	\$121,500	PTA	03-ARM'S LENGTH	\$121,500	\$35,900	29.55	\$100,737	\$25,586	\$95,914	21%	\$57,587	1.666	817	\$117.40	545	36.3281	STYLE - B		WOODVIEW 020-01	401	45
56 020 01 0228 000	7530 WOODVIEW	05/16/23	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$40,200	44.67	\$112,981	\$25,000	\$65,000	28%	\$67,418	0.964	972	\$66.87	545	33.8140	STYLE - B		WOODVIEW 020-01	401	45
37 Totals:			\$3,922,400			\$3,922,400	\$1,321,900		\$3,922,842		\$2,990,099	24%	\$2,291,602			\$88.74		0.2538					
			\$106,011				Sale. Ratio =>		33.70				E.C.F. =>	1.305		Std. Deviation=>	0.24237686						
							Std. Dev. =>		5.66				Ave. E.C.F. =>	1.302		Ave. Variance=>	18.3192	Coefficient of Var=>	14.06717535				

Rivergate																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 020 04 0020 000	7890 RIVERGATE	07/05/22	\$194,500	PTA	03-ARM'S LENGTH	\$194,500	\$69,800	35.89	\$165,201	\$42,800	\$151,700	22%	\$135,700	1.118	1,116	\$135.93	550	9.7667	2.0 STORY		RIVERGATE 020-04	401	70	
56 020 04 0029 000	7836 RIVERGATE	03/23/23	\$155,500	PTA	03-ARM'S LENGTH	\$155,500	\$69,800	44.89	\$165,190	\$42,800	\$112,700	28%	\$135,688	0.831	1,116	\$100.99	550	18.9659	2.0 STORY		RIVERGATE 020-04	401	70	
56 020 04 0034 000	7806 RIVERGATE	11/15/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$79,100	41.63	\$163,609	\$42,800	\$147,200	23%	\$133,988	1.099	1,116	\$131.90	550	7.8364	2.0 STORY		RIVERGATE 020-04	401	69	
56 020 04 0052 000	7674 RIVERGATE	12/04/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$79,000	45.14	\$163,400	\$42,800	\$132,200	24%	\$133,763	0.988	1,116	\$118.46	550	3.1928	2.0 STORY		RIVERGATE 020-04	401	69	
56 020 04 0056 000	7650 RIVERGATE	10/14/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$69,000	39.43	\$163,400	\$42,800	\$132,200	24%	\$133,763	0.988	1,116	\$118.46	550	3.1928	2.0 STORY		RIVERGATE 020-04	401	69	
56 020 04 0065 000	7759 RIVERGATE	10/24/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$69,200	36.42	\$163,709	\$42,800	\$147,200	23%	\$134,096	1.098	1,116	\$131.90	550	7.7484	2.0 STORY		RIVERGATE 020-04	401	69	
6 Totals:			\$1,080,000			\$1,080,000	\$435,900		\$984,509		\$823,200	24%	\$806,999			\$122.94		0.0164						
			\$180,000				Sale. Ratio =>						E.C.F. =>	1.020			Std. Deviation=>	0.10926384						
							Std. Dev. =>	4.03					Ave. E.C.F. =>	1.020			Ave. Variance=>	8.4505	Coefficient of Var=>	8.282860806				

555		Parkview																						
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 020 06 0009 000	35988 CENTRAL CITY	06/02/23	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$61,600	37.33	\$134,928	\$44,100	\$120,900	27%	\$147,654	0.819	1,318	\$91.73	555	12.0796	1.0 STORY	PARKVIEW PLACE 020-06		401	70	
56 020 06 0011 000	35940 CENTRAL CITY	09/20/21	\$118,000	PTA	03-ARM'S LENGTH	\$118,000	\$48,300	40.93	\$113,279	\$44,100	\$73,900	37%	\$128,028	0.577	1,012	\$73.02	555	12.0796	1.0 STORY	PARKVIEW PLACE 020-06		401	71	
2 Totals:			\$283,000			\$283,000	\$109,900		\$248,207		\$194,800	32%	\$275,682			\$82.38		0.8599						
								Sale. Ratio =>	38.83					E.C.F. =>	0.707	Std. Deviation=>		0.17083116						
								Std. Dev. =>	2.54					Ave. E.C.F. =>	0.698	Ave. Variance=>		12.0796	Coefficient of Var=>	17.3057075				

Colonial																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 021 03 0007 000	37458 COLONIAL	06/24/22	\$157,000	PTA	03-ARM'S LENGTH	\$157,000	\$63,600	40.51	\$145,378	\$42,500	\$114,500	27%	\$104,162	1.099	1,059	\$108.12	560	5.3002	2.0 STORY		COLONIAL ESTATES 021-03	401	53	
56 021 03 0009 000	37500 COLONIAL	10/21/22	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$64,200	40.13	\$146,240	\$42,500	\$117,500	27%	\$104,945	1.120	1,036	\$113.42	560	3.2624	2.0 STORY		COLONIAL ESTATES 021-03	401	48	
56 021 03 0015 000	37534 COLONIAL	01/27/23	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$53,900	38.50	\$133,675	\$42,500	\$97,500	30%	\$93,523	1.043	1,036	\$94.11	560	10.9726	2.0 STORY		COLONIAL ESTATES 021-03	401	48	
56 021 03 0027 000	37592 GARDEN	08/16/23	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$78,400	47.52	\$157,691	\$42,500	\$122,500	26%	\$115,355	1.062	1,274	\$96.15	560	9.0318	2.0 STORY		COLONIAL ESTATES 021-03	401	48	
56 021 03 0030 000	37608 GARDEN	04/13/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$66,800	39.29	\$133,857	\$43,044	\$126,956	25%	\$93,194	1.362	1,034	\$122.78	560	21.0028	2.0 STORY		COLONIAL ESTATES 021-03	401	48	
56 021 03 0046 000	37686 COLONIAL	04/07/22	\$149,000	PTA	03-ARM'S LENGTH	\$149,000	\$61,900	41.54	\$141,544	\$43,218	\$105,782	29%	\$100,024	1.058	1,057	\$100.08	560	9.4683	2.0 STORY		COLONIAL ESTATES 021-03	401	54	
56 021 03 0082 000	37715 COLONIAL	09/08/23	\$173,000	PTA	03-ARM'S LENGTH	\$173,000	\$72,200	41.73	\$145,400	\$42,500	\$130,500	25%	\$104,182	1.253	1,059	\$123.23	560	10.0364	2.0 STORY		COLONIAL ESTATES 021-03	401	53	
56 021 03 0112 000	37589 GARDEN	12/21/23	\$162,000	PTA	03-ARM'S LENGTH	\$162,000	\$75,300	46.48	\$151,209	\$42,500	\$119,500	26%	\$109,463	1.092	1,274	\$93.80	560	6.0558	2.0 STORY		COLONIAL ESTATES 021-03	401	48	
56 021 03 0129 000	37451 COLONIAL	02/12/24	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$71,800	41.03	\$144,421	\$42,500	\$132,500	24%	\$103,292	1.283	1,059	\$125.12	560	13.0520	2.0 STORY		COLONIAL ESTATES 021-03	401	52	
9 Totals:			\$1,451,000			\$1,451,000	\$608,100		\$1,299,415		\$1,067,238	27%	\$928,139			\$108.53		0.2385						
			\$161,222					Sale. Ratio =>	41.91				E.C.F. =>	1.150			Std. Deviation=>	0.11614828						
								Std. Dev. =>	3.10				Ave. E.C.F. =>	1.152			Ave. Variance=>	9.7981	Coefficient of Var=>	8.503385091				

565 Emerald Pointe																									
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
56 022 01 0031 000	38448 N EMERALD	09/15/23	\$352,000	PTA	03-ARM'S LENGTH	\$352,000	\$164,300	46.68	\$368,238	\$73,400	\$278,600	21%	\$245,698	1.134	2,038	\$136.70	565	9.9185	2.0 STORY		EMERALD POINTE 022-01	401	73		
56 022 01 0037 000	38459 N EMERALD	08/30/22	\$337,000	PTA	03-ARM'S LENGTH	\$337,000	\$125,200	37.15	\$320,304	\$73,710	\$263,290	22%	\$205,495	1.281	2,134	\$123.38	565	4.8152	BI-LEVEL		EMERALD POINTE 022-01	401	73		
56 022 01 0042 000	38519 N EMERALD	06/30/23	\$324,900	PTA	03-ARM'S LENGTH	\$324,900	\$143,500	44.17	\$321,733	\$78,095	\$246,805	24%	\$203,032	1.216	2,135	\$115.60	565	1.7497	BI-LEVEL		EMERALD POINTE 022-01	401	73		
56 022 01 0067 000	38469 TERRY	08/01/22	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$128,300	41.39	\$327,827	\$76,333	\$233,667	25%	\$209,578	1.115	2,143	\$109.04	565	11.8157	BI-LEVEL		EMERALD POINTE 022-01	401	74		
56 022 01 0093 000	38455 MEGHAN	05/13/22	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$103,000	35.52	\$262,754	\$76,148	\$213,852	26%	\$155,505	1.375	1,362	\$157.01	565	14.2114	2.0 STORY		EMERALD POINTE 022-01	401	71		
56 022 01 0119 000	8142 W EMERALD	05/11/22	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$112,100	37.37	\$286,225	\$73,400	\$226,600	24%	\$177,354	1.278	1,393	\$162.67	565	4.4574	1.0 STORY		EMERALD POINTE 022-01	401	68		
6 Totals:			\$1,913,900			\$1,913,900	\$776,400		\$1,887,081		\$1,462,814	24%	\$1,196,663			\$134.07		1.0684							
														E.C.F. =>	1.222	Std. Deviation=>		0.098596856							
														Ave. E.C.F. =>	1.233	Ave. Variance=>		7.8280	Coefficient of Var=>		6.348233286				
														Original ECF	1.185										
														Starting std Dev	0.136										
														Min	0.981										
														Max	1.389										

OUTLIER - NOT USED IN ANALYSIS

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 022 01 0100 000	8230 W EMERALD	12/28/22	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$127,400	46.33	\$324,921	\$73,400	\$201,600	27%	\$209,601	0.962	2,184	\$92.31	565	27.1268	1.0 STORY		EMERALD POINTE 022-01	401	67

575																									Briarbrook									
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.											
56 022 02 0012 000	39269 ARMSTRONG	10/17/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$85,100	37.82	\$190,150	\$55,000	\$170,000	24%	\$138,279	1.229	1,156	\$147.06	575	4.5712	1.0 STORY		BRIARBROOK 022-02	401	69											
56 022 02 0018 000	39341 ARMSTRONG	11/10/22	\$222,200	PTA	03-ARM'S LENGTH	\$222,200	\$81,100	36.50	\$195,819	\$55,000	\$167,200	25%	\$143,553	1.165	1,156	\$144.64	575	1.8955	1.0 STORY		BRIARBROOK 022-02	401	69											
56 022 02 0024 000	39376 ARMSTRONG	07/06/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$79,000	36.74	\$190,471	\$55,021	\$159,979	26%	\$138,279	1.157	1,156	\$138.39	575	2.6757	1.0 STORY		BRIARBROOK 022-02	401	69											
3 Totals:			\$662,200			\$662,200	\$245,200		\$576,440		\$497,179	25%	\$420,111			\$143.36		0.0238																
								Sale. Ratio =>	37.03									E.C.F. =>	1.183	Std. Deviation=>				0.03977982										
								Std. Dev. =>	0.70									Ave. E.C.F. =>	1.184	Ave. Variance=>				3.0475	Coefficient of Var=>			2.57458025						

Emerald Point (2)																									
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
56 023 02 0014 000	7700 CRAB TREE	09/28/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$83,900	39.02	\$193,597	\$50,000	\$165,000	23%	\$147,279	1.120	1,393	\$118.45	580	0.6783	1.0 STORY	EMERALD POINTE 023-02	401	64			
56 023 02 0016 000	38453 DEER CREEK	01/30/24	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$89,700	37.38	\$193,626	\$50,000	\$190,000	21%	\$147,309	1.290	1,393	\$136.40	580	16.2703	1.0 STORY	EMERALD POINTE 023-02	401	64			
56 023 02 0033 000	38644 SYCAMORE	10/26/22	\$202,000	PTA	03-ARM'S LENGTH	\$202,000	\$88,800	43.96	\$204,915	\$50,000	\$152,000	25%	\$158,887	0.957	1,393	\$109.12	580	17.0452	1.0 STORY	EMERALD POINTE 023-02	401	66			
56 023 02 0060 000	7921 WHISPERING WILLOW	09/23/22	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$85,500	41.11	\$197,570	\$50,000	\$158,000	24%	\$151,354	1.044	1,399	\$112.94	580	8.3194	1.0 STORY	EMERALD POINTE 023-02	401	66			
56 023 02 0061 000	7953 WHISPERING WILLOW	12/16/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$85,600	41.76	\$197,707	\$50,000	\$155,000	24%	\$151,494	1.023	1,393	\$111.27	580	10.3965	1.0 STORY	EMERALD POINTE 023-02	401	66			
56 023 02 0068 000	38512 CHESTNUT	04/05/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$79,200	39.60	\$183,378	\$50,000	\$150,000	25%	\$136,798	1.097	1,195	\$125.52	580	3.0598	1.0 STORY	EMERALD POINTE 023-02	401	66			
56 023 02 0072 000	38539 RED OAK	03/07/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$78,500	34.89	\$181,623	\$50,000	\$175,000	22%	\$134,998	1.296	1,193	\$146.69	580	16.9210	1.0 STORY	EMERALD POINTE 023-02	401	66			
56 023 02 0076 000	7755 CRAB TREE	02/14/23	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$83,700	38.05	\$193,140	\$50,000	\$170,000	23%	\$146,810	1.158	1,393	\$122.04	580	3.0852	1.0 STORY	EMERALD POINTE 023-02	401	64			
56 023 02 0102 000	38550 RED OAK	06/22/22	\$211,000	PTA	03-ARM'S LENGTH	\$211,000	\$88,900	42.13	\$205,056	\$50,000	\$161,000	24%	\$159,032	1.012	1,475	\$109.15	580	11.4729	1.0 STORY	EMERALD POINTE 023-02	401	65			
56 023 02 0103 000	38538 RED OAK	07/28/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$90,500	37.71	\$195,401	\$50,000	\$190,000	21%	\$149,129	1.274	1,393	\$136.40	580	14.6957	1.0 STORY	EMERALD POINTE 023-02	401	65			
10 Totals:			\$2,166,000			\$2,166,000	\$854,300		\$1,946,013		\$1,666,000	23%	\$1,483,090			\$122.80		0.3775							
													Sale. Ratio =>	39.44											
													Std. Dev. =>	2.70											
													E.C.F. =>	1.123	Std. Deviation=>		0.12408845								
													Ave. E.C.F. =>	1.127	Ave. Variance=>		10.1944	Coefficient of Var=>		9.044789613					
													Original ECF	1.095											
													Starting std Dev	0.147											
													Min	0.875											
													Max	1.316											

OUTLIER - NOT USED IN ANALYSIS

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 023 02 0070 000	7955 DEER CREEK	01/23/23	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$89,800	48.54	\$207,320	\$51,793	\$133,207	28%	\$159,515	0.835	1,393	\$95.63	580	29.2030	1.0 STORY	EMERALD POINTE 023-02	401	66	

585		Anthony's Pond																									
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.				
56 023 03 0011 000	38549 ALMA	10/31/21	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$131,200	34.99	\$364,071	\$76,700	\$298,300	20%	\$221,067	1.349	1,366	\$218.37	585	11.9374	1.0 STORY	ANTHONY'S POND	023-03	401	70				
56 023 03 0022 000	38626 ALMA	07/14/22	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$183,000	52.29	\$391,589	\$76,700	\$273,300	22%	\$273,717	0.998	2,044	\$133.71	585	23.1515	2.0 STORY	ANTHONY'S POND	023-03	401	71				
56 023 03 0028 000	38522 ALMA	06/11/21	\$401,000	PTA	03-ARM'S LENGTH	\$401,000	\$140,700	35.09	\$390,865	\$81,348	\$319,652	20%	\$238,167	1.342	1,824	\$175.25	585	11.2141	MULTI/MIXED	ANTHONY'S POND	023-03	401	70				
3 Totals:			\$1,126,000			\$1,126,000	\$454,900		\$1,146,525		\$891,252	21%	\$732,952			\$175.78		1.4014									
								Sale. Ratio =>	40.40									E.C.F. =>	1.216	Std. Deviation=>		0.20053085					
								Std. Dev. =>	9.96									Ave. E.C.F. =>	1.230	Ave. Variance=>		15.4344	Coefficient of Var=>		12.5483539		

Shenandoah																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 024 01 0013 000	7505 CULPEPPER	05/18/22	\$162,000	PTA	03-ARM'S LENGTH	\$162,000	\$60,300	37.22	\$143,732	\$45,000	\$117,000	28%	\$88,766	1.318	1,175	\$99.57	590	0.5515	2.0 STORY	SHENANDOAH CONDOS 024-01		401	48	
56 024 01 0015 000	7509 CULPEPPER	06/02/23	\$178,000	PTA	03-ARM'S LENGTH	\$178,000	\$73,200	41.12	\$154,198	\$45,000	\$133,000	25%	\$97,561	1.363	1,325	\$100.38	590	3.9663	2.0 STORY	SHENANDOAH CONDOS 024-01		401	48	
56 024 01 0017 000	7513 CULPEPPER	12/22/22	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$63,200	37.84	\$150,692	\$45,000	\$122,000	27%	\$94,615	1.289	1,118	\$109.12	590	3.4148	2.0 STORY	SHENANDOAH CONDOS 024-01		401	48	
3 Totals:			\$507,000			\$507,000	\$196,700		\$448,622		\$372,000	27%	\$280,943			\$103.03		0.0531						
			\$169,000				Sale. Ratio =>	38.80					E.C.F. =>	1.324		Std. Deviation=>	0.037213027							
							Std. Dev. =>	2.10					Ave. E.C.F. =>	1.324		Ave. Variance=>	2.6442	Coefficient of Var=>	1.99775615					

Brandon 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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 024 04 0001 000	7389 S KINGSTON	05/04/22	\$165,900	PTA	03-ARM'S LENGTH	\$165,900	\$63,600	38.34	\$158,305	\$43,200	\$122,700	26%	\$125,114	0.981	1,112	\$110.34	595	1.2113	2.0 STORY		BRANDON VILLAGE 024-04	401	63	
56 024 04 0014 000	7311 S KINGSTON	12/22/23	\$160,500	PTA	03-ARM'S LENGTH	\$160,500	\$70,000	43.61	\$154,336	\$43,200	\$117,300	27%	\$120,800	0.971	1,121	\$104.64	595	2.1791	2.0 STORY		BRANDON VILLAGE 024-04	401	63	
56 024 04 0023 000	7360 S KINGSTON	09/21/22	\$161,000	PTA	03-ARM'S LENGTH	\$161,000	\$61,800	38.39	\$154,249	\$43,200	\$117,800	27%	\$120,705	0.976	1,121	\$105.08	595	1.6888	2.0 STORY		BRANDON VILLAGE 024-04	401	63	
56 024 04 0036 000	7462 N KINGSTON	12/20/22	\$164,900	PTA	03-ARM'S LENGTH	\$164,900	\$62,800	38.08	\$156,674	\$43,200	\$121,700	26%	\$123,341	0.987	1,121	\$108.56	595	0.6125	2.0 STORY		BRANDON VILLAGE 024-04	401	64	
56 024 04 0055 000	7777 PRINCETON	03/22/23	\$172,000	PTA	03-ARM'S LENGTH	\$172,000	\$62,600	36.40	\$156,069	\$43,200	\$128,800	25%	\$122,684	1.050	1,121	\$114.90	595	5.7037	2.0 STORY		BRANDON VILLAGE 024-04	401	64	
56 024 04 0063 000	7754 PRINCETON	09/16/22	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$62,600	37.94	\$156,069	\$43,200	\$121,800	26%	\$122,684	0.993	1,121	\$108.65	595	0.0021	2.0 STORY		BRANDON VILLAGE 024-04	401	64	
56 024 04 0067 000	7730 PRINCETON	01/06/23	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$62,600	37.94	\$156,078	\$43,200	\$121,800	26%	\$122,693	0.993	1,121	\$108.65	595	0.0100	2.0 STORY		BRANDON VILLAGE 024-04	401	64	
7 Totals:			\$1,154,300			\$1,154,300	\$446,000		\$1,091,780		\$851,900	26%	\$858,022			\$108.69		0.0048						
			\$164,900					Sale. Ratio =>	38.64				E.C.F. =>	0.993		Std. Deviation=>	0.026449597							
								Std. Dev. =>	2.28				Ave. E.C.F. =>	0.993		Ave. Variance=>	1.6296	Coefficient of Var=>	1.641410729					

Overbrook																									
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
56 025 01 0013 000	7191 TIMBER RIDGE	05/12/23	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$150,500	39.09	\$302,918	\$84,700	\$300,300	22%	\$225,515	1.332	1,908	\$157.39	600	15.5489	2.0 STORY		OVERBROOK CONDOS 025-01	401	68		
56 025 01 0020 000	7170 FOX CHASE	08/14/23	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$138,600	41.37	\$279,157	\$88,816	\$246,184	27%	\$199,091	1.237	1,591	\$154.74	600	6.0408	2.0 STORY		OVERBROOK CONDOS 025-01	401	69		
56 025 01 0036 000	38381 OVERBROOK	01/20/23	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$131,800	43.93	\$301,233	\$87,891	\$212,109	29%	\$220,893	0.960	1,966	\$107.89	600	21.5897	2.0 STORY		OVERBROOK CONDOS 025-01	401	68		
3 Totals:			\$1,020,000			\$1,020,000	\$420,900		\$883,308		\$758,593		\$645,499			\$140.00		0.0927							
								Sale. Ratio =>	41.26					E.C.F. =>	1.175	Std. Deviation=>		0.192921637							
								Std. Dev. =>	2.42					Ave. E.C.F. =>	1.176	Ave. Variance=>		14.3931	Coefficient of Var=>	12.23769593					

605

Quail Run

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 029 01 0016 000	6649 QUAIL RUN	05/12/23	\$207,000	PTA	03-ARM'S LENGTH	\$207,000	\$94,600	45.70	\$185,238	\$55,100	\$151,900	27%	\$174,633	0.870	1,466	\$103.62	605	6.0004	2.0 STORY		QUAIL RUN 029-01	401	68
56 029 01 0030 000	6709 QUAIL RUN	11/15/23	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$95,500	41.52	\$186,992	\$55,100	\$174,900	24%	\$176,696	0.990	1,466	\$119.30	605	6.0004	2.0 STORY		QUAIL RUN 029-01	401	68
2 Totals:			\$437,000			\$437,000	\$190,100		\$372,230		\$326,800	25%	\$351,329			\$111.46		0.0352					
								Sale. Ratio =>	43.50					E.C.F. =>	0.930	Std. Deviation=>	0.08485887						
								Std. Dev. =>	2.95					Ave. E.C.F. =>	0.930	Ave. Variance=>	6.0004	Coefficient of Var=>	6.453261876				

OUTLIER - NOT USED IN ANALYSIS

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 029 01 0030 000	6709 QUAIL RUN	07/18/23	\$123,000	PTA	03-ARM'S LENGTH	\$123,000	\$95,500	77.64	\$186,992	\$36,800	\$86,200	30%	\$176,696	0.488	1,466	\$58.80	605	44.1987	2.0 STORY		QUAIL RUN 029-01	401	68

Brownstones																							
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 030 04 0022 000	6750 CENTRAL CITY	08/24/23	\$233,106	PTA	03-ARM'S LENGTH	\$233,106	\$93,600	40.15	\$191,101	\$55,500	\$177,606	24%	\$168,653	1.053	1,775	\$100.06	610	10.2573	STYLE - A	BROWNSTONES OF W/L	030-04	401	73
56 030 04 0024 000	6770 CENTRAL CITY	08/08/23	\$215,550	PTA	03-ARM'S LENGTH	\$215,550	\$94,200	43.70	\$192,459	\$55,500	\$160,050	26%	\$170,179	0.940	1,801	\$88.87	610	1.0031	STYLE - A	BROWNSTONES OF W/L	030-04	401	73
56 030 04 0030 000	6840 CENTRAL CITY	10/08/22	\$194,000	PTA	03-ARM'S LENGTH	\$194,000	\$82,500	42.53	\$189,595	\$55,500	\$138,500	29%	\$166,961	0.830	1,775	\$78.03	610	12.0977	STYLE - A	BROWNSTONES OF W/L	030-04	401	73
56 030 04 0034 000	6880 CENTRAL CITY	08/18/23	\$196,000	PTA	03-ARM'S LENGTH	\$196,000	\$82,800	42.24	\$168,734	\$55,500	\$140,500	28%	\$143,521	0.979	1,518	\$92.56	610	2.8435	STYLE - A	BROWNSTONES OF W/L	030-04	401	73
4 Totals:			\$838,656			\$838,656	\$353,100		\$741,889		\$616,656	27%	\$649,313			\$89.88		0.0809					
			\$209,664				Sale. Ratio =>	42.10					E.C.F. =>	0.950		Std. Deviation=>	0.09321264						
							Std. Dev. =>	1.48					Ave. E.C.F. =>	0.951		Ave. Variance=>	6.5504	Coefficient of Var=>	6.8914353				

Sheltering Pines																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 031 02 0002 000	5850 N NEWBURGH	08/15/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$62,000	33.51	\$151,652	\$50,100	\$134,900	27%	\$116,841	1.155	1,393	\$96.84	615	17.1431	2.0 STORY		SHELTERING PINES 031-02	401	55	
56 031 02 0010 000	5940 N NEWBURGH	11/14/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$55,800	31.89	\$128,958	\$52,472	\$122,528	30%	\$88,030	1.392	962	\$127.37	615	40.8766	2.0 STORY		SHELTERING PINES 031-02	401	55	
56 031 02 0012 000	5878 N NEWBURGH	07/15/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$101,200	40.48	\$242,704	\$51,198	\$198,802	20%	\$220,237	0.903	1,640	\$121.22	615	8.0451	STYLE - A		SHELTERING PINES 031-02	401	80	
56 031 02 0017 000	5980 N NEWBURGH	04/01/22	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$99,200	44.09	\$237,883	\$51,171	\$173,829	23%	\$214,726	0.810	1,640	\$105.99	615	17.3588	STYLE - A		SHELTERING PINES 031-02	401	78	
56 031 02 0021 000	6020 N NEWBURGH	07/28/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$86,900	42.39	\$194,613	\$51,171	\$153,829	25%	\$164,991	0.932	1,098	\$140.10	615	5.0776	1.0 STORY		SHELTERING PINES 031-02	401	78	
56 031 02 0022 000	6070 N NEWBURGH	05/17/23	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$86,500	43.47	\$193,837	\$51,171	\$147,829	26%	\$164,099	0.901	1,098	\$134.63	615	8.2272	1.0 STORY		SHELTERING PINES 031-02	401	78	
56 031 02 0031 000	6200 N NEWBURGH	10/04/22	\$223,000	PTA	03-ARM'S LENGTH	\$223,000	\$100,200	44.93	\$240,295	\$51,185	\$171,815	23%	\$217,483	0.790	1,640	\$104.77	615	19.3109	STYLE - A		SHELTERING PINES 031-02	401	79	
7 Totals:			\$1,462,000			\$1,462,000	\$591,800		\$1,389,942		\$1,103,532	25%	\$1,186,407			\$118.70		5.2979						
			\$208,857					Sale. Ratio =>		40.48			E.C.F. =>	0.930		Std. Deviation=>	0.215917145							
								Std. Dev. =>		5.27			Ave. E.C.F. =>	0.983		Ave. Variance=>	16.5771	Coefficient of Var=>	16.86158807					

Tall Oaks																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 031 03 0001 000	36410 TALL OAK	09/20/22	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$90,700	40.31	\$214,986	\$45,700	\$179,300	20%	\$174,728	1.026	1,310	\$136.87	620	1.0887	1.0 STORY		TALL OAKS 031-03	401	70	
56 031 03 0002 000	36422 TALL OAK	07/20/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$89,200	40.55	\$211,431	\$45,700	\$174,300	21%	\$171,063	1.019	1,281	\$136.07	620	0.3644	1.0 STORY		TALL OAKS 031-03	401	70	
56 031 03 0023 000	6271 TWIN OAKS	08/03/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$90,500	44.15	\$214,430	\$46,614	\$158,386	23%	\$173,212	0.914	1,272	\$124.52	620	10.0877	1.0 STORY		TALL OAKS 031-03	401	71	
56 031 03 0026 000	6235 TWIN OAKS	05/26/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$91,700	41.68	\$217,260	\$45,700	\$174,300	21%	\$177,072	0.984	1,319	\$132.15	620	3.0936	1.0 STORY		TALL OAKS 031-03	401	71	
56 031 03 0039 000	6254 WHITE OAK	06/12/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$101,600	42.33	\$212,057	\$46,715	\$193,285	19%	\$170,662	1.133	1,272	\$151.95	620	11.7281	1.0 STORY		TALL OAKS 031-03	401	71	
5 Totals:			\$1,110,000			\$1,110,000	\$463,700		\$1,070,164		\$879,571	21%	\$866,737			\$136.31		0.0473						
			\$222,000					Sale. Ratio =>	41.77				E.C.F. =>	1.015		Std. Deviation=>	0.0790882							
								Std. Dev. =>	1.55				Ave. E.C.F. =>	1.015		Ave. Variance=>	5.2725	Coefficient of Var=>	5.193133266					

625		Deerhurst																						
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 030 03 0016 000	6441 DEERHURST	01/23/23	\$170,500	PTA	03-ARM'S LENGTH	\$170,500	\$77,500	45.45	\$190,171	\$55,829	\$114,671	33%	\$134,342	0.854	1,228	\$93.38	625	14.2095	2.0 STORY	\$55,000		DEERHURST 030-03	401	69
56 030 03 0037 000	36646 DEERHURST N	10/20/22	\$211,500	PTA	03-ARM'S LENGTH	\$211,500	\$90,500	42.79	\$220,658	\$55,000	\$156,500	26%	\$165,658	0.945	1,117	\$140.11	625	5.0953	1.0 STORY	\$55,000		DEERHURST 030-03	401	70
56 030 03 0040 000	36616 DEERHURST N	06/30/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$91,000	47.89	\$207,858	\$55,225	\$134,775	29%	\$152,633	0.883	1,117	\$120.66	625	11.2670	1.0 STORY	\$55,000		DEERHURST 030-03	401	70
56 030 03 0042 000	36566 DEERHURST N	07/15/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$85,000	47.22	\$207,833	\$55,200	\$124,800	31%	\$152,633	0.818	1,117	\$111.73	625	17.8023	STYLE - A	\$55,000		DEERHURST 030-03	401	70
56 030 03 0044 000	36546 DEERHURST N	04/19/22	\$186,025	PTA	03-ARM'S LENGTH	\$186,025	\$84,100	45.21	\$205,514	\$55,000	\$131,025	30%	\$150,514	0.871	1,311	\$99.94	625	12.5153	STYLE - B	\$55,000		DEERHURST 030-03	401	69
56 030 03 0068 000	36533 DEERHURST	03/10/23	\$204,000	PTA	03-ARM'S LENGTH	\$204,000	\$88,600	43.43	\$216,280	\$55,000	\$149,000	27%	\$161,280	0.924	1,117	\$133.39	625	7.1811	1.0 STORY	\$55,000		DEERHURST 030-03	401	69
56 030 03 0086 000	36530 DEERHURST S	02/09/23	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$76,200	46.18	\$186,949	\$55,000	\$110,000	33%	\$131,949	0.834	1,117	\$98.48	625	16.2015	STYLE - A	\$55,000		DEERHURST 030-03	401	69
56 030 03 0090 000	6821 DEERHURST	08/11/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$92,100	39.19	\$210,169	\$55,000	\$180,000	23%	\$155,169	1.160	1,117	\$161.15	625	16.4355	1.0 STORY	\$55,000		DEERHURST 030-03	401	70
56 030 03 0095 000	6881 DEERHURST	12/29/23	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$92,400	38.34	\$210,734	\$55,000	\$186,000	23%	\$155,734	1.194	1,117	\$166.52	625	19.8674	1.0 STORY	\$55,000		DEERHURST 030-03	401	70
56 030 03 0097 000	6911 DEERHURST	05/25/23	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$97,100	37.35	\$220,979	\$55,000	\$205,000	21%	\$165,979	1.235	1,117	\$183.53	625	23.9426	1.0 STORY	\$55,000		DEERHURST 030-03	401	70
56 030 03 0098 000	6921 DEERHURST	08/09/23	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$86,400	44.31	\$197,949	\$55,200	\$139,800	28%	\$142,749	0.979	1,228	\$113.84	625	1.6329	2.0 STORY	\$55,000		DEERHURST 030-03	401	70
56 030 03 0111 000	7040 DEERHURST	05/05/23	\$237,900	PTA	03-ARM'S LENGTH	\$237,900	\$92,200	38.76	\$210,438	\$55,000	\$182,900	23%	\$155,438	1.177	1,117	\$163.74	625	18.1004	1.0 STORY	\$55,000		DEERHURST 030-03	401	70
56 030 03 0113 000	36558 DEER RUN CT N	12/09/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$87,100	42.49	\$212,739	\$55,200	\$149,800	27%	\$157,539	0.951	1,311	\$114.26	625	4.4795	2.0 STORY	\$55,000		DEERHURST 030-03	401	70
56 030 03 0120 000	36537 DEER RUN CT N	11/10/22	\$212,000	PTA	03-ARM'S LENGTH	\$212,000	\$88,100	41.56	\$215,075	\$55,000	\$157,000	26%	\$160,075	0.981	1,311	\$119.76	625	1.4880	2.0 STORY	\$55,000		DEERHURST 030-03	401	70
56 030 03 0125 000	6828 DEER RUN CT S	05/05/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$89,900	39.96	\$205,341	\$55,200	\$169,800	25%	\$150,141	1.131	1,311	\$129.52	625	13.5266	2.0 STORY	\$55,000		DEERHURST 030-03	401	70
15 Totals:			\$3,117,925			\$3,117,925	\$1,318,200		\$3,118,687		\$2,291,071	27%	\$2,291,833			\$130.00		0.3997						
			\$207,862				Sale. Ratio =>		42.28				E.C.F. =>	1.000		Std. Deviation=>	0.1443225							
							Std. Dev. =>		3.39				Ave. E.C.F. =>	0.996		Ave. Variance=>	12.2497	Coefficient of Var=>	12.30293588					

Maplehurst																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 031 05 0002 000	37150 AMHURST	10/06/22	\$194,000	PTA	03-ARM'S LENGTH	\$194,000	\$80,100	41.29	\$227,651	\$65,309	\$128,691	34%	\$165,655	0.777	1,359	\$94.70	630	20.3255	2.0 STORY	\$65,100		MAPLEHURST 031-05	401	73
56 031 05 0004 000	37174 AMHURST	06/17/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$87,600	35.04	\$246,723	\$65,100	\$184,900	26%	\$185,330	0.998	1,234	\$149.84	630	1.7566	1.0 STORY	\$65,100		MAPLEHURST 031-05	401	73
56 031 05 0014 000	37306 AMHURST	11/30/23	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$110,400	41.66	\$264,216	\$65,914	\$199,086	25%	\$202,349	0.984	1,609	\$123.73	630	0.3758	STYLE - B	\$65,100		MAPLEHURST 031-05	401	73
56 031 05 0016 000	37342 AMHURST	09/20/22	\$238,000	PTA	03-ARM'S LENGTH	\$238,000	\$82,900	34.83	\$234,735	\$65,306	\$172,694	27%	\$172,887	0.999	1,234	\$139.95	630	1.8769	1.0 STORY	\$65,100		MAPLEHURST 031-05	401	72
56 031 05 0017 000	37354 AMHURST	11/04/22	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$80,400	38.29	\$228,304	\$65,100	\$144,900	31%	\$166,535	0.870	1,359	\$106.62	630	11.0027	2.0 STORY	\$65,100		MAPLEHURST 031-05	401	72
56 031 05 0021 000	37353 AMHURST	12/21/22	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$95,200	35.92	\$266,199	\$65,100	\$199,900	25%	\$205,203	0.974	1,610	\$124.16	630	0.5959	STYLE - B	\$65,100		MAPLEHURST 031-05	401	73
56 031 05 0039 000	37113 AMHURST	08/12/22	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$87,500	33.65	\$246,219	\$67,326	\$192,674	26%	\$182,544	1.055	1,234	\$156.14	630	7.5378	1.0 STORY	\$65,100		MAPLEHURST 031-05	401	73
56 031 05 0051 000	6346 PEMBROOK	08/11/22	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$83,400	35.49	\$236,209	\$65,100	\$169,900	28%	\$174,601	0.973	1,359	\$125.02	630	0.7041	2.0 STORY	\$65,100		MAPLEHURST 031-05	401	73
56 031 05 0067 000	6481 PEMBROOK	05/09/23	\$234,900	PTA	03-ARM'S LENGTH	\$234,900	\$93,700	39.89	\$214,573	\$65,788	\$169,112	28%	\$151,821	1.114	1,234	\$137.04	630	13.3771	1.0 STORY	\$65,100		MAPLEHURST 031-05	401	74
56 031 05 0077 000	6360 SHEPPARD	10/30/23	\$233,000	PTA	03-ARM'S LENGTH	\$233,000	\$103,100	44.25	\$233,604	\$65,309	\$167,691	28%	\$171,730	0.976	1,234	\$135.89	630	0.3633	1.0 STORY	\$65,100		MAPLEHURST 031-05	401	73
56 031 05 0080 000	6396 SHEPPARD	10/21/22	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$83,000	32.55	\$236,098	\$65,100	\$189,900	26%	\$174,488	1.088	1,234	\$153.89	630	10.8212	1.0 STORY	\$65,100		MAPLEHURST 031-05	401	73
56 031 05 0091 000	6367 SHEPPARD	05/23/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$90,900	36.36	\$255,323	\$65,100	\$184,900	26%	\$194,105	0.953	1,595	\$115.92	630	2.7540	2.0 STORY	\$65,100		MAPLEHURST 031-05	401	73
12 Totals:			\$2,889,900			\$2,889,900	\$1,078,200		\$2,889,854		\$2,104,348	27%	\$2,147,247			\$130.24		0.0095						
			\$240,825					Sale. Ratio =>	37.31				E.C.F. =>	0.980		Std. Deviation=>	0.090572349							
								Std. Dev. =>	3.62				Ave. E.C.F. =>	0.980		Ave. Variance=>	5.9576	Coefficient of Var=>	6.078444345					

Hunters Pointe																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 032 06 0008 000	6300 HUNTER POINTE	12/16/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$63,800	37.53	\$161,366	\$51,500	\$118,500	30%	\$115,043	1.030	1,064	\$111.37	635	0.6624	1.0 STORY		HUNTERS POINTE 032-06	401	65	
56 032 06 0014 000	6343 HUNTER POINTE	08/12/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$70,700	37.21	\$177,389	\$51,500	\$138,500	27%	\$131,821	1.051	1,251	\$110.71	635	2.7242	2.0 STORY		HUNTERS POINTE 032-06	401	65	
56 032 06 0015 000	6349 HUNTER POINTE	11/01/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$70,700	37.21	\$177,389	\$51,500	\$138,500	27%	\$131,821	1.051	1,251	\$110.71	635	2.7242	2.0 STORY		HUNTERS POINTE 032-06	401	65	
56 032 06 0018 000	6367 HUNTER POINTE	01/20/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$71,300	40.74	\$178,697	\$51,500	\$123,500	29%	\$133,191	0.927	1,251	\$98.72	635	9.6183	2.0 STORY		HUNTERS POINTE 032-06	401	65	
56 032 06 0019 000	6307 HUNTER POINTE	02/16/24	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$78,800	39.40	\$178,550	\$51,500	\$148,500	26%	\$133,037	1.116	1,063	\$139.70	635	9.2808	1.0 STORY		HUNTERS POINTE 032-06	401	65	
56 032 06 0026 000	6283 HUNTER POINTE	06/06/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$74,100	37.05	\$185,148	\$51,500	\$148,500	26%	\$139,946	1.061	1,251	\$118.71	635	3.7701	2.0 STORY		HUNTERS POINTE 032-06	401	65	
56 032 06 0031 000	6235 HUNTER POINTE	02/15/23	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$70,900	42.46	\$177,778	\$51,500	\$115,500	31%	\$132,228	0.873	1,251	\$92.33	635	14.9936	2.0 STORY		HUNTERS POINTE 032-06	401	65	
56 032 06 0049 000	35523 PHEASANT	05/31/22	\$209,000	PTA	03-ARM'S LENGTH	\$209,000	\$70,400	33.68	\$176,666	\$52,016	\$156,984	25%	\$130,524	1.203	1,063	\$147.68	635	17.9300	1.0 STORY		HUNTERS POINTE 032-06	401	65	
56 032 06 0055 000	35493 PHEASANT	10/11/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$71,500	38.65	\$179,312	\$51,500	\$133,500	28%	\$133,835	0.998	1,056	\$126.42	635	2.5926	1.0 STORY		HUNTERS POINTE 032-06	401	66	
56 032 06 0069 000	35410 PHEASANT	08/11/22	\$200,900	WD	03-ARM'S LENGTH	\$200,900	\$71,800	35.74	\$179,846	\$51,500	\$149,400	26%	\$134,394	1.112	1,249	\$119.62	635	8.8233	2.0 STORY		HUNTERS POINTE 032-06	401	66	
56 032 06 0070 000	35404 PHEASANT	11/17/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$79,200	46.59	\$179,577	\$51,500	\$118,500	30%	\$134,112	0.884	1,249	\$94.88	635	13.9836	2.0 STORY		HUNTERS POINTE 032-06	401	66	
56 032 06 0073 000	35428 PHEASANT	11/15/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$78,400	39.20	\$177,865	\$51,500	\$148,500	26%	\$132,319	1.122	1,227	\$121.03	635	9.8859	2.0 STORY		HUNTERS POINTE 032-06	401	66	
56 032 06 0078 000	35470 PHEASANT	12/22/23	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$71,400	42.75	\$163,056	\$51,500	\$115,500	31%	\$116,813	0.989	1,064	\$108.55	635	3.4662	STYLE - A		HUNTERS POINTE 032-06	401	66	
56 032 11 0001 000	35451 DOVE TRAIL	08/18/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$82,000	48.24	\$185,715	\$51,700	\$118,300	30%	\$140,330	0.843	1,097	\$107.84	635	18.0412	1.0 STORY		HUNTERS POINTE 032-06	401	70	
56 032 11 0005 000	35431 DOVE TRAIL	12/05/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$90,300	40.13	\$203,282	\$52,301	\$172,699	23%	\$158,095	1.092	1,361	\$126.89	635	6.8947	2.0 STORY		HUNTERS POINTE 032-06	401	70	
15 Totals:			\$2,818,900			\$2,818,900	\$1,115,300		\$2,681,636		\$2,044,883	28%	\$1,997,507			\$115.68		0.0292						
			\$187,927					Sale. Ratio =>	39.57				E.C.F. =>	1.024		Std. Deviation=>	0.104105502							
								Std. Dev. =>	3.93				Ave. E.C.F. =>	1.023		Ave. Variance=>	8.3594	Coefficient of Var=>	8.168066196					

645 Castlewood																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 032 08 0011 000	35725 HUNTER	01/17/23	\$119,900	PTA	03-ARM'S LENGTH	\$119,900	\$47,200	39.37	\$122,158	\$40,352	\$79,548	34%	\$98,561	0.807	954	\$83.38	645	6.6627	STYLE - A	\$40,000		CASTLEWOOD 032-08	401	63
56 032 08 0013 000	35737 HUNTER	10/06/23	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$58,600	43.41	\$130,723	\$40,000	\$95,000	30%	\$109,305	0.869	1,074	\$88.45	645	0.4588	STYLE - A	\$40,000		CASTLEWOOD 032-08	401	63
56 032 08 0025 000	35809 HUNTER	08/22/23	\$162,500	PTA	03-ARM'S LENGTH	\$162,500	\$68,000	41.85	\$150,179	\$40,000	\$122,500	25%	\$132,746	0.923	1,302	\$94.09	645	4.9099	STYLE - B	\$40,000		CASTLEWOOD 032-08	401	64
56 032 08 0030 000	35839 HUNTER	02/27/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$55,200	36.80	\$140,711	\$40,476	\$109,524	27%	\$120,765	0.907	1,164	\$94.09	645	3.3201	STYLE - B	\$40,000		CASTLEWOOD 032-08	401	64
56 032 08 0035 000	35869 HUNTER	09/12/22	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$48,400	48.40	\$125,046	\$40,544	\$59,456	41%	\$101,810	0.584	956	\$62.19	645	28.9726	STYLE - A	\$40,000		CASTLEWOOD 032-08	401	65
56 032 08 0035 000	35869 HUNTER	05/05/23	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$55,800	41.33	\$125,046	\$40,544	\$94,456	30%	\$101,810	0.928	956	\$98.80	645	5.4053	STYLE - A	\$40,000		CASTLEWOOD 032-08	401	65
56 032 08 0038 000	35887 HUNTER	10/18/23	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$55,800	41.33	\$125,046	\$40,544	\$94,456	30%	\$101,810	0.928	956	\$98.80	645	5.4053	STYLE - A	\$40,000		CASTLEWOOD 032-08	401	65
56 032 08 0044 000	35658 CASTLEWOOD	07/15/22	\$134,900	PTA	03-ARM'S LENGTH	\$134,900	\$54,600	40.47	\$139,270	\$41,583	\$93,317	31%	\$117,695	0.793	1,096	\$85.14	645	8.0847	STYLE - A	\$40,000		CASTLEWOOD 032-08	401	65
56 032 08 0055 000	35724 CASTLEWOOD	03/01/24	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$68,600	45.73	\$151,449	\$42,439	\$107,561	28%	\$131,337	0.819	1,228	\$87.59	645	5.4750	STYLE - B	\$40,000		CASTLEWOOD 032-08	401	65
56 032 08 0060 000	35754 CASTLEWOOD	12/29/23	\$163,500	PTA	03-ARM'S LENGTH	\$163,500	\$71,200	43.55	\$156,961	\$41,649	\$121,851	25%	\$138,930	0.877	1,340	\$90.93	645	0.3349	STYLE - B	\$40,000		CASTLEWOOD 032-08	401	65
56 032 08 0069 000	35820 CASTLEWOOD	01/05/23	\$137,000	PTA	03-ARM'S LENGTH	\$137,000	\$62,800	45.84	\$158,487	\$41,408	\$95,592	30%	\$141,059	0.678	1,340	\$71.34	645	19.6044	STYLE - B	\$40,000		CASTLEWOOD 032-08	401	65
56 032 08 0079 000	35880 CASTLEWOOD	08/01/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$67,900	35.74	\$170,639	\$40,000	\$150,000	21%	\$157,396	0.953	1,420	\$105.63	645	7.9290	2.0 STORY	\$40,000		CASTLEWOOD 032-08	401	67
56 032 08 0081 000	35892 CASTLEWOOD	03/15/24	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$76,300	36.33	\$167,583	\$42,350	\$167,650	20%	\$150,883	1.111	1,360	\$123.27	645	23.7407	2.0 STORY	\$40,000		CASTLEWOOD 032-08	401	67
56 032 08 0086 000	35899 CASTLEWOOD	07/11/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$66,700	33.35	\$167,758	\$42,350	\$157,650	21%	\$151,094	1.043	1,360	\$115.92	645	16.9673	2.0 STORY	\$40,000		CASTLEWOOD 032-08	401	67
56 032 08 0103 000	35749 CASTLEWOOD	04/26/23	\$154,000	PTA	03-ARM'S LENGTH	\$154,000	\$70,100	45.52	\$154,761	\$42,398	\$111,602	28%	\$135,377	0.824	1,228	\$90.88	645	4.9339	STYLE - B	\$40,000		CASTLEWOOD 032-08	401	67
56 032 08 0122 000	35665 CASTLEWOOD	06/01/23	\$168,000	PTA	03-ARM'S LENGTH	\$168,000	\$69,700	41.49	\$153,834	\$42,398	\$125,602	25%	\$134,260	0.936	1,228	\$102.28	645	6.1794	STYLE - B	\$40,000		CASTLEWOOD 032-08	401	67
16 Totals:			\$2,444,800			\$2,444,800	\$996,900		\$2,339,651		\$1,785,765	28%	\$2,024,839			\$93.30		0.8212						
			\$152,800				Sale. Ratio =>						E.C.F. =>	0.882		Std. Deviation=>	0.12739096							
							Std. Dev. =>	4.18					Ave. E.C.F. =>	0.874		Ave. Variance=>	9.2740	Coefficient of Var=>	10.61442437					

Central Parkway																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 032 10 0002 000	6387 E MORGAN	12/21/22	\$227,000	PTA	03-ARM'S LENGTH	\$227,000	\$83,600	36.83	\$190,791	\$55,100	\$171,900	24%	\$149,277	1.152	1,142	\$150.53	650	8.3704	1.0 STORY		CENTRAL PARKWAY 032-10	401	67	
56 032 10 0003 000	6375 E MORGAN	06/17/22	\$218,000	PTA	03-ARM'S LENGTH	\$218,000	\$83,600	38.35	\$190,791	\$55,100	\$162,900	25%	\$149,277	1.091	1,142	\$142.64	650	2.3414	1.0 STORY		CENTRAL PARKWAY 032-10	401	67	
56 032 10 0006 000	6297 E MORGAN	05/23/23	\$254,500	PTA	03-ARM'S LENGTH	\$254,500	\$96,500	37.92	\$202,375	\$55,100	\$199,400	22%	\$161,097	1.238	1,142	\$174.61	650	16.9914	1.0 STORY		CENTRAL PARKWAY 032-10	401	68	
56 032 10 0008 000	6273 E MORGAN	10/26/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$91,900	39.11	\$192,974	\$55,100	\$179,900	23%	\$151,504	1.187	1,142	\$157.53	650	11.9577	1.0 STORY		CENTRAL PARKWAY 032-10	401	68	
56 032 10 0008 000	6273 E MORGAN	12/29/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$91,900	39.11	\$192,974	\$55,100	\$179,900	23%	\$151,504	1.187	1,142	\$157.53	650	11.9577	1.0 STORY		CENTRAL PARKWAY 032-10	401	68	
56 032 10 0021 000	6368 E MORGAN	08/26/22	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$90,400	40.18	\$206,636	\$55,100	\$169,900	24%	\$165,445	1.027	1,270	\$133.78	650	4.0922	1.0 STORY		CENTRAL PARKWAY 032-10	401	69	
56 032 10 0021 000	6368 E MORGAN	08/11/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$98,500	41.91	\$206,636	\$55,100	\$179,900	23%	\$165,445	1.087	1,270	\$141.65	650	1.9522	1.0 STORY		CENTRAL PARKWAY 032-10	401	69	
56 032 10 0022 000	6356 E MORGAN	11/18/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$90,400	42.05	\$206,636	\$55,100	\$159,900	26%	\$165,445	0.966	1,270	\$125.91	650	10.1365	1.0 STORY		CENTRAL PARKWAY 032-10	401	69	
56 032 10 0041 000	6241 W MORGAN	06/17/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$85,400	42.70	\$195,156	\$55,100	\$144,900	28%	\$153,731	0.943	1,142	\$126.88	650	12.5292	1.0 STORY		CENTRAL PARKWAY 032-10	401	69	
56 032 10 0043 000	6311 W MORGAN	09/29/22	\$187,500	PTA	03-ARM'S LENGTH	\$187,500	\$90,500	48.27	\$206,747	\$55,100	\$132,400	29%	\$165,558	0.800	1,270	\$104.25	650	26.8131	1.0 STORY		CENTRAL PARKWAY 032-10	401	69	
10 Totals:			\$2,232,000			\$2,232,000	\$902,700		\$1,991,716		\$1,681,000	25%	\$1,578,282			\$141.53		0.2767						
			\$223,200					Sale. Ratio =>	40.44				E.C.F. =>	1.065		Std. Deviation=>	0.135378262							
								Std. Dev. =>	3.30				Ave. E.C.F. =>	1.068		Ave. Variance=>	10.7142	Coefficient of Var=>	10.03340767					

655		Westhaven																							
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
56 035 07 0004 000	6314 FERRAINA	06/28/21	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$94,800	40.34	\$244,255	\$48,000	\$187,000	20%	\$220,511	0.848	1,685	\$110.98	655	9.6444	2.0 STORY		WESTHAVEN ESTATES	035-07	401	72	
56 035 07 0005 000	6302 FERRAINA	07/01/21	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$83,200	39.62	\$212,680	\$48,000	\$162,000	23%	\$185,034	0.876	1,346	\$120.36	655	6.8957	1.0 STORY		WESTHAVEN ESTATES	035-07	401	72	
56 035 07 0008 000	6254 FERRAINA	07/30/21	\$276,000	PTA	03-ARM'S LENGTH	\$276,000	\$94,900	34.38	\$244,224	\$50,074	\$225,926	18%	\$218,146	1.036	1,689	\$133.76	655	9.1190	2.0 STORY		WESTHAVEN ESTATES	035-07	401	72	
56 035 07 0011 000	6319 FERRAINA	06/08/22	\$252,500	PTA	03-ARM'S LENGTH	\$252,500	\$90,800	35.96	\$228,410	\$61,800	\$190,700	24%	\$187,202	1.019	1,346	\$141.68	655	7.4211	1.0 STORY		WESTHAVEN ESTATES	035-07	401	72	
4 Totals:			\$973,500			\$973,500	\$363,700		\$929,569		\$765,626	21%	\$810,893			\$126.69		0.0297							
								Sale. Ratio =>	37.36					E.C.F. =>	0.944	Std. Deviation=>		0.09640111							
								Std. Dev. =>	2.86					Ave. E.C.F. =>	0.944	Ave. Variance=>		8.2701	Coefficient of Var=>	8.756273186					

657 Marlee 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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
56 036 03 0024 000	33675 BIRCHLAWN	08/09/23	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$145,900	44.21	\$298,930	\$75,600	\$254,400	23%	\$337,575	0.754	2,283	\$111.43	657	6.0724	2.0 STORY	MARLEE WOODS	401	93			
56 036 03 0039 000	33533 STACY	05/16/24	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$154,800	40.74	\$306,440	\$75,600	\$304,400	20%	\$347,863	0.875	2,353	\$129.37	657	6.0724	2.0 STORY	MARLEE WOODS	401	82			
2 Totals:			\$710,000			\$710,000	\$300,700		\$605,370		\$558,800	21%	\$685,438			\$120.40		0.0911							
								Sale. Ratio =>	42.35					E.C.F. =>	0.815	Std. Deviation=>		0.08587642							
								Std. Dev. =>	2.46					Ave. E.C.F. =>	0.814	Ave. Variance=>		6.0724	Coefficient of Var=>		7.456872233				

Marquette 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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 042 08 0005 000	1203 SHOEMAKER	11/15/23	\$113,000	PTA	03-ARM'S LENGTH	\$113,000	\$36,200	32.04	\$91,488	\$30,100	\$82,900	27%	\$76,383	1.085	768	\$107.94	665	12.3879	1.0 STORY		MARQUETTE VILLAGE 042-08	401	62
56 042 08 0014 000	1215 SHOEMAKER	07/07/23	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$38,700	27.64	\$97,249	\$30,100	\$109,900	22%	\$83,539	1.316	840	\$130.83	665	35.4105	1.0 STORY		MARQUETTE VILLAGE 042-08	401	62
56 042 08 0020 000	1171 SHOEMAKER	04/29/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$31,800	27.65	\$89,763	\$30,100	\$84,900	26%	\$74,240	1.144	768	\$110.55	665	18.2146	1.0 STORY		MARQUETTE VILLAGE 042-08	401	62
56 042 08 0020 000	1171 SHOEMAKER	11/21/22	\$109,900	PTA	03-ARM'S LENGTH	\$109,900	\$31,800	28.94	\$89,763	\$30,100	\$79,800	27%	\$74,240	1.075	768	\$103.91	665	11.3450	1.0 STORY		MARQUETTE VILLAGE 042-08	401	62
56 042 08 0035 000	1226 SHOEMAKER	02/14/24	\$145,900	PTA	03-ARM'S LENGTH	\$145,900	\$46,700	32.01	\$115,686	\$30,100	\$115,800	21%	\$106,442	1.088	1,068	\$108.43	665	12.6468	1.0 STORY		MARQUETTE VILLAGE 042-08	401	62
56 042 08 0038 000	1174 SHOEMAKER	04/05/23	\$129,000	PTA	03-ARM'S LENGTH	\$129,000	\$46,700	36.20	\$115,686	\$30,100	\$98,900	23%	\$106,442	0.929	1,068	\$92.60	665	3.2304	1.0 STORY		MARQUETTE VILLAGE 042-08	401	62
56 042 08 0060 000	1402 SHOEMAKER	10/20/22	\$133,000	PTA	03-ARM'S LENGTH	\$133,000	\$41,600	31.28	\$114,607	\$30,100	\$102,900	23%	\$105,102	0.979	1,033	\$99.61	665	1.7604	1.0 STORY		MARQUETTE VILLAGE 042-08	401	65
56 042 08 0065 000	1432 SHOEMAKER	10/27/23	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$46,200	42.00	\$114,607	\$30,100	\$79,900	27%	\$105,102	0.760	1,033	\$77.35	665	20.1231	1.0 STORY		MARQUETTE VILLAGE 042-08	401	65
56 042 08 0066 000	1444 SHOEMAKER	09/30/22	\$137,000	PTA	03-ARM'S LENGTH	\$137,000	\$45,300	33.07	\$123,877	\$30,100	\$106,900	22%	\$116,617	0.917	1,128	\$94.77	665	4.4773	1.0 STORY		MARQUETTE VILLAGE 042-08	401	65
56 042 08 0083 000	1315 SHOEMAKER	01/17/23	\$131,500	PTA	03-ARM'S LENGTH	\$131,500	\$45,300	34.45	\$123,877	\$30,100	\$101,400	23%	\$116,617	0.870	1,128	\$89.89	665	9.1936	1.0 STORY		MARQUETTE VILLAGE 042-08	401	65
56 042 08 0088 000	1345 SHOEMAKER	08/29/22	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$45,300	34.85	\$123,877	\$30,100	\$99,900	23%	\$116,617	0.857	1,128	\$88.56	665	10.4799	1.0 STORY		MARQUETTE VILLAGE 042-08	401	65
56 042 08 0103 000	1439 SHOEMAKER	04/28/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$50,200	40.16	\$123,877	\$30,100	\$94,900	24%	\$116,617	0.814	1,128	\$84.13	665	14.7674	1.0 STORY		MARQUETTE VILLAGE 042-08	401	65
56 042 08 0112 000	1495 SHOEMAKER	12/18/23	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$45,700	33.85	\$113,305	\$30,100	\$104,900	22%	\$103,484	1.014	1,033	\$101.55	665	5.2232	1.0 STORY		MARQUETTE VILLAGE 042-08	402	64
56 042 08 0116 000	1521 SHOEMAKER	05/31/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$45,700	30.47	\$113,305	\$30,100	\$119,900	20%	\$103,484	1.159	1,033	\$116.07	665	19.7182	1.0 STORY		MARQUETTE VILLAGE 042-08	401	64
56 042 08 0120 000	1545 SHOEMAKER	04/27/22	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$41,100	30.44	\$113,305	\$30,100	\$104,900	22%	\$103,484	1.014	1,033	\$101.55	665	5.2232	1.0 STORY		MARQUETTE VILLAGE 042-08	401	64
56 042 08 0129 000	1603 SHOEMAKER	07/07/23	\$137,000	PTA	03-ARM'S LENGTH	\$137,000	\$45,700	33.36	\$113,305	\$30,100	\$106,900	22%	\$103,484	1.033	1,033	\$103.48	665	7.1559	1.0 STORY		MARQUETTE VILLAGE 042-08	401	64
56 042 08 0145 000	1654 SHOEMAKER	02/21/24	\$114,000	PTA	03-ARM'S LENGTH	\$114,000	\$46,200	40.53	\$114,607	\$30,100	\$83,900	26%	\$105,102	0.798	1,033	\$81.22	665	16.3173	1.0 STORY		MARQUETTE VILLAGE 042-08	401	65
56 042 08 0152 000	1696 SHOEMAKER	05/26/22	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$45,300	34.85	\$123,877	\$30,100	\$99,900	23%	\$116,617	0.857	1,128	\$88.56	665	10.4799	1.0 STORY		MARQUETTE VILLAGE 042-08	401	65
56 042 08 0153 000	1554 SHOEMAKER	07/28/22	\$132,500	PTA	03-ARM'S LENGTH	\$132,500	\$41,600	31.40	\$114,607	\$30,100	\$102,400	23%	\$105,102	0.974	1,033	\$99.13	665	1.2847	1.0 STORY		MARQUETTE VILLAGE 042-08	401	65
56 042 08 0154 000	1560 SHOEMAKER	08/19/22	\$136,000	PTA	03-ARM'S LENGTH	\$136,000	\$41,600	30.59	\$114,607	\$30,100	\$105,900	22%	\$105,102	1.008	1,033	\$102.52	665	4.6148	1.0 STORY		MARQUETTE VILLAGE 042-08	401	65
56 042 08 0170 000	1460 SHOEMAKER	10/27/23	\$107,000	PTA	03-ARM'S LENGTH	\$107,000	\$45,300	42.34	\$112,455	\$30,100	\$76,900	28%	\$102,429	0.751	1,033	\$74.44	665	21.0679	1.0 STORY		MARQUETTE VILLAGE 042-08	401	65
56 042 08 0174 000	1484 SHOEMAKER	06/03/22	\$128,000	PTA	03-ARM'S LENGTH	\$128,000	\$41,600	32.50	\$114,607	\$30,100	\$97,900	24%	\$105,102	0.931	1,033	\$94.77	665	2.9969	1.0 STORY		MARQUETTE VILLAGE 042-08	401	65
56 042 08 0174 000	1484 SHOEMAKER	04/07/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$46,200	36.96	\$114,607	\$30,100	\$94,900	24%	\$105,102	0.903	1,033	\$91.87	665	5.8513	1.0 STORY		MARQUETTE VILLAGE 042-08	401	65
56 042 08 0184 000	1544 SHOEMAKER	04/13/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$50,800	40.64	\$125,321	\$30,100	\$94,900	24%	\$118,411	0.801	1,128	\$84.13	665	16.0002	1.0 STORY		MARQUETTE VILLAGE 042-08	401	66
24 Totals:			\$3,073,800			\$3,073,800	\$1,042,600		\$2,712,265		\$2,351,400	24%	\$2,474,863			\$96.99		1.1333					
			\$128,075										E.C.F. =>	0.950			Std. Deviation=>	0.140115164					
													Ave. E.C.F. =>	0.961			Ave. Variance=>	11.2488	Coefficient of Var=>	11.69983531			

Woodworth																							
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 037 03 0014 000	33087 WOODWORTH	04/20/22	\$136,000	PTA	03-ARM'S LENGTH	\$136,000	\$50,200	36.91	\$128,942	\$29,600	\$106,400	22%	\$113,713	0.936	974	\$109.24	660	1.4364	1.0 STORY	WOODWORTH WOODS 037-03		401	64
56 037 03 0019 000	33110 WOODWORTH	11/06/23	\$148,000	PTA	03-ARM'S LENGTH	\$148,000	\$64,700	43.72	\$128,942	\$29,600	\$118,400	20%	\$113,713	1.041	974	\$121.56	660	9.1165	1.0 STORY	WOODWORTH WOODS 037-03		401	64
56 037 03 0021 000	33090 WOODWORTH	10/14/22	\$128,900	PTA	03-ARM'S LENGTH	\$128,900	\$50,200	38.94	\$128,942	\$29,600	\$99,300	23%	\$113,713	0.873	974	\$101.95	660	7.6801	1.0 STORY	WOODWORTH WOODS 037-03		401	64
3 Totals:			\$412,900			\$412,900	\$165,100		\$386,826		\$324,100	22%	\$341,140			\$110.92		0.0000					
			\$137,633				Sale. Ratio =>	39.99					E.C.F. =>	0.950		Std. Deviation=>	0.084899342						
							Std. Dev. =>	3.49					Ave. E.C.F. =>	0.950		Ave. Variance=>	6.0777	Coefficient of Var=>	6.39720251				

670 Aspen 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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
56 045 03 0001 000	1688 N CARLSON	11/28/22	\$303,300	PTA	03-ARM'S LENGTH	\$303,300	\$115,800	38.18	\$283,940	\$74,100	\$229,200	24%	\$199,848	1.147	1,750	\$130.97	670	3.1751	2.0 STORY	ASPEN RIDGE 045-03	401	70			
56 045 03 0002 000	1700 N CARLSON	06/21/23	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$116,600	44.00	\$259,152	\$75,153	\$189,847	28%	\$175,237	1.083	1,362	\$139.39	670	3.1751	1.0 STORY	ASPEN RIDGE 045-03	401	70			
2 Totals:			\$568,300			\$568,300	\$232,400		\$543,092		\$419,047	26%	\$375,085			\$135.18		0.2083							
								Sale. Ratio =>	40.89					E.C.F. =>	1.117	Std. Deviation=>		0.04490258							
								Std. Dev. =>	4.12					Ave. E.C.F. =>	1.115	Ave. Variance=>		3.1751	Coefficient of Var=>		2.847302425				

Abbeys																							
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 045 06 0001 000	1137 ABBEY	10/14/22	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$103,200	42.12	\$226,826	\$62,600	\$182,400	26%	\$209,857	0.869	1,571	\$116.10	672	0.3221	1.0 STORY		ABBEYS OF WESTLAND	401	79
56 045 06 0003 000	1149 ABBEY	04/03/23	\$266,500	PTA	03-ARM'S LENGTH	\$266,500	\$117,400	44.05	\$240,267	\$63,255	\$203,245	24%	\$224,638	0.905	1,720	\$118.17	672	3.8822	1.0 STORY		ABBEYS OF WESTLAND	401	79
56 045 06 0010 000	1203 ABBEY	08/08/23	\$257,500	PTA	03-ARM'S LENGTH	\$257,500	\$117,900	45.79	\$241,225	\$63,509	\$193,991	25%	\$225,452	0.860	1,720	\$112.79	672	0.5490	1.0 STORY		ABBEYS OF WESTLAND	401	79
56 045 06 0017 000	36230 ABBEY	02/20/24	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$117,800	43.63	\$240,988	\$63,272	\$206,728	23%	\$225,452	0.917	1,720	\$120.19	672	5.1005	1.0 STORY		ABBEYS OF WESTLAND	401	79
56 045 06 0043 000	1200 ABBEY	03/07/24	\$296,000	PTA	03-ARM'S LENGTH	\$296,000	\$117,800	39.80	\$240,965	\$63,249	\$232,751	21%	\$225,452	1.032	1,720	\$135.32	672	16.6431	1.0 STORY		ABBEYS OF WESTLAND	401	79
56 045 06 0045 000	1166 ABBEY	08/30/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$111,200	49.42	\$227,606	\$63,380	\$161,620	28%	\$209,857	0.770	1,571	\$102.88	672	9.5799	1.0 STORY		ABBEYS OF WESTLAND	401	79
56 045 06 0056 000	1116 ABBEY	07/12/22	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$121,700	45.92	\$268,902	\$63,583	\$201,417	24%	\$257,363	0.783	1,934	\$104.15	672	8.3325	1.25 - 1.75 STY		ABBEYS OF WESTLAND	401	87
56 045 06 0063 000	36050 ABBEY	01/13/23	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$113,500	45.40	\$250,183	\$63,614	\$186,386	25%	\$235,687	0.791	1,720	\$108.36	672	7.5123	1.0 STORY		ABBEYS OF WESTLAND	401	83
56 045 06 0076 000	36063 ABBEY	08/30/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$105,300	42.12	\$232,442	\$63,899	\$186,101	26%	\$214,847	0.866	1,385	\$134.37	672	0.0257	1.0 STORY		ABBEYS OF WESTLAND	401	89
9 Totals:			\$2,325,000			\$2,325,000	\$1,025,800		\$2,169,404		\$1,754,639	25%	\$2,028,605			\$116.92		0.0995					
			\$258,333				Sale. Ratio =>	44.12					E.C.F. =>	0.865		Std. Deviation=>	0.0818632						
							Std. Dev. =>	2.80					Ave. E.C.F. =>	0.866		Ave. Variance=>	5.7719	Coefficient of Var=>	6.665485535				

675		Ravencrest																						
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 047 12 0006 000	709 RAVENCREST	11/21/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$76,200	38.10	\$185,412	\$54,700	\$145,300	27%	\$157,123	0.925	1,086	\$133.79	675	5.8195	1.0 STORY		RAVENCREST 047-12	401	71	
56 047 12 0025 000	601 RAVENCREST	05/15/23	\$242,000	PTA	03-ARM'S LENGTH	\$242,000	\$90,600	37.44	\$203,646	\$54,700	\$187,300	23%	\$179,092	1.046	1,229	\$152.40	675	6.2885	1.0 STORY		RAVENCREST 047-12	401	72	
56 047 12 0030 000	37188 CONDOR	07/20/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$82,800	39.43	\$187,507	\$54,700	\$155,300	26%	\$159,647	0.973	1,122	\$138.41	675	1.0178	1.0 STORY		RAVENCREST 047-12	401	72	
56 047 12 0032 000	37164 CONDOR	10/30/23	\$237,000	PTA	03-ARM'S LENGTH	\$237,000	\$87,300	36.84	\$196,718	\$54,700	\$182,300	23%	\$170,745	1.068	1,085	\$168.02	675	8.4728	1.0 STORY		RAVENCREST 047-12	401	71	
56 047 12 0040 000	37068 CONDOR	04/26/22	\$227,000	PTA	03-ARM'S LENGTH	\$227,000	\$86,400	38.06	\$208,832	\$54,700	\$172,300	24%	\$185,340	0.930	1,229	\$140.20	675	5.3305	1.0 STORY		RAVENCREST 047-12	401	72	
56 047 12 0045 000	37008 CONDOR	09/26/23	\$229,900	PTA	03-ARM'S LENGTH	\$229,900	\$79,500	34.58	\$180,527	\$54,700	\$175,200	24%	\$151,237	1.158	1,062	\$164.97	675	17.5495	STYLE - A		RAVENCREST 047-12	401	72	
56 047 12 0056 000	405 RAVENCREST	04/20/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$81,800	40.90	\$185,269	\$54,700	\$145,300	27%	\$156,951	0.926	1,085	\$133.92	675	5.7180	1.0 STORY		RAVENCREST 047-12	401	71	
56 047 12 0076 000	37013 CONDOR	09/27/22	\$208,000	PTA	03-ARM'S LENGTH	\$208,000	\$85,500	41.11	\$206,710	\$54,700	\$153,300	26%	\$182,783	0.839	1,229	\$124.74	675	14.4250	1.0 STORY		RAVENCREST 047-12	401	71	
8 Totals:			\$1,753,900			\$1,753,900	\$670,100		\$1,554,621		\$1,316,300	25%	\$1,342,917			\$144.56		0.2769						
			\$219,238					Sale. Ratio =>	38.21				E.C.F. =>	0.980			Std. Deviation=>	0.10165848						
								Std. Dev. =>	2.16				Ave. E.C.F. =>	0.983			Ave. Variance=>	8.0777	Coefficient of Var=>	8.217814482				

Willow Creek																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 049 06 0018 000	38265 GREENWOOD	10/14/22	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$39,000	43.33	\$98,873	\$29,985	\$60,015	33%	\$62,625	0.958	904	\$66.39	680	44.3991	2.0 STORY	WILLOW CREEK ESTATES	049-06 >11	401	46	
56 049 06 0018 000	38265 GREENWOOD	01/19/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$44,600	31.86	\$98,873	\$29,985	\$110,015	21%	\$62,625	1.757	904	\$121.70	680	35.4407	2.0 STORY	WILLOW CREEK ESTATES	049-06 >11	401	46	
56 049 06 0031 000	38167 GREENWOOD	12/06/22	\$108,000	PTA	03-ARM'S LENGTH	\$108,000	\$39,800	36.85	\$100,856	\$30,070	\$77,930	28%	\$64,351	1.211	882	\$88.36	680	19.1291	STYLE - B	WILLOW CREEK ESTATES	049-06 >11	401	46	
56 049 07 0058 000	38054 SHERWOOD	05/17/22	\$103,805	PTA	03-ARM'S LENGTH	\$103,805	\$40,500	39.02	\$102,393	\$30,070	\$73,735	29%	\$65,748	1.121	882	\$83.60	680	28.0831	STYLE - B	WILLOW CREEK ESTATES	049-06 >11	401	47	
56 049 07 0058 000	38054 SHERWOOD	04/28/23	\$124,000	PTA	03-ARM'S LENGTH	\$124,000	\$46,300	37.34	\$102,393	\$30,070	\$93,930	24%	\$65,748	1.429	882	\$106.50	680	2.6325	STYLE - B	WILLOW CREEK ESTATES	049-06 >11	401	47	
56 049 07 0062 000	38068 SHERWOOD	10/02/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$45,400	36.32	\$100,613	\$30,231	\$94,769	24%	\$63,984	1.481	904	\$104.83	680	7.8837	2.0 STORY	WILLOW CREEK ESTATES	049-06 >11	401	47	
56 049 08 0101 000	38143 SHERWOOD	04/28/22	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$42,200	36.70	\$106,282	\$30,254	\$84,746	26%	\$69,116	1.226	1,003	\$84.49	680	17.6172	2.0 STORY	WILLOW CREEK ESTATES	049-06 >11	401	47	
56 049 08 0104 000	38147 SHERWOOD	02/29/24	\$134,000	PTA	03-ARM'S LENGTH	\$134,000	\$42,900	32.01	\$95,373	\$29,900	\$104,100	22%	\$59,521	1.749	780	\$133.46	680	34.6658	1.0 STORY	WILLOW CREEK ESTATES	049-06 >11	401	47	
56 049 08 0116 000	38146 GREENWOOD	08/21/23	\$149,975	PTA	03-ARM'S LENGTH	\$149,975	\$48,700	32.47	\$107,272	\$30,868	\$119,107	21%	\$69,458	1.715	780	\$152.70	680	31.2494	1.0 STORY	WILLOW CREEK ESTATES	049-06 >11	401	47	
56 049 08 0118 000	38170 GREENWOOD	06/30/23	\$121,000	PTA	03-ARM'S LENGTH	\$121,000	\$46,500	38.43	\$102,862	\$30,539	\$90,461	25%	\$65,748	1.376	882	\$102.56	680	2.6436	STYLE - B	WILLOW CREEK ESTATES	049-06 >11	401	47	
10 Totals:			\$1,210,780			\$1,210,780	\$435,900		\$1,015,790		\$908,808	25%	\$648,925			\$104.46		0.1826						
			\$121,078										E.C.F. =>	1.400				Std. Deviation=>	0.2778206					
													Ave. E.C.F. =>	1.402				Ave. Variance=>	22.3744	Coefficient of Var=>	15.95544265			

Carolon																							
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 049 15 0001 000	2256 N HIX	12/22/23	\$123,000	PTA	03-ARM'S LENGTH	\$123,000	\$43,600	35.45	\$100,232	\$33,379	\$89,621	27%	\$70,047	1.279	968	\$92.58	685	17.6428	2.0 STORY		CAROLON TOWNHOUSES 049-15	401	46
56 049 15 0013 000	38290 CAROLON	03/31/23	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$40,700	35.39	\$113,233	\$33,300	\$81,700	29%	\$81,622	1.001	1,001	\$81.62	685	10.2061	2.0 STORY		CAROLON TOWNHOUSES 049-15	401	47
56 049 15 0014 000	38292 CAROLON	08/02/22	\$139,900	PTA	03-ARM'S LENGTH	\$139,900	\$40,500	28.95	\$112,632	\$33,300	\$106,600	24%	\$81,090	1.315	989	\$107.79	685	21.1570	2.0 STORY		CAROLON TOWNHOUSES 049-15	401	47
56 049 15 0026 000	38188 CAROLON	02/06/23	\$124,000	PTA	03-ARM'S LENGTH	\$124,000	\$40,300	32.50	\$111,980	\$33,300	\$90,700	27%	\$80,513	1.127	977	\$92.84	685	2.3508	2.0 STORY		CAROLON TOWNHOUSES 049-15	401	47
56 049 15 0042 000	38285 CAROLON	08/24/22	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$41,200	29.43	\$114,659	\$33,300	\$106,700	24%	\$82,884	1.287	1,023	\$104.30	685	18.4326	2.0 STORY		CAROLON TOWNHOUSES 049-15	401	47
56 049 15 0051 000	38307 CAROLON	09/01/22	\$93,000	PTA	03-ARM'S LENGTH	\$93,000	\$44,500	47.85	\$86,161	\$33,300	\$59,700	36%	\$74,898	0.797	780	\$76.54	685	30.5928	1.0 STORY		CAROLON TOWNHOUSES 049-15	401	47
56 049 15 0055 000	38281 CAROLON	07/14/23	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$45,800	35.23	\$86,957	\$33,410	\$96,590	26%	\$75,686	1.276	780	\$123.83	685	17.3176	1.0 STORY		CAROLON TOWNHOUSES 049-15	401	48
56 049 15 0066 000	38233 CAROLON	07/05/22	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$41,200	35.83	\$114,749	\$33,300	\$81,700	29%	\$82,964	0.985	1,023	\$79.86	685	11.8247	2.0 STORY		CAROLON TOWNHOUSES 049-15	401	47
56 049 15 0071 000	38205 CAROLON	05/06/22	\$141,270	PTA	03-ARM'S LENGTH	\$141,270	\$42,000	29.73	\$117,123	\$33,300	\$107,970	24%	\$85,065	1.269	1,023	\$105.54	685	16.6256	2.0 STORY		CAROLON TOWNHOUSES 049-15	401	48
56 049 15 0078 000	38086 CAROLON	05/17/23	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$52,100	40.08	\$121,207	\$33,408	\$96,592	26%	\$88,583	1.090	1,008	\$95.83	685	1.2605	2.0 STORY		CAROLON TOWNHOUSES 049-15	401	54
56 049 15 0089 000	38185 CAROLON	04/07/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$61,200	40.80	\$143,182	\$33,814	\$116,186	23%	\$107,671	1.079	1,301	\$89.31	685	2.3929	2.0 STORY		CAROLON TOWNHOUSES 049-15	401	54
56 049 15 0092 000	38177 CAROLON	07/27/23	\$156,000	PTA	03-ARM'S LENGTH	\$156,000	\$62,500	40.06	\$146,394	\$33,439	\$122,561	21%	\$110,580	1.108	1,301	\$94.21	685	0.5336	2.0 STORY		CAROLON TOWNHOUSES 049-15	401	54
56 049 15 0097 000	38167 CAROLON	04/07/23	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$54,500	47.39	\$127,105	\$33,950	\$81,050	30%	\$93,323	0.868	1,008	\$80.41	685	23.4526	2.0 STORY		CAROLON TOWNHOUSES 049-15	401	54
56 049 15 0107 000	38041 CAROLON	08/18/23	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$48,000	40.00	\$111,289	\$33,717	\$86,283	28%	\$79,533	1.085	1,032	\$83.61	685	1.8141	2.0 STORY		CAROLON TOWNHOUSES 049-15	401	54
56 049 15 0110 000	38071 CAROLON	06/21/22	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$41,200	35.83	\$115,412	\$33,300	\$81,700	29%	\$83,550	0.978	1,032	\$79.17	685	12.5162	2.0 STORY		CAROLON TOWNHOUSES 049-15	401	54
15 Totals:			\$1,907,170			\$1,907,170	\$699,300		\$1,722,315		\$1,405,653	27%	\$1,278,009			\$92.49		0.3137					
			\$127,145					Sale. Ratio =>	36.67				E.C.F. =>	1.100		Std. Deviation=>	0.159864951						
								Std. Dev. =>	5.82				Ave. E.C.F. =>	1.103		Ave. Variance=>	12.5413	Coefficient of Var=>	11.37002524				

Maple 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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 049 16 0004 000	38128 HIXFORD	05/12/21	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$57,700	41.21	\$154,408	\$29,512	\$110,488	21%	\$136,587	0.809	1,613	\$68.50	690	8.1437	BI-LEVEL		MAPLE VILLAGE 049-16	401	66
56 049 16 0018 000	38044 HIXFORD	10/20/22	\$169,000	PTA	03-ARM'S LENGTH	\$169,000	\$71,100	42.07	\$148,233	\$29,884	\$139,116	18%	\$135,940	1.023	1,613	\$86.25	690	13.3004	BI-LEVEL		MAPLE VILLAGE 049-16	401	65
56 049 16 0020 000	38032 HIXFORD	08/05/21	\$146,500	PTA	03-ARM'S LENGTH	\$146,500	\$58,700	40.07	\$156,858	\$30,720	\$115,780	21%	\$138,032	0.839	1,613	\$71.78	690	5.1567	BI-LEVEL		MAPLE VILLAGE 049-16	401	66
3 Totals:			\$455,500			\$455,500	\$187,500		\$459,499		\$365,384	20%	\$410,559			\$75.51		0.0391					
			\$151,833				Sale. Ratio =>	41.16					E.C.F. =>	0.890		Std. Deviation=>	0.1161494						
							Std. Dev. =>	1.00					Ave. E.C.F. =>	0.890		Ave. Variance=>	8.8670	Coefficient of Var=>	9.958863858				

695		Warner Farms																					
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 049 18 0013 000	38099 WARNER FARMS	01/24/22	\$149,900	PTA	03-ARM'S LENGTH	\$149,900	\$57,400	38.29	\$145,999	\$28,659	\$121,241	19%	\$139,690	0.868	1,121	\$108.15	695	2.6084	2.0 STORY	WARNER FARMS	049-18	401	72
56 049 18 0020 000	38183 WARNER FARMS	10/15/21	\$149,900	PTA	03-ARM'S LENGTH	\$149,900	\$54,900	36.62	\$139,346	\$28,659	\$121,241	19%	\$131,770	0.920	1,121	\$108.15	695	2.6084	2.0 STORY	WARNER FARMS	049-18	401	72
2 Totals:			\$299,800			\$299,800	\$112,300		\$285,345		\$242,482	19%	\$271,461			\$108.15		0.0761					
			\$149,900					Sale. Ratio =>						E.C.F. =>	0.893		Std. Deviation=>	0.036888284					
								Std. Dev. =>						Ave. E.C.F. =>	0.894		Ave. Variance=>	2.6084	Coefficient of Var=>	2.917635696			

700		Barkridge																					
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 052 04 0032 000	37500 BARKRIDGE	06/16/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$57,200	38.13	\$123,715	\$28,383	\$121,617	19%	\$79,776	1.524	900	\$135.13	700	20.4943	1.0 STORY		BARKRIDGE GLEN 052-04	401	47
56 052 04 0033 000	37505 BARKRIDGE	04/06/23	\$132,000	PTA	03-ARM'S LENGTH	\$132,000	\$61,700	46.74	\$133,876	\$28,383	\$103,617	22%	\$88,279	1.174	900	\$115.13	700	14.5794	1.0 STORY		BARKRIDGE GLEN 052-04	401	47
56 052 04 0051 000	37570 BARKRIDGE	05/06/22	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$48,900	42.52	\$109,925	\$27,600	\$87,400	24%	\$68,891	1.269	900	\$97.11	700	5.0876	STYLE - A		BARKRIDGE GLEN 052-04	401	47
56 052 04 0057 000	37572 BARKRIDGE	02/28/23	\$116,000	PTA	03-ARM'S LENGTH	\$116,000	\$49,100	42.33	\$110,214	\$28,383	\$87,617	24%	\$68,478	1.279	900	\$97.35	700	4.0048	STYLE - A		BARKRIDGE GLEN 052-04	401	47
56 052 04 0060 000	37577 BARKRIDGE	06/07/22	\$118,500	PTA	03-ARM'S LENGTH	\$118,500	\$49,100	41.43	\$110,280	\$28,449	\$90,051	24%	\$68,478	1.315	900	\$100.06	700	0.4504	STYLE - A		BARKRIDGE GLEN 052-04	401	47
56 052 04 0061 000	37612 BARKRIDGE	09/14/22	\$119,500	PTA	03-ARM'S LENGTH	\$119,500	\$48,400	40.50	\$108,700	\$28,449	\$91,051	24%	\$67,156	1.356	900	\$101.17	700	3.6278	STYLE - A		BARKRIDGE GLEN 052-04	401	47
6 Totals:			\$751,000			\$751,000	\$314,400		\$696,710		\$581,353	23%	\$441,057			\$107.66		0.1452					
			\$125,167					Sale. Ratio =>	41.86				E.C.F. =>	1.318		Std. Deviation=>	0.11729122						
								Std. Dev. =>	2.84				Ave. E.C.F. =>	1.320		Ave. Variance=>	8.0407	Coefficient of Var=>	6.093558309				

705		McGee																						
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 055 06 0003 000	1645 SARAH	01/17/24	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$121,200	40.40	\$258,894	\$62,500	\$237,500	21%	\$177,188	1.340	1,406	\$168.92	705	1.9024	STYLE - B	MCGEE'S GROVE 055-06	401	68		
56 055 06 0024 000	1650 SARAH	01/22/24	\$319,000	PTA	03-ARM'S LENGTH	\$319,000	\$126,300	39.59	\$269,264	\$63,842	\$255,158	20%	\$185,107	1.378	1,446	\$176.46	705	1.9024	STYLE - B	MCGEE'S GROVE 055-06	401	68		
2 Totals:			\$619,000			\$619,000	\$247,500		\$528,158		\$492,658	20%	\$362,295			\$172.69		0.0416						
								Sale. Ratio =>	39.98					E.C.F. =>	1.360	Std. Deviation=>		0.0269045						
								Std. Dev. =>	0.57					Ave. E.C.F. =>	1.359	Ave. Variance=>		1.9024	Coefficient of Var=>		1.399455903			

Palmer Gardens																									
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
56 055 07 0012 000	39260 PHLOX	10/06/22	\$257,000	PTA	03-ARM'S LENGTH	\$257,000	\$102,400	39.84	\$246,234	\$55,348	\$201,652	22%	\$181,796	1.109	1,660	\$121.48	710	1.9492	COLONIAL	PALMER GARDENS	055-07	401	68		
56 055 07 0017 000	1638 ROSE	09/09/21	\$264,000	PTA	03-ARM'S LENGTH	\$264,000	\$92,200	34.92	\$252,807	\$48,651	\$215,349	18%	\$194,434	1.108	2,049	\$105.10	710	1.7838	BI-LEVEL	PALMER GARDENS	055-07	401	70		
56 055 07 0027 000	1667 ROSE	04/09/21	\$202,000	PTA	03-ARM'S LENGTH	\$202,000	\$94,200	46.63	\$258,774	\$46,677	\$155,323	23%	\$201,997	0.769	1,911	\$81.28	710	32.0792	COLONIAL	PALMER GARDENS	055-07	401	69		
56 055 07 0034 000	1755 DAISEY	04/09/21	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$79,000	33.62	\$215,968	\$45,000	\$190,000	19%	\$162,827	1.167	1,705	\$111.44	710	7.7156	BI-LEVEL	PALMER GARDENS	055-07	401	69		
56 055 07 0039 000	1694 TULIP	09/15/21	\$232,000	PTA	03-ARM'S LENGTH	\$232,000	\$79,400	34.22	\$216,853	\$45,719	\$186,281	20%	\$162,985	1.143	1,705	\$109.26	710	5.3206	BI-LEVEL	PALMER GARDENS	055-07	401	69		
56 055 07 0042 000	1784 TULIP	12/06/21	\$273,000	PTA	03-ARM'S LENGTH	\$273,000	\$86,800	31.79	\$237,815	\$46,223	\$226,777	17%	\$182,469	1.243	1,670	\$135.79	710	15.3099	COLONIAL	PALMER GARDENS	055-07	401	69		
6 Totals:			\$1,463,000			\$1,463,000	\$534,000		\$1,428,451		\$1,175,382	20%	\$1,086,508			\$110.72		0.7930							
								Sale. Ratio =>	36.50					E.C.F. =>	1.082	Std. Deviation=>		0.1648205							
								Std. Dev. =>	5.50					Ave. E.C.F. =>	1.090	Ave. Variance=>		10.6931	Coefficient of Var=>	9.812595176					

715 Cherrybrook																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 066 05 0004 000	147 DANIEL	07/18/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$97,800	41.62	\$198,959	\$44,700	\$190,300	19%	\$206,449	0.922	1,663	\$114.43	715	1.2845	COLONIAL	CHERRYBROOK 066-05	401	74		
56 066 05 0040 000	156 DANIEL	11/27/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$85,000	42.50	\$172,447	\$44,700	\$155,300	22%	\$173,309	0.896	1,195	\$129.96	715	1.2845	1.0 STORY	CHERRYBROOK 066-05	401	73		
2 Totals:			\$435,000			\$435,000	\$182,800		\$371,406		\$345,600	21%	\$379,758			\$122.19		0.1121						
								Sale. Ratio =>	42.02					E.C.F. =>	0.910	Std. Deviation=>		0.01816542						
								Std. Dev. =>	0.62					Ave. E.C.F. =>	0.909	Ave. Variance=>		1.2845	Coefficient of Var=>		1.413182539			

Greenview																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 075 13 0039 000	2246 STIEBER	05/25/22	\$86,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$86,000	\$50,200	58.37	\$119,298	\$40,000	\$46,000	47%	\$112,115	0.410	1,312	\$35.06	717	52.5021	1.0 STORY	56 075 13 0040 000	GREENVIEW CONDOS 75-13	401	45	
56 075 13 0055 000	2442 STIEBER	09/22/23	\$72,500	PTA	03-ARM'S LENGTH	\$72,500	\$28,400	39.17	\$61,892	\$20,000	\$52,500	28%	\$56,058	0.937	656	\$80.03	717	0.1210	1.0 STORY		GREENVIEW CONDOS 75-13	401	45	
56 075 13 0074 000	2594 STIEBER	11/11/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$25,100	55.78	\$62,122	\$20,000	\$25,000	44%	\$56,317	0.444	656	\$38.11	717	49.1396	1.0 STORY		GREENVIEW CONDOS 75-13	401	45	
56 075 13 0075 000	2602 STIEBER	05/10/23	\$135,800	PTA	19-MULTI PARCEL ARM'S LENGTH	\$135,800	\$56,800	41.83	\$113,758	\$40,000	\$95,800	29%	\$105,598	0.907	1,312	\$73.02	717	2.8095	1.0 STORY	56 075 13 0076 000	GREENVIEW CONDOS 75-13	401	45	
56 075 13 0094 000	2439 STIEBER	03/15/24	\$87,000	PTA	03-ARM'S LENGTH	\$87,000	\$28,700	32.99	\$62,428	\$20,000	\$67,000	23%	\$56,661	1.182	656	\$102.13	717	24.7166	1.0 STORY		GREENVIEW CONDOS 75-13	401	45	
56 075 13 0097 000	2395 STIEBER	08/07/23	\$88,500	PTA	03-ARM'S LENGTH	\$88,500	\$29,100	32.88	\$63,393	\$20,000	\$68,500	23%	\$57,745	1.186	656	\$104.42	717	25.0939	1.0 STORY		GREENVIEW CONDOS 75-13	401	45	
56 075 13 0103 000	2323 STIEBER	09/14/22	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$25,400	36.29	\$62,836	\$20,000	\$50,000	29%	\$57,119	0.875	656	\$76.22	717	5.9949	1.0 STORY		GREENVIEW CONDOS 75-13	401	45	
56 075 13 0104 000	2319 STIEBER	09/14/22	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$25,400	36.29	\$62,836	\$20,000	\$50,000	29%	\$57,119	0.875	656	\$76.22	717	5.9949	1.0 STORY		GREENVIEW CONDOS 75-13	401	45	
56 075 13 0163 000	1958 ACKLEY	09/09/22	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$25,100	33.47	\$61,925	\$20,000	\$55,000	27%	\$56,096	0.980	656	\$83.84	717	4.5158	1.0 STORY		GREENVIEW CONDOS 75-13	401	45	
56 075 13 0223 000	2718 ACKLEY	04/22/22	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$25,100	33.47	\$61,925	\$20,000	\$55,000	27%	\$56,096	0.980	656	\$83.84	717	4.5158	1.0 STORY		GREENVIEW CONDOS 75-13	401	45	
56 075 13 0224 000	2722 ACKLEY	04/22/22	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$25,100	33.47	\$61,925	\$20,000	\$55,000	27%	\$56,096	0.980	656	\$83.84	717	4.5158	1.0 STORY		GREENVIEW CONDOS 75-13	401	45	
56 075 13 0226 000	2740 ACKLEY	11/30/23	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$29,100	34.24	\$63,203	\$21,081	\$63,919	25%	\$56,317	1.135	656	\$97.44	717	19.9676	1.0 STORY		GREENVIEW CONDOS 75-13	401	45	
56 075 13 0316 000	2122 STIEBER	07/22/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$47,100	27.71	\$115,646	\$40,681	\$129,319	24%	\$102,208	1.265	1,312	\$98.57	717	32.9942	1.0 STORY		GREENVIEW CONDOS 75-13	401	45	
13 Totals:			\$1,134,800			\$1,134,800	\$420,600		\$973,187		\$813,038		\$885,543			\$79.44		1.7189						
								Sale. Ratio =>	37.06			E.C.F. =>	0.918	Std. Deviation=>		0.25884456								
								Std. Dev. =>	9.06			Ave. E.C.F. =>	0.935	Ave. Variance=>		17.9140	Coefficient of Var=>		19.15293168					

718		Valley View Estates																					
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 071 02 0056 000	30580 STEWART	03/20/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$66,700	35.11	\$147,788	\$30,583	\$159,417	16%	\$179,388	0.889	1,237	\$128.87	718	21.1806	2.0 STORY		VALLEY VIEW ESTATES CONDOS	401	79
56 071 02 0111 000	1920 PLAYER	02/03/23	\$167,500	PTA	03-ARM'S LENGTH	\$167,500	\$88,700	52.96	\$196,233	\$29,900	\$137,600	18%	\$255,555	0.538	1,093	\$125.89	718	13.8432	MULTI/MIXED		VALLEY VIEW ESTATES CONDOS	401	79
56 071 02 0114 000	30515 STEWART	12/22/21	\$154,000	PTA	03-ARM'S LENGTH	\$154,000	\$70,300	45.65	\$160,135	\$29,900	\$124,100	19%	\$205,636	0.603	1,278	\$97.10	718	7.3373	1.0 STORY		VALLEY VIEW ESTATES CONDOS	401	79
3 Totals:			\$511,500			\$511,500	\$225,700		\$504,156		\$421,117	18%	\$640,578			\$117.29		1.9467					
													E.C.F. =>	0.657		Std. Deviation=>	0.186291008						
													Ave. E.C.F. =>	0.677		Ave. Variance=>	14.1204	Coefficient of Var=>	20.86133193				

720		Millpointe																						
BI/TRI																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 078 04 0024 000	1811 ALEXANDER	08/17/23	\$273,000	PTA	03-ARM'S LENGTH	\$273,000	\$100,700	36.89	\$249,268	\$69,300	\$203,700	25%	\$145,723	1.398	1,597	\$127.55	720	3.4954	BI-LEVEL		MILLPOINTE 078-04	401	66	
56 078 04 0036 000	38182 PALMATEER	09/22/22	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$85,900	36.55	\$227,724	\$79,854	\$155,146	34%	\$119,733	1.296	1,288	\$120.45	720	6.7135	BI-LEVEL		MILLPOINTE 078-04	401	66	
56 078 04 0058 000	2230 W MILLER	01/25/24	\$299,900	PTA	03-ARM'S LENGTH	\$299,900	\$100,000	33.34	\$247,709	\$69,300	\$230,600	23%	\$144,461	1.596	1,597	\$144.40	720	23.3378	BI-LEVEL		MILLPOINTE 078-04	401	66	
56 078 04 0073 000	2181 W MILLER	07/27/23	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$100,000	34.48	\$247,782	\$69,300	\$220,700	24%	\$144,520	1.527	1,597	\$138.20	720	16.4223	BI-LEVEL		MILLPOINTE 078-04	401	66	
56 078 04 0100 000	1970 W WILLIAMS	08/25/22	\$225,600	PTA	03-ARM'S LENGTH	\$225,600	\$82,700	36.66	\$220,722	\$69,300	\$156,300	31%	\$122,609	1.275	1,288	\$121.35	720	8.8118	BI-LEVEL		MILLPOINTE 078-04	401	66	
56 078 04 0101 000	1990 W WILLIAMS	11/21/23	\$287,000	PTA	03-ARM'S LENGTH	\$287,000	\$98,700	34.39	\$244,938	\$69,300	\$217,700	24%	\$142,217	1.531	1,597	\$136.32	720	16.7856	BI-LEVEL		MILLPOINTE 078-04	401	66	
56 078 04 0107 000	2110 W WILLIAMS	08/21/23	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$98,600	40.24	\$244,545	\$69,300	\$175,700	28%	\$141,899	1.238	1,597	\$110.02	720	12.4697	BI-LEVEL		MILLPOINTE 078-04	401	66	
56 078 04 0107 000	2110 W WILLIAMS	01/25/24	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$98,600	35.85	\$244,545	\$69,300	\$205,700	25%	\$141,899	1.450	1,597	\$128.80	720	8.6722	BI-LEVEL		MILLPOINTE 078-04	401	66	
56 078 04 0129 000	2220 BUCHANAN	01/25/23	\$252,000	PTA	03-ARM'S LENGTH	\$252,000	\$91,200	36.19	\$240,765	\$69,300	\$182,700	28%	\$138,838	1.316	1,597	\$114.40	720	4.6982	BI-LEVEL		MILLPOINTE 078-04	401	66	
56 078 04 0133 000	2281 BUCHANAN	08/12/22	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$93,700	38.24	\$246,792	\$69,300	\$175,700	28%	\$143,718	1.223	1,506	\$116.67	720	14.0372	BI-LEVEL		MILLPOINTE 078-04	401	66	
56 078 04 0177 000	2490 W MILLER	10/10/22	\$269,900	PTA	03-ARM'S LENGTH	\$269,900	\$92,800	34.38	\$244,564	\$70,456	\$199,444	26%	\$140,978	1.415	1,597	\$124.89	720	5.1812	BI-LEVEL		MILLPOINTE 078-04	401	66	
56 078 04 0183 000	2521 HAWLEY	06/10/22	\$233,000	PTA	03-ARM'S LENGTH	\$233,000	\$94,200	40.43	\$247,632	\$75,777	\$157,223	33%	\$139,154	1.130	1,505	\$104.47	720	23.3053	BI-LEVEL		MILLPOINTE 078-04	401	66	
56 078 04 0188 000	37660 N BUTLER	10/03/22	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$92,800	38.68	\$244,744	\$69,300	\$170,600	29%	\$142,060	1.201	1,597	\$106.83	720	16.2002	BI-LEVEL		MILLPOINTE 078-04	401	67	
56 078 04 0213 000	37632 S BUTLER	08/26/22	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$95,100	35.22	\$249,671	\$73,622	\$196,378	27%	\$142,550	1.378	1,597	\$122.97	720	1.4706	BI-LEVEL		MILLPOINTE 078-04	401	66	
56 078 04 0237 000	2360 W RHEAD	03/10/23	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$95,400	39.75	\$250,954	\$69,300	\$170,700	29%	\$147,088	1.161	1,513	\$112.82	720	20.2376	BI-LEVEL		MILLPOINTE 078-04	401	67	
56 078 04 0261 000	2620 EARDMAN	12/15/23	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$98,300	38.55	\$243,931	\$69,866	\$185,134	27%	\$140,943	1.314	1,597	\$115.93	720	4.9368	BI-LEVEL		MILLPOINTE 078-04	401	67	
56 078 04 0267 000	2521 EARDMAN	07/10/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$100,500	36.55	\$248,804	\$69,300	\$205,700	25%	\$145,347	1.415	1,506	\$136.59	720	5.2327	BI-LEVEL		MILLPOINTE 078-04	401	67	
56 078 04 0268 000	2501 EARDMAN	10/25/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$88,100	37.49	\$221,575	\$71,467	\$163,533	30%	\$121,545	1.345	1,288	\$126.97	720	1.7450	BI-LEVEL		MILLPOINTE 078-04	401	67	
56 078 04 0280 000	2561 NICHOLS	01/30/24	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$99,700	34.98	\$247,178	\$69,300	\$215,700	24%	\$144,031	1.498	1,597	\$135.07	720	13.4693	BI-LEVEL		MILLPOINTE 078-04	401	67	
56 078 04 0288 000	2460 E RHEAD	06/20/23	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$103,300	34.43	\$254,469	\$78,078	\$221,922	26%	\$142,827	1.554	1,597	\$138.96	720	19.0882	BI-LEVEL		MILLPOINTE 078-04	401	67	
20 Totals:			\$5,230,300			\$5,230,300	\$1,910,300		\$4,868,312		\$3,810,280	27%	\$2,792,139			\$124.18		0.1742						
							Sale. Ratio =>	36.52					E.C.F. =>	1.365		Std. Deviation=>	0.13621929							
							Std. Dev. =>	2.11					Ave. E.C.F. =>	1.363		Ave. Variance=>	11.3155	Coefficient of Var=>	8.302515678					
ALL OTHERS																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 078 04 0023 000	1871 STOCKMEYER	04/28/23	\$273,000	PTA	03-ARM'S LENGTH	\$273,000	\$110,000	40.29	\$269,742	\$69,300	\$203,700	25%	\$162,301	1.255	1,316	\$154.79	720	11.0012	1.0 STORY		MILLPOINTE 078-04	401	66	
56 078 04 0031 000	1910 ALEXANDER	09/01/22	\$224,000	PTA	03-ARM'S LENGTH	\$224,000	\$96,000	42.86	\$278,842	\$69,300	\$154,700	31%	\$169,670	0.912	1,316	\$117.55	720	23.3290	1.0 STORY		MILLPOINTE 078-04	401	66	
56 078 04 0053 000	38226 N MILLER	07/11/22	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$93,600	39.83	\$272,222	\$69,300	\$165,700	29%	\$164,309	1.008	1,316	\$125.91	720	13.6598	1.0 STORY		MILLPOINTE 078-04	401	66	
56 078 04 0061 000	2290 W MILLER	06/03/22	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$92,400	33.00	\$269,197	\$69,300	\$210,700	25%	\$161,860	1.302	1,316	\$160.11	720	15.6681	1.0 STORY		MILLPOINTE 078-04	401	66	
56 078 04 0072 000	2201 W MILLER	10/04/22	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$90,900	37.10	\$265,113	\$69,300	\$175,700	28%	\$158,553	1.108	1,316	\$133.51	720	3.6915	1.0 STORY		MILLPOINTE 078-04	401	66	
56 078 04 0074 000	38201 N MILLER	06/26/23	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$115,200	44.31	\$281,056	\$69,300	\$190,700	27%	\$171,462	1.112	1,316	\$144.91	720	3.2864	1.0 STORY		MILLPOINTE 078-04	401	66	
56 078 04 0076 000	38177 N MILLER	05/17/22	\$247,000	PTA	03-ARM'S LENGTH	\$247,000	\$97,500	39.47	\$282,761	\$70,758	\$176,242	29%	\$171,662	1.027	1,316	\$133.92	720	11.8384	1.0 STORY		MILLPOINTE 078-04	401	66	
56 078 04 0136 000	2221 BUCHANAN	02/01/24	\$306,000	PTA	03-ARM'S LENGTH	\$306,000	\$118,200	38.63	\$287,641	\$69,300	\$236,700	23%	\$176,794	1.339	1,316	\$179.86	720	19.3782	1.0 STORY		MILLPOINTE 078-04	401	66	
56 078 04 0144 000	2061 BUCHANAN	12/28/23	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$122,800	47.23	\$297,739	\$69,300	\$190,700	27%	\$184,971	1.031	1,833	\$104.04	720	11.4089	2.0 STORY		MILLPOINTE 078-04	401	66	
56 078 04 0151 000	2001 STOCKMEYER	12/16/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$96,700	38.68	\$280,620	\$70,036	\$179,964	28%	\$170,513	1.055	1,316	\$136.75	720	8.9637	1.0 STORY		MILLPOINTE 078-04	401	66	
56 078 04 0172 000	2390 W MILLER	10/31/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$95,100	38.04	\$276,382	\$69,300	\$180,700	28%	\$167,678	1.078	1,316	\$137.31	720	6.7399	1.0 STORY		MILLPOINTE 078-04	401	66	
56 078 04 0198 000	2111 E BUTLER	05/26/23	\$278,500	PTA	03-ARM'S LENGTH	\$278,500	\$109,500	39.32	\$268,593	\$69,300	\$209,200	25%	\$161,371	1.296	1,316	\$158.97	720	15.1331	1.0 STORY		MILLPOINTE 078-04	401	66	
56 078 04 0219 000	37671 N BUTLER	06/21/23	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$111,100	40.40	\$271,976	\$70,530	\$204,470	26%	\$163,114	1.254	1,473	\$138.81	720	10.8477	2.0 STORY		MILLPOINTE 078-04	401	66	
56 078 04 0233 000	2381 MCGEE	08/31/22	\$231,000	PTA	03-ARM'S LENGTH	\$231,000	\$104,200	45.11	\$301,331	\$69,300	\$161,700	30%	\$187,879	0.861	1,832	\$88.26	720	28.4403	2.0 STORY		MILLPOINTE 078-04	401	67	
56 078 04 0240 000	37624 N RHEAD	03/22/24	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$127,000	41.64	\$307,114	\$69,753	\$235,247	23%	\$192,195	1.224	1,832	\$128.41	720	7.8939	2.0 STORY		MILLPOINTE 078-04	401	67	
56 078 04 0257 000	2520 EARDMAN	03/15/24	\$299,000	PTA	03-ARM'S LENGTH	\$299,000	\$113,800	38.06	\$278,024	\$69,300	\$229,700	23%	\$169,007	1.359	1,316	\$174.54	720	21.4051	1.0 STORY		MILLPOINTE 078-04	401	67	
56 078 04 0265 000	2561 EARDMAN	07/13/23	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$126,700	41.54	\$306,540	\$69,300	\$235,700	23%	\$192,097	1.227	1,813	\$130.01	720	8.1921	2.0 STORY		MILLPOINTE 078-04	401	67	
56 078 04 0277 000	2600 NICHOLS	06/30/23	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$112,300	38.72	\$274,888	\$69,300	\$220,700	24%	\$166,468	1.326	1,473	\$149.83	720	18.0718	2.0 STORY		MILLPOINTE 078-04	401	67	
56 078 04 0311 000	37506 ROBINSON	06/09/23	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$110,000	36.07	\$269,778	\$70,287	\$234,713	23%	\$161,531	1.453	1,486	\$157.95	720	30.7989	2.0 STORY		MILLPOINTE 078-04	401	67	
56 078 04 0318 000	37577 ROBINSON	08/02/22	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$106,400	35.47	\$307,028	\$70,466	\$229,534	23%	\$191,548	1.198	1,846	\$124.34	720	5.3248	2.0 STORY		MILLPOINTE 078-04	401	67	
56 078 04 0324 000	37548 LANG	05/13/22	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$93,300	38.08	\$271,460	\$69,300	\$175,700	28%	\$163,692	1.073	1,484	\$118.40	720							

730		Fairfield																						
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 082 04 0063 000	29800 MARSHALL	12/16/22	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$111,600	36.00	\$287,366	\$79,219	\$230,781	26%	\$253,838	0.909	1,871	\$123.35	730	0.8751	EXECUTIVE		FAIRFIELD GLADE 082-04	401	80	
56 082 04 0073 000	29655 LACY	06/03/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$111,000	44.40	\$285,979	\$77,952	\$172,048	31%	\$253,691	0.678	1,870	\$92.00	730	22.2238	EXECUTIVE		FAIRFIELD GLADE 082-04	401	80	
56 082 04 0124 000	29710 LACY	02/13/24	\$283,000	PTA	03-ARM'S LENGTH	\$283,000	\$98,900	34.95	\$228,905	\$77,978	\$205,022	28%	\$184,057	1.114	1,598	\$128.30	730	21.3487	BI-LEVEL		FAIRFIELD GLADE 082-04	401	81	
3 Totals:			\$843,000			\$843,000	\$321,500		\$802,250		\$607,851	28%	\$691,587			\$114.55		2.1494						
								Sale. Ratio =>	38.14				E.C.F. =>	0.879			Std. Deviation=>	0.21799424						
								Std. Dev. =>	5.18				Ave. E.C.F. =>	0.900			Ave. Variance=>	14.8159	Coefficient of Var=>	16.45446603				

740 Brookfield Con																							
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 051 02 0111 000	106 CARSON	11/03/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$84,600	40.29	\$188,769	\$57,000	\$153,000	27%	\$233,219	0.656	1,093	\$139.98	740	3.1594	1.0 STORY		BROOKFIELD ATT CONDOS	401	78
56 051 02 0129 000	260 CARSON	09/21/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$79,000	38.54	\$194,043	\$57,000	\$148,000	28%	\$242,554	0.610	1,162	\$127.37	740	1.4267	1.0 STORY		BROOKFIELD ATT CONDOS	401	78
56 051 02 0138 000	390 CARSON	11/02/22	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$80,300	38.24	\$197,148	\$57,000	\$153,000	27%	\$248,050	0.617	1,264	\$121.04	740	0.7629	1.0 STORY		BROOKFIELD ATT CONDOS	401	78
56 051 02 0146 000	435 CARSON	11/21/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$74,100	37.05	\$182,923	\$57,000	\$143,000	29%	\$222,873	0.642	1,093	\$130.83	740	1.7181	1.0 STORY		BROOKFIELD ATT CONDOS	401	78
56 051 02 0148 000	415 CARSON	01/19/24	\$227,000	PTA	03-ARM'S LENGTH	\$227,000	\$86,400	38.06	\$192,434	\$57,000	\$170,000	25%	\$239,706	0.709	1,264	\$134.49	740	8.4761	1.0 STORY		BROOKFIELD ATT CONDOS	401	78
56 051 02 0154 000	305 CARSON	01/27/23	\$187,000	PTA	03-ARM'S LENGTH	\$187,000	\$81,000	43.32	\$198,661	\$57,000	\$130,000	30%	\$250,727	0.518	1,264	\$102.85	740	10.5950	1.0 STORY		BROOKFIELD ATT CONDOS	401	78
56 051 02 0161 000	225 CARSON	10/25/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$97,200	38.88	\$235,303	\$57,000	\$193,000	23%	\$315,581	0.612	1,832	\$105.35	740	1.2870	2.0 STORY		BROOKFIELD ATT CONDOS	401	78
56 051 02 0172 000	177 CARSON	10/25/22	\$259,000	PTA	03-ARM'S LENGTH	\$259,000	\$98,200	37.92	\$237,694	\$57,000	\$202,000	22%	\$319,812	0.632	1,832	\$110.26	740	0.7179	2.0 STORY		BROOKFIELD ATT CONDOS	401	79
8 Totals:			\$1,748,000			\$1,748,000	\$680,800		\$1,626,975		\$1,292,000	26%	\$2,072,522			\$121.52		0.1046					
			\$218,500					Sale. Ratio =>	38.95				E.C.F. =>	0.623			Std. Deviation=>	0.05369485					
								Std. Dev. =>	1.96				Ave. E.C.F. =>	0.624			Ave. Variance=>	3.5179	Coefficient of Var=>	5.633645857			

Brookfield Village, Estates North & West																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 051 01 0028 000	508 ETHAN	07/21/23	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$162,300	42.71	\$368,674	\$74,000	\$306,000	19%	\$377,787	0.810	2,497	\$122.55	746	1.8294	2.0 STORY	BROOKFIELD VILLAGE, ESTATES N & W	401	78		
56 051 01 0067 000	774 AUTUMN RIDGE	06/30/22	\$331,000	PTA	03-ARM'S LENGTH	\$331,000	\$135,200	40.85	\$335,971	\$74,000	\$257,000	22%	\$335,860	0.765	1,985	\$129.47	746	2.6487	MULTI/MIXED	BROOKFIELD VILLAGE, ESTATES N & W	401	78		
56 051 01 0109 000	492 SUMMERFIELD	11/05/22	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$149,700	41.01	\$371,698	\$75,255	\$289,745	21%	\$380,055	0.762	2,309	\$125.49	746	2.9310	EXECUTIVE	BROOKFIELD VILLAGE, ESTATES N & W	401	78		
56 051 06 0012 000	753 PATRICIA	08/11/22	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$145,700	36.89	\$367,598	\$74,263	\$320,737	19%	\$376,071	0.853	2,270	\$141.29	746	6.1178	2.0 STORY	BROOKFIELD VILLAGE, ESTATES N & W	401	80		
56 051 06 0025 000	909 PATRICIA	08/31/22	\$399,999	PTA	03-ARM'S LENGTH	\$399,999	\$140,900	35.23	\$355,906	\$69,300	\$330,699	17%	\$367,444	0.900	2,297	\$143.97	746	10.8313	2.0 STORY	BROOKFIELD VILLAGE, ESTATES N & W	401	80		
56 051 06 0026 000	951 PATRICIA	03/14/23	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$155,500	44.43	\$392,006	\$77,883	\$272,117	22%	\$402,722	0.676	2,537	\$107.26	746	11.5991	2.0 STORY	BROOKFIELD VILLAGE, ESTATES N & W	401	81		
56 051 06 0038 000	858 PATRICIA	04/18/22	\$372,000	PTA	03-ARM'S LENGTH	\$372,000	\$153,500	41.26	\$387,915	\$69,300	\$302,700	19%	\$408,481	0.741	2,548	\$118.80	746	5.0647	2.0 STORY	BROOKFIELD VILLAGE, ESTATES N & W	401	81		
56 051 07 0089 000	365 BROOKFIELD	07/26/22	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$134,000	38.84	\$328,097	\$72,276	\$272,724	21%	\$327,976	0.832	1,896	\$143.84	746	3.9851	2.0 STORY	BROOKFIELD VILLAGE, ESTATES N & W	401	88		
56 051 07 0097 000	485 BROOKFIELD	01/25/24	\$358,000	PTA	03-ARM'S LENGTH	\$358,000	\$154,000	43.02	\$344,123	\$70,451	\$287,549	20%	\$350,862	0.820	2,443	\$117.70	746	2.7865	BI-LEVEL	BROOKFIELD VILLAGE, ESTATES N & W	401	83		
56 051 08 0010 000	39157 HURON PARKWAY	05/27/22	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$148,700	41.89	\$369,550	\$69,300	\$285,700	20%	\$384,936	0.742	2,168	\$131.78	746	4.9484	2.0 STORY	BROOKFIELD VILLAGE, ESTATES N & W	401	88		
56 051 08 0011 000	39143 HURON PARKWAY	11/16/22	\$339,900	PTA	03-ARM'S LENGTH	\$339,900	\$135,900	39.98	\$332,939	\$70,910	\$268,990	21%	\$335,935	0.801	1,936	\$138.94	746	0.9035	2.0 STORY	BROOKFIELD VILLAGE, ESTATES N & W	401	88		
56 051 08 0051 000	38991 WILLOW CREEK	09/16/22	\$307,500	PTA	03-ARM'S LENGTH	\$307,500	\$123,600	40.20	\$302,011	\$77,478	\$230,022	25%	\$287,863	0.799	1,397	\$164.65	746	0.7382	1.0 STORY	BROOKFIELD VILLAGE, ESTATES N & W	401	83		
12 Totals:			\$4,298,399			\$4,298,399	\$1,739,000		\$4,256,488		\$3,423,983	20%	\$4,335,990			\$132.15		0.2020						
								Sale. Ratio =>	40.46					E.C.F. =>	0.790	Std. Deviation=>		0.0590365						
								Std. Dev. =>	2.59					Ave. E.C.F. =>	0.792	Ave. Variance=>		4.5320	Coefficient of Var=>	5.724481827				

STYLE A - NON OH UNITS

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 051 03 0243 000	778 SUMMERFIELD	07/15/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$69,900	36.79	\$178,706	\$43,600	\$146,400	23%	\$192,723	0.760	1,175	\$124.60	745	3.3112	STYLE - A		BROOKFIELD BROWNSTONES	401	78
56 051 03 0322 000	604 SUPERIOR	05/22/23	\$188,800	PTA	03-ARM'S LENGTH	\$188,800	\$83,200	44.07	\$179,933	\$43,600	\$145,200	23%	\$194,476	0.747	1,167	\$124.42	745	2.0095	STYLE - A		BROOKFIELD BROWNSTONES	401	79
56 051 03 0328 000	564 SUPERIOR	04/21/23	\$189,900	PTA	03-ARM'S LENGTH	\$189,900	\$90,900	47.87	\$195,897	\$43,600	\$146,300	23%	\$217,281	0.673	1,175	\$124.51	745	5.3207	STYLE - A		BROOKFIELD BROWNSTONES	401	79
3 Totals:			\$568,700			\$568,700	\$244,000		\$554,536		\$437,900	23%	\$604,480			\$124.51		0.2103					
			\$189,567						Sale. Ratio =>			42.90		E.C.F. =>	0.724		Std. Deviation=>	0.046536342					
									Std. Dev. =>			5.63		Ave. E.C.F. =>	0.727		Ave. Variance=>	3.5472	Coefficient of Var=>	4.882344468			

STYLE B - OH UNITS

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 051 03 0210 000	661 SUMMERFIELD	09/06/22	\$192,000	PTA	03-ARM'S LENGTH	\$192,000	\$67,500	35.16	\$176,802	\$43,600	\$148,400	23%	\$110,835	1.339	1,167	\$127.16	745	0.3298	STYLE - B		BROOKFIELD BROWNSTONES	401	80
56 051 03 0245 000	786 SUMMERFIELD	08/29/23	\$199,900	PTA	03-ARM'S LENGTH	\$199,900	\$75,400	37.72	\$173,478	\$43,600	\$156,300	22%	\$108,065	1.446	1,167	\$133.93	745	11.0723	STYLE - B		BROOKFIELD BROWNSTONES	401	78
56 051 03 0266 000	870 SUMMERFIELD	06/26/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$75,400	37.70	\$173,478	\$43,600	\$156,400	22%	\$108,065	1.447	1,167	\$134.02	745	11.1648	STYLE - B		BROOKFIELD BROWNSTONES	401	78
56 051 03 0277 000	870 SUPERIOR	09/13/22	\$188,000	PTA	03-ARM'S LENGTH	\$188,000	\$66,200	35.21	\$173,478	\$43,600	\$144,400	23%	\$108,065	1.336	1,167	\$123.74	745	0.0604	STYLE - B		BROOKFIELD BROWNSTONES	401	78
56 051 03 0308 000	674 SUPERIOR	11/20/23	\$188,200	PTA	03-ARM'S LENGTH	\$188,200	\$77,100	40.97	\$177,504	\$43,600	\$144,600	23%	\$111,420	1.298	1,167	\$123.91	745	3.7837	STYLE - B		BROOKFIELD BROWNSTONES	401	81
56 051 03 0311 000	660 SUPERIOR	08/18/22	\$187,500	PTA	03-ARM'S LENGTH	\$187,500	\$68,100	36.32	\$178,466	\$43,600	\$143,900	23%	\$112,222	1.282	1,167	\$123.31	745	5.3345	STYLE - B		BROOKFIELD BROWNSTONES	401	81
56 051 03 0312 000	654 SUPERIOR	08/01/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$66,800	38.17	\$175,141	\$43,600	\$131,400	25%	\$109,451	1.201	1,167	\$112.60	745	13.5090	STYLE - B		BROOKFIELD BROWNSTONES	401	79
7 Totals:			\$1,330,600			\$1,330,600	\$496,500		\$1,228,347		\$1,025,400	23%	\$768,123			\$125.52		0.0686					
			\$190,086						Sale. Ratio =>			37.31		E.C.F. =>	1.335		Std. Deviation=>	0.088753146					
									Std. Dev. =>			2.02		Ave. E.C.F. =>	1.336		Ave. Variance=>	6.4649	Coefficient of Var=>	4.840362487			

Brookfield Est Vistas																							
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 051 07 0011 000	340 BROOKFIELD	12/12/23	\$196,400	PTA	03-ARM'S LENGTH	\$196,400	\$87,400	44.50	\$190,578	\$48,818	\$147,582	25%	\$224,698	0.657	1,346	\$109.64	748	0.3349	1.0 STORY	BROOKFIELD ESTATES VISTAS		401	80
56 051 07 0027 000	293 BROOKFIELD	06/09/23	\$185,099	PTA	03-ARM'S LENGTH	\$185,099	\$87,000	47.00	\$189,865	\$48,600	\$136,499	26%	\$223,913	0.610	1,346	\$101.41	748	4.3843	1.0 STORY	BROOKFIELD ESTATES VISTAS		401	80
56 051 07 0082 000	527 BROOKFIELD	12/01/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$81,600	37.09	\$204,406	\$48,600	\$171,400	22%	\$246,994	0.694	1,568	\$109.31	748	4.0494	1.0 STORY	BROOKFIELD ESTATES VISTAS		401	80
3 Totals:			\$601,499			\$601,499	\$256,000		\$584,849		\$455,481	24%	\$695,605			\$106.79		0.1347					
			\$200,500				Sale. Ratio =>	42.56					E.C.F. =>	0.655		Std. Deviation=>	0.042268056						
							Std. Dev. =>	5.15					Ave. E.C.F. =>	0.653		Ave. Variance=>	2.9229	Coefficient of Var=>	4.47297272				

Cherry Hill																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 051 04 0007 000	210 MARIGOLD	10/23/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$82,800	53.42	\$186,030	\$45,000	\$110,000	29%	\$185,566	0.593	1,462	\$75.24	750	19.9994	STYLE - B		CHERRY HILL PLACE	401	78	
56 051 04 0023 000	272 MARIGOLD	06/07/22	\$181,000	PTA	03-ARM'S LENGTH	\$181,000	\$75,700	41.82	\$183,423	\$45,000	\$136,000	25%	\$182,136	0.747	1,462	\$93.02	750	4.6079	STYLE - B		CHERRY HILL PLACE	401	78	
56 051 04 0029 000	303 MARIGOLD	11/04/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$75,700	37.85	\$183,423	\$45,000	\$155,000	23%	\$182,136	0.851	1,462	\$106.02	750	5.8239	STYLE - B		CHERRY HILL PLACE	401	78	
56 051 04 0036 000	357 MARIGOLD	09/07/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$69,100	40.65	\$168,409	\$45,669	\$124,331	27%	\$161,500	0.770	1,211	\$102.67	750	2.2924	STYLE - A		CHERRY HILL PLACE	401	78	
56 051 04 0041 000	334 MARIGOLD	07/01/22	\$192,500	PTA	03-ARM'S LENGTH	\$192,500	\$69,800	36.26	\$170,076	\$45,669	\$146,831	24%	\$163,693	0.897	1,211	\$121.25	750	10.4212	STYLE - A		CHERRY HILL PLACE	401	78	
56 051 04 0044 000	332 MARIGOLD	09/19/23	\$204,000	PTA	03-ARM'S LENGTH	\$204,000	\$74,300	36.42	\$168,409	\$45,669	\$158,331	22%	\$161,500	0.980	1,211	\$130.74	750	18.7602	STYLE - A		CHERRY HILL PLACE	401	78	
56 051 04 0047 000	322 MARIGOLD	05/08/23	\$212,000	PTA	03-ARM'S LENGTH	\$212,000	\$81,600	38.49	\$183,423	\$45,000	\$167,000	21%	\$182,136	0.917	1,462	\$114.23	750	12.4124	STYLE - B		CHERRY HILL PLACE	401	78	
56 051 04 0051 000	304 MARIGOLD	07/01/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$69,100	40.65	\$168,409	\$45,669	\$124,331	27%	\$161,500	0.770	1,211	\$102.67	750	2.2924	STYLE - A		CHERRY HILL PLACE	401	78	
56 051 04 0057 000	446 MARIGOLD	06/23/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$74,300	42.46	\$168,409	\$45,669	\$129,331	26%	\$161,500	0.801	1,211	\$106.80	750	0.8035	STYLE - A		CHERRY HILL PLACE	401	78	
56 051 04 0059 000	452 MARIGOLD	11/17/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$78,500	43.61	\$177,154	\$45,669	\$134,331	25%	\$173,007	0.776	1,211	\$110.93	750	1.6325	STYLE - A		CHERRY HILL PLACE	401	78	
56 051 04 0065 000	426 MARIGOLD	07/26/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$70,000	38.89	\$170,532	\$45,000	\$135,000	25%	\$165,174	0.817	1,211	\$111.48	750	2.4546	STYLE - A		CHERRY HILL PLACE	401	78	
56 051 04 0067 000	432 MARIGOLD	09/07/23	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$74,300	55.04	\$168,409	\$45,669	\$89,331	34%	\$161,500	0.553	1,211	\$73.77	750	23.9643	STYLE - A		CHERRY HILL PLACE	401	78	
56 051 04 0067 000	432 MARIGOLD	11/10/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$74,300	35.38	\$168,409	\$45,669	\$164,331	22%	\$161,500	1.018	1,211	\$135.70	750	22.4754	STYLE - A		CHERRY HILL PLACE	401	78	
56 051 04 0078 000	386 MARIGOLD	05/05/22	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$75,700	56.07	\$183,423	\$45,000	\$90,000	33%	\$182,136	0.494	1,462	\$61.56	750	29.8638	STYLE - B		CHERRY HILL PLACE	401	78	
56 051 04 0088 000	402 MARIGOLD	03/22/24	\$208,350	PTA	03-ARM'S LENGTH	\$208,350	\$80,800	38.78	\$181,756	\$45,000	\$163,350	22%	\$179,942	0.908	1,462	\$111.73	750	11.5016	STYLE - B		CHERRY HILL PLACE	401	78	
15 Totals:			\$2,707,850			\$2,707,850	\$1,126,000		\$2,629,694		\$2,027,498	26%	\$2,564,924			\$103.85		0.2305						
			\$180,523				Sale. Ratio =>	41.58					E.C.F. =>	0.790		Std. Deviation=>	0.15102389							
							Std. Dev. =>	6.87					Ave. E.C.F. =>	0.793		Ave. Variance=>	11.2870	Coefficient of Var=>	14.23736821					

North Creek																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 018 03 0001 000	37200 VISTA	05/03/22	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$144,400	36.56	\$355,498	\$96,000	\$299,000	24%	\$350,673	0.853	2,073	\$144.24	751	5.5800	2.0 STORY		NORTH CREEK ESTATES CONDO	401	79	
56 018 03 0033 000	37165 RIVIERA	08/30/22	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$171,100	40.74	\$415,877	\$96,000	\$324,000	23%	\$432,266	0.750	2,655	\$122.03	751	4.7308	2.0 STORY		NORTH CREEK ESTATES CONDO	401	79	
56 018 03 0044 000	8345 OPAL	10/11/22	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$144,700	41.94	\$356,135	\$96,000	\$249,000	28%	\$351,534	0.708	2,073	\$120.12	751	8.8522	2.0 STORY		NORTH CREEK ESTATES CONDO	401	79	
56 018 03 0046 000	8385 OPAL	06/10/22	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$145,100	40.31	\$357,301	\$96,405	\$263,595	27%	\$352,562	0.748	1,923	\$137.07	751	4.9191	2.0 STORY		NORTH CREEK ESTATES CONDO	401	82	
56 018 03 0049 000	8380 OPAL	07/29/22	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$149,800	38.91	\$367,718	\$96,000	\$289,000	25%	\$367,187	0.787	2,054	\$140.70	751	0.9780	2.0 STORY		NORTH CREEK ESTATES CONDO	401	79	
56 018 03 0051 000	8340 OPAL	10/18/22	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$144,600	35.70	\$355,783	\$96,000	\$309,000	24%	\$351,058	0.880	2,073	\$149.06	751	8.3350	2.0 STORY		NORTH CREEK ESTATES CONDO	401	79	
56 018 03 0056 000	37140 BAKER	06/27/23	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$165,800	39.95	\$375,919	\$96,000	\$319,000	23%	\$378,269	0.843	2,073	\$153.88	751	4.6469	2.0 STORY		NORTH CREEK ESTATES CONDO	401	85	
56 018 03 0067 000	37145 VISTA	09/21/23	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$183,800	43.25	\$412,737	\$96,000	\$329,000	23%	\$428,023	0.769	2,612	\$125.96	751	2.8196	2.0 STORY		NORTH CREEK ESTATES CONDO	401	80	
56 018 03 0080 000	37130 RIVIERA	06/29/23	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$163,500	40.37	\$371,016	\$104,115	\$300,885	26%	\$360,677	0.834	1,969	\$152.81	751	3.7377	2.0 STORY		NORTH CREEK ESTATES CONDO	401	84	
9 Totals:			\$3,555,000			\$3,555,000	\$1,412,800		\$3,367,984		\$2,682,480	25%	\$3,372,249			\$138.43		0.1389						
				Sale. Ratio =>		39.74		E.C.F. =>		0.795		Std. Deviation=>		0.058096692										
				Std. Dev. =>		2.40		Ave. E.C.F. =>		0.797		Ave. Variance=>		4.9555		Coefficient of Var=>		6.218856598						

West Hamptons																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 003 08 0036 000	7394 CENTRAL	12/04/23	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$28,200	35.25	\$64,036	\$16,600	\$63,400	21%	\$53,600	1.183	780	\$81.28	755	24.2445	1.0 STORY	WEST HAMPTONS CONDO		401	45	
56 003 08 0051 000	7400 CENTRAL	04/28/22	\$58,000	PTA	03-ARM'S LENGTH	\$58,000	\$23,100	39.83	\$63,163	\$16,600	\$41,400	29%	\$52,614	0.787	764	\$54.19	755	15.3522	1.0 STORY	WEST HAMPTONS CONDO		401	45	
56 003 08 0056 000	7412 CENTRAL	06/16/23	\$73,000	PTA	03-ARM'S LENGTH	\$73,000	\$27,800	38.08	\$63,163	\$16,600	\$56,400	23%	\$52,614	1.072	764	\$73.82	755	13.1576	1.0 STORY	WEST HAMPTONS CONDO		401	45	
56 003 08 0090 000	7424 CENTRAL	06/16/23	\$82,000	PTA	03-ARM'S LENGTH	\$82,000	\$44,800	54.63	\$99,007	\$16,600	\$65,400	20%	\$93,115	0.702	780	\$83.85	755	23.8036	1.0 STORY	WEST HAMPTONS CONDO		401	78	
56 003 08 0131 000	7346 CENTRAL	05/26/23	\$67,000	PTA	03-ARM'S LENGTH	\$67,000	\$27,800	41.49	\$63,163	\$16,600	\$50,400	25%	\$52,614	0.958	764	\$65.97	755	1.7537	1.0 STORY	WEST HAMPTONS CONDO		401	45	
5 Totals:			\$360,000			\$360,000	\$151,700		\$352,532		\$277,000	23%	\$304,556			\$71.82		3.0870						
			\$72,000																					
							Sale. Ratio =>		42.14				E.C.F. =>	0.910		Std. Deviation=>	0.19788199							
							Std. Dev. =>		7.51				Ave. E.C.F. =>	0.940		Ave. Variance=>	15.6623	Coefficient of Var=>	16.65509009					

London & Parkway																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 002 03 0001 000	29270 MANCHESTER	04/21/23	\$69,900	PTA	03-ARM'S LENGTH	\$69,900	\$30,300	43.35	\$70,457	\$22,584	\$47,316	32%	\$43,521	1.087	598	\$79.12	757	13.0135	1.0 STORY	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0001 000	29270 MANCHESTER	03/29/24	\$79,500	PTA	03-ARM'S LENGTH	\$79,500	\$30,300	38.11	\$70,457	\$22,584	\$56,916	28%	\$43,521	1.308	598	\$95.18	757	9.0449	1.0 STORY	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0004 000	29264 MANCHESTER	04/22/22	\$121,000	PTA	03-ARM'S LENGTH	\$121,000	\$38,300	31.65	\$100,265	\$22,889	\$98,111	19%	\$70,342	1.395	1,014	\$96.76	757	17.7439	2.0 STORY	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0028 000	29210 MANCHESTER	08/17/23	\$118,000	PTA	03-ARM'S LENGTH	\$118,000	\$43,400	36.78	\$101,107	\$22,590	\$95,410	19%	\$71,379	1.337	985	\$96.86	757	11.9330	2.0 STORY	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0037 000	29188 MANCHESTER	02/16/24	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$39,900	46.94	\$93,060	\$22,500	\$62,500	26%	\$64,145	0.974	993	\$62.94	757	24.2988	TRI-LEVEL/QUAD	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0048 000	29164 MANCHESTER	05/23/23	\$92,000	PTA	03-ARM'S LENGTH	\$92,000	\$40,000	43.48	\$93,182	\$22,740	\$69,260	25%	\$64,038	1.082	997	\$69.47	757	13.5794	TRI-LEVEL/QUAD	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0052 000	29154 MANCHESTER	07/31/23	\$113,000	PTA	03-ARM'S LENGTH	\$113,000	\$43,100	38.14	\$100,367	\$22,991	\$90,009	20%	\$70,342	1.280	1,014	\$88.77	757	6.2258	2.0 STORY	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0054 000	29150 MANCHESTER	10/17/23	\$55,500	PTA	03-ARM'S LENGTH	\$55,500	\$31,300	56.40	\$72,968	\$22,600	\$32,900	41%	\$45,789	0.719	598	\$55.02	757	49.8824	1.0 STORY	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0085 000	8111 COVENTRY	03/27/24	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$42,700	40.67	\$99,473	\$22,542	\$82,458	21%	\$69,937	1.179	1,114	\$74.02	757	3.8308	TRI-LEVEL/QUAD	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0088 000	8105 COVENTRY	02/22/23	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$38,700	43.00	\$101,392	\$22,875	\$67,125	25%	\$71,379	0.940	985	\$68.15	757	27.6935	2.0 STORY	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0098 000	8083 COVENTRY	09/25/23	\$117,000	PTA	03-ARM'S LENGTH	\$117,000	\$43,400	37.09	\$101,101	\$22,584	\$94,416	19%	\$71,379	1.323	985	\$95.85	757	10.5404	2.0 STORY	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0100 000	8079 COVENTRY	01/19/23	\$97,000	PTA	03-ARM'S LENGTH	\$97,000	\$38,600	39.79	\$101,096	\$22,579	\$74,421	23%	\$71,379	1.043	985	\$75.55	757	17.4720	2.0 STORY	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0108 000	8063 COVENTRY	06/30/23	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$40,700	37.00	\$94,762	\$22,584	\$87,416	21%	\$65,616	1.332	985	\$88.75	757	11.4892	2.0 STORY	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0116 000	8047 COVENTRY	03/10/23	\$114,900	PTA	03-ARM'S LENGTH	\$114,900	\$43,600	37.95	\$114,611	\$22,584	\$92,316	20%	\$83,661	1.103	1,200	\$76.93	757	11.3882	2.0 STORY	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0127 000	8025 COVENTRY	02/10/23	\$69,900	PTA	03-ARM'S LENGTH	\$69,900	\$27,000	38.63	\$69,553	\$22,542	\$47,358	32%	\$42,737	1.108	568	\$83.38	757	10.9217	1.0 STORY	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0135 000	8003 COVENTRY	05/04/22	\$90,500	PTA	03-ARM'S LENGTH	\$90,500	\$36,500	40.33	\$95,266	\$23,088	\$67,412	26%	\$65,616	1.027	985	\$68.44	757	18.9970	COLONIAL	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0137 000	29020 ANN ARBOR TRAIL	03/27/24	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$31,300	36.82	\$72,952	\$22,584	\$62,416	27%	\$45,789	1.363	598	\$104.37	757	14.5783	1.0 STORY	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0141 000	29036 ANN ARBOR TRAIL	09/26/23	\$97,000	PTA	03-ARM'S LENGTH	\$97,000	\$41,000	42.27	\$95,479	\$22,542	\$74,458	23%	\$66,306	1.123	997	\$74.68	757	9.4397	TRI-LEVEL/QUAD	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0143 000	29054 ANN ARBOR TRAIL	06/01/23	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$43,400	36.17	\$101,101	\$22,584	\$97,416	19%	\$71,379	1.365	985	\$98.90	757	14.7433	2.0 STORY	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0147 000	8050 COVENTRY	02/09/24	\$78,000	PTA	03-ARM'S LENGTH	\$78,000	\$30,800	39.49	\$71,688	\$22,542	\$55,458	29%	\$44,678	1.241	598	\$92.74	757	2.3941	1.0 STORY	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0150 000	8056 COVENTRY	09/01/23	\$126,000	PTA	03-ARM'S LENGTH	\$126,000	\$43,500	34.52	\$101,302	\$22,785	\$103,215	18%	\$71,379	1.446	985	\$104.79	757	22.8676	2.0 STORY	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0153 000	8062 COVENTRY	05/05/23	\$97,000	PTA	03-ARM'S LENGTH	\$97,000	\$43,400	44.74	\$101,101	\$22,584	\$74,416	23%	\$71,379	1.043	985	\$75.55	757	17.4790	2.0 STORY	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0160 000	8112 COVENTRY	06/27/22	\$60,000	PTA	03-ARM'S LENGTH	\$60,000	\$27,800	46.33	\$71,646	\$22,500	\$37,500	38%	\$44,678	0.839	598	\$62.71	757	37.8000	1.0 STORY	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0161 000	28933 MANCHESTER	08/29/22	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$36,100	34.38	\$94,036	\$23,476	\$81,524	22%	\$64,145	1.271	993	\$82.10	757	5.3588	TRI-LEVEL/QUAD	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0173 000	8127 BRISTOL	01/23/24	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$41,200	34.33	\$95,902	\$22,965	\$97,035	19%	\$66,306	1.463	997	\$97.33	757	24.6098	TRI-LEVEL/QUAD	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0180 000	8095 BRISTOL	09/15/23	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$41,000	37.27	\$95,527	\$22,659	\$87,341	21%	\$66,244	1.318	996	\$87.69	757	10.1145	TRI-LEVEL/QUAD	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0195 000	28922 ANN ARBOR TRAIL	08/03/22	\$116,000	PTA	03-ARM'S LENGTH	\$116,000	\$36,500	31.47	\$95,284	\$22,584	\$93,416	19%	\$66,091	1.413	998	\$93.60	757	19.6111	COLONIAL	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0207 000	29082 MANCHESTER	08/05/22	\$72,900	PTA	03-ARM'S LENGTH	\$72,900	\$28,400	38.96	\$73,333	\$22,965	\$49,935	32%	\$45,789	1.091	598	\$83.50	757	12.6792	1.0 STORY	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0212 000	29070 MANCHESTER	09/09/22	\$97,000	PTA	03-ARM'S LENGTH	\$97,000	\$38,800	40.00	\$101,453	\$22,936	\$74,064	24%	\$71,379	1.038	985	\$75.19	757	17.9721	2.0 STORY	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0217 000	29058 MANCHESTER	07/25/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$42,200	33.76	\$98,382	\$22,584	\$102,416	18%	\$68,907	1.486	997	\$102.72	757	26.8951	2.0 STORY	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0250 000	28924 MANCHESTER	12/01/23	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$40,100	34.87	\$93,342	\$22,584	\$92,416	20%	\$64,325	1.437	998	\$92.60	757	21.9358	2.0 STORY	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0261 000	8237 BRISTOL	02/08/24	\$128,000	PTA	03-ARM'S LENGTH	\$128,000	\$43,400	33.91	\$101,101	\$22,584	\$105,416	18%	\$71,379	1.477	985	\$107.02	757	25.9511	2.0 STORY	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
56 002 03 0275 000	8261 BRISTOL	02/28/23	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$38,400	29.54	\$100,355	\$22,979	\$107,021	18%	\$70,342	1.521	1,014	\$105.54	757	30.4106	2.0 STORY	LONDON & PARKWAY TOWNHOUSES CONDO	401	45		
33 Totals:			\$3,310,100			\$3,310,100	\$1,255,100		\$3,043,101	\$2,560,807		24%	\$2,085,280			\$85.34		1.0704						
			\$100,306																					
							Sale. Ratio =>	37.92					E.C.F. =>	1.228		Std. Deviation=>	0.20263817							
							Std. Dev. =>	5.27					Ave. E.C.F. =>	1.217		Ave. Variance=>	17.3604	Coefficient of Var=>	14.26101349					

Clyde Smith																															
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.								
56 018 04 0008 000	37130 RUSSELL	03/15/24	\$408,000	PTA	03-ARM'S LENGTH	\$408,000	\$189,200	46.37	\$410,798	\$99,881	\$308,119	24%	\$357,376	0.862	2,427	\$126.95	758	6.9119	2.0 STORY		758 CLYDE SMITH FARMS	401	92								
56 018 04 0032 000	37170 CHESTNUT	09/30/22	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$171,300	41.78	\$406,712	\$98,815	\$311,185	24%	\$353,905	0.879	2,403	\$129.50	758	5.1999	2.0 STORY		758 CLYDE SMITH FARMS	401	90								
56 018 04 0071 000	8054 HERALD	11/30/22	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$164,600	37.41	\$391,561	\$91,510	\$348,490	21%	\$344,886	1.010	2,440	\$142.82	758	7.9159	2.0 STORY		758 CLYDE SMITH FARMS	401	90								
56 018 04 0074 000	36955 RUSSELL	04/25/22	\$445,000	PTA	03-ARM'S LENGTH	\$445,000	\$169,600	38.11	\$403,068	\$92,167	\$352,833	21%	\$357,357	0.987	2,427	\$145.38	758	5.6049	2.0 STORY		758 CLYDE SMITH FARMS	401	91								
56 018 04 0077 000	36980 RUSSELL	05/31/23	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$191,100	43.93	\$414,789	\$90,000	\$345,000	21%	\$373,321	0.924	2,427	\$142.15	758	0.7151	2.0 STORY		758 CLYDE SMITH FARMS	401	93								
56 018 04 0090 000	8018 RUSSELL	08/17/22	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$169,400	38.94	\$402,757	\$90,000	\$345,000	21%	\$359,491	0.960	2,424	\$142.33	758	2.8401	2.0 STORY		758 CLYDE SMITH FARMS	401	92								
56 018 04 0102 000	36925 EVERETT	06/30/22	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$172,500	45.39	\$410,053	\$90,000	\$290,000	24%	\$367,877	0.788	2,427	\$119.49	758	14.2983	2.0 STORY		758 CLYDE SMITH FARMS	401	92								
56 018 04 0106 000	36940 EVERETT	05/31/23	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$210,300	43.81	\$454,663	\$91,841	\$388,159	19%	\$417,037	0.931	2,808	\$138.23	758	0.0535	1.25 - 1.75 STY		758 CLYDE SMITH FARMS	401	93								
56 018 04 0115 000	7943 EVERETT	06/01/23	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$189,500	47.38	\$411,485	\$90,000	\$310,000	23%	\$369,523	0.839	2,427	\$127.73	758	9.2370	2.0 STORY		758 CLYDE SMITH FARMS	401	93								
56 018 04 0117 000	7919 EVERETT	07/25/23	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$166,000	39.06	\$362,483	\$94,364	\$330,636	22%	\$308,183	1.073	1,904	\$173.65	758	14.1567	2.0 STORY		758 CLYDE SMITH FARMS	401	92								
56 018 04 0129 000	7953 EVERETT	11/22/23	\$455,000	PTA	03-ARM'S LENGTH	\$455,000	\$189,100	41.56	\$410,670	\$90,000	\$365,000	20%	\$368,586	0.990	2,442	\$149.47	758	5.8981	2.0 STORY		758 CLYDE SMITH FARMS	401	93								
11 Totals:			\$4,713,000			\$4,713,000	\$1,982,600		\$4,479,039		\$3,694,422	22%	\$3,977,541			\$139.79		0.2469													
								Sale. Ratio =>	42.07									E.C.F. =>	0.929									Std. Deviation=>	0.08381139		
								Std. Dev. =>	3.47									Ave. E.C.F. =>	0.931									Ave. Variance=>	6.6210	Coefficient of Var=>	7.109545027

Nankin Mills 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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 017 01 0003 000	8700 QUINCY	04/29/22	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$189,800	44.14	\$414,182	\$100,329	\$329,671	23%	\$375,872	0.877	2,492	\$132.29	765	2.7039	2.0 STORY		NANKIN MILLS VILLAGE	401	95	
56 017 01 0004 000	8670 QUINCY	05/30/23	\$454,500	PTA	03-ARM'S LENGTH	\$454,500	\$226,800	49.90	\$450,130	\$97,500	\$357,000	21%	\$422,311	0.845	2,829	\$126.19	765	5.8775	2.0 STORY		NANKIN MILLS VILLAGE	401	95	
56 017 01 0005 000	8640 QUINCY	08/23/23	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$169,600	42.94	\$345,447	\$97,500	\$297,500	25%	\$296,943	1.002	1,787	\$166.48	765	9.7755	2.0 STORY		NANKIN MILLS VILLAGE	401	95	
56 017 01 0021 000	8150 QUINCY	04/05/23	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$220,500	45.94	\$438,608	\$97,500	\$382,500	20%	\$408,513	0.936	2,826	\$135.35	765	3.2201	2.0 STORY		NANKIN MILLS VILLAGE	401	94	
56 017 01 0037 000	8241 QUINCY	06/28/22	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$203,500	47.33	\$438,534	\$97,500	\$332,500	23%	\$408,424	0.814	2,810	\$118.33	765	9.0018	2.0 STORY		NANKIN MILLS VILLAGE	401	93	
56 017 01 0037 000	8241 QUINCY	09/15/23	\$455,000	PTA	03-ARM'S LENGTH	\$455,000	\$220,500	48.46	\$438,534	\$97,500	\$357,500	21%	\$408,424	0.875	2,810	\$127.22	765	2.8807	2.0 STORY		NANKIN MILLS VILLAGE	401	93	
56 017 01 0056 000	8168 QUINCY	08/04/22	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$197,100	42.85	\$425,755	\$97,500	\$362,500	21%	\$393,120	0.922	2,618	\$138.46	765	1.7988	2.0 STORY		NANKIN MILLS VILLAGE	401	93	
56 017 01 0065 000	8611 QUINCY	05/20/22	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$182,800	39.74	\$413,991	\$108,650	\$351,350	24%	\$365,678	0.961	2,405	\$146.09	765	5.6696	2.0 STORY		NANKIN MILLS VILLAGE	401	94	
8 Totals:			\$3,564,500			\$3,564,500	\$1,610,600		\$3,365,181		\$2,770,521	22%	\$3,079,284			\$136.30		0.4394						
								Sale. Ratio =>	45.18					E.C.F. =>	0.900			Std. Deviation=>	0.06239217					
								Std. Dev. =>	3.37					Ave. E.C.F. =>	0.904			Ave. Variance=>	5.1160	Coefficient of Var=>	5.658496298			

770																									Oak Ridge Trail									
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.											
56 014 05 0002 000	8785 OAK RIDGE	02/04/22	\$377,500	PTA	03-ARM'S LENGTH	\$377,500	\$126,200	33.43	\$346,731	\$80,500	\$297,000	21%	\$295,360	1.006	2,085	\$142.45	770	6.9734	2.0 STORY		OAK RIDGE CONDOS	401	79											
56 014 05 0007 000	8735 OAK RIDGE	01/19/24	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$191,800	53.28	\$403,083	\$80,500	\$279,500	22%	\$348,895	0.801	2,251	\$124.17	770	13.4718	2.0 STORY		OAK RIDGE CONDOS	401	94											
56 014 05 0009 000	8740 OAK RIDGE	04/22/24	\$421,750	PTA	03-ARM'S LENGTH	\$421,750	\$199,500	47.30	\$395,798	\$80,500	\$341,250	19%	\$340,976	1.001	1,991	\$171.40	770	6.4984	2.0 STORY		OAK RIDGE CONDOS	401	98											
3 Totals:			\$1,159,250			\$1,159,250	\$517,500		\$1,145,612		\$917,750	21%	\$985,230			\$146.00		0.4311																
								Sale. Ratio =>		44.64		E.C.F. =>		0.932		Std. Deviation=>		0.11669319																
								Std. Dev. =>		10.18		Ave. E.C.F. =>		0.936		Ave. Variance=>		8.9812		Coefficient of Var=>		9.597135346												

Park West																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 009 06 0069 000	8310 HUDSON	06/14/23	\$437,500	PTA	03-ARM'S LENGTH	\$437,500	\$186,300	42.58	\$402,552	\$87,600	\$349,900	20%	\$357,900	0.978	2,305	\$151.80	775	5.8049	2.0 STORY		PARK WEST	401	95	
56 009 06 0074 000	8238 HUDSON	03/21/24	\$369,900	PTA	03-ARM'S LENGTH	\$369,900	\$161,500	43.66	\$350,915	\$88,578	\$281,322	24%	\$298,110	0.944	1,716	\$163.94	775	2.4087	2.0 STORY		PARK WEST	401	95	
56 009 06 0076 000	8123 HUBBARD	12/01/22	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$150,300	46.25	\$350,389	\$87,600	\$237,400	27%	\$298,624	0.795	1,403	\$169.21	775	12.4618	1.0 STORY		PARK WEST	401	96	
56 009 06 0076 000	8123 HUBBARD	02/23/24	\$374,900	PTA	03-ARM'S LENGTH	\$374,900	\$161,200	43.00	\$350,389	\$87,600	\$287,300	23%	\$298,624	0.962	1,403	\$204.78	775	4.2482	1.0 STORY		PARK WEST	401	96	
4 Totals:			\$1,507,300			\$1,507,300	\$659,300		\$1,454,245		\$1,155,922	24%	\$1,253,258			\$172.43		0.2736						
								Sale. Ratio =>	43.74					E.C.F. =>	0.922	Std. Deviation=>		0.084230336						
								Std. Dev. =>	1.64					Ave. E.C.F. =>	0.920	Ave. Variance=>		6.2309	Coefficient of Var=>	6.775675927				

USING 625 DEERHURST SALES																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land + Yard	Bldg. Residual	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
56 030 03 0016 000	6441 DEERHURST	01/23/23	\$170,500	PTA	03-ARM'S LENGTH	\$170,500	\$77,500	45.45	\$190,171	\$55,829	\$114,671	33%	\$134,342	0.854	1,228	\$93.38	625	14.2095	2.0 STORY	\$55,000		DEERHURST 030-03	401	69
56 030 03 0037 000	36646 DEERHURST N	10/20/22	\$211,500	PTA	03-ARM'S LENGTH	\$211,500	\$90,500	42.79	\$220,658	\$55,000	\$156,500	26%	\$165,658	0.945	1,117	\$140.11	625	5.0953	1.0 STORY	\$55,000		DEERHURST 030-03	401	70
56 030 03 0040 000	36616 DEERHURST N	06/30/23	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$91,000	47.89	\$207,858	\$55,225	\$134,775	29%	\$152,633	0.883	1,117	\$120.66	625	11.2670	1.0 STORY	\$55,000		DEERHURST 030-03	401	70
56 030 03 0042 000	36566 DEERHURST N	07/15/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$85,000	47.22	\$207,833	\$55,200	\$124,800	31%	\$152,633	0.818	1,117	\$111.73	625	17.8023	STYLE - A	\$55,000		DEERHURST 030-03	401	70
56 030 03 0044 000	36546 DEERHURST N	04/19/22	\$186,025	PTA	03-ARM'S LENGTH	\$186,025	\$84,100	45.21	\$205,514	\$55,000	\$131,025	30%	\$150,514	0.871	1,311	\$99.94	625	12.5153	STYLE - B	\$55,000		DEERHURST 030-03	401	69
56 030 03 0068 000	36533 DEERHURST	03/10/23	\$204,000	PTA	03-ARM'S LENGTH	\$204,000	\$88,600	43.43	\$216,280	\$55,000	\$149,000	27%	\$161,280	0.924	1,117	\$133.39	625	7.1811	1.0 STORY	\$55,000		DEERHURST 030-03	401	69
56 030 03 0086 000	36530 DEERHURST S	02/09/23	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$76,200	46.18	\$186,949	\$55,000	\$110,000	33%	\$131,949	0.834	1,117	\$98.48	625	16.2015	STYLE - A	\$55,000		DEERHURST 030-03	401	69
56 030 03 0090 000	6821 DEERHURST	08/11/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$92,100	39.19	\$210,169	\$55,000	\$180,000	23%	\$155,169	1.160	1,117	\$161.15	625	16.4355	1.0 STORY	\$55,000		DEERHURST 030-03	401	70
56 030 03 0095 000	6881 DEERHURST	12/29/23	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$92,400	38.34	\$210,734	\$55,000	\$186,000	23%	\$155,734	1.194	1,117	\$166.52	625	19.8674	1.0 STORY	\$55,000		DEERHURST 030-03	401	70
56 030 03 0097 000	6911 DEERHURST	05/25/23	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$97,100	37.35	\$220,979	\$55,000	\$205,000	21%	\$165,979	1.235	1,117	\$183.53	625	23.9426	1.0 STORY	\$55,000		DEERHURST 030-03	401	70
56 030 03 0098 000	6921 DEERHURST	08/09/23	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$86,400	44.31	\$197,949	\$55,200	\$139,800	28%	\$142,749	0.979	1,228	\$113.84	625	1.6329	2.0 STORY	\$55,000		DEERHURST 030-03	401	70
56 030 03 0111 000	7040 DEERHURST	05/05/23	\$237,900	PTA	03-ARM'S LENGTH	\$237,900	\$92,200	38.76	\$210,438	\$55,000	\$182,900	23%	\$155,438	1.177	1,117	\$163.74	625	18.1004	1.0 STORY	\$55,000		DEERHURST 030-03	401	70
56 030 03 0113 000	36558 DEER RUN CT N	12/09/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$87,100	42.49	\$212,739	\$55,200	\$149,800	27%	\$157,539	0.951	1,311	\$114.26	625	4.4795	2.0 STORY	\$55,000		DEERHURST 030-03	401	70
56 030 03 0120 000	36537 DEER RUN CT N	11/10/22	\$212,000	PTA	03-ARM'S LENGTH	\$212,000	\$88,100	41.56	\$215,075	\$55,000	\$157,000	26%	\$160,075	0.981	1,311	\$119.76	625	1.4880	2.0 STORY	\$55,000		DEERHURST 030-03	401	70
56 030 03 0125 000	6828 DEER RUN CT S	05/05/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$89,900	39.96	\$205,341	\$55,200	\$169,800	25%	\$150,141	1.131	1,311	\$129.52	625	13.5266	2.0 STORY	\$55,000		DEERHURST 030-03	401	70
15 Totals:			\$3,117,925			\$3,117,925	\$1,318,200		\$3,118,687		\$2,291,071	27%	\$2,291,833			\$130.00		0.3997						
			\$207,862				Sale. Ratio =>	42.28					E.C.F. =>	1.000		Std. Deviation=>	0.1443225							
							Std. Dev. =>	3.39					Ave. E.C.F. =>	0.996		Ave. Variance=>	12.2497	Coefficient of Var=>	12.30293588					

AVERAGE SELLING PRICE	\$ 207,862
LAND VALUE FROM ANALYSIS + IMPRO	\$ 55,000
BLDG RESIDUAL	\$ 152,862
CURRENT AVE COST MANUAL	\$ 215,000
ECF BASED ON BLDG RES/COST MANUAL	0.711

790 Madison																								
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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
56 060 09 0001 000	36331 MONROE	10/25/24	\$388,041	PTA	24-PARTIAL ASSESSMENT	\$388,041	\$21,800	5.62	\$0	\$91,800	\$296,241	24%	\$322,185	0.919	0	#DIV/0!	790	4.7605	1.0 STORY		MADISON	401	99	
56 060 09 0002 000	36327 MONROE	12/11/24	\$438,315	PTA	24-PARTIAL ASSESSMENT	\$438,315	\$18,100	4.13	\$0	\$91,800	\$346,515	21%	\$391,102	0.886	0	#DIV/0!	790	1.4127	2.0 STORY		MADISON	401	99	
56 060 09 0003 000	36323 MONROE	11/18/24	\$417,225	PTA	24-PARTIAL ASSESSMENT	\$417,225	\$18,100	4.34	\$0	\$91,800	\$325,425	22%	\$375,906	0.866	0	#DIV/0!	790	0.6161	1.0 STORY		MADISON	401	99	
56 060 09 0005 000	36315 MONROE	12/26/24	\$464,991	PTA	24-PARTIAL ASSESSMENT	\$464,991	\$18,100	3.89	\$0	\$91,800	\$373,191	20%	\$406,532	0.918	0	#DIV/0!	790	4.6117	1.0 STORY		MADISON	401	99	
56 060 09 0006 000	36311 MONROE	12/19/24	\$454,950	PTA	24-PARTIAL ASSESSMENT	\$454,950	\$18,100	3.98	\$0	\$91,800	\$363,150	20%	\$458,914	0.791	0	#DIV/0!	790	8.0545	1.0 STORY		MADISON	401	99	
56 060 09 0007 000	36305 MONROE	10/28/24	\$381,405	PTA	24-PARTIAL ASSESSMENT	\$381,405	\$18,100	4.75	\$0	\$91,800	\$289,605	24%	\$373,564	0.775	0	#DIV/0!	790	9.6621	1.0 STORY		MADISON	402	99	
56 060 09 0021 000	36274 MADISON	09/30/24	\$423,375	PTA	24-PARTIAL ASSESSMENT	\$423,375	\$24,600	5.81	\$0	\$91,800	\$331,575	22%	\$429,957	0.771	0	#DIV/0!	790	10.0688	1.0 STORY		MADISON	401	99	
56 060 09 0022 000	36278 MADISON	12/09/24	\$407,870	PTA	24-PARTIAL ASSESSMENT	\$407,870	\$18,900	4.63	\$0	\$91,800	\$316,070	23%	\$345,262	0.915	0	#DIV/0!	790	4.3580	1.0 STORY		MADISON	401	99	
56 060 09 0023 000	36282 MADISON	10/23/24	\$381,405	PTA	24-PARTIAL ASSESSMENT	\$381,405	\$18,600	4.88	\$0	\$91,800	\$289,605	24%	\$288,321	1.004	0	#DIV/0!	790	13.2584	1.0 STORY		MADISON	402	99	
9 Totals:			\$3,757,577			\$3,757,577	\$174,400		\$0		\$2,931,377	22%	\$3,391,743			#DIV/0!		0.7601						
								Sale. Ratio =>	4.64					E.C.F. =>	0.864	Std. Deviation=>		0.079112						
								Std. Dev. =>	0.68					Ave. E.C.F. =>	0.872	Ave. Variance=>		6.3114	Coefficient of Var=>	7.238955083				