

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-04-476-002	33800 ANNLAND	02/26/21	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$110,920	46.41	\$221,840	\$51,207	\$187,793	\$103,414	1.816	1,460	\$128.63	0A1
22-23-04-476-003	33566 ANNLAND	12/23/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$106,420	43.44	\$212,831	\$56,806	\$188,194	\$94,561	1.990	1,727	\$108.97	0A1
Totals:			\$484,000			\$484,000	\$217,340		\$434,671		\$375,987	\$197,975			\$118.80	
							Sale. Ratio =>	44.90				E.C.F. =>	1.899		Std. Deviation=>	0.12321996
							Std. Dev. =>	2.10				Ave. E.C.F. =>	1.903		Ave. Variance=>	8.7130

2023 ECF 1.650
Late 2022 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-11-476-013	29800 TWELVE MILE	07/20/20	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$69,300	47.14	\$138,591	\$28,391	\$118,609	\$61,222	1.937	1,265	\$93.76	0B1
		Totals:	\$147,000			\$147,000	\$69,300		\$138,591		\$118,609	\$61,222			\$93.76	
								Sale. Ratio =>				E.C.F. =>	1.937		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.937		Ave. Variance=>	0.0000

2023 ECF 1.800
1 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-23-351-005	24602 ORCHARD LAKE	11/25/20	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$97,220	45.01	\$194,437	\$75,500	\$140,500	\$82,595	1.701	1,120	\$125.45	0C1
22-23-25-102-007	29101 TEN MILE	05/22/20	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$113,130	56.59	\$226,255	\$66,333	\$133,567	\$111,057	1.203	1,608	\$83.06	0C1
22-23-28-326-042	23011 GILL	04/29/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$151,360	48.83	\$302,717	\$64,848	\$245,152	\$165,187	1.484	1,668	\$146.97	0C1
Totals:			\$725,900			\$725,900	\$361,710		\$723,409		\$519,219	\$358,839			\$118.49	
							Sale. Ratio =>	49.83				E.C.F. =>	1.447		Std. Deviation=>	0.24988261
							Std. Dev. =>	5.90				Ave. E.C.F. =>	1.463		Ave. Variance=>	17.3284

2023 ECF 1.440

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-21-476-001	24675 FARMINGTON	07/16/21	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$168,840	42.53	\$337,675	\$137,725	\$259,275	\$120,452	2.153	1,860	\$139.40	OF1
22-23-21-476-004	24637 FARMINGTON	10/29/20	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$238,180	54.13	\$476,360	\$161,149	\$278,851	\$189,886	1.469	1,738	\$160.44	OF1
22-23-31-226-026	22311 HALSTED	03/26/21	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$200,750	50.06	\$401,498	\$62,985	\$338,015	\$203,924	1.658	2,334	\$144.82	OF1
22-23-33-101-007	34505 NINE MILE	09/07/21	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$130,250	57.89	\$260,507	\$61,717	\$163,283	\$119,753	1.363	2,114	\$77.24	OF1
22-23-33-279-049	21505 FARMINGTON	09/21/20	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$26,460	36.75	\$52,926	\$39,526	\$32,474	\$8,072	4.023	0	#DIV/0!	OF1
22-23-33-376-081	20877 GILL	07/12/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$216,210	59.24	\$432,428	\$49,577	\$315,423	\$230,633	1.368	2,372	\$132.98	OF1
22-23-33-376-082	20865 GILL	09/03/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$138,780	38.55	\$277,559	\$49,565	\$310,435	\$137,346	2.260	1,759	\$176.48	OF1
22-23-34-177-022	21545 POWER	04/20/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$125,470	45.63	\$250,937	\$68,744	\$206,256	\$109,755	1.879	2,096	\$98.40	OF1
22-23-36-103-015	21907 JEFFERSON	08/12/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$104,690	56.59	\$209,387	\$40,157	\$144,843	\$101,946	1.421	1,092	\$132.64	OF1
22-23-36-104-004	21850 JEFFERSON	06/04/21	\$127,900	WD	03-ARM'S LENGTH	\$127,900	\$67,250	52.58	\$134,499	\$37,301	\$90,599	\$58,553	1.547	884	\$102.49	OF1
22-23-36-104-008	21817 WHITTINGTON	09/02/20	\$260,000	CD	03-ARM'S LENGTH	\$260,000	\$141,100	54.27	\$282,199	\$42,588	\$217,412	\$144,344	1.506	1,851	\$117.46	OF1
22-23-36-201-024	28395 NINE MILE	06/15/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$85,210	41.57	\$186,881	\$35,097	\$169,903	\$91,436	1.858	1,540	\$110.33	OF1
Totals:			\$3,312,900			\$3,312,900	\$1,643,190		\$3,302,856		\$2,526,769	\$1,516,099			#DIV/0!	
								Sale. Ratio =>	49.60			E.C.F. =>	1.667	Std. Deviation=>		0.73980739
								Std. Dev. =>	7.84			Ave. E.C.F. =>	1.875	Ave. Variance=>		46.8897

2023 ECF 1.660

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-17-176-012	36660 HOWARD	08/31/21	\$469,000	WD	03-ARM'S LENGTH	\$469,000	\$210,660	44.92	\$421,319	\$73,206	\$395,794	\$370,333	1.069	3,562	\$111.12	0Q1
22-23-17-176-019	36640 HOWARD	03/19/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$105,840	43.20	\$211,675	\$79,529	\$165,471	\$140,581	1.177	2,268	\$72.96	0Q1
22-23-17-177-009	36663 HOWARD	05/08/20	\$1,450,000	WD	03-ARM'S LENGTH	\$1,450,000	\$741,720	51.15	\$1,483,444	\$140,577	\$1,309,423	\$1,428,582	0.917	8,355	\$156.72	0Q1
22-23-17-301-010	26850 HALSTED	07/08/21	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$199,370	38.71	\$398,744	\$106,536	\$408,464	\$310,860	1.314	3,476	\$117.51	0Q1
22-23-17-301-015	36933 HOWARD	12/10/21	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$730,270	56.17	\$1,460,546	\$158,938	\$1,141,062	\$1,384,689	0.824	6,497	\$175.63	0Q1
22-23-17-301-018	37211 HOWARD	09/03/20	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$246,620	49.32	\$493,238	\$83,272	\$416,728	\$436,134	0.956	3,175	\$131.25	0Q1
Totals:			\$4,479,000			\$4,479,000	\$2,234,480		\$4,468,966		\$3,836,942	\$4,071,179			\$127.53	
							Sale. Ratio =>	49.89				E.C.F. =>	0.942		Std. Deviation=>	0.180906264
							Std. Dev. =>	6.23				Ave. E.C.F. =>	1.043		Ave. Variance=>	14.3939

2023 ECF 0.940

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area		
22-23-01-101-017	29061 RAMBLEWOOD	04/01/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$162,860	46.53	\$325,726	\$76,575	\$273,425	\$176,703	1.547	2,403	\$113.78	AA1		
22-23-01-101-033	28833 RAMBLEWOOD	03/04/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$182,930	42.54	\$365,861	\$73,840	\$356,160	\$207,107	1.720	2,781	\$128.07	AA1		
22-23-01-126-006	32642 OLDE FRANKLIN	11/12/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$168,110	46.06	\$336,214	\$59,708	\$305,292	\$196,104	1.557	2,697	\$113.20	AA1		
22-23-01-128-006	32759 OLDE FRANKLIN	06/12/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$177,490	60.17	\$354,970	\$64,997	\$230,003	\$205,655	1.118	2,593	\$88.70	AA1		
22-23-01-128-008	32717 OLDE FRANKLIN	11/10/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$157,030	44.87	\$314,052	\$60,471	\$289,529	\$179,845	1.610	2,291	\$126.38	AA1		
22-23-01-128-009	32659 OLDE FRANKLIN	04/01/21	\$347,500	WD	03-ARM'S LENGTH	\$347,500	\$176,200	50.71	\$352,408	\$59,657	\$287,843	\$207,625	1.386	2,747	\$104.78	AA1		
22-23-01-129-002	28883 ROCKLEDGE	12/11/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$178,170	50.91	\$356,341	\$59,632	\$290,368	\$210,432	1.380	2,828	\$102.68	AA1		
22-23-01-129-020	28732 RAMBLEWOOD	07/16/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$176,850	44.77	\$353,691	\$65,873	\$329,127	\$204,126	1.612	2,564	\$128.36	AA1		
22-23-01-129-023	32461 OLDE FRANKLIN	06/23/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$162,150	54.05	\$324,295	\$61,487	\$238,513	\$186,389	1.280	2,342	\$101.84	AA1		
22-23-01-177-007	32466 OLDE FRANKLIN	12/15/21	\$376,100	WD	03-ARM'S LENGTH	\$376,100	\$188,720	50.18	\$377,445	\$75,570	\$300,530	\$214,096	1.404	2,872	\$104.64	AA1		
22-23-01-177-013	32362 OLDE FRANKLIN	12/11/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$189,440	47.36	\$378,878	\$76,181	\$323,819	\$214,679	1.508	2,872	\$112.75	AA1		
22-23-01-177-015	32324 OLDE FRANKLIN	11/12/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$191,670	57.21	\$383,348	\$78,294	\$256,706	\$216,350	1.187	2,872	\$89.38	AA1		
22-23-01-178-003	32068 OLDE FRANKLIN	08/18/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$199,770	51.89	\$399,532	\$74,208	\$310,792	\$230,726	1.347	3,029	\$102.61	AA1		
22-23-01-178-004	32080 OLDE FRANKLIN	07/23/21	\$427,000	WD	03-ARM'S LENGTH	\$427,000	\$193,080	45.22	\$386,164	\$69,203	\$357,797	\$224,795	1.592	3,157	\$113.33	AA1		
22-23-01-178-005	32092 OLDE FRANKLIN	06/10/21	\$436,500	WD	03-ARM'S LENGTH	\$436,500	\$216,120	49.51	\$432,248	\$63,039	\$373,461	\$261,850	1.426	2,465	\$151.51	AA1		
22-23-01-178-007	28657 OAK CREST CT	10/05/20	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$225,900	55.78	\$451,807	\$80,716	\$324,284	\$263,185	1.232	3,210	\$101.02	AA1		
Totals:			\$5,947,100			\$5,947,100	\$2,946,490		\$5,892,980		\$4,847,649	\$3,399,666			\$111.44			
								Sale. Ratio =>	49.54					E.C.F. =>	1.426	Std. Deviation=>		0.17161149
								Std. Dev. =>	5.01					Ave. E.C.F. =>	1.432	Ave. Variance=>		14.0593

2023 ECF 1.410

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-01-228-002	27620 CHATSWORTH	10/06/21	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$309,320	49.89	\$618,635	\$104,248	\$515,752	\$459,274	1.123	4,186	\$123.21	AE1
22-23-01-276-014	32511 SCOTTSDALE	08/21/20	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$486,640	58.99	\$973,270	\$123,612	\$701,388	\$758,623	0.925	6,466	\$108.47	AE1
Totals:			\$1,445,000			\$1,445,000	\$795,960		\$1,591,905		\$1,217,140	\$1,217,897			\$115.84	
								Sale. Ratio =>	55.08			E.C.F. =>	0.999	Std. Deviation=>		0.14030289
								Std. Dev. =>	6.43			Ave. E.C.F. =>	1.024	Ave. Variance=>		9.9209

2023 ECF
Outlier

1.120

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-01-276-026	27600 LAKEHILLS	09/20/21	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$285,960	39.44	\$571,926	\$99,505	\$625,495	\$400,357	1.562	3,497	\$178.87	AF1
22-23-01-276-029	27440 LAKEHILLS	02/08/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$239,780	49.95	\$479,558	\$96,565	\$383,435	\$324,570	1.181	2,926	\$131.04	AF1
Totals:			\$1,205,000			\$1,205,000	\$525,740		\$1,051,484		\$1,008,930	\$724,927			\$154.96	
								Sale. Ratio =>	43.63			E.C.F. =>	1.392	Std. Deviation=>		0.269395083
								Std. Dev. =>	7.43			Ave. E.C.F. =>	1.372	Ave. Variance=>		19.0491

2023 ECF 1.180
Outlier/2022 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-01-279-004	27651 FAIRWAY HILLS	05/12/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$313,810	50.21	\$627,620	\$144,509	\$480,491	\$492,970	0.975	5,702	\$84.27	AH1
Totals:			\$625,000			\$625,000	\$313,810		\$627,620		\$480,491	\$492,970			\$84.27	
							Sale. Ratio =>	50.21					E.C.F. =>	0.975	Std. Deviation=>	#DIV/0!
							Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	0.975	Ave. Variance=>	0.0000
													2023 ECF	0.980		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-01-376-004	31491 STONEWOOD	10/28/21	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$241,080	49.20	\$482,168	\$96,695	\$393,305	\$443,072	0.888	3,791	\$103.75	AI1
Totals:			\$490,000			\$490,000	\$241,080		\$482,168		\$393,305	\$443,072			\$103.75	
								Sale. Ratio =>	49.20			E.C.F. =>	0.888	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.888	Ave. Variance=>		0.0000

2023 ECF 0.870

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-01-377-005	31416 STONEWOOD	09/25/20	\$512,500	WD	03-ARM'S LENGTH	\$512,500	\$272,290	53.13	\$544,581	\$109,259	\$403,241	\$418,579	0.963	2,834	\$142.29	AI2
22-23-01-377-017	31275 STONEWOOD	08/24/21	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$269,030	55.02	\$538,057	\$86,761	\$402,239	\$433,938	0.927	3,485	\$115.42	AI2
22-23-01-378-007	31460 STONEWOOD	01/20/21	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$230,960	42.77	\$461,926	\$88,772	\$451,228	\$358,802	1.258	2,804	\$160.92	AI2
Totals:			\$1,541,500			\$1,541,500	\$772,280		\$1,544,564		\$1,256,708	\$1,211,319			\$139.54	
								Sale. Ratio =>	50.10			E.C.F. =>	1.037	Std. Deviation=>		0.18130523
								Std. Dev. =>	6.59			Ave. E.C.F. =>	1.049	Ave. Variance=>		13.8864

2023 ECF 1.040

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area		
22-23-02-103-009	31291 REXWOOD	10/26/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,470	47.61	\$80,943	\$18,891	\$66,109	\$41,368	1.598	794	\$83.26	BA1		
22-23-02-107-008	31931 HIGHVIEW	05/18/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$59,700	59.70	\$119,397	\$28,822	\$71,178	\$60,383	1.179	870	\$81.81	BA1		
22-23-02-153-004	31791 HIGHVIEW	06/18/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$97,180	37.38	\$194,357	\$29,172	\$230,828	\$110,123	2.096	1,690	\$136.58	BA1		
Totals:			\$445,000			\$445,000	\$197,350		\$394,697		\$368,115	\$211,875			\$100.55			
								Sale. Ratio =>	44.35					E.C.F. =>	1.737	Std. Deviation=>		0.45922109
								Std. Dev. =>	11.17					Ave. E.C.F. =>	1.624	Ave. Variance=>		31.4518

2023 ECF 1.500
High Std Dev

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-02-201-005	32711 BALMORAL KNOLL	10/14/21	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$141,720	51.35	\$283,438	\$48,581	\$227,419	\$130,476	1.743	1,525	\$149.13	BC1
22-23-02-226-001	32970 BRIARCREST KNOLL	10/08/20	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$127,820	49.93	\$255,648	\$45,950	\$210,050	\$116,499	1.803	1,525	\$137.74	BC1
22-23-02-226-002	32940 BRIARCREST KNOLL	06/30/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$163,340	58.34	\$326,680	\$44,879	\$235,121	\$156,556	1.502	1,945	\$120.88	BC1
22-23-02-226-006	32710 BRIARCREST KNOLL	09/30/20	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$135,630	48.46	\$271,268	\$46,407	\$233,493	\$124,923	1.869	1,525	\$153.11	BC1
22-23-02-226-013	30040 LOCHMOOR	09/18/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$161,350	59.76	\$322,691	\$47,883	\$222,117	\$152,671	1.455	2,270	\$97.85	BC1
22-23-02-226-024	29430 LOCHMOOR	08/27/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$132,840	57.76	\$265,685	\$47,361	\$182,639	\$121,291	1.506	1,825	\$100.08	BC1
22-23-02-252-017	32365 SHREWSBURY	06/29/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$138,080	50.21	\$276,157	\$48,479	\$226,521	\$126,488	1.791	1,525	\$148.54	BC1
22-23-02-252-019	32305 SHREWSBURY	03/04/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$156,700	45.42	\$313,398	\$45,484	\$299,516	\$148,841	2.012	1,975	\$151.65	BC1
22-23-02-276-022	32281 QUEENSBORO	07/30/21	\$355,250	WD	03-ARM'S LENGTH	\$355,250	\$161,740	45.53	\$323,479	\$50,982	\$304,268	\$151,387	2.010	1,960	\$155.24	BC1
22-23-02-276-024	32259 QUEENSBORO	10/07/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$136,970	44.91	\$273,944	\$46,863	\$258,137	\$126,156	2.046	1,525	\$169.27	BC1
22-23-02-276-027	32215 QUEENSBORO	10/27/21	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$156,460	52.17	\$312,923	\$45,484	\$254,416	\$148,577	1.712	1,825	\$139.41	BC1
22-23-02-276-028	32035 TAREYTON	05/18/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$161,490	44.86	\$322,986	\$45,484	\$314,516	\$154,168	2.040	1,825	\$172.34	BC1
22-23-02-278-003	32396 TAREYTON	09/16/20	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$138,160	52.93	\$276,326	\$47,500	\$213,500	\$127,126	1.679	1,525	\$140.00	BC1
22-23-02-278-010	32062 TAREYTON	08/26/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$151,430	43.27	\$302,853	\$46,574	\$303,426	\$142,377	2.131	1,850	\$164.01	BC1
22-23-02-278-015	32459 MIDDLEBELT	06/30/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$155,900	51.97	\$311,804	\$54,086	\$245,914	\$143,177	1.718	2,213	\$111.12	BC1
22-23-02-278-018	32315 MIDDLEBELT	02/16/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$122,640	51.10	\$245,287	\$47,361	\$192,639	\$109,959	1.752	1,525	\$126.32	BC1
22-23-02-279-009	29495 GILCHREST	10/15/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$130,820	43.61	\$261,645	\$56,800	\$243,200	\$113,803	2.137	1,525	\$159.48	BC1
Totals:			\$4,983,050			\$4,983,050	\$2,473,090		\$4,946,212		\$4,166,892	\$2,294,474			\$140.95	
								Sale. Ratio =>	49.63			E.C.F. =>	1.816	Std. Deviation=>	0.21781724	
								Std. Dev. =>	5.17			Ave. E.C.F. =>	1.818	Ave. Variance=>	17.8774	

2023 ECF 1.800

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-02-302-034	30117 GREENING	03/29/21	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$123,100	48.66	\$246,194	\$41,673	\$211,327	\$118,908	1.777	1,284	\$164.58	BD1
22-23-02-302-038	30166 EASTFIELD	08/20/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$128,500	49.42	\$257,009	\$45,096	\$214,904	\$123,205	1.744	1,300	\$165.31	BD1
22-23-02-302-047	30208 EASTFIELD	09/27/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$175,850	51.72	\$351,701	\$45,947	\$294,053	\$177,764	1.654	1,540	\$190.94	BD1
22-23-02-305-001	30080 EASTFIELD	10/08/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$116,840	50.80	\$233,689	\$41,577	\$188,423	\$111,693	1.687	1,272	\$148.13	BD1
22-23-02-305-013	30007 GREENING	03/15/21	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$127,100	47.60	\$254,202	\$41,673	\$225,327	\$123,563	1.824	1,284	\$175.49	BD1
Totals:			\$1,350,000			\$1,350,000	\$671,390		\$1,342,795		\$1,134,034	\$655,133			\$168.89	
								Sale. Ratio =>	49.73			E.C.F. =>	1.731	Std. Deviation=>		0.068061242
								Std. Dev. =>	1.65			Ave. E.C.F. =>	1.737	Ave. Variance=>		5.3338

2023 ECF 1.720

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-02-401-009	30059 RICHMONDHILL	01/07/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$208,790	52.20	\$417,587	\$60,720	\$339,280	\$249,557	1.360	2,693	\$125.99	BE1
22-23-02-401-014	29959 RICHMONDHILL	07/16/20	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$350,960	62.67	\$701,919	\$67,254	\$492,746	\$443,822	1.110	4,404	\$111.89	BE1
22-23-02-402-003	30030 RICHMONDHILL	10/02/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$122,680	38.34	\$245,352	\$56,533	\$263,467	\$132,041	1.995	1,902	\$138.52	BE1
22-23-02-451-006	29941 NORTHBROOK	07/10/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$162,240	52.34	\$324,485	\$63,410	\$246,590	\$182,570	1.351	1,862	\$132.43	BE1
22-23-02-451-008	30030 SOUTHBROOK LN	08/25/20	\$344,500	WD	03-ARM'S LENGTH	\$344,500	\$169,430	49.18	\$338,850	\$63,149	\$281,351	\$192,798	1.459	2,145	\$131.17	BE1
22-23-02-454-003	29809 SOUTHBROOK LN	09/30/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$125,220	52.18	\$250,437	\$65,759	\$174,241	\$129,145	1.349	1,695	\$102.80	BE1
Totals:			\$2,174,500			\$2,174,500	\$1,139,320		\$2,278,630		\$1,797,675	\$1,329,934			\$123.80	
							Sale. Ratio =>	52.39				E.C.F. =>	1.352		Std. Deviation=>	0.296709442
							Std. Dev. =>	7.80				Ave. E.C.F. =>	1.437		Ave. Variance=>	19.3298

2023 ECF 1.430

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-03-101-006	31075 PEAR RIDGE	08/06/20	\$358,000	WD	03-ARM'S LENGTH	\$358,000	\$182,010	50.84	\$364,027	\$116,715	\$241,285	\$211,378	1.141	2,760	\$87.42	CA1	
22-23-03-101-007	31011 PEAR RIDGE	11/01/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$192,620	49.39	\$385,234	\$119,921	\$270,079	\$226,763	1.191	2,110	\$128.00	CA1	
22-23-03-101-020	30535 PEAR RIDGE	07/31/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$128,740	44.39	\$257,477	\$94,714	\$195,286	\$139,114	1.404	1,872	\$104.32	CA1	
22-23-03-102-018	30975 GLENMUER	11/10/20	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$134,150	48.43	\$268,306	\$86,678	\$190,322	\$155,238	1.226	1,724	\$110.40	CA1	
22-23-03-151-005	30500 GLENMUER	04/07/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$164,490	55.76	\$328,970	\$182,715	\$112,285	\$125,004	0.898	1,552	\$72.35	CA1	
Totals:			\$1,610,000			\$1,610,000	\$802,010		\$1,604,014		\$1,009,257	\$857,497			\$100.50		
								Sale. Ratio =>	49.81			E.C.F. =>	1.177			Std. Deviation=>	0.182259369
								Std. Dev. =>	4.12			Ave. E.C.F. =>	1.172			Ave. Variance=>	12.1793

2023 ECF 1.170

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-03-126-019	30879 WOODSTREAM DR	09/17/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$165,130	46.52	\$330,265	\$72,199	\$282,801	\$191,160	1.479	2,201	\$128.49	CC1
22-23-03-126-024	30755 WOODSTREAM DR	04/13/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$155,800	47.21	\$311,600	\$67,493	\$262,507	\$180,820	1.452	2,161	\$121.47	CC1
22-23-03-126-025	30733 WOODSTREAM DR	10/12/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$183,940	50.39	\$367,874	\$71,561	\$293,439	\$219,491	1.337	2,630	\$111.57	CC1
22-23-03-202-010	30881 CLUBHOUSE LN	06/02/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$168,760	51.93	\$337,523	\$63,642	\$261,358	\$202,875	1.288	2,398	\$108.99	CC1
22-23-03-202-021	30655 S WENDYBROOK	08/27/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$165,780	47.37	\$331,557	\$68,055	\$281,945	\$195,187	1.444	1,895	\$148.78	CC1
22-23-03-203-005	30966 CLUBHOUSE LN	03/24/21	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$184,780	49.95	\$369,557	\$69,555	\$300,345	\$222,224	1.352	2,720	\$110.42	CC1
22-23-03-203-007	30922 CLUBHOUSE LN	10/16/20	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$187,120	50.57	\$374,238	\$78,715	\$291,285	\$218,906	1.331	2,129	\$136.82	CC1
22-23-03-203-022	30382 CLUBHOUSE CT	05/29/20	\$284,500	WD	03-ARM'S LENGTH	\$284,500	\$187,810	66.01	\$375,625	\$69,801	\$214,699	\$226,536	0.948	2,764	\$77.68	CC1
22-23-03-203-027	30312 CLUBHOUSE CT	08/26/20	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$188,110	52.25	\$376,226	\$87,560	\$272,440	\$213,827	1.274	2,567	\$106.13	CC1
Totals:			\$3,109,400			\$3,109,400	\$1,587,230		\$3,174,465		\$2,460,819	\$1,871,025			\$116.71	
							Sale. Ratio =>	51.05				E.C.F. =>	1.315		Std. Deviation=>	0.158616787
							Std. Dev. =>	5.87				Ave. E.C.F. =>	1.323		Ave. Variance=>	10.1812

2023 ECF
1 outlier

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-03-303-004	33143 OAK HOLLOW	11/05/20	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$171,420	52.26	\$342,837	\$65,373	\$262,627	\$207,063	1.268	2,014	\$130.40	CD1
Totals:			\$328,000			\$328,000	\$171,420		\$342,837		\$262,627	\$207,063			\$130.40	
								Sale. Ratio =>	52.26				E.C.F. =>	1.268	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.268	Ave. Variance=>	0.0000

2023 ECF 1.340

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-03-326-001	30025 FOX GROVE RD	08/10/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$187,840	50.09	\$375,676	\$71,315	\$303,685	\$223,795	1.357	2,932	\$103.58	CE1
22-23-03-326-008	30123 FOX GROVE RD	11/30/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$165,640	46.01	\$331,288	\$64,682	\$295,318	\$196,034	1.506	2,419	\$122.08	CE1
22-23-03-326-010	30151 FOX GROVE RD	03/05/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$157,290	48.40	\$314,573	\$65,902	\$259,098	\$182,846	1.417	2,247	\$115.31	CE1
22-23-03-327-002	29925 FOX GROVE RD	09/30/20	\$347,500	LC	03-ARM'S LENGTH	\$347,500	\$196,190	56.46	\$392,372	\$67,732	\$279,768	\$238,706	1.172	3,014	\$92.82	CE1
22-23-03-328-014	30125 FERNHILL	08/19/20	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$164,830	57.43	\$329,655	\$64,682	\$222,318	\$194,833	1.141	2,392	\$92.94	CE1
22-23-03-376-024	29679 COLONY CIRCLE	02/08/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$147,430	46.80	\$294,852	\$64,625	\$250,375	\$169,285	1.479	2,352	\$106.45	CE1
22-23-03-376-028	29623 COLONY CIRCLE	01/28/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$144,710	41.35	\$289,414	\$64,625	\$285,375	\$165,286	1.727	2,352	\$121.33	CE1
22-23-03-376-032	29581 COLONY CIRCLE	07/08/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$150,400	47.00	\$300,792	\$66,129	\$253,871	\$172,546	1.471	2,098	\$121.01	CE1
22-23-03-377-015	29537 FOX GROVE RD	01/07/22	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$151,680	51.95	\$303,362	\$69,632	\$222,368	\$171,860	1.294	1,812	\$122.72	CE1
22-23-03-378-015	29798 FOX GROVE RD	06/18/20	\$340,800	WD	03-ARM'S LENGTH	\$340,800	\$180,770	53.04	\$361,548	\$69,632	\$271,168	\$214,644	1.263	2,853	\$95.05	CE1
22-23-03-378-043	30015 VALLEY SIDE	04/28/21	\$346,000	WD	03-ARM'S LENGTH	\$346,000	\$171,580	49.59	\$343,150	\$69,632	\$276,368	\$201,116	1.374	2,725	\$101.42	CE1
22-23-03-378-056	29621 FERNHILL	09/02/21	\$362,900	WD	03-ARM'S LENGTH	\$362,900	\$184,800	50.92	\$369,605	\$69,688	\$293,212	\$220,527	1.330	3,067	\$95.60	CE1
Totals:			\$4,021,200			\$4,021,200	\$2,003,160		\$4,006,287		\$3,212,924	\$2,351,479			\$107.53	
								Sale. Ratio =>	49.81			E.C.F. =>	1.366	Std. Deviation=>		0.1595484
								Std. Dev. =>	4.51			Ave. E.C.F. =>	1.378	Ave. Variance=>		11.8714

2023 ECF 1.360

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-03-401-041	30139 CLUBHOUSE LN	07/12/21	\$308,500	WD	03-ARM'S LENGTH	\$308,500	\$131,040	42.48	\$262,078	\$61,809	\$246,691	\$142,035	1.737	1,460	\$168.97	CF1
22-23-03-401-043	30095 CLUBHOUSE LN	12/21/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$169,380	55.53	\$338,768	\$60,778	\$244,222	\$197,156	1.239	2,049	\$119.19	CF1
22-23-03-402-037	30072 CLUBHOUSE LN	01/15/21	\$271,500	WD	03-ARM'S LENGTH	\$271,500	\$136,100	50.13	\$272,205	\$60,778	\$210,722	\$149,948	1.405	1,460	\$144.33	CF1
22-23-03-404-023	30140 MULLANE	01/12/22	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$166,800	46.08	\$333,601	\$66,640	\$295,360	\$189,334	1.560	2,152	\$137.25	CF1
22-23-03-406-031	29966 FERNHILL	08/11/21	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$176,090	48.78	\$352,186	\$61,615	\$299,385	\$206,079	1.453	2,794	\$107.15	CF1
22-23-03-407-036	29918 CLUBHOUSE LN	04/30/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$160,390	51.74	\$320,777	\$63,009	\$246,991	\$182,814	1.351	2,364	\$104.48	CF1
22-23-03-407-047	29839 MUIRLAND	01/17/22	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$181,610	51.45	\$363,225	\$61,820	\$291,180	\$213,762	1.362	2,926	\$99.51	CF1
22-23-03-408-038	29983 MULLANE	07/27/21	\$422,000	WD	03-ARM'S LENGTH	\$422,000	\$161,210	38.20	\$322,410	\$65,813	\$356,187	\$181,984	1.957	2,301	\$154.80	CF1
22-23-03-408-041	29881 MULLANE	09/22/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$162,630	50.82	\$325,250	\$63,046	\$256,954	\$185,960	1.382	2,404	\$106.89	CF1
22-23-03-426-010	30225 GLADSTONE	11/30/21	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$143,340	39.71	\$286,674	\$67,717	\$293,283	\$155,289	1.889	1,761	\$166.54	CF1
22-23-03-426-017	30150 ARDMORE	12/17/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$193,930	47.88	\$387,852	\$83,723	\$321,277	\$215,694	1.490	2,572	\$124.91	CF1
22-23-03-426-021	30190 ARDMORE	12/15/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$175,660	57.59	\$351,320	\$74,407	\$230,593	\$196,392	1.174	1,854	\$124.38	CF1
22-23-03-427-009	30138 GLADSTONE	02/18/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$119,950	47.98	\$239,894	\$63,255	\$186,745	\$125,276	1.491	1,489	\$125.42	CF1
22-23-03-427-026	30300 GLADSTONE	09/21/20	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$133,100	42.95	\$266,195	\$68,952	\$240,948	\$139,889	1.722	2,388	\$100.90	CF1
22-23-03-428-030	30260 GREEN ACRES	06/15/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$212,090	66.28	\$424,173	\$68,869	\$251,131	\$251,989	0.997	2,387	\$105.21	CF1
22-23-03-430-022	29920 ARDMORE	09/15/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$151,400	51.32	\$302,806	\$72,340	\$222,660	\$163,451	1.362	2,545	\$87.49	CF1
22-23-03-431-017	30019 GREEN ACRES	10/01/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$134,830	46.49	\$294,448	\$62,241	\$227,759	\$165,007	1.380	2,041	\$111.59	CF1
22-23-03-451-019	29630 FERNHILL	10/26/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$170,650	46.75	\$341,299	\$60,722	\$304,278	\$198,991	1.529	2,466	\$123.39	CF1
22-23-03-455-047	29635 GREENBORO	06/11/21	\$299,500	WD	03-ARM'S LENGTH	\$299,500	\$173,990	58.09	\$347,989	\$83,537	\$215,963	\$187,555	1.151	2,046	\$105.55	CF1
22-23-03-456-034	29515 ARDMORE	12/02/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$143,940	53.31	\$287,889	\$65,725	\$204,275	\$157,563	1.296	2,045	\$99.89	CF1
22-23-03-456-044	29510 GREENBORO	08/31/21	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$168,240	46.60	\$336,482	\$73,707	\$287,293	\$186,365	1.542	2,270	\$126.56	CF1
Totals:			\$6,844,400			\$6,844,400	\$3,366,370		\$6,757,521		\$5,433,897	\$3,792,533			\$121.16	
							Sale. Ratio =>	49.18				E.C.F. =>	1.433		Std. Deviation=>	0.2357811
							Std. Dev. =>	6.50				Ave. E.C.F. =>	1.451		Ave. Variance=>	17.7115

2023 ECF 1.410
22 Ratios

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-04-102-001	31019 NORTH PARK	08/21/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$179,810	56.19	\$359,619	\$70,534	\$249,466	\$209,482	1.191	2,469	\$101.04	DA1	
22-23-04-102-003	30945 NORTH PARK	09/21/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$187,560	45.75	\$375,129	\$83,888	\$326,112	\$211,044	1.545	2,412	\$135.20	DA1	
22-23-04-105-004	31127 NORTH PARK	10/20/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$213,870	55.55	\$427,730	\$78,130	\$306,870	\$253,333	1.211	3,016	\$101.75	DA1	
22-23-04-105-009	31250 WESTWOOD RD	07/07/21	\$463,000	WD	03-ARM'S LENGTH	\$463,000	\$280,590	60.60	\$561,172	\$83,758	\$379,242	\$345,952	1.096	3,361	\$112.84	DA1	
22-23-04-106-004	31182 CLAYMORE	08/10/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$206,020	48.48	\$412,046	\$65,626	\$359,374	\$251,029	1.432	2,939	\$122.28	DA1	
22-23-04-107-005	35315 REGENCY	03/26/21	\$413,900	WD	03-ARM'S LENGTH	\$413,900	\$239,670	57.91	\$479,349	\$77,904	\$335,996	\$290,902	1.155	2,896	\$116.02	DA1	
22-23-04-109-011	30998 WESTWOOD RD	09/09/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$220,800	46.98	\$441,602	\$74,412	\$395,588	\$266,080	1.487	3,179	\$124.44	DA1	
22-23-04-126-003	31259 OAK VALLEY DR	05/07/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$192,940	50.77	\$385,882	\$74,754	\$305,246	\$225,455	1.354	2,864	\$106.58	DA1	
22-23-04-126-006	30967 OAK VALLEY CT	07/17/20	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$187,270	49.29	\$374,533	\$68,668	\$311,232	\$221,641	1.404	2,721	\$114.38	DA1	
22-23-04-126-007	30961 OAK VALLEY CT	10/15/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$183,880	51.80	\$367,753	\$65,525	\$289,475	\$219,006	1.322	2,229	\$129.87	DA1	
22-23-04-127-001	34475 COMMONS RD	10/06/21	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$183,550	48.32	\$367,104	\$72,469	\$307,431	\$213,504	1.440	2,437	\$126.15	DA1	
22-23-04-128-007	31291 VERONA	10/22/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$174,940	39.76	\$349,871	\$66,443	\$373,557	\$205,383	1.819	2,596	\$143.90	DA1	
22-23-04-128-008	31269 VERONA	07/13/21	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$206,080	53.95	\$412,150	\$75,022	\$306,978	\$244,296	1.257	2,899	\$105.89	DA1	
22-23-04-128-013	31272 STONEGATE	09/28/21	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$162,020	45.13	\$324,046	\$65,601	\$293,399	\$187,279	1.567	2,598	\$112.93	DA1	
22-23-04-128-023	31163 NORTH PARK	09/01/20	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$212,380	48.27	\$424,759	\$86,691	\$353,309	\$244,977	1.442	2,896	\$122.00	DA1	
22-23-04-152-001	35216 OLD TIMBER	08/30/21	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$209,550	59.36	\$419,099	\$87,996	\$265,004	\$239,930	1.105	2,932	\$90.38	DA1	
22-23-04-152-002	35234 OLD TIMBER	04/09/21	\$337,700	WD	03-ARM'S LENGTH	\$337,700	\$186,850	55.33	\$373,691	\$75,589	\$262,111	\$216,016	1.213	2,248	\$116.60	DA1	
22-23-04-154-002	35190 SPRING HILL	05/07/21	\$427,500	WD	03-ARM'S LENGTH	\$427,500	\$183,000	42.81	\$366,007	\$80,696	\$346,804	\$206,747	1.677	2,398	\$144.62	DA1	
22-23-04-156-004	35335 SPRING HILL	09/08/20	\$418,000	WD	03-ARM'S LENGTH	\$418,000	\$221,290	52.94	\$442,579	\$81,445	\$336,555	\$261,691	1.286	2,982	\$112.86	DA1	
22-23-04-180-004	35163 SPRING HILL	10/27/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$188,480	45.42	\$376,955	\$83,421	\$331,579	\$212,706	1.559	2,513	\$131.95	DA1	
22-23-04-181-009	30600 HIGH VALLEY RD	07/30/21	\$402,500	WD	03-ARM'S LENGTH	\$402,500	\$180,270	44.79	\$360,536	\$68,160	\$334,340	\$211,867	1.578	2,633	\$126.98	DA1	
22-23-04-201-004	31039 OAK VALLEY DR	08/10/21	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$179,250	47.42	\$358,507	\$69,305	\$308,695	\$209,567	1.473	2,791	\$110.60	DA1	
22-23-04-201-005	30985 OAK VALLEY CT	10/22/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$174,050	49.73	\$348,093	\$67,465	\$282,535	\$203,354	1.389	2,417	\$116.89	DA1	
22-23-04-203-008	31128 CARRIAGE HILL CT	02/24/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$167,560	43.52	\$335,126	\$70,659	\$314,341	\$191,643	1.640	2,348	\$133.88	DA1	
22-23-04-203-013	31014 CARRIAGE HILL	11/30/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$170,380	40.57	\$340,750	\$67,934	\$352,066	\$197,693	1.781	2,320	\$151.75	DA1	
22-23-04-203-022	31045 HUNTERS WHIP	06/15/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$167,970	47.32	\$335,944	\$70,248	\$284,752	\$192,533	1.479	2,486	\$114.54	DA1	
22-23-04-203-023	31021 HUNTERS WHIP	10/06/20	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$166,620	54.99	\$333,232	\$70,132	\$232,868	\$190,652	1.221	2,420	\$96.23	DA1	
22-23-04-205-004	31042 HUNTERS WHIP	04/02/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$187,210	57.60	\$374,424	\$65,733	\$259,267	\$223,689	1.159	2,765	\$93.77	DA1	
22-23-04-205-008	30945 PERRYS CROSSING	04/30/20	\$354,000	WD	03-ARM'S LENGTH	\$354,000	\$174,620	49.33	\$349,235	\$69,770	\$284,230	\$202,511	1.404	2,570	\$110.60	DA1	
22-23-04-226-004	31122 PERRYS CROSSING	01/14/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$201,770	53.81	\$403,530	\$71,053	\$303,947	\$240,925	1.262	3,094	\$98.24	DA1	
22-23-04-226-015	33634 HERITAGE HILLS	07/01/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$191,890	47.38	\$383,773	\$72,245	\$332,755	\$225,745	1.474	2,488	\$133.74	DA1	
22-23-04-226-031	30978 HITCHING POST	06/17/20	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$172,860	52.86	\$345,722	\$66,609	\$260,391	\$202,256	1.287	2,852	\$91.30	DA1	
22-23-04-226-034	33464 HERITAGE HILLS	01/21/21	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$196,960	53.38	\$393,910	\$75,198	\$293,802	\$230,951	1.272	2,912	\$100.89	DA1	
22-23-04-227-010	33471 HERITAGE HILLS	07/30/20	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$162,710	50.37	\$325,411	\$76,277	\$246,723	\$180,532	1.367	2,101	\$117.43	DA1	
22-23-04-227-011	33459 HERITAGE HILLS	10/01/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$180,810	50.93	\$361,613	\$75,877	\$279,123	\$207,055	1.348	2,429	\$114.91	DA1	
22-23-04-227-013	33415 HERITAGE HILLS	07/12/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$159,440	41.96	\$318,871	\$68,041	\$311,959	\$181,761	1.716	2,325	\$134.18	DA1	
Totals:			\$13,760,400			\$13,760,400	\$6,854,920		\$13,709,753		\$11,117,122	\$8,019,185			\$117.16		
									Sale. Ratio =>	49.82				E.C.F. =>	1.386	Std. Deviation=>	0.187282323
									Std. Dev. =>	5.31				Ave. E.C.F. =>	1.400	Ave. Variance=>	15.0593

2023 ECF 1.380

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-04-206-007	34331 GLOUSTER CT	06/01/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$194,630	51.22	\$389,267	\$67,875	\$312,125	\$234,593	1.330	2,920	\$106.89	DC1
22-23-04-251-005	34131 GLOUSTER CR	04/29/21	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$159,920	51.42	\$319,848	\$65,813	\$245,187	\$185,427	1.322	2,140	\$114.57	DC1
22-23-04-251-006	34119 GLOUSTER CR	08/14/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$204,700	45.49	\$409,390	\$73,576	\$376,424	\$245,120	1.536	3,223	\$116.79	DC1
22-23-04-253-006	34250 GLOUSTER CR	10/26/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$171,850	51.30	\$343,695	\$71,932	\$263,068	\$198,367	1.326	1,976	\$133.13	DC1
22-23-04-253-024	34182 OLD TIMBER CT	12/10/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$184,370	49.17	\$368,733	\$73,979	\$301,021	\$215,149	1.399	2,377	\$126.64	DC1
22-23-04-253-029	34020 OLD TIMBER	07/23/20	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$162,520	51.92	\$325,046	\$73,446	\$239,554	\$183,650	1.304	2,088	\$114.73	DC1
22-23-04-254-004	34221 OLD TIMBER	07/22/20	\$293,900	WD	03-ARM'S LENGTH	\$293,900	\$153,370	52.18	\$306,747	\$70,273	\$223,627	\$172,609	1.296	2,007	\$111.42	DC1
22-23-04-255-008	33963 GLOUSTER CR	01/22/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$157,220	50.72	\$314,432	\$71,730	\$238,270	\$177,155	1.345	1,729	\$137.81	DC1
22-23-04-276-002	34367 GLOUSTER CR	08/10/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$197,360	48.14	\$394,718	\$76,300	\$333,700	\$232,422	1.436	2,833	\$117.79	DC1
22-23-04-276-015	30757 CHARLESTON	12/03/20	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$189,590	51.38	\$379,171	\$70,125	\$298,875	\$225,581	1.325	2,975	\$100.46	DC1
22-23-04-276-018	30712 CHARLESTON	06/12/20	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$158,290	46.83	\$316,574	\$71,918	\$266,082	\$178,581	1.490	1,872	\$142.14	DC1
22-23-04-276-029	33414 OLD TIMBER	07/01/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$245,230	53.31	\$490,466	\$104,669	\$355,331	\$281,604	1.262	4,318	\$82.29	DC1
22-23-04-278-003	33669 YORK RIDGE	11/09/20	\$372,000	WD	03-ARM'S LENGTH	\$372,000	\$179,340	48.21	\$358,684	\$69,651	\$302,349	\$210,973	1.433	2,462	\$122.81	DC1
22-23-04-278-009	33441 OLD TIMBER	06/24/21	\$364,000	WD	03-ARM'S LENGTH	\$364,000	\$168,550	46.30	\$337,100	\$70,464	\$293,536	\$194,625	1.508	2,057	\$142.70	DC1
Totals:			\$5,080,900			\$5,080,900	\$2,526,940		\$5,053,871		\$4,049,149	\$2,935,854			\$119.30	
								Sale. Ratio =>	49.73			E.C.F. =>	1.379	Std. Deviation=>		0.08718313
								Std. Dev. =>	2.45			Ave. E.C.F. =>	1.379	Ave. Variance=>		7.5011

2023 ECF 1.370

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-04-301-002	30409 MIRLON	09/11/20	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$242,200	47.49	\$484,397	\$77,160	\$432,840	\$271,491	1.594	3,768	\$114.87	DD1	
22-23-04-303-002	35166 MUER PLACE	08/25/20	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$178,480	72.55	\$356,951	\$60,477	\$185,523	\$197,649	0.939	2,090	\$88.77	DD1	
22-23-04-304-007	29974 MIRLON	05/12/20	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$143,000	48.97	\$286,005	\$58,608	\$233,392	\$151,598	1.540	1,622	\$143.89	DD1	
22-23-04-304-014	29732 MIRLON	07/13/20	\$330,100	WD	03-ARM'S LENGTH	\$330,100	\$164,980	49.98	\$329,952	\$61,083	\$269,017	\$179,246	1.501	1,900	\$141.59	DD1	
Totals:			\$1,378,100			\$1,378,100	\$728,660		\$1,457,305		\$1,120,772	\$799,985			\$122.28		
								Sale. Ratio =>	52.87					E.C.F. =>	1.401	Std. Deviation=>	0.305538647
								Std. Dev. =>	11.91					Ave. E.C.F. =>	1.393	Ave. Variance=>	22.7342

2023 ECF 1.500
1 outlier
2020 sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-04-327-002	29910 HIGH VALLEY RD	12/11/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$170,570	50.92	\$341,134	\$65,756	\$269,244	\$191,235	1.408	1,870	\$143.98	DE1
22-23-04-327-008	29821 HIGH VALLEY CT	09/04/20	\$354,000	WD	03-ARM'S LENGTH	\$354,000	\$190,750	53.88	\$381,497	\$78,754	\$275,246	\$210,238	1.309	2,639	\$104.30	DE1
22-23-04-328-011	34437 MAYFAIR CT	06/16/21	\$443,000	WD	03-ARM'S LENGTH	\$443,000	\$191,480	43.22	\$382,953	\$73,889	\$369,111	\$214,628	1.720	2,575	\$143.34	DE1
22-23-04-328-013	29991 MAYFAIR DR	10/08/21	\$446,000	WD	03-ARM'S LENGTH	\$446,000	\$200,570	44.97	\$401,140	\$68,156	\$377,844	\$231,239	1.634	2,821	\$133.94	DE1
22-23-04-328-020	30210 HIGH VALLEY RD	08/02/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$226,480	52.67	\$452,957	\$64,088	\$365,912	\$270,048	1.355	3,082	\$118.73	DE1
22-23-04-328-033	30177 MAYFAIR DR	10/06/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$205,010	51.25	\$410,019	\$73,549	\$326,451	\$233,660	1.397	2,597	\$125.70	DE1
22-23-04-329-004	34340 NORTHWICK RD	07/19/21	\$476,000	WD	03-ARM'S LENGTH	\$476,000	\$212,660	44.68	\$425,315	\$69,803	\$406,197	\$246,883	1.645	2,979	\$136.35	DE1
22-23-04-331-015	30195 HIGH VALLEY RD	10/19/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$213,960	49.76	\$427,910	\$64,442	\$365,558	\$252,408	1.448	3,006	\$121.61	DE1
22-23-04-331-017	30159 HIGH VALLEY RD	04/01/20	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$213,790	64.01	\$427,572	\$65,190	\$268,810	\$251,654	1.068	2,936	\$91.56	DE1
22-23-04-376-003	29951 HIGH VALLEY RD	12/11/20	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$182,330	46.16	\$364,663	\$63,578	\$331,422	\$209,087	1.585	2,350	\$141.03	DE1
22-23-04-376-015	29573 MAYFAIR DR	07/30/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$197,560	44.90	\$395,126	\$81,563	\$358,437	\$217,752	1.646	2,682	\$133.65	DE1
22-23-04-376-028	29580 KINGS POINTE	12/16/20	\$347,200	WD	03-ARM'S LENGTH	\$347,200	\$189,510	54.58	\$379,024	\$76,341	\$270,859	\$210,197	1.289	2,351	\$115.21	DE1
22-23-04-377-018	29820 HIGH VALLEY CT	07/21/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$207,340	51.20	\$414,671	\$70,690	\$334,310	\$238,876	1.400	2,730	\$122.46	DE1
Totals:			\$5,235,200			\$5,235,200	\$2,602,010		\$5,203,981		\$4,319,401	\$2,977,904			\$125.53	
								Sale. Ratio =>	49.70			E.C.F. =>	1.450	Std. Deviation=>		0.18462948
								Std. Dev. =>	5.65			Ave. E.C.F. =>	1.454	Ave. Variance=>		14.7608

2023 ECF 1.440

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-04-401-001	30217 RAVENSCROFT	09/17/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$152,220	49.10	\$304,447	\$54,383	\$255,617	\$155,319	1.646	1,942	\$131.63	DF1	
22-23-04-402-005	34128 NORTHWICK RD	08/07/20	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$175,570	46.32	\$351,142	\$64,976	\$314,024	\$177,743	1.767	2,465	\$127.39	DF1	
22-23-04-402-009	34000 NORTHWICK RD	07/28/20	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$156,410	52.49	\$312,816	\$58,226	\$239,774	\$158,130	1.516	2,320	\$103.35	DF1	
22-23-04-403-005	30037 RAVENSCROFT	05/14/21	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$144,960	45.30	\$289,927	\$56,989	\$263,011	\$144,682	1.818	2,136	\$123.13	DF1	
22-23-04-404-015	29971 BEACONTREE	06/23/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$166,970	48.40	\$333,939	\$53,695	\$291,305	\$174,065	1.674	2,628	\$110.85	DF1	
22-23-04-404-017	29925 BEACONTREE	11/02/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$133,860	51.48	\$267,714	\$54,336	\$205,664	\$132,533	1.552	1,798	\$114.38	DF1	
22-23-04-405-006	30088 BEACONTREE	04/01/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$157,520	50.01	\$315,034	\$54,086	\$260,914	\$162,080	1.610	2,287	\$114.09	DF1	
22-23-04-405-025	30015 OLD BEDFORD	11/12/21	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$158,070	45.29	\$316,141	\$55,859	\$293,141	\$161,666	1.813	2,237	\$131.04	DF1	
22-23-04-405-028	29915 OLD BEDFORD	05/29/20	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$142,090	53.82	\$284,179	\$55,107	\$208,893	\$142,281	1.468	2,033	\$102.75	DF1	
22-23-04-406-006	30064 OLD BEDFORD	09/21/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$153,510	49.52	\$307,015	\$54,414	\$255,586	\$156,895	1.629	2,275	\$112.35	DF1	
22-23-04-453-002	29742 OLD BEDFORD	01/14/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$143,420	47.81	\$286,830	\$55,742	\$244,258	\$143,533	1.702	2,024	\$120.68	DF1	
22-23-04-453-010	34210 BANBURY	05/04/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$131,830	45.46	\$263,657	\$53,658	\$236,342	\$130,434	1.812	1,776	\$133.08	DF1	
22-23-04-454-001	34235 BANBURY	07/24/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$136,170	46.96	\$272,335	\$67,228	\$222,772	\$127,396	1.749	1,732	\$128.62	DF1	
22-23-04-454-010	34206 THIRTEEN MILE	07/30/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$168,490	56.16	\$336,986	\$56,571	\$243,429	\$174,171	1.398	2,042	\$119.21	DF1	
22-23-04-454-014	34056 THIRTEEN MILE	11/12/21	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$135,680	52.59	\$271,363	\$56,955	\$201,045	\$133,173	1.510	1,687	\$119.17	DF1	
22-23-04-455-001	29792 BRIARTON	04/10/20	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$168,930	55.03	\$337,854	\$58,550	\$248,450	\$173,481	1.432	2,333	\$106.49	DF1	
22-23-04-455-005	29700 BRIARTON	09/02/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$119,500	55.58	\$238,997	\$54,061	\$160,939	\$114,867	1.401	1,250	\$128.75	DF1	
Totals:			\$5,110,000			\$5,110,000	\$2,545,200		\$5,090,376		\$4,145,164	\$2,562,447			\$119.23		
								Sale. Ratio =>	49.81					E.C.F. =>	1.618	Std. Deviation=>	0.14684027
								Std. Dev. =>	3.71					Ave. E.C.F. =>	1.617	Ave. Variance=>	12.3799

2023 ECF 1.610

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-04-427-021	33552 WALNUT LN	05/29/20	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$190,520	61.26	\$381,031	\$63,483	\$247,517	\$244,268	1.013	2,299	\$107.66	DH1
22-23-04-427-022	33506 WALNUT LN	12/06/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$183,480	50.97	\$366,952	\$64,710	\$295,290	\$232,494	1.270	2,319	\$127.34	DH1
22-23-04-428-005	33840 YORK RIDGE	03/18/22	\$460,100	WD	03-ARM'S LENGTH	\$460,100	\$192,100	41.75	\$384,198	\$65,459	\$394,641	\$245,184	1.610	2,398	\$164.57	DH1
22-23-04-429-020	33867 YORK RIDGE	06/01/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$185,780	46.45	\$371,557	\$69,707	\$330,293	\$232,192	1.422	2,296	\$143.86	DH1
Totals:			\$1,531,100			\$1,531,100	\$751,880		\$1,503,738		\$1,267,741	\$954,138			\$135.86	
								Sale. Ratio =>	49.11			E.C.F. =>	1.329	Std. Deviation=>		0.252056045
								Std. Dev. =>	8.33			Ave. E.C.F. =>	1.329	Ave. Variance=>		18.7167

2023 ECF 1.300

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-04-301-011	35348 STRATTON HILL CT	06/30/20	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$242,210	51.53	\$484,411	\$111,354	\$358,646	\$556,802	0.644	3,302	\$108.61	DI1	
22-23-04-301-015	35260 STRATTON HILL CT	11/24/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$233,540	50.77	\$467,078	\$105,800	\$354,200	\$539,221	0.657	3,426	\$103.39	DI1	
22-23-04-301-015	35260 STRATTON HILL CT	06/01/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$233,540	49.69	\$467,078	\$105,800	\$364,200	\$539,221	0.675	3,426	\$106.30	DI1	
Totals:			\$1,400,000			\$1,400,000	\$709,290		\$1,418,567		\$1,077,046	\$1,635,243			\$106.10		
								Sale. Ratio =>	50.66					E.C.F. =>	0.659	Std. Deviation=>	0.015739354
								Std. Dev. =>	0.93					Ave. E.C.F. =>	0.659	Ave. Variance=>	1.1077

2023 ECF 0.670
2020 Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-05-102-009	36609 VALLEY RIDGE	09/21/20	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$196,110	45.61	\$392,228	\$78,311	\$351,689	\$337,545	1.042	2,552	\$137.81	EB1	
22-23-05-126-006	31184 APPLEWOOD	09/17/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$200,010	47.06	\$400,024	\$87,431	\$337,569	\$336,122	1.004	3,015	\$111.96	EB1	
22-23-05-126-015	31120 APPLEWOOD	12/29/21	\$527,000	WD	03-ARM'S LENGTH	\$527,000	\$273,120	51.83	\$546,245	\$95,583	\$431,417	\$484,583	0.890	2,842	\$151.80	EB1	
22-23-05-127-002	31267 APPLEWOOD	06/22/21	\$441,100	WD	03-ARM'S LENGTH	\$441,100	\$182,260	41.32	\$364,518	\$86,652	\$354,448	\$298,781	1.186	2,213	\$160.17	EB1	
22-23-05-127-014	31063 APPLEWOOD	05/08/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$201,090	64.87	\$402,189	\$88,864	\$221,136	\$336,909	0.656	3,032	\$72.93	EB1	
22-23-05-128-002	36544 VALLEY RIDGE	02/11/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$167,920	44.78	\$335,831	\$78,139	\$296,861	\$277,088	1.071	2,123	\$139.83	EB1	
22-23-05-176-004	30690 TURTLE CREEK	11/29/21	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$236,170	43.33	\$472,334	\$104,354	\$440,646	\$395,677	1.114	3,228	\$136.51	EB1	
22-23-05-177-002	30615 TURTLE CREEK	11/17/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$194,050	54.66	\$388,093	\$82,542	\$272,458	\$328,549	0.829	2,995	\$90.97	EB1	
22-23-05-303-012	37036 FOX RUN	10/23/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$235,630	56.78	\$471,263	\$89,935	\$325,065	\$410,030	0.793	4,020	\$80.86	EB1	
22-23-05-303-015	36964 FOX RUN	03/12/21	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$213,920	49.18	\$427,846	\$96,640	\$338,360	\$356,135	0.950	3,230	\$104.76	EB1	
22-23-05-303-022	36957 FOX RUN	06/16/21	\$514,000	WD	03-ARM'S LENGTH	\$514,000	\$223,310	43.45	\$446,614	\$85,232	\$428,768	\$388,583	1.103	3,612	\$118.71	EB1	
22-23-05-303-030	36904 FOX GLEN	09/05/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$211,450	57.93	\$422,909	\$79,485	\$285,515	\$369,273	0.773	3,300	\$86.52	EB1	
22-23-05-304-009	37145 FOX GLEN	08/10/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$199,710	51.87	\$399,422	\$82,513	\$302,487	\$340,762	0.888	2,285	\$132.38	EB1	
22-23-05-327-021	36575 GREENSPRING	06/18/20	\$501,000	WD	03-ARM'S LENGTH	\$501,000	\$214,820	42.88	\$429,639	\$96,127	\$404,873	\$358,615	1.129	2,944	\$137.52	EB1	
22-23-05-327-027	30096 DEER RUN	10/14/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$214,850	47.74	\$429,709	\$88,786	\$361,214	\$366,584	0.985	3,051	\$118.39	EB1	
22-23-05-329-001	36891 FOX GLEN	08/31/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$200,200	54.85	\$400,405	\$80,342	\$284,658	\$344,154	0.827	3,029	\$93.98	EB1	
Totals:			\$6,838,100			\$6,838,100	\$3,364,620		\$6,729,269		\$5,437,164	\$5,729,390			\$117.19		
								Sale. Ratio =>	49.20					E.C.F. =>	0.949	Std. Deviation=>	0.15161061
								Std. Dev. =>	6.61					Ave. E.C.F. =>	0.953	Ave. Variance=>	12.6782

2023 ECF 0.930

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-05-252-006	30853 SUDBURY CT	07/23/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$206,150	43.40	\$412,290	\$74,163	\$400,837	\$262,114	1.529	3,004	\$133.43	ED1
22-23-05-252-014	30642 SUDBURY CT	01/04/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$238,240	56.06	\$476,487	\$85,878	\$339,122	\$302,798	1.120	3,490	\$97.17	ED1
Totals:			\$900,000			\$900,000	\$444,390		\$888,777		\$739,959	\$564,912			\$115.30	
								Sale. Ratio =>	49.38			E.C.F. =>	1.310	Std. Deviation=>		0.289408037
								Std. Dev. =>	8.95			Ave. E.C.F. =>	1.325	Ave. Variance=>		20.4642

2023 ECF 1.290

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-05-201-003	35917 FOURTEEN MILE	04/13/21	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$160,020	51.45	\$320,038	\$65,894	\$245,106	\$184,162	1.331	1,742	\$140.70	EF1
22-23-05-201-007	35936 FORESTVILLE	12/29/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$170,890	56.96	\$341,783	\$69,737	\$230,263	\$197,135	1.168	1,940	\$118.69	EF1
22-23-05-201-008	31231 BERRYHILL	12/30/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$153,220	48.64	\$306,437	\$63,993	\$251,007	\$175,684	1.429	2,366	\$106.09	EF1
22-23-05-202-010	31199 STURBRIDGE	10/30/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$141,670	49.71	\$283,331	\$60,339	\$224,661	\$161,588	1.390	2,014	\$111.55	EF1
22-23-05-202-012	35871 SPRINGVALE	12/28/20	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$172,190	51.71	\$344,380	\$74,971	\$258,029	\$195,224	1.322	2,268	\$113.77	EF1
22-23-05-203-012	35598 SPRINGVALE	08/14/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$193,970	45.64	\$387,936	\$75,284	\$349,716	\$226,559	1.544	2,190	\$159.69	EF1
22-23-05-228-002	31172 TIVERTON	11/20/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$151,360	46.57	\$302,714	\$59,240	\$265,760	\$176,430	1.506	2,027	\$131.11	EF1
22-23-05-229-006	31132 BYCROFT	08/20/20	\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$150,910	41.57	\$301,812	\$60,499	\$302,501	\$174,865	1.730	2,214	\$136.63	EF1
22-23-05-229-008	31080 BYCROFT	06/23/20	\$380,900	WD	03-ARM'S LENGTH	\$380,900	\$226,080	59.35	\$452,166	\$61,543	\$319,357	\$283,060	1.128	3,266	\$97.78	EF1
22-23-05-251-001	35888 SPRINGVALE	09/09/20	\$343,500	WD	03-ARM'S LENGTH	\$343,500	\$172,700	50.28	\$345,407	\$59,797	\$283,703	\$206,964	1.371	2,931	\$96.79	EF1
Totals:			\$3,381,400			\$3,381,400	\$1,693,010		\$3,386,004		\$2,730,103	\$1,981,672			\$121.28	
								Sale. Ratio =>	50.07			E.C.F. =>	1.378	Std. Deviation=>		0.1765218
								Std. Dev. =>	5.21			Ave. E.C.F. =>	1.392	Ave. Variance=>		12.8226

2023 ECF 1.380
Mostly 2020 Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-05-277-015	30982 W HUNTSMAN	08/13/20	\$438,000	WD	03-ARM'S LENGTH	\$438,000	\$239,690	54.72	\$479,372	\$78,002	\$359,998	\$445,967	0.807	3,331	\$108.08	EG1
22-23-05-277-026	30953 E HUNTSMAN	06/07/21	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$249,560	45.79	\$499,121	\$73,681	\$471,319	\$472,711	0.997	3,311	\$142.35	EG1
22-23-05-278-011	30744 E HUNTSMAN	06/01/21	\$435,000	MLC	03-ARM'S LENGTH	\$435,000	\$214,550	49.32	\$429,096	\$82,537	\$352,463	\$385,066	0.915	3,065	\$115.00	EG1
Totals:			\$1,418,000			\$1,418,000	\$703,800		\$1,407,589		\$1,183,780	\$1,303,743			\$121.81	
								Sale. Ratio =>	49.63				E.C.F. =>	0.908	Std. Deviation=>	0.09521713
								Std. Dev. =>	4.50				Ave. E.C.F. =>	0.907	Ave. Variance=>	6.6206

2023 ECF 0.900

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-05-402-010	30062 WHITE HALL	08/19/20	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$241,740	61.67	\$483,489	\$93,528	\$298,472	\$475,562	0.628	3,226	\$92.52	EH1	
22-23-05-402-014	35980 KING EDWARD	07/06/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$189,520	41.20	\$379,047	\$98,544	\$361,456	\$342,077	1.057	3,132	\$115.41	EH1	
22-23-05-402-015	30369 FOX CLUB DR	08/12/20	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$210,860	47.38	\$421,726	\$98,393	\$346,607	\$394,309	0.879	3,343	\$103.68	EH1	
22-23-05-402-022	30439 FOX CLUB DR	08/13/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$232,400	51.64	\$464,794	\$92,903	\$357,097	\$453,526	0.787	3,906	\$91.42	EH1	
22-23-05-403-002	30061 WHITE HALL	05/29/20	\$393,000	WD	03-ARM'S LENGTH	\$393,000	\$180,350	45.89	\$360,709	\$98,342	\$294,658	\$319,960	0.921	2,623	\$112.34	EH1	
22-23-05-404-017	30578 FOX CLUB DR	11/06/20	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$291,190	50.64	\$582,371	\$126,376	\$448,624	\$556,091	0.807	3,579	\$125.35	EH1	
22-23-05-427-002	30095 FOX CLUB DR	06/15/20	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$192,540	47.31	\$385,072	\$100,955	\$306,045	\$346,484	0.883	2,892	\$105.82	EH1	
22-23-05-451-004	29891 WHITE HALL	03/08/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$215,230	48.92	\$430,464	\$100,667	\$339,333	\$402,191	0.844	3,329	\$101.93	EH1	
22-23-05-451-008	29803 WHITE HALL	02/09/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$204,150	49.19	\$408,297	\$108,678	\$306,322	\$365,389	0.838	2,985	\$102.62	EH1	
22-23-05-452-007	29793 HARROW	07/30/20	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$272,410	50.45	\$544,815	\$168,769	\$371,231	\$458,593	0.810	3,648	\$101.76	EH1	
22-23-05-452-012	29633 HARROW	11/15/21	\$441,000	WD	03-ARM'S LENGTH	\$441,000	\$199,950	45.34	\$399,907	\$98,758	\$342,242	\$367,255	0.932	2,829	\$120.98	EH1	
22-23-05-453-009	29632 HARROW	05/29/20	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$225,760	51.31	\$451,514	\$109,449	\$330,551	\$417,152	0.792	3,083	\$107.22	EH1	
22-23-05-453-014	29741 KENLOCH DR	12/01/20	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$306,290	58.34	\$612,585	\$112,795	\$412,205	\$609,500	0.676	3,651	\$112.90	EH1	
22-23-05-454-003	29506 ANDOVER BD	07/17/20	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$229,740	48.88	\$459,474	\$98,783	\$371,217	\$439,867	0.844	3,742	\$99.20	EH1	
22-23-05-454-012	29648 KENLOCH DR	07/10/20	\$469,000	WD	03-ARM'S LENGTH	\$469,000	\$271,990	57.99	\$543,989	\$106,691	\$362,309	\$533,290	0.679	3,304	\$109.66	EH1	
22-23-05-476-003	35901 KING EDWARD	04/14/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$186,070	48.33	\$372,130	\$103,313	\$281,687	\$327,826	0.859	2,543	\$110.77	EH1	
22-23-05-476-017	29883 FOX CLUB DR	10/02/20	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$223,230	57.53	\$446,457	\$103,534	\$284,466	\$418,199	0.680	3,109	\$91.50	EH1	
22-23-05-476-018	29855 FOX CLUB DR	11/24/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$180,110	43.40	\$360,213	\$95,275	\$319,725	\$323,095	0.990	2,535	\$126.12	EH1	
22-23-05-479-009	29548 FOX CLUB DR	11/17/20	\$406,000	WD	03-ARM'S LENGTH	\$406,000	\$180,930	44.56	\$361,864	\$100,044	\$305,956	\$319,293	0.958	2,484	\$123.17	EH1	
Totals:			\$8,456,000			\$8,456,000	\$4,234,460		\$8,468,917		\$6,440,203	\$7,869,659			\$108.13		
								Sale. Ratio =>	50.08					E.C.F. =>	0.818	Std. Deviation=>	0.11350479
								Std. Dev. =>	5.48					Ave. E.C.F. =>	0.835	Ave. Variance=>	8.6336

2023 ECF 0.820

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-05-481-001	35810 LANCASHIRE	04/06/21	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$298,190	50.54	\$596,389	\$137,183	\$452,817	\$574,008	0.789	3,656	\$123.86	EJ1
22-23-05-481-002	35778 LANCASHIRE	08/31/21	\$553,000	WD	03-ARM'S LENGTH	\$553,000	\$249,060	45.04	\$498,116	\$108,070	\$444,930	\$487,558	0.913	2,966	\$150.01	EJ1
Totals:			\$1,143,000			\$1,143,000	\$547,250		\$1,094,505		\$897,747	\$1,061,565			\$136.93	
								Sale. Ratio =>	47.88			E.C.F. =>	0.846	Std. Deviation=>		0.08746897
								Std. Dev. =>	3.89			Ave. E.C.F. =>	0.851	Ave. Variance=>		6.1850

2023 ECF
EH1

0.800

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-06-103-001	31069 PINE CONE	12/03/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$218,940	43.79	\$437,889	\$76,557	\$423,443	\$401,480	1.055	3,175	\$133.37	FA1	
22-23-06-178-002	30686 MYSTIC FOREST	07/19/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$215,340	44.86	\$430,684	\$82,345	\$397,655	\$387,043	1.027	2,763	\$143.92	FA1	
22-23-06-178-018	30620 MYSTIC FOREST	12/22/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$212,090	38.56	\$424,180	\$85,268	\$464,732	\$376,569	1.234	2,732	\$170.11	FA1	
22-23-06-178-024	38666 MYSTIC CT	01/05/21	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$226,550	49.79	\$453,101	\$79,577	\$375,423	\$415,027	0.905	2,976	\$126.15	FA1	
22-23-06-179-020	30802 KNIGHTON	08/06/20	\$432,000	WD	03-ARM'S LENGTH	\$432,000	\$247,040	57.19	\$494,078	\$85,781	\$346,219	\$453,663	0.763	3,340	\$103.66	FA1	
22-23-06-201-003	31179 COUNTRY RIDGE CR	05/25/21	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$266,330	51.22	\$532,661	\$85,832	\$434,168	\$496,477	0.874	3,231	\$134.38	FA1	
22-23-06-201-004	31171 COUNTRY RIDGE CR	06/28/21	\$300,000	MLC	03-ARM'S LENGTH	\$300,000	\$206,180	68.73	\$412,369	\$74,789	\$225,211	\$375,089	0.600	2,903	\$77.58	FA1	
22-23-06-201-017	38430 LOWELL	06/30/21	\$521,000	WD	03-ARM'S LENGTH	\$521,000	\$220,520	42.33	\$441,038	\$85,523	\$435,477	\$395,017	1.102	2,877	\$151.36	FA1	
22-23-06-203-004	31170 COUNTRY RIDGE CR	10/02/20	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$201,540	49.16	\$403,084	\$86,211	\$323,789	\$352,081	0.920	2,964	\$109.24	FA1	
22-23-06-205-008	38365 LOWELL	08/31/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$217,910	54.48	\$435,824	\$76,557	\$323,443	\$399,186	0.810	3,186	\$101.52	FA1	
22-23-06-205-014	30953 SUNDERLAND DR	11/17/20	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$208,100	53.36	\$416,191	\$76,557	\$313,443	\$377,371	0.831	2,944	\$106.47	FA1	
22-23-06-205-019	30952 PINE CONE	07/15/21	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$198,900	43.71	\$397,797	\$76,344	\$378,656	\$357,170	1.060	2,607	\$145.25	FA1	
22-23-06-227-009	31237 COUNTRY RIDGE CR	10/05/21	\$638,000	WD	03-ARM'S LENGTH	\$638,000	\$249,950	39.18	\$499,908	\$87,545	\$550,455	\$458,181	1.201	3,653	\$150.69	FA1	
22-23-06-230-017	31281 COUNTRY RIDGE CR	10/07/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$199,910	51.92	\$399,827	\$76,344	\$308,656	\$359,426	0.859	2,702	\$114.23	FA1	
22-23-06-252-018	37773 GLENGROVE	05/17/21	\$444,000	WD	03-ARM'S LENGTH	\$444,000	\$226,670	51.05	\$453,330	\$77,282	\$366,718	\$417,831	0.878	2,830	\$129.58	FA1	
22-23-06-253-002	30753 SUNDERLAND DR	01/29/21	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$209,420	50.83	\$418,844	\$85,923	\$326,077	\$369,912	0.881	2,745	\$118.79	FA1	
22-23-06-253-011	37766 GLENGROVE	09/18/20	\$356,000	WD	03-ARM'S LENGTH	\$356,000	\$226,370	63.59	\$452,746	\$76,397	\$279,603	\$418,166	0.669	3,213	\$87.02	FA1	
22-23-06-253-020	37976 GLENGROVE	07/16/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$183,210	54.69	\$366,415	\$76,451	\$258,549	\$322,182	0.802	2,433	\$106.27	FA1	
22-23-06-254-005	37891 SUNDERLAND CT	09/22/21	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$246,550	42.15	\$493,094	\$87,500	\$497,500	\$450,660	1.104	3,040	\$163.65	FA1	
22-23-06-254-008	30648 SUNDERLAND DR	07/20/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$206,790	44.00	\$413,571	\$86,211	\$383,789	\$363,733	1.055	2,883	\$133.12	FA1	
22-23-06-276-002	30779 COUNTRY RIDGE CR	05/27/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$210,210	46.71	\$420,429	\$86,318	\$363,682	\$371,234	0.980	2,702	\$134.60	FA1	
22-23-06-276-012	30851 COUNTRY RIDGE CR	06/23/21	\$463,000	WD	03-ARM'S LENGTH	\$463,000	\$226,820	48.99	\$453,645	\$88,139	\$374,861	\$406,118	0.923	2,470	\$151.77	FA1	
22-23-06-278-005	37581 EMERALD FOREST	10/13/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$200,800	63.75	\$401,598	\$76,772	\$238,228	\$360,918	0.660	2,708	\$87.97	FA1	
22-23-06-278-006	37593 EMERALD FOREST	06/08/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$207,730	54.67	\$415,452	\$77,654	\$302,346	\$375,331	0.806	2,826	\$106.99	FA1	
22-23-06-278-016	37538 GLENGROVE	06/18/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$247,870	55.08	\$495,743	\$76,699	\$373,301	\$465,604	0.802	3,077	\$121.32	FA1	
22-23-06-279-003	37709 GLENGROVE	01/18/22	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$224,170	44.84	\$448,330	\$85,710	\$414,190	\$402,911	1.028	3,017	\$137.29	FA1	
22-23-06-279-016	37501 GLENGROVE	09/27/21	\$474,000	WD	03-ARM'S LENGTH	\$474,000	\$230,430	48.61	\$460,859	\$87,149	\$386,851	\$415,233	0.932	2,804	\$137.96	FA1	
22-23-06-279-022	37405 GLENGROVE	12/31/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$174,590	48.50	\$349,175	\$77,289	\$282,711	\$302,096	0.936	2,436	\$116.06	FA1	
Totals:			\$12,429,900			\$12,429,900	\$6,110,930		\$12,221,862		\$10,149,176	\$11,045,709			\$125.01		
								Sale. Ratio =>	49.16			E.C.F. =>	0.919			Std. Deviation=>	0.15584537
								Std. Dev. =>	7.29			Ave. E.C.F. =>	0.918			Ave. Variance=>	12.2042

2023 ECF 0.900

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-06-301-001	30477 STRATFORD	10/01/21	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$221,220	48.62	\$442,430	\$77,094	\$377,906	\$270,619	1.396	2,619	\$144.29	FB1
22-23-06-301-008	30365 STRATFORD	08/06/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$208,950	55.72	\$417,909	\$64,826	\$310,174	\$261,543	1.186	1,918	\$161.72	FB1
22-23-06-301-017	30416 STRATFORD	03/25/21	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$168,600	54.74	\$337,209	\$67,297	\$240,703	\$199,935	1.204	1,932	\$124.59	FB1
22-23-06-301-021	39101 OXBOW	05/29/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$172,600	51.52	\$345,197	\$66,710	\$268,290	\$206,287	1.301	1,968	\$136.33	FB1
22-23-06-301-023	39161 OXBOW	04/28/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$160,620	47.24	\$321,243	\$60,423	\$279,577	\$193,200	1.447	1,995	\$140.14	FB1
22-23-06-301-026	30304 STRATFORD	03/04/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$212,840	53.21	\$425,671	\$65,336	\$334,664	\$266,915	1.254	2,636	\$126.96	FB1
22-23-06-301-031	39000 LANCASTER	11/16/21	\$408,500	WD	03-ARM'S LENGTH	\$408,500	\$177,360	43.42	\$354,713	\$60,331	\$348,169	\$218,061	1.597	2,182	\$159.56	FB1
22-23-06-301-034	38916 LANCASTER	06/26/20	\$310,200	WD	03-ARM'S LENGTH	\$310,200	\$172,190	55.51	\$344,374	\$66,748	\$243,452	\$205,649	1.184	1,827	\$133.25	FB1
22-23-06-302-003	39229 LANCASTER	03/01/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$173,540	47.55	\$347,081	\$60,148	\$304,852	\$212,543	1.434	1,829	\$166.68	FB1
22-23-06-303-002	39085 LANCASTER	08/20/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$165,360	45.30	\$330,710	\$60,057	\$304,943	\$200,484	1.521	2,017	\$151.19	FB1
22-23-06-303-006	38965 LANCASTER	09/07/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$171,100	42.78	\$342,202	\$60,240	\$339,760	\$208,861	1.627	2,165	\$156.93	FB1
22-23-06-327-003	38859 HOLSWORTH	07/27/20	\$350,800	WD	03-ARM'S LENGTH	\$350,800	\$215,040	61.30	\$430,083	\$67,205	\$283,595	\$268,799	1.055	2,668	\$106.29	FB1
22-23-06-328-007	30426 KNIGHTON	01/25/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$163,820	48.18	\$327,638	\$68,505	\$271,495	\$191,950	1.414	1,916	\$141.70	FB1
22-23-06-328-010	38680 LANCASTER	11/03/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$168,050	43.09	\$336,104	\$66,473	\$323,527	\$199,727	1.620	1,765	\$183.30	FB1
22-23-06-328-017	30437 ASTON	05/27/21	\$411,250	WD	03-ARM'S LENGTH	\$411,250	\$208,100	50.60	\$416,205	\$72,157	\$339,093	\$254,850	1.331	2,508	\$135.20	FB1
22-23-06-328-019	30422 ASTON	03/19/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$213,160	47.90	\$426,329	\$75,446	\$369,554	\$259,913	1.422	2,434	\$151.83	FB1
22-23-06-402-003	30448 SUNDERLAND DR	10/16/20	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$186,610	50.71	\$373,220	\$66,473	\$301,527	\$227,220	1.327	1,786	\$168.83	FB1
22-23-06-403-005	38265 LANCASTER	10/07/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$169,740	53.04	\$339,471	\$60,240	\$259,760	\$206,838	1.256	2,184	\$118.94	FB1
22-23-06-403-013	30328 CASTLEFORD	11/02/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$163,540	48.10	\$327,081	\$67,291	\$272,709	\$192,437	1.417	1,898	\$143.68	FB1
22-23-06-403-014	30342 CASTLEFORD	10/15/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$193,750	57.84	\$387,493	\$81,719	\$253,281	\$226,499	1.118	1,887	\$134.22	FB1
22-23-06-403-022	37993 LANCASTER	02/11/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$194,680	51.23	\$389,359	\$68,440	\$311,560	\$237,718	1.311	2,213	\$140.79	FB1
22-23-06-426-026	37432 CHESTERFIELD	11/10/21	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$172,410	50.41	\$344,819	\$73,072	\$268,928	\$201,294	1.336	2,044	\$131.57	FB1
22-23-06-427-021	30446 SCOTSHIRE	05/26/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$162,220	47.71	\$324,444	\$62,930	\$277,070	\$193,714	1.430	1,987	\$139.44	FB1
22-23-06-428-006	37741 LANCASTER	02/28/22	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$172,230	44.28	\$344,453	\$60,331	\$328,669	\$210,461	1.562	2,205	\$149.06	FB1
Totals:			\$8,812,750			\$8,812,750	\$4,387,730		\$8,775,438		\$7,213,258	\$5,315,516			\$143.60	
								Sale. Ratio =>	49.79			E.C.F. =>	1.357	Std. Deviation=>	0.15575446	
								Std. Dev. =>	4.80			Ave. E.C.F. =>	1.365	Ave. Variance=>	12.6085	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-06-377-008	30223 KINGSWAY DR	06/16/21	\$444,000	WD	03-ARM'S LENGTH	\$444,000	\$199,480	44.93	\$398,960	\$70,558	\$373,442	\$295,858	1.262	2,565	\$145.59	FC1
22-23-06-377-009	30205 KINGSWAY DR	11/12/21	\$419,900	WD	03-ARM'S LENGTH	\$419,900	\$187,650	44.69	\$375,303	\$70,741	\$349,159	\$274,380	1.273	2,586	\$135.02	FC1
22-23-06-378-004	30226 KINGSWAY DR	08/20/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$212,890	56.77	\$425,785	\$77,559	\$297,441	\$313,717	0.948	2,801	\$106.19	FC1
22-23-06-403-040	30208 KINGSWAY DR	08/10/21	\$437,500	WD	03-ARM'S LENGTH	\$437,500	\$218,000	49.83	\$436,005	\$80,967	\$356,533	\$319,854	1.115	2,745	\$129.88	FC1
22-23-06-403-042	30154 KINGSWAY DR	03/22/22	\$477,000	WD	03-ARM'S LENGTH	\$477,000	\$195,790	41.05	\$391,588	\$77,284	\$399,716	\$283,157	1.412	2,638	\$151.52	FC1
22-23-06-403-052	37748 BLOSSOM LN	12/22/21	\$426,000	WD	03-ARM'S LENGTH	\$426,000	\$191,950	45.06	\$383,895	\$77,376	\$348,624	\$276,143	1.262	2,601	\$134.03	FC1
22-23-06-430-003	30334 ESSEX DR	06/17/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$146,950	41.99	\$293,905	\$70,649	\$279,351	\$201,132	1.389	1,807	\$154.59	FC1
22-23-06-430-008	30290 ESSEX DR	08/21/20	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$219,250	53.48	\$438,504	\$82,247	\$327,753	\$320,952	1.021	2,988	\$109.69	FC1
22-23-06-430-014	29751 ESSEX CT	08/26/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$221,700	63.34	\$443,391	\$80,851	\$269,149	\$326,613	0.824	3,102	\$86.77	FC1
22-23-06-452-015	29732 NEWBERRY	11/18/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$230,390	51.20	\$460,781	\$90,779	\$359,221	\$333,335	1.078	2,890	\$124.30	FC1
22-23-06-452-019	37750 FLEETWOOD	05/14/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$237,170	50.46	\$474,330	\$78,708	\$391,292	\$356,416	1.098	2,791	\$140.20	FC1
22-23-06-453-010	30030 KINGSWAY DR	10/13/20	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$201,510	49.76	\$403,026	\$70,941	\$334,059	\$299,176	1.117	2,848	\$117.30	FC1
22-23-06-454-005	30115 KINGSWAY DR	05/28/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$211,310	54.18	\$422,629	\$75,845	\$314,155	\$312,418	1.006	2,432	\$129.18	FC1
22-23-06-477-004	37627 DORCHESTER DR	08/21/20	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$190,140	61.83	\$380,270	\$76,333	\$231,167	\$273,817	0.844	2,456	\$94.12	FC1
Totals:			\$5,711,900			\$5,711,900	\$2,864,180		\$5,728,372		\$4,631,062	\$4,186,968			\$125.60	
								Sale. Ratio =>	50.14				E.C.F. =>	1.106	Std. Deviation=>	0.18385501
								Std. Dev. =>	6.87				Ave. E.C.F. =>	1.118	Ave. Variance=>	14.4187

2023 ECF 1.110

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-06-428-013	37589 DORCHESTER DR	06/15/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$167,260	49.93	\$334,510	\$61,704	\$273,296	\$206,671	1.322	2,044	\$133.71	FD1
22-23-06-428-023	30338 SOUTHAMPTON	06/04/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$177,120	49.20	\$354,248	\$60,331	\$299,669	\$222,664	1.346	2,197	\$136.40	FD1
Totals:			\$695,000			\$695,000	\$344,380		\$688,758		\$572,965	\$429,336			\$135.05	
								Sale. Ratio =>	49.55			E.C.F. =>	1.335	Std. Deviation=>		0.01658996
								Std. Dev. =>	0.52			Ave. E.C.F. =>	1.334	Ave. Variance=>		1.1731

2023 ECF 1.320

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-06-101-013	31238 ESTATE WOODS	07/23/20	\$700,000	LC	03-ARM'S LENGTH	\$700,000	\$346,970	49.57	\$693,936	\$127,905	\$572,095	\$870,817	0.657	3,703	\$154.50	FE1
Totals:			\$700,000			\$700,000	\$346,970		\$693,936		\$572,095	\$870,817			\$154.50	
								Sale. Ratio =>	49.57			E.C.F. =>	0.657		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.657		Ave. Variance=>	0.0000

2023 ECF 0.650

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-06-151-002	39366 LILLY COURT	03/04/21	\$487,000	WD	03-ARM'S LENGTH	\$487,000	\$238,940	49.06	\$477,885	\$116,544	\$370,456	\$555,909	0.666	3,223	\$114.94	FF1	
Totals:			\$487,000			\$487,000	\$238,940		\$477,885		\$370,456	\$555,909			\$114.94		
								Sale. Ratio =>	49.06				E.C.F. =>	0.666		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.666		Ave. Variance=>	0.0000

2023 ECF 0.650

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-07-101-023	39100 GENEVA	10/16/20	\$337,500	WD	03-ARM'S LENGTH	\$337,500	\$188,940	55.98	\$377,884	\$81,337	\$256,163	\$361,643	0.708	2,230	\$114.87	GA1
22-23-07-103-020	39222 GENEVA	10/05/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$221,100	58.18	\$442,194	\$90,601	\$289,399	\$428,772	0.675	3,050	\$94.88	GA1
22-23-07-103-026	39378 KENNEDY	04/06/21	\$473,000	WD	03-ARM'S LENGTH	\$473,000	\$228,110	48.23	\$456,219	\$90,352	\$382,648	\$446,179	0.858	3,294	\$116.17	GA1
22-23-07-104-002	29628 STRATHMORE	11/16/20	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$216,470	54.13	\$432,939	\$85,389	\$314,511	\$423,841	0.742	2,794	\$112.57	GA1
22-23-07-151-012	28953 WILTON DR	06/22/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$192,860	43.83	\$385,729	\$84,572	\$355,428	\$367,265	0.968	2,780	\$127.85	GA1
22-23-07-152-002	28872 WILTON DR	05/25/21	\$441,000	WD	03-ARM'S LENGTH	\$441,000	\$219,640	49.80	\$439,270	\$83,294	\$357,706	\$434,117	0.824	3,006	\$119.00	GA1
22-23-07-152-017	28867 PIEDMONT	10/13/20	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$214,900	51.17	\$429,793	\$84,338	\$335,662	\$421,287	0.797	3,100	\$108.28	GA1
22-23-07-152-020	39151 HORTON	02/19/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$213,300	45.87	\$426,605	\$85,389	\$379,611	\$416,117	0.912	2,844	\$133.48	GA1
22-23-07-152-022	39239 HORTON	11/03/20	\$432,000	WD	03-ARM'S LENGTH	\$432,000	\$221,010	51.16	\$442,017	\$86,032	\$345,968	\$434,128	0.797	2,877	\$120.25	GA1
22-23-07-152-024	39319 HORTON	08/11/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$208,350	55.56	\$416,704	\$83,139	\$291,861	\$406,787	0.717	2,790	\$104.61	GA1
22-23-07-153-006	29026 GLENBROOK	08/19/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$233,110	45.71	\$466,215	\$100,614	\$409,386	\$445,855	0.918	3,273	\$125.08	GA1
22-23-07-154-014	28905 GLENBROOK	10/26/21	\$495,100	WD	03-ARM'S LENGTH	\$495,100	\$217,740	43.98	\$435,474	\$85,623	\$409,477	\$426,648	0.960	3,055	\$134.04	GA1
22-23-07-155-005	39088 WILTON CT	11/18/20	\$404,000	WD	03-ARM'S LENGTH	\$404,000	\$208,860	51.70	\$417,713	\$85,740	\$318,260	\$404,845	0.786	2,919	\$109.03	GA1
22-23-07-155-008	39003 WILTON CT	11/04/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$232,990	49.05	\$465,977	\$92,346	\$382,654	\$455,648	0.840	3,221	\$118.80	GA1
22-23-07-155-012	39167 WILTON CT	07/08/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$191,810	42.62	\$383,623	\$86,001	\$363,999	\$362,954	1.003	2,184	\$166.67	GA1
22-23-07-155-016	39284 HORTON	02/26/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$181,200	50.33	\$362,391	\$89,510	\$270,490	\$332,782	0.813	2,575	\$105.04	GA1
22-23-07-155-018	39198 HORTON	05/28/21	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$203,790	42.46	\$407,579	\$85,140	\$394,860	\$393,218	1.004	2,857	\$138.21	GA1
22-23-07-155-026	38874 HORTON	07/31/20	\$393,900	WD	03-ARM'S LENGTH	\$393,900	\$196,660	49.93	\$393,318	\$84,805	\$309,095	\$376,235	0.822	2,696	\$114.65	GA1
22-23-07-155-045	39217 GENEVA	09/24/20	\$356,500	WD	03-ARM'S LENGTH	\$356,500	\$198,430	55.66	\$396,865	\$85,739	\$270,761	\$379,422	0.714	2,470	\$109.62	GA1
22-23-07-155-046	39239 GENEVA	10/28/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$202,340	53.96	\$404,670	\$81,536	\$293,464	\$394,066	0.745	2,677	\$109.62	GA1
Totals:			\$8,462,900			\$8,462,900	\$4,191,610		\$8,383,179		\$6,731,403	\$8,111,807			\$119.14	
								Sale. Ratio =>	49.53			E.C.F. =>	0.830	Std. Deviation=>		0.10157595
								Std. Dev. =>	4.75			Ave. E.C.F. =>	0.830	Ave. Variance=>		8.2177

2023 ECF 0.820

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-07-302-001	39045 PLUMBROOK DR	04/16/21	\$443,500	WD	03-ARM'S LENGTH	\$443,500	\$196,430	44.29	\$392,856	\$79,191	\$364,309	\$259,227	1.405	2,400	\$151.80	GB1
22-23-07-302-010	39137 PLUMBROOK CT	09/03/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$199,100	49.78	\$398,191	\$77,800	\$322,200	\$264,786	1.217	2,470	\$130.45	GB1
22-23-07-302-012	39171 PLUMBROOK DR	10/08/20	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$195,090	49.39	\$390,177	\$75,823	\$319,177	\$259,797	1.229	2,428	\$131.46	GB1
22-23-07-302-017	28519 HEATHERBROOK CT	07/10/20	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$200,750	50.82	\$401,490	\$78,269	\$316,731	\$267,125	1.186	2,576	\$122.95	GB1
22-23-07-304-002	39339 HEATHERBROOK DR	11/06/20	\$398,400	WD	03-ARM'S LENGTH	\$398,400	\$201,830	50.66	\$403,653	\$78,562	\$319,838	\$268,670	1.190	2,629	\$121.66	GB1
22-23-07-304-008	39249 PLUMBROOK DR	01/28/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$198,070	58.26	\$396,138	\$77,195	\$262,805	\$263,589	0.997	2,566	\$102.42	GB1
22-23-07-304-012	39335 PLUMBROOK DR	11/10/20	\$393,000	WD	03-ARM'S LENGTH	\$393,000	\$206,210	52.47	\$412,426	\$80,672	\$312,328	\$274,177	1.139	2,446	\$127.69	GB1
22-23-07-304-014	39365 PLUMBROOK DR	01/04/21	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$200,920	51.26	\$401,831	\$78,110	\$313,890	\$267,538	1.173	2,570	\$122.14	GB1
22-23-07-306-001	39214 HEATHERBROOK DR	10/02/20	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$216,630	49.80	\$433,258	\$84,747	\$350,253	\$288,026	1.216	2,802	\$125.00	GB1
22-23-07-326-004	38870 PLUMBROOK DR	10/20/21	\$516,000	WD	03-ARM'S LENGTH	\$516,000	\$212,100	41.10	\$424,194	\$77,927	\$438,073	\$286,171	1.531	2,876	\$152.32	GB1
22-23-07-326-005	28685 GLENBROOK	10/08/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$227,140	53.44	\$454,279	\$79,991	\$345,009	\$309,329	1.115	2,392	\$144.23	GB1
22-23-07-326-006	28635 GLENBROOK	11/15/21	\$446,500	WD	03-ARM'S LENGTH	\$446,500	\$217,770	48.77	\$435,536	\$78,377	\$368,123	\$295,173	1.247	2,298	\$160.19	GB1
22-23-07-327-010	38655 CEDARBROOK	12/21/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$259,640	56.44	\$519,277	\$84,989	\$375,011	\$358,916	1.045	2,916	\$128.60	GB1
22-23-07-327-012	38666 OAKBROOK	03/31/21	\$452,565	WD	03-ARM'S LENGTH	\$452,565	\$203,150	44.89	\$406,290	\$76,097	\$376,468	\$272,887	1.380	2,648	\$142.17	GB1
22-23-07-328-002	38883 PLUMBROOK DR	04/19/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$204,720	47.61	\$409,445	\$85,281	\$344,719	\$267,904	1.287	2,580	\$133.61	GB1
22-23-07-328-013	38729 PLUMBROOK DR	12/29/20	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$227,840	51.78	\$455,680	\$84,984	\$355,016	\$306,360	1.159	3,152	\$112.63	GB1
Totals:			\$6,761,965			\$6,761,965	\$3,367,390		\$6,734,721		\$5,483,950	\$4,509,674			\$131.83	
								Sale. Ratio =>	49.80			E.C.F. =>	1.216	Std. Deviation=>		0.133561008
								Std. Dev. =>	4.31			Ave. E.C.F. =>	1.220	Ave. Variance=>		9.4977

2023 ECF 1.210

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-07-351-008	27907 COPPER CREEK	03/05/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$229,730	43.35	\$459,454	\$103,167	\$426,833	\$450,996	0.946	3,124	\$136.63	GC1	
22-23-07-376-020	27934 COPPER CREEK	02/08/21	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$316,720	59.20	\$633,437	\$129,854	\$405,146	\$637,447	0.636	3,641	\$111.27	GC1	
22-23-07-376-021	27918 COPPER CREEK	08/20/21	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$286,620	48.17	\$573,240	\$124,085	\$470,915	\$568,551	0.828	3,661	\$128.63	GC1	
Totals:			\$1,660,000			\$1,660,000	\$833,070		\$1,666,131		\$1,302,894	\$1,656,994			\$125.51		
								Sale. Ratio =>	50.18				E.C.F. =>	0.786	Std. Deviation=>		0.156906
								Std. Dev. =>	8.13				Ave. E.C.F. =>	0.803	Ave. Variance=>		11.1898

2023 ECF 0.790

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-07-202-005	38051 TURNBERRY	04/12/21	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$276,130	48.87	\$552,250	\$119,615	\$445,385	\$609,345	0.731	3,793	\$117.42	GD1
22-23-07-227-006	37502 TURNBERRY	08/13/21	\$442,900	WD	03-ARM'S LENGTH	\$442,900	\$227,920	51.46	\$455,836	\$112,762	\$330,138	\$483,203	0.683	2,782	\$118.67	GD1
22-23-07-227-008	37434 TURNBERRY	06/23/21	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$298,990	51.11	\$597,984	\$129,303	\$455,697	\$660,114	0.690	4,244	\$107.37	GD1
22-23-07-227-011	29208 AUGUSTA	11/24/21	\$515,500	WD	03-ARM'S LENGTH	\$515,500	\$230,580	44.73	\$461,150	\$107,797	\$407,703	\$497,680	0.819	3,047	\$133.80	GD1
22-23-07-251-008	28853 SPYGLASS	06/24/20	\$551,500	WD	03-ARM'S LENGTH	\$551,500	\$278,040	50.42	\$556,083	\$112,191	\$439,309	\$625,200	0.703	3,672	\$119.64	GD1
22-23-07-276-005	37566 CHERRY HILL	12/22/20	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$251,760	47.06	\$503,514	\$123,957	\$411,043	\$534,587	0.769	3,220	\$127.65	GD1
22-23-07-277-007	37471 CHERRY HILL	12/20/21	\$492,500	WD	03-ARM'S LENGTH	\$492,500	\$257,670	52.32	\$515,345	\$122,211	\$370,289	\$553,710	0.669	3,598	\$102.92	GD1
22-23-07-279-001	29126 AUGUSTA	08/16/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$276,750	55.35	\$553,501	\$134,198	\$365,802	\$590,568	0.619	3,466	\$105.54	GD1
Totals:			\$4,187,400			\$4,187,400	\$2,097,840		\$4,195,663		\$3,225,366	\$4,554,407			\$116.63	
								Sale. Ratio =>	50.10			E.C.F. =>	0.708	Std. Deviation=>		0.061988443
								Std. Dev. =>	3.27			Ave. E.C.F. =>	0.710	Ave. Variance=>		4.6938

2023 ECF 0.710

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-08-126-003	29491 ARLINGTON WAY	10/13/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$191,500	49.74	\$383,004	\$80,236	\$304,764	\$238,400	1.278	2,648	\$115.09	HB1
22-23-08-126-020	29147 SHENANDOAH	09/18/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$181,070	56.58	\$362,138	\$75,673	\$244,327	\$225,563	1.083	2,168	\$112.70	HB1
22-23-08-126-022	29131 SHENANDOAH	07/16/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$208,400	45.30	\$416,799	\$70,081	\$389,919	\$273,006	1.428	2,798	\$139.36	HB1
22-23-08-126-025	29107 SHENANDOAH	06/19/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$179,110	53.47	\$358,221	\$68,243	\$266,757	\$228,329	1.168	2,258	\$118.14	HB1
22-23-08-127-011	29403 SHENANDOAH	10/29/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$181,730	40.38	\$363,461	\$70,378	\$379,622	\$230,774	1.645	2,283	\$166.28	HB1
22-23-08-128-003	29504 SHENANDOAH	10/09/20	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$176,090	45.15	\$352,182	\$81,302	\$308,698	\$213,291	1.447	1,866	\$165.43	HB1
22-23-08-128-014	29266 VALLEY BEND CT	11/10/20	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$194,850	49.71	\$389,706	\$75,274	\$316,726	\$247,584	1.279	2,421	\$130.82	HB1
22-23-08-129-022	29144 SHENANDOAH	11/17/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$194,460	60.77	\$388,925	\$77,080	\$242,920	\$245,547	0.989	2,470	\$98.35	HB1
22-23-08-177-005	29132 SHENANDOAH	09/27/21	\$393,000	WD	03-ARM'S LENGTH	\$393,000	\$186,000	47.33	\$372,007	\$68,184	\$324,816	\$239,231	1.358	2,349	\$138.28	HB1
22-23-08-177-018	29121 FOREST HILL CT	08/06/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$196,730	54.65	\$393,464	\$68,100	\$291,900	\$256,192	1.139	2,346	\$124.42	HB1
22-23-08-177-020	29107 FOREST HILL CT	01/28/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$150,870	38.68	\$301,744	\$72,482	\$317,518	\$180,521	1.759	1,862	\$170.53	HB1
22-23-08-178-007	29108 FOREST HILL CT	12/27/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$156,630	38.67	\$313,264	\$78,532	\$326,468	\$184,828	1.766	1,852	\$176.28	HB1
22-23-08-178-008	28997 FOREST HILL DR	08/03/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$182,590	52.17	\$365,181	\$70,103	\$279,897	\$232,345	1.205	2,630	\$106.42	HB1
22-23-08-178-010	29011 FOREST HILL DR	09/24/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$185,740	45.30	\$371,487	\$78,532	\$331,468	\$230,673	1.437	2,544	\$130.29	HB1
22-23-08-204-004	29445 VALLEY BEND	01/11/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$208,610	60.47	\$417,218	\$77,983	\$267,017	\$267,114	1.000	2,700	\$98.90	HB1
22-23-08-205-001	29544 SHENANDOAH	05/07/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$196,270	53.77	\$392,544	\$74,470	\$290,530	\$250,452	1.160	2,298	\$126.43	HB1
22-23-08-206-012	29137 FOREST HILL DR	12/11/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$167,570	50.78	\$335,135	\$84,343	\$245,657	\$197,474	1.244	2,188	\$112.27	HB1
22-23-08-206-014	29113 FOREST HILL DR	09/21/21	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$165,610	50.03	\$331,224	\$78,532	\$252,468	\$198,970	1.269	2,185	\$115.55	HB1

Totals:	\$6,731,000		\$6,731,000		\$3,303,830		\$6,607,704		\$5,381,472		\$4,140,296		1.300		\$130.31		0.231906779
					Sale. Ratio =>		49.08				E.C.F. =>		1.300		Std. Deviation=>		0.231906779
					Std. Dev. =>		6.61				Ave. E.C.F. =>		1.314		Ave. Variance=>		18.2348

2023 ECF 1.270
21 Sales ratios

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-08-277-017	35444 FREDERICKSBURG	06/30/20	\$331,900	WD	03-ARM'S LENGTH	\$331,900	\$192,690	58.06	\$385,388	\$67,725	\$264,175	\$222,142	1.189	2,686	\$98.35	HC1
22-23-08-279-003	35825 FREDERICKSBURG	01/20/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$195,470	45.99	\$390,947	\$72,699	\$352,301	\$222,551	1.583	2,784	\$126.54	HC1
22-23-08-403-012	28547 PERRYVILLE	02/25/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$191,650	55.55	\$383,303	\$67,839	\$277,161	\$220,604	1.256	2,646	\$104.75	HC1
22-23-08-403-028	36117 FREDERICKSBURG	02/17/22	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$183,980	46.01	\$367,959	\$68,949	\$330,951	\$209,098	1.583	2,604	\$127.09	HC1
22-23-08-427-001	35549 FREDERICKSBURG	02/28/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$190,320	40.49	\$380,645	\$78,445	\$391,555	\$211,329	1.853	2,708	\$144.59	HC1
22-23-08-431-003	28118 GETTYSBURG	12/27/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$153,040	41.36	\$306,080	\$62,989	\$307,011	\$169,994	1.806	1,851	\$165.86	HC1
22-23-08-431-011	35788 VICKSBURG	08/07/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$164,010	50.46	\$328,012	\$69,382	\$255,618	\$180,860	1.413	2,062	\$123.97	HC1
22-23-08-431-013	35724 VICKSBURG	09/18/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$144,230	55.47	\$288,469	\$66,100	\$193,900	\$155,503	1.247	1,610	\$120.43	HC1
22-23-08-431-015	35660 VICKSBURG	08/28/20	\$314,900	WD	03-ARM'S LENGTH	\$314,900	\$158,250	50.25	\$316,498	\$68,167	\$246,733	\$173,658	1.421	2,046	\$120.59	HC1
22-23-08-451-004	36208 FREDERICKSBURG	06/04/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$189,380	46.76	\$378,752	\$64,728	\$340,272	\$219,597	1.550	2,648	\$128.50	HC1
22-23-08-452-007	36197 FREDERICKSBURG	07/07/20	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$171,520	51.66	\$343,044	\$62,715	\$269,285	\$196,034	1.374	2,440	\$110.36	HC1
22-23-08-452-017	36289 FREDERICKSBURG	07/30/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$192,700	45.34	\$385,392	\$74,857	\$350,143	\$217,157	1.612	2,484	\$140.96	HC1
22-23-08-452-046	27987 GAINES MILL WAY	03/05/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$155,750	38.94	\$311,495	\$69,223	\$330,777	\$169,421	1.952	1,909	\$173.27	HC1
22-23-08-453-002	28046 GETTYSBURG	10/08/20	\$270,225	WD	03-ARM'S LENGTH	\$270,225	\$158,660	58.71	\$317,315	\$62,898	\$207,327	\$177,914	1.165	1,897	\$109.29	HC1
22-23-08-454-002	36318 FREDERICKSBURG	07/17/20	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$165,110	65.39	\$330,228	\$69,223	\$183,277	\$182,521	1.004	1,897	\$96.61	HC1
22-23-08-454-004	36336 FREDERICKSBURG	09/15/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$142,810	52.89	\$285,628	\$65,551	\$204,449	\$153,900	1.328	1,624	\$125.89	HC1
22-23-08-454-008	27907 GETTYSBURG	10/01/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$164,490	49.10	\$328,983	\$65,551	\$269,449	\$184,218	1.463	2,050	\$131.44	HC1
22-23-08-454-012	27835 GETTYSBURG	09/18/20	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$161,840	53.41	\$323,676	\$69,223	\$233,777	\$177,939	1.314	1,897	\$123.24	HC1
22-23-08-476-008	35565 VICKSBURG	11/10/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$153,470	51.16	\$306,949	\$62,898	\$237,102	\$170,665	1.389	1,851	\$128.09	HC1
22-23-08-476-009	35533 VICKSBURG	04/02/21	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$143,570	49.94	\$287,149	\$66,100	\$221,400	\$154,580	1.432	1,684	\$131.47	HC1
22-23-08-476-011	28254 GETTYSBURG	09/28/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$160,150	54.29	\$320,293	\$65,405	\$229,595	\$178,243	1.288	1,906	\$120.46	HC1
Totals:			\$7,116,925			\$7,116,925	\$3,533,090		\$7,066,205		\$5,696,258	\$3,947,929			\$126.28	
								Sale. Ratio =>	49.64			E.C.F. =>	1.443	Std. Deviation=>		0.235462664
								Std. Dev. =>	6.43			Ave. E.C.F. =>	1.439	Ave. Variance=>		17.9805

2023 ECF 1.430

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-08-201-003	29405 BIRCHCREST WAY	11/06/20	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$179,290	51.24	\$358,589	\$74,515	\$275,385	\$227,259	1.212	2,709	\$101.66	HD1
22-23-08-202-005	29298 APPLE BLOSSOM	07/31/20	\$391,250	WD	03-ARM'S LENGTH	\$391,250	\$190,910	48.79	\$381,819	\$79,136	\$312,114	\$242,146	1.289	2,700	\$115.60	HD1
22-23-08-202-007	29234 APPLE BLOSSOM	07/31/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$203,620	54.30	\$407,244	\$71,358	\$303,642	\$268,709	1.130	3,066	\$99.04	HD1
22-23-08-202-012	29072 APPLE BLOSSOM	07/10/20	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$207,360	50.58	\$414,713	\$76,705	\$333,295	\$270,406	1.233	3,183	\$104.71	HD1
22-23-08-251-012	28835 APPLE BLOSSOM	04/19/21	\$474,000	WD	03-ARM'S LENGTH	\$474,000	\$212,220	44.77	\$424,446	\$80,657	\$393,343	\$275,031	1.430	2,933	\$134.11	HD1
Totals:			\$2,000,150			\$2,000,150	\$993,400		\$1,986,811		\$1,617,779	\$1,283,552			\$111.02	
								Sale. Ratio =>	49.67			E.C.F. =>	1.260	Std. Deviation=>		0.1115428
								Std. Dev. =>	3.50			Ave. E.C.F. =>	1.259	Ave. Variance=>		8.0695

2023 ECF 1.250

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-08-227-029	28861 NOTTOWAY	08/30/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$176,780	43.12	\$353,561	\$68,743	\$341,257	\$235,387	1.450	2,127	\$160.44	HE1	
22-23-08-228-003	28880 NOTTOWAY	12/22/21	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$180,130	49.22	\$360,264	\$61,705	\$304,295	\$246,743	1.233	2,641	\$115.22	HE1	
22-23-08-228-007	28840 NOTTOWAY	11/13/20	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$185,110	59.52	\$370,223	\$59,875	\$251,125	\$256,486	0.979	2,842	\$88.36	HE1	
Totals:			\$1,087,000			\$1,087,000	\$542,020		\$1,084,048		\$896,677	\$738,616			\$121.34		
								Sale. Ratio =>	49.86					E.C.F. =>	1.214	Std. Deviation=> 0.235586919	
								Std. Dev. =>	8.29					Ave. E.C.F. =>	1.221	Ave. Variance=> 16.1071	

2023 ECF 1.210

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-08-352-014	27897 LARSON LANE	09/22/20	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$269,240	57.90	\$538,473	\$111,293	\$353,707	\$533,975	0.662	3,131	\$112.97	HF1
22-23-08-352-017	27829 LARSON LANE	12/15/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$251,250	47.41	\$502,500	\$110,477	\$419,523	\$490,029	0.856	2,920	\$143.67	HF1
Totals:			\$995,000			\$995,000	\$520,490		\$1,040,973		\$773,230	\$1,024,004			\$128.32	
								Sale. Ratio =>	52.31			E.C.F. =>	0.755	Std. Deviation=>		0.13697753
								Std. Dev. =>	7.42			Ave. E.C.F. =>	0.759	Ave. Variance=>		9.6858

More weight on 2023 ECF 0.800
21 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-09-101-011	35384 EDYTHE	08/04/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$120,400	48.16	\$240,790	\$50,950	\$199,050	\$108,480	1.835	1,620	\$122.87	IA1	
22-23-09-101-012	35370 EDYTHE	10/29/21	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$154,000	47.09	\$307,997	\$51,650	\$275,350	\$146,484	1.880	1,609	\$171.13	IA1	
22-23-09-101-018	35280 EDYTHE	04/09/21	\$250,100	WD	03-ARM'S LENGTH	\$250,100	\$100,610	40.23	\$201,220	\$47,484	\$202,616	\$87,849	2.306	1,305	\$155.26	IA1	
22-23-09-102-009	35289 EDYTHE	09/09/20	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$97,420	37.83	\$194,843	\$54,418	\$203,082	\$80,243	2.531	1,125	\$180.52	IA1	
22-23-09-102-012	35221 EDYTHE	10/05/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$145,420	53.86	\$290,846	\$49,127	\$220,873	\$138,125	1.599	2,075	\$106.44	IA1	
22-23-09-102-041	35115 THIRTEEN MILE	03/22/21	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$149,670	56.69	\$299,346	\$49,161	\$214,839	\$142,963	1.503	1,326	\$162.02	IA1	
Totals:			\$1,618,600			\$1,618,600	\$767,520		\$1,535,042		\$1,315,810	\$704,144			\$149.71		
								Sale. Ratio =>	47.42				E.C.F. =>	1.869	Std. Deviation=>		0.40134822
								Std. Dev. =>	7.37				Ave. E.C.F. =>	1.942	Ave. Variance=>		31.7559

2023 ECF 1.750
Limited Sales
Std Dev

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-09-102-024	35190 GARY	07/17/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$112,280	56.14	\$224,566	\$48,918	\$151,082	\$85,682	1.763	1,305	\$115.77	IB1	
22-23-09-102-026	35154 GARY	07/10/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$156,270	57.88	\$312,532	\$46,515	\$223,485	\$129,764	1.722	2,233	\$100.08	IB1	
22-23-09-103-005	35217 GARY	05/06/21	\$267,500	WD	03-ARM'S LENGTH	\$267,500	\$116,250	43.46	\$232,509	\$51,547	\$215,953	\$88,274	2.446	1,305	\$165.48	IB1	
22-23-09-103-008	35155 GARY	10/14/21	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$120,730	47.91	\$241,454	\$46,276	\$205,724	\$95,209	2.161	1,485	\$138.53	IB1	
22-23-09-103-010	35117 GARY	06/15/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$154,180	48.95	\$308,359	\$56,414	\$258,586	\$122,900	2.104	1,807	\$143.10	IB1	
22-23-09-104-006	35265 CARYN	01/04/22	\$315,700	WD	03-ARM'S LENGTH	\$315,700	\$144,370	45.73	\$288,741	\$47,474	\$268,226	\$117,691	2.279	1,680	\$159.66	IB1	
22-23-09-104-012	35217 CARYN	06/30/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$168,720	51.91	\$337,443	\$55,726	\$269,274	\$137,423	1.959	1,645	\$163.69	IB1	
22-23-09-104-015	35169 CARYN	11/12/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$158,100	47.91	\$316,201	\$48,219	\$281,781	\$130,723	2.156	1,852	\$152.15	IB1	
Totals:			\$2,275,200			\$2,275,200	\$1,130,900		\$2,261,805		\$1,874,111	\$907,666			\$142.31		
								Sale. Ratio =>	49.71					E.C.F. =>	2.065	Std. Deviation=>	0.2476196
								Std. Dev. =>	4.99					Ave. E.C.F. =>	2.074	Ave. Variance=>	19.4142

2023 ECF 2.050

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-09-127-001	29268 LAKE PARK	12/04/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$163,430	51.88	\$326,855	\$61,639	\$253,361	\$202,455	1.251	2,415	\$104.91	ID1
22-23-09-127-020	28858 WILLOW CREEK	02/28/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$164,830	40.20	\$329,669	\$72,876	\$337,124	\$196,025	1.720	2,234	\$150.91	ID1
22-23-09-153-026	35298 GLENGARY CIRCLE	08/31/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$207,530	49.41	\$415,059	\$74,108	\$345,892	\$260,268	1.329	3,198	\$108.16	ID1
22-23-09-153-034	35220 GLENGARY CIRCLE	01/06/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$183,090	49.48	\$366,185	\$75,596	\$294,404	\$221,824	1.327	2,611	\$112.76	ID1
22-23-09-154-007	35337 GLENGARY CIRCLE	12/29/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$172,370	45.97	\$344,742	\$81,115	\$293,885	\$201,242	1.460	2,288	\$128.45	ID1
22-23-09-176-011	28685 LAKE PARK	02/22/22	\$346,000	WD	03-ARM'S LENGTH	\$346,000	\$170,810	49.37	\$341,610	\$68,522	\$277,478	\$208,464	1.331	2,045	\$135.69	ID1
22-23-09-176-017	35181 GLENGARY CIRCLE	06/21/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$178,640	49.62	\$357,288	\$68,747	\$291,253	\$220,260	1.322	2,474	\$117.73	ID1
22-23-09-177-007	34645 LAKEHURST	06/19/20	\$316,250	WD	03-ARM'S LENGTH	\$316,250	\$172,300	54.48	\$344,606	\$64,060	\$252,190	\$214,157	1.178	2,418	\$104.30	ID1
22-23-09-179-020	28835 WILLOW CREEK	06/26/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$172,870	51.60	\$345,730	\$65,566	\$269,434	\$213,866	1.260	2,348	\$114.75	ID1
22-23-09-206-002	29221 CREEKBEND	01/25/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$179,360	48.48	\$358,720	\$75,629	\$294,371	\$216,100	1.362	2,670	\$110.25	ID1
22-23-09-255-001	28924 CREEKBEND	04/01/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$183,090	53.85	\$366,176	\$65,502	\$274,498	\$229,522	1.196	2,790	\$98.39	ID1
22-23-09-255-005	28836 CREEKBEND	07/29/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$180,170	52.22	\$360,334	\$61,488	\$283,512	\$228,127	1.243	2,840	\$99.83	ID1
Totals:			\$4,302,250			\$4,302,250	\$2,128,490		\$4,256,974		\$3,467,402	\$2,612,310			\$115.51	
								Sale. Ratio =>	49.47			E.C.F. =>	1.327	Std. Deviation=>		0.144571042
								Std. Dev. =>	3.82			Ave. E.C.F. =>	1.332	Ave. Variance=>		9.1246

2023 ECF 1.310

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-09-226-001	33742 OAK POINT CR	01/22/21	\$296,500	WD	03-ARM'S LENGTH	\$296,500	\$151,880	51.22	\$303,750	\$65,327	\$231,173	\$156,857	1.474	2,083	\$110.98	IE1	
22-23-09-227-009	33523 OAK POINT CR	08/05/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$192,510	51.34	\$385,015	\$64,189	\$310,811	\$211,070	1.473	2,778	\$111.88	IE1	
22-23-09-227-010	29231 OAK POINT DR	03/25/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$188,470	42.83	\$376,949	\$76,538	\$363,462	\$197,639	1.839	2,238	\$162.40	IE1	
22-23-09-228-003	29072 OAK POINT DR	08/18/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$193,100	55.17	\$386,193	\$70,225	\$279,775	\$207,874	1.346	2,400	\$116.57	IE1	
22-23-09-228-015	29194 OAK POINT DR	08/10/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$191,690	49.79	\$383,375	\$67,891	\$317,109	\$207,555	1.528	2,418	\$131.15	IE1	
22-23-09-228-030	33426 COLONY PARK	04/10/20	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$186,490	60.75	\$372,985	\$67,841	\$239,159	\$200,753	1.191	2,394	\$99.90	IE1	
22-23-09-277-007	33629 COLONY PARK	12/20/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$191,200	42.49	\$382,394	\$64,273	\$385,727	\$209,290	1.843	2,608	\$147.90	IE1	
22-23-09-277-013	33695 COLONY PARK	10/18/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$202,140	48.71	\$404,281	\$62,836	\$352,164	\$224,635	1.568	3,058	\$115.16	IE1	
22-23-09-277-015	28782 OAK POINT DR	11/05/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$200,360	58.08	\$400,726	\$61,362	\$283,638	\$223,266	1.270	2,863	\$99.07	IE1	
22-23-09-278-007	33405 COLONY PARK	10/18/21	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$157,100	44.90	\$314,206	\$61,286	\$288,614	\$166,395	1.735	2,473	\$116.71	IE1	
22-23-09-279-004	28815 OAK POINT DR	02/23/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$169,350	46.40	\$338,702	\$61,337	\$303,663	\$182,477	1.664	2,200	\$138.03	IE1	
22-23-09-279-015	28733 OAK POINT DR	09/25/20	\$394,000	WD	03-ARM'S LENGTH	\$394,000	\$204,620	51.93	\$409,239	\$64,478	\$329,522	\$226,816	1.453	2,915	\$113.04	IE1	
Totals:			\$4,472,400			\$4,472,400	\$2,228,910		\$4,457,815		\$3,684,817	\$2,414,626			\$121.90		
								Sale. Ratio =>	49.84				E.C.F. =>	1.526	Std. Deviation=>		0.20956457
								Std. Dev. =>	5.74				Ave. E.C.F. =>	1.532	Ave. Variance=>		16.4804

2023 ECF 1.520

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-09-351-007	35136 BUNKER HILL	07/16/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$153,440	45.80	\$306,874	\$57,270	\$277,730	\$163,140	1.702	1,745	\$159.16	IG1	
22-23-09-351-019	35040 BUNKER HILL	07/16/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$163,720	59.53	\$327,442	\$57,270	\$217,730	\$176,583	1.233	2,050	\$106.21	IG1	
22-23-09-351-024	35000 BUNKER HILL	08/17/21	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$141,570	45.52	\$283,141	\$57,270	\$253,730	\$147,628	1.719	1,566	\$162.02	IG1	
22-23-09-352-015	35111 BUNKER HILL	09/24/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$161,980	55.86	\$323,958	\$58,286	\$231,714	\$173,642	1.334	2,060	\$112.48	IG1	
22-23-09-352-021	35053 BUNKER HILL	06/29/21	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$165,190	45.01	\$330,376	\$58,223	\$308,777	\$177,878	1.736	1,934	\$159.66	IG1	
22-23-09-353-006	34840 BUNKER HILL	10/07/21	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$161,790	52.36	\$323,574	\$60,518	\$248,482	\$171,932	1.445	1,934	\$128.48	IG1	
22-23-09-354-008	35001 CONCORD	08/10/20	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$167,130	57.24	\$334,252	\$58,070	\$233,930	\$180,511	1.296	1,934	\$120.96	IG1	
22-23-09-355-001	35125 LEXINGTON	08/27/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$140,260	57.25	\$280,528	\$57,270	\$187,730	\$145,920	1.287	1,566	\$119.88	IG1	
22-23-09-356-004	27880 WHITE PLAINS	08/24/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$161,540	38.93	\$323,080	\$57,270	\$357,730	\$173,732	2.059	2,040	\$175.36	IG1	
22-23-09-376-011	28188 YORKTOWN	07/30/20	\$273,050	WD	03-ARM'S LENGTH	\$273,050	\$143,080	52.40	\$286,151	\$62,673	\$210,377	\$146,064	1.440	1,566	\$134.34	IG1	
22-23-09-379-004	34960 BUNKER HILL	03/18/21	\$301,093	WD	03-ARM'S LENGTH	\$301,093	\$158,460	52.63	\$316,911	\$56,660	\$244,433	\$170,099	1.437	2,050	\$119.24	IG1	
22-23-09-379-004	34960 BUNKER HILL	05/10/21	\$301,093	WD	09-FAMILY	\$301,093	\$158,460	52.63	\$316,911	\$56,660	\$244,433	\$170,099	1.437	2,050	\$119.24	IG1	
22-23-09-380-002	34770 BUNKER HILL	09/24/21	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$158,200	42.07	\$316,405	\$57,270	\$318,730	\$169,369	1.882	2,050	\$155.48	IG1	
Totals:			\$4,090,236			\$4,090,236	\$2,034,820		\$4,069,603		\$3,335,526	\$2,166,597			\$136.35		
								Sale. Ratio =>	49.75					E.C.F. =>	1.540	Std. Deviation=>	0.2555141
								Std. Dev. =>	6.45					Ave. E.C.F. =>	1.539	Ave. Variance=>	21.5815

2023 ECF 1.530

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-09-301-010	35122 SAVANNAH LN	07/21/20	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$173,730	51.55	\$347,467	\$61,560	\$275,440	\$216,596	1.272	2,298	\$119.86	IG3	
22-23-09-301-015	35022 SAVANNAH LN	08/27/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$134,880	41.50	\$269,756	\$61,560	\$263,440	\$157,724	1.670	2,052	\$128.38	IG3	
22-23-09-303-004	35280 VALLEY FORGE	09/10/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$172,460	45.99	\$344,919	\$65,039	\$309,961	\$212,030	1.462	2,522	\$122.90	IG3	
22-23-09-303-012	28573 NEWPORT	04/29/21	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$165,960	48.67	\$331,917	\$61,560	\$279,440	\$204,816	1.364	2,381	\$117.36	IG3	
22-23-09-305-005	35253 VALLEY FORGE	08/14/20	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$166,630	50.65	\$333,262	\$61,560	\$267,440	\$205,835	1.299	2,381	\$112.32	IG3	
22-23-09-305-012	35169 VALLEY FORGE	06/30/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$166,340	49.65	\$332,672	\$61,560	\$273,440	\$205,388	1.331	2,381	\$114.84	IG3	
22-23-09-305-025	34985 VALLEY FORGE	10/08/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$162,430	51.57	\$324,858	\$64,305	\$250,695	\$197,389	1.270	2,202	\$113.85	IG3	
22-23-09-327-001	34854 VALLEY FORGE	08/27/21	\$383,500	WD	03-ARM'S LENGTH	\$383,500	\$176,390	45.99	\$352,772	\$70,046	\$313,454	\$214,186	1.463	2,098	\$149.41	IG3	
22-23-09-327-015	34686 VALLEY FORGE	07/31/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$167,220	54.83	\$334,448	\$62,018	\$242,982	\$206,386	1.177	2,088	\$116.37	IG3	
22-23-09-327-018	34650 VALLEY FORGE	01/26/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$159,910	48.46	\$319,827	\$61,560	\$268,440	\$195,657	1.372	2,088	\$128.56	IG3	
22-23-09-328-001	28576 LAKE PARK	03/08/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$145,420	50.14	\$290,840	\$61,560	\$228,440	\$173,697	1.315	1,803	\$126.70	IG3	
22-23-09-328-011	28505 LAKE PARK	11/23/20	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$158,900	51.76	\$317,797	\$61,560	\$245,440	\$194,119	1.264	2,202	\$111.46	IG3	
22-23-09-329-021	28544 LAKE PARK	12/23/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$158,810	44.74	\$317,622	\$68,322	\$286,678	\$188,864	1.518	1,986	\$144.35	IG3	
22-23-09-329-032	34687 VALLEY FORGE	03/04/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$152,600	55.49	\$305,190	\$64,991	\$210,009	\$181,969	1.154	1,929	\$108.87	IG3	
22-23-09-329-039	34610 BUNKER HILL	05/03/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$201,760	57.65	\$403,525	\$69,252	\$280,748	\$253,237	1.109	2,476	\$113.39	IG3	
22-23-09-377-008	34572 BUNKER HILL	09/08/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$169,110	45.71	\$338,210	\$63,504	\$306,496	\$208,111	1.473	2,244	\$136.58	IG3	
22-23-09-378-004	34527 BUNKER HILL	12/09/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$168,230	53.41	\$336,463	\$61,560	\$253,440	\$208,260	1.217	2,095	\$120.97	IG3	
Totals:			\$5,637,500			\$5,637,500	\$2,800,780		\$5,601,545		\$4,555,983	\$3,424,264			\$122.72		
								Sale. Ratio =>	49.68					E.C.F. =>	1.331	Std. Deviation=>	0.14518241
								Std. Dev. =>	4.23					Ave. E.C.F. =>	1.337	Ave. Variance=>	11.3244

2023 ECF 1.320

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-09-401-003	28453 QUAIL HOLLOW RD	03/30/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$146,600	41.89	\$293,199	\$56,427	\$293,573	\$140,936	2.083	1,516	\$193.65	IH1	
22-23-09-401-013	28263 QUAIL HOLLOW RD	03/26/21	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$140,310	53.76	\$280,612	\$46,548	\$214,452	\$139,324	1.539	1,600	\$134.03	IH1	
22-23-09-402-002	28536 QUAIL HOLLOW RD	09/25/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$131,300	46.07	\$262,591	\$47,813	\$237,187	\$127,844	1.855	1,251	\$189.60	IH1	
22-23-09-402-004	28454 QUAIL HOLLOW RD	11/09/21	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$144,990	50.52	\$289,989	\$46,490	\$240,510	\$144,940	1.659	2,054	\$117.09	IH1	
22-23-09-402-008	28330 QUAIL HOLLOW RD	06/03/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$168,460	54.34	\$336,912	\$58,996	\$251,004	\$165,426	1.517	2,044	\$122.80	IH1	
22-23-09-402-009	28310 QUAIL HOLLOW RD	11/03/21	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$131,450	44.41	\$262,899	\$47,195	\$248,805	\$128,395	1.938	1,344	\$185.12	IH1	
22-23-09-402-010	28262 QUAIL HOLLOW RD	07/02/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$178,700	48.96	\$357,390	\$51,899	\$313,101	\$181,840	1.722	1,973	\$158.69	IH1	
22-23-09-402-012	28218 QUAIL HOLLOW RD	04/10/20	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$151,960	58.22	\$303,920	\$46,450	\$214,550	\$153,256	1.400	1,661	\$129.17	IH1	
22-23-09-402-017	28349 HAWBERRY	08/21/20	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$126,530	51.43	\$253,064	\$46,347	\$199,653	\$123,046	1.623	1,428	\$139.81	IH1	
22-23-09-426-006	28520 GREENWILLOW	06/09/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$132,420	39.53	\$264,839	\$45,540	\$289,460	\$130,535	2.217	1,608	\$180.01	IH1	
22-23-09-427-004	28547 GREENWILLOW	06/01/21	\$275,547	WD	03-ARM'S LENGTH	\$275,547	\$126,580	45.94	\$253,156	\$45,983	\$229,564	\$123,317	1.862	1,400	\$163.97	IH1	
22-23-09-428-011	28260 NEW CASTLE	11/23/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$142,870	60.80	\$285,746	\$57,075	\$177,925	\$136,114	1.307	1,889	\$94.19	IH1	
22-23-09-428-019	28257 BAYBERRY	10/08/21	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$127,660	50.56	\$255,310	\$45,727	\$206,773	\$124,752	1.657	1,613	\$128.19	IH1	
22-23-09-429-005	28300 THORNY BRAE RD	01/13/22	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$141,450	43.26	\$282,904	\$46,933	\$280,067	\$140,459	1.994	1,725	\$162.36	IH1	
22-23-09-429-015	28265 GREENWILLOW	09/03/20	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$151,990	53.80	\$303,973	\$46,745	\$235,755	\$153,112	1.540	1,778	\$132.60	IH1	
22-23-09-452-005	28110 QUAIL HOLLOW RD	06/19/20	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$130,960	53.89	\$261,922	\$45,397	\$197,603	\$128,884	1.533	1,363	\$144.98	IH1	
22-23-09-453-002	28322 HAWBERRY	06/30/20	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$156,130	59.37	\$312,250	\$45,397	\$217,603	\$158,841	1.370	1,704	\$127.70	IH1	
22-23-09-453-004	28232 HAWBERRY	09/23/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$112,920	52.52	\$225,831	\$46,096	\$168,904	\$106,985	1.579	1,375	\$122.84	IH1	
22-23-09-453-007	28180 HAWBERRY	12/06/21	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$125,520	49.61	\$251,038	\$47,257	\$205,743	\$121,298	1.696	1,641	\$125.38	IH1	
22-23-09-453-018	28403 PEPPERMILL	10/30/20	\$268,100	WD	03-ARM'S LENGTH	\$268,100	\$124,830	46.56	\$249,661	\$49,953	\$218,147	\$118,874	1.835	1,275	\$171.10	IH1	
22-23-09-454-010	28220 PEPPERMILL	10/30/20	\$253,500	WD	03-ARM'S LENGTH	\$253,500	\$142,560	56.24	\$285,128	\$46,163	\$207,337	\$142,241	1.458	1,392	\$148.95	IH1	
22-23-09-454-018	28357 NEW CASTLE	04/07/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$114,120	53.08	\$228,239	\$46,483	\$168,517	\$108,188	1.558	1,375	\$122.56	IH1	
22-23-09-477-014	27870 PEPPERMILL	11/10/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$142,720	50.08	\$285,436	\$46,894	\$238,106	\$141,989	1.677	1,885	\$126.32	IH1	
22-23-09-477-015	27860 PEPPERMILL	09/01/21	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$136,400	52.16	\$272,791	\$45,416	\$216,084	\$135,342	1.597	1,872	\$115.43	IH1	
22-23-09-477-021	27925 GREENWILLOW	05/07/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$128,410	45.86	\$256,815	\$46,449	\$233,551	\$125,218	1.865	1,668	\$140.02	IH1	
22-23-09-479-010	33930 PLAYVIEW	08/05/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$164,220	47.60	\$328,447	\$47,027	\$297,973	\$167,512	1.779	2,028	\$146.93	IH1	
22-23-09-479-022	27815 PEPPERMILL	12/30/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$113,870	41.41	\$227,737	\$45,791	\$229,209	\$108,301	2.116	1,275	\$179.77	IH1	
Totals:			\$7,525,647			\$7,525,647	\$3,735,930		\$7,471,799		\$6,231,156	\$3,676,969			\$144.57		
								Sale. Ratio =>	49.64			E.C.F. =>	1.695			Std. Deviation=>	0.233161906
								Std. Dev. =>	5.51			Ave. E.C.F. =>	1.703			Ave. Variance=>	18.7809

2023 ECF 1.680

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-10-426-015	28179 PARK HILL	03/11/22	\$632,000	WD	03-ARM'S LENGTH	\$632,000	\$253,470	40.11	\$506,938	\$82,783	\$549,217	\$314,189	1.748	4,365	\$125.82	JC1
Totals:			\$632,000			\$632,000	\$253,470		\$506,938		\$549,217	\$314,189			\$125.82	
								Sale. Ratio =>	40.11			E.C.F. =>	1.748	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.748	Ave. Variance=>		0.0000

2023 ECF 1.350
Limited Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-10-278-001	31898 BRISTOL LN	12/11/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$218,060	52.54	\$436,110	\$69,007	\$345,993	\$437,027	0.792	3,205	\$107.95	JD1	
22-23-10-278-011	28597 BRISTOL CT	09/25/20	\$338,150	WD	03-ARM'S LENGTH	\$338,150	\$168,600	49.86	\$337,192	\$75,802	\$262,348	\$311,179	0.843	2,372	\$110.60	JD1	
Totals:			\$753,150			\$753,150	\$386,660		\$773,302		\$608,341	\$748,206			\$109.28		
								Sale. Ratio =>	51.34								
								Std. Dev. =>	1.90			E.C.F. =>	0.813			Std. Deviation=>	0.03633273
												Ave. E.C.F. =>	0.817			Ave. Variance=>	2.5691

2023 ECF 0.840
2020 Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-11-101-024	29215 GREENING	04/27/21	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$132,960	46.33	\$265,925	\$53,543	\$233,457	\$103,098	2.264	1,659	\$140.72	KA1
22-23-11-102-012	29104 GREENING	07/07/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$108,790	43.52	\$217,577	\$50,472	\$199,528	\$81,119	2.460	1,408	\$141.71	KA1
22-23-11-152-009	28819 GREENING	11/24/20	\$197,500	WD	03-ARM'S LENGTH	\$197,500	\$113,750	57.59	\$227,504	\$52,699	\$144,801	\$84,857	1.706	1,111	\$130.33	KA1
22-23-11-153-019	28700 GREENING	12/22/21	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$153,860	40.81	\$307,727	\$51,766	\$325,234	\$124,253	2.618	2,184	\$148.92	KA1
22-23-11-352-009	28024 GREENING	09/18/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$195,940	64.24	\$387,388	\$74,410	\$230,590	\$151,931	1.518	2,439	\$94.54	KA1
22-23-11-352-029	28114 GREENING	09/30/21	\$330,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$330,000	\$168,600	51.09	\$337,194	\$63,181	\$266,819	\$133,016	2.006	2,350	\$113.54	KA1
Totals:			\$1,746,500			\$1,746,500	\$873,900		\$1,743,315		\$1,400,429	\$678,274			\$128.29	
								Sale. Ratio =>	50.04			E.C.F. =>	2.065	Std. Deviation=>		0.43055901
								Std. Dev. =>	8.94			Ave. E.C.F. =>	2.095	Ave. Variance=>		35.1928

2023 ECF 2.060

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-11-152-011	28791 GREENING	10/14/20	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$163,360	50.89	\$326,722	\$45,363	\$275,637	\$214,778	1.283	3,249	\$84.84	KA2	
Totals:			\$321,000			\$321,000	\$163,360		\$326,722		\$275,637	\$214,778			\$84.84		
								Sale. Ratio =>					E.C.F. =>	1.283		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.283		Ave. Variance=>	0.0000

2023 ECF 1.310
2020 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-11-177-004	28680 ALYCEKAY	09/28/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$109,730	49.88	\$219,455	\$42,222	\$177,778	\$120,567	1.475	1,941	\$91.59	KB1
22-23-11-253-009	28642 ROLLCREST	07/16/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$172,160	52.17	\$344,323	\$57,028	\$272,972	\$195,439	1.397	2,593	\$105.27	KB1
22-23-11-377-001	28474 ALYCEKAY	08/21/20	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$135,100	67.21	\$270,200	\$99,868	\$101,132	\$115,872	0.873	1,870	\$54.08	KB1
22-23-11-377-005	28350 ALYCEKAY	11/09/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$191,630	42.58	\$383,251	\$88,198	\$361,802	\$200,716	1.803	2,286	\$158.27	KB1
22-23-11-451-005	28391 ROLLCREST	08/24/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,860	44.29	\$141,716	\$84,627	\$75,373	\$38,836	1.941	924	\$81.57	KB1
Totals:			\$1,361,000			\$1,361,000	\$679,480		\$1,358,945		\$989,057	\$671,430			\$98.16	
								Sale. Ratio =>	49.93			E.C.F. =>	1.473	Std. Deviation=>		0.415488019
								Std. Dev. =>	9.76			Ave. E.C.F. =>	1.497	Ave. Variance=>		29.9361

2023 ECF 1.470

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-11-176-002	28760 BARTLETT	05/27/21	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$175,140	53.56	\$350,280	\$73,177	\$253,823	\$200,799	1.264	1,848	\$137.35	KB3
22-23-11-452-006	28366 ROLLCREST	10/29/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$153,720	45.89	\$307,443	\$84,256	\$250,744	\$161,730	1.550	2,041	\$122.85	KB3
Totals:			\$662,000			\$662,000	\$328,860		\$657,723		\$504,567	\$362,529			\$130.10	
								Sale. Ratio =>	49.68			E.C.F. =>	1.392	Std. Deviation=>		0.20246306
								Std. Dev. =>	5.43			Ave. E.C.F. =>	1.407	Ave. Variance=>		14.3163

2023 ECF 1.380

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-11-201-011	29962 WOODBROOK ST	08/25/21	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$211,260	43.11	\$422,522	\$50,165	\$439,835	\$201,274	2.185	2,552	\$172.35	KE1	
22-23-11-201-014	29892 WOODBROOK ST	09/16/20	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$158,800	53.47	\$317,596	\$52,928	\$244,072	\$143,064	1.706	2,136	\$114.27	KE1	
22-23-11-203-010	29833 WOODBROOK ST	11/02/20	\$443,000	WD	03-ARM'S LENGTH	\$443,000	\$201,270	45.43	\$402,538	\$51,954	\$391,046	\$189,505	2.064	2,177	\$179.63	KE1	
22-23-11-204-010	29012 SUMMERWOOD DR	07/20/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$226,690	68.69	\$453,378	\$59,972	\$270,028	\$212,652	1.270	2,743	\$98.44	KE1	
22-23-11-204-013	29726 HIGHMEADOW	10/27/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$163,100	47.97	\$326,192	\$51,415	\$288,585	\$148,528	1.943	2,106	\$137.03	KE1	
22-23-11-204-017	29830 HIGHMEADOW	08/13/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$177,040	48.50	\$354,073	\$52,220	\$312,780	\$163,164	1.917	2,211	\$141.47	KE1	
22-23-11-204-019	29900 HIGHMEADOW	03/23/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$153,140	36.46	\$306,274	\$53,403	\$366,597	\$136,687	2.682	1,919	\$191.04	KE1	
22-23-11-226-009	29604 HIGHMEADOW	11/08/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$172,410	51.47	\$344,811	\$51,395	\$283,605	\$158,603	1.788	2,132	\$133.02	KE1	
22-23-11-227-004	29845 HIGHMEADOW	07/30/20	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$144,130	43.81	\$288,269	\$52,004	\$276,996	\$127,711	2.169	1,574	\$175.98	KE1	
22-23-11-227-013	29545 HIGHMEADOW	02/05/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$181,310	53.33	\$362,625	\$59,917	\$280,083	\$163,626	1.712	2,266	\$123.60	KE1	
22-23-11-227-021	29632 POND RIDGE	04/03/20	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$253,170	70.33	\$506,334	\$50,165	\$309,835	\$246,578	1.257	3,406	\$90.97	KE1	
22-23-11-251-002	28815 SUMMERWOOD DR	12/01/20	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$206,090	60.44	\$412,187	\$54,232	\$286,768	\$193,489	1.482	2,564	\$111.84	KE1	
22-23-11-276-006	29630 SUGARSPRING	11/05/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$191,580	44.55	\$383,166	\$52,614	\$377,386	\$178,677	2.112	2,261	\$166.91	KE1	
22-23-11-277-003	29473 SUGARSPRING	05/20/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$116,950	44.98	\$233,896	\$63,533	\$196,467	\$92,088	2.133	1,560	\$125.94	KE1	
22-23-11-278-004	29649 SUGARSPRING	03/19/21	\$401,500	WD	03-ARM'S LENGTH	\$401,500	\$191,250	47.63	\$382,496	\$52,086	\$349,414	\$178,600	1.956	2,699	\$129.46	KE1	
22-23-11-278-005	29625 SUGARSPRING	03/01/21	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$159,980	50.47	\$319,952	\$50,165	\$266,835	\$145,831	1.830	1,991	\$134.02	KE1	
22-23-11-278-006	29601 SUGARSPRING	02/18/22	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$156,300	38.31	\$312,604	\$50,165	\$357,835	\$141,859	2.522	1,975	\$181.18	KE1	
Totals:			\$6,206,500			\$6,206,500	\$3,064,470		\$6,128,913		\$5,298,167	\$2,821,935			\$141.60		
								Sale. Ratio =>	49.38			E.C.F. =>	1.877	Std. Deviation=>	0.383228406		
								Std. Dev. =>	9.32			Ave. E.C.F. =>	1.925	Ave. Variance=>	28.7111		

2023 ECF 1.850
Std Dev

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-11-251-007	30085 MINGLEWOOD LN	10/27/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$168,120	56.99	\$336,241	\$65,681	\$229,319	\$162,988	1.407	2,116	\$108.37	KF1	
22-23-11-251-008	30075 MINGLEWOOD LN	06/28/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$127,890	51.16	\$255,779	\$50,530	\$199,470	\$123,644	1.613	1,599	\$124.75	KF1	
22-23-11-253-005	29811 MINGLEWOOD LN	07/22/21	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$155,970	47.84	\$311,930	\$53,729	\$272,271	\$155,543	1.750	1,628	\$167.24	KF1	
22-23-11-253-006	29781 MINGLEWOOD LN	10/14/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$150,250	46.23	\$300,495	\$56,579	\$268,421	\$146,937	1.827	1,611	\$166.62	KF1	
22-23-11-278-016	29650 MINGLEWOOD LN	12/09/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$148,010	46.99	\$296,020	\$50,530	\$264,470	\$147,886	1.788	1,772	\$149.25	KF1	
Totals:			\$1,511,000			\$1,511,000	\$750,240		\$1,500,465		\$1,233,951	\$736,998			\$143.25		
								Sale. Ratio =>	49.65			E.C.F. =>	1.674			Std. Deviation=>	0.171175358
								Std. Dev. =>	4.42			Ave. E.C.F. =>	1.677			Ave. Variance=>	13.3636

2023 ECF 1.660

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-12-126-013	29140 MILLBROOK	10/30/20	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$204,050	49.77	\$408,102	\$88,791	\$321,209	\$177,395	1.811	2,261	\$142.07	LA1
22-23-12-126-016	29174 WESTMONT	08/20/21	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$268,290	50.15	\$536,581	\$77,534	\$457,466	\$255,026	1.794	2,443	\$187.26	LA1
Totals:			\$945,000			\$945,000	\$472,340		\$944,683		\$778,675	\$432,421			\$164.66	
								Sale. Ratio =>	49.98			E.C.F. =>	1.801	Std. Deviation=>		0.011949143
								Std. Dev. =>	0.27			Ave. E.C.F. =>	1.802	Ave. Variance=>		0.8449

2023 ECF 1.800

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-12-126-023	28916 MILLBROOK	09/17/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$189,160	36.03	\$378,317	\$77,516	\$447,484	\$238,731	1.874	2,582	\$173.31	LB1	
22-23-12-126-024	28880 MILLBROOK	10/09/20	\$391,230	WD	03-ARM'S LENGTH	\$391,230	\$170,860	43.67	\$341,728	\$71,919	\$319,311	\$214,134	1.491	2,234	\$142.93	LB1	
22-23-12-126-046	28810 VILLAGE	07/30/20	\$559,000	WD	03-ARM'S LENGTH	\$559,000	\$249,740	44.68	\$499,470	\$94,660	\$464,340	\$321,278	1.445	3,408	\$136.25	LB1	
22-23-12-178-002	28735 SALEM	07/31/20	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$182,680	46.84	\$365,362	\$76,617	\$313,383	\$229,163	1.368	2,231	\$140.47	LB1	
22-23-12-226-009	27726 WELLINGTON	01/31/22	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$328,140	54.24	\$656,279	\$76,865	\$528,135	\$459,852	1.148	3,343	\$157.98	LB1	
22-23-12-252-007	28200 WELLINGTON	04/15/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$175,630	61.62	\$351,253	\$80,717	\$204,283	\$214,711	0.951	1,409	\$144.98	LB1	
22-23-12-254-006	28271 WELLINGTON	05/29/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$182,460	45.62	\$364,928	\$81,177	\$318,823	\$225,199	1.416	2,177	\$146.45	LB1	
22-23-12-276-007	27593 OLD COLONY	08/06/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$209,980	46.66	\$419,962	\$62,748	\$387,252	\$283,503	1.366	2,067	\$187.35	LB1	
22-23-12-330-004	28403 BEECH HILL	08/17/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$205,230	42.76	\$410,462	\$56,265	\$423,735	\$281,109	1.507	2,585	\$163.92	LB1	
Totals:			\$4,085,230			\$4,085,230	\$1,893,880		\$3,787,761		\$3,406,746	\$2,467,680			\$154.85		
								Sale. Ratio =>	46.36			E.C.F. =>	1.381	Std. Deviation=>		0.25342402	
								Std. Dev. =>	7.27			Ave. E.C.F. =>	1.396	Ave. Variance=>		16.7138	

2023 ECF 1.260
2022 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-12-151-004	29331 WELLINGTON	11/04/20	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$365,090	67.61	\$730,177	\$98,448	\$441,552	\$435,675	1.013	3,352	\$131.73	LB2
22-23-12-151-006	29201 WELLINGTON	12/10/21	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$433,030	59.73	\$866,055	\$87,554	\$637,446	\$536,897	1.187	3,920	\$162.61	LB2
22-23-12-152-005	29075 MILLBROOK	12/17/21	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$217,410	43.05	\$434,813	\$119,292	\$385,708	\$217,601	1.773	2,222	\$173.59	LB2
22-23-12-152-014	28859 MILLBROOK	01/15/21	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$250,590	49.62	\$501,170	\$76,439	\$428,561	\$292,918	1.463	3,071	\$139.55	LB2
22-23-12-152-017	28801 MILLBROOK	07/24/21	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$158,170	46.80	\$316,330	\$70,993	\$267,007	\$169,198	1.578	1,620	\$164.82	LB2
22-23-12-152-027	29350 WELLINGTON	12/01/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$182,210	36.44	\$364,411	\$66,450	\$433,550	\$205,490	2.110	2,456	\$176.53	LB2
22-23-12-152-038	28900 WELLINGTON	10/15/21	\$404,000	WD	03-ARM'S LENGTH	\$404,000	\$213,520	52.85	\$427,037	\$90,022	\$313,978	\$232,424	1.351	1,866	\$168.26	LB2
22-23-12-326-001	28880 WELLINGTON	06/02/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$176,630	43.61	\$353,265	\$84,426	\$320,574	\$185,406	1.729	2,150	\$149.10	LB2
22-23-12-326-002	28860 WELLINGTON	12/29/21	\$406,501	WD	03-ARM'S LENGTH	\$406,501	\$173,380	42.65	\$346,751	\$74,808	\$331,693	\$187,547	1.769	2,445	\$135.66	LB2
22-23-12-326-003	28840 WELLINGTON	05/28/21	\$436,000	WD	03-ARM'S LENGTH	\$436,000	\$168,180	38.57	\$336,360	\$73,598	\$362,402	\$181,215	2.000	2,022	\$179.23	LB2
22-23-12-328-010	28477 EASTBROOK	10/12/20	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$221,360	51.48	\$442,716	\$88,609	\$341,391	\$244,212	1.398	2,236	\$152.68	LB2
22-23-12-328-011	28421 EASTBROOK	08/20/21	\$369,100	WD	03-ARM'S LENGTH	\$369,100	\$184,140	49.89	\$368,275	\$77,303	\$291,797	\$200,670	1.454	1,432	\$203.77	LB2
22-23-12-328-013	28582 WESTBROOK	11/22/21	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$231,540	51.57	\$463,073	\$112,569	\$336,431	\$241,727	1.392	2,228	\$151.00	LB2
Totals:			\$6,012,601			\$6,012,601	\$2,975,250		\$5,950,433		\$4,892,090	\$3,330,981			\$160.66	
								Sale. Ratio =>	49.48			E.C.F. =>	1.469	Std. Deviation=>		0.31218974
								Std. Dev. =>	8.49			Ave. E.C.F. =>	1.555	Ave. Variance=>		25.0345

2023 ECF 1.450

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-12-302-002	29223 SPRING	12/15/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$160,870	67.03	\$321,744	\$64,286	\$175,714	\$182,594	0.962	1,750	\$100.41	LB3
22-23-12-302-011	29256 UTLEY	05/24/21	\$299,999	WD	03-ARM'S LENGTH	\$299,999	\$129,950	43.32	\$259,907	\$57,168	\$242,831	\$143,787	1.689	1,836	\$132.26	LB3
Totals:			\$539,999			\$539,999	\$290,820		\$581,651		\$418,545	\$326,381			\$116.33	
								Sale. Ratio =>	53.86			E.C.F. =>	1.282	Std. Deviation=>		0.51372078
								Std. Dev. =>	16.77			Ave. E.C.F. =>	1.326	Ave. Variance=>		36.3255

2023 ECF
Outlier 1.410

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-12-330-005	28538 S HARWICH DR	08/23/21	\$429,000	WD	03-ARM'S LENGTH	\$429,000	\$217,650	50.73	\$435,306	\$85,610	\$343,390	\$339,511	1.011	3,316	\$103.56	LD1	
22-23-12-376-013	28493 S HARWICH DR	09/21/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$253,180	53.30	\$506,364	\$90,286	\$384,714	\$403,959	0.952	4,142	\$92.88	LD1	
22-23-12-403-007	28141 HARWICH DR	09/30/20	\$529,000	WD	03-ARM'S LENGTH	\$529,000	\$295,770	55.91	\$591,530	\$99,618	\$429,382	\$477,584	0.899	4,459	\$96.30	LD1	
22-23-12-403-012	28160 NEW BEDFORD	09/08/20	\$459,000	WD	03-ARM'S LENGTH	\$459,000	\$223,460	48.68	\$446,925	\$99,915	\$359,085	\$336,903	1.066	2,894	\$124.08	LD1	
22-23-12-403-014	28104 NEW BEDFORD	03/02/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$210,350	49.49	\$420,702	\$86,648	\$338,352	\$324,324	1.043	3,052	\$110.86	LD1	
22-23-12-404-002	28209 NEW BEDFORD	11/15/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$195,300	48.83	\$390,600	\$89,814	\$310,186	\$292,025	1.062	2,844	\$109.07	LD1	
22-23-12-451-001	28448 S HARWICH DR	04/30/21	\$599,993	WD	03-ARM'S LENGTH	\$599,993	\$266,760	44.46	\$533,525	\$101,874	\$498,119	\$419,079	1.189	4,411	\$112.93	LD1	
22-23-12-453-002	28011 WEYMOUTH	05/17/21	\$480,100	WD	03-ARM'S LENGTH	\$480,100	\$207,740	43.27	\$415,489	\$91,215	\$388,885	\$314,829	1.235	2,950	\$131.83	LD1	
22-23-12-454-009	28025 DANVERS DR	08/24/20	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$246,110	51.27	\$492,210	\$113,424	\$366,576	\$367,753	0.997	2,761	\$132.77	LD1	
Totals:			\$4,277,093			\$4,277,093	\$2,116,320		\$4,232,651		\$3,418,689	\$3,275,968			\$112.70		
								Sale. Ratio =>	49.48				E.C.F. =>	1.044	Std. Deviation=>		0.1064157
								Std. Dev. =>	3.96				Ave. E.C.F. =>	1.051	Ave. Variance=>		7.7721

2023 ECF 1.030

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-13-451-031	27379 ARDEN PARK CR	09/25/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$121,480	48.59	\$242,964	\$45,107	\$204,893	\$136,453	1.502	1,564	\$131.01	MA1	
22-23-13-453-014	27175 ARDEN PARK CT	09/04/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$141,240	51.36	\$282,485	\$47,354	\$227,646	\$162,159	1.404	1,592	\$142.99	MA1	
22-23-13-453-017	27127 ARDEN PARK CR	01/18/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$136,960	45.65	\$273,918	\$45,051	\$254,949	\$157,839	1.615	1,592	\$160.14	MA1	
22-23-13-453-025	27922 ELEVEN MILE	12/21/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$108,940	44.47	\$217,877	\$45,107	\$199,893	\$119,152	1.678	1,323	\$151.09	MA1	
22-23-13-453-027	27015 ARDEN PARK CR	05/27/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$132,880	45.82	\$265,751	\$45,464	\$244,536	\$151,922	1.610	1,592	\$153.60	MA1	
22-23-13-454-006	27268 ARDEN PARK CR	07/31/20	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$137,570	61.69	\$275,147	\$50,794	\$172,206	\$154,726	1.113	1,792	\$96.10	MA1	
22-23-13-454-008	27220 ARDEN PARK CR	08/12/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$157,750	40.45	\$315,501	\$48,073	\$341,927	\$184,433	1.854	1,792	\$190.81	MA1	
22-23-13-454-012	27071 ARDEN PARK CR	09/22/21	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$134,000	43.51	\$268,001	\$46,854	\$261,146	\$152,515	1.712	1,772	\$147.37	MA1	
22-23-13-455-006	27066 ARDEN PARK CR	04/23/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$135,450	60.20	\$270,892	\$45,107	\$179,893	\$155,714	1.155	1,792	\$100.39	MA1	
22-23-13-476-016	27564 WESTCOTT CRESCENT	12/28/20	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$132,150	55.09	\$264,292	\$50,546	\$189,354	\$147,411	1.285	1,564	\$121.07	MA1	
22-23-13-476-017	27556 WESTCOTT CRESCENT	04/24/20	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$161,000	63.39	\$321,997	\$45,164	\$208,836	\$190,919	1.094	2,108	\$99.07	MA1	
22-23-13-477-011	27705 WESTCOTT CRESCENT	06/14/21	\$272,500	WD	03-ARM'S LENGTH	\$272,500	\$128,080	47.00	\$256,168	\$49,275	\$223,225	\$142,685	1.564	1,389	\$160.71	MA1	
22-23-13-478-006	27458 HYSTONE	07/30/21	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$129,460	49.41	\$258,910	\$45,164	\$216,836	\$147,411	1.471	1,564	\$138.64	MA1	
22-23-13-478-007	27440 HYSTONE	10/26/21	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$150,030	44.14	\$300,064	\$45,164	\$294,736	\$175,793	1.677	1,948	\$151.30	MA1	
22-23-13-479-001	27302 HYSTONE	09/01/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$149,270	56.33	\$298,546	\$49,624	\$215,376	\$171,670	1.255	1,592	\$135.29	MA1	
22-23-13-479-016	27827 WESTCOTT CRESCENT	08/18/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$136,990	50.74	\$273,974	\$45,107	\$224,893	\$157,839	1.425	1,592	\$141.26	MA1	
22-23-13-480-006	27016 ARDEN PARK CR	04/26/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$154,030	51.34	\$308,066	\$45,164	\$254,836	\$181,312	1.406	1,948	\$130.82	MA1	
22-23-13-480-024	27820 WESTCOTT CRESCENT	06/04/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$122,730	45.46	\$245,457	\$45,164	\$224,836	\$138,133	1.628	1,389	\$161.87	MA1	
Totals:			\$4,979,300			\$4,979,300	\$2,470,010		\$4,940,010		\$4,140,017	\$2,828,088			\$139.64		
								Sale. Ratio =>	49.61				E.C.F. =>	1.464	Std. Deviation=>		0.22051292
								Std. Dev. =>	6.67				Ave. E.C.F. =>	1.469	Ave. Variance=>		17.9789

2023 ECF 1.450

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-13-451-009	27334 E SKYE	08/20/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$150,550	50.18	\$301,098	\$56,457	\$243,543	\$207,323	1.175	2,621	\$92.92	MB1
22-23-13-452-001	27456 W SKYE	07/23/20	\$274,500	WD	03-ARM'S LENGTH	\$274,500	\$140,770	51.28	\$281,538	\$56,513	\$217,987	\$190,699	1.143	2,237	\$97.45	MB1
Totals:			\$574,500			\$574,500	\$291,320		\$582,636		\$461,530	\$398,022			\$95.18	
								Sale. Ratio =>	50.71			E.C.F. =>	1.160	Std. Deviation=>		0.02235184
								Std. Dev. =>	0.78			Ave. E.C.F. =>	1.159	Ave. Variance=>		1.5805

2023 ECF 1.180

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-13-227-015	28845 INKSTER	11/25/20	\$288,600	WD	03-ARM'S LENGTH	\$288,600	\$136,030	47.13	\$272,055	\$88,327	\$200,273	\$164,043	1.221	1,968	\$101.76	MC1
Totals:			\$288,600			\$288,600	\$136,030		\$272,055		\$200,273	\$164,043			\$101.76	
								Sale. Ratio =>	47.13				E.C.F. =>	1.221	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.221	Ave. Variance=>	0.0000

2023 ECF 1.120
MD1/Late 22 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-13-251-005	28331 FORESTBROOK DR	02/10/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$211,550	49.78	\$423,104	\$70,655	\$354,345	\$293,708	1.206	2,692	\$131.63	MD1
22-23-13-252-011	28170 FORESTBROOK DR	08/20/21	\$342,500	WD	03-ARM'S LENGTH	\$342,500	\$197,560	57.68	\$395,110	\$65,312	\$277,188	\$274,832	1.009	2,990	\$92.71	MD1
22-23-13-253-015	28065 GRAND DUKE	05/06/21	\$256,090	WD	03-ARM'S LENGTH	\$256,090	\$127,950	49.96	\$255,898	\$63,149	\$192,941	\$160,624	1.201	1,672	\$115.40	MD1
22-23-13-276-013	28371 INKSTER	07/08/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$127,160	39.13	\$254,318	\$62,260	\$262,740	\$160,048	1.642	1,609	\$163.29	MD1
22-23-13-277-009	28058 GRAND DUKE	04/03/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$196,890	47.44	\$393,775	\$77,615	\$337,385	\$263,467	1.281	2,652	\$127.22	MD1
22-23-13-277-023	28005 INKSTER	08/05/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$210,780	56.21	\$421,565	\$75,243	\$299,757	\$288,602	1.039	2,928	\$102.38	MD1
Totals:			\$2,138,590			\$2,138,590	\$1,071,890		\$2,143,770		\$1,724,356	\$1,441,280			\$122.10	
								Sale. Ratio =>	50.12			E.C.F. =>	1.196	Std. Deviation=>		0.227605256
								Std. Dev. =>	6.67			Ave. E.C.F. =>	1.230	Ave. Variance=>		15.4389

2023 ECF 1.200

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-13-202-005	28209 TWELVE MILE	07/13/20	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$127,360	48.80	\$254,715	\$48,588	\$212,412	\$133,849	1.587	1,864	\$113.95	MF1
22-23-13-202-010	28206 BROOKHILL	06/25/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$159,990	57.14	\$319,976	\$47,873	\$232,127	\$176,690	1.314	2,539	\$91.42	MF1
22-23-13-202-011	28150 BROOKHILL	11/09/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$131,340	44.52	\$262,680	\$47,898	\$247,102	\$139,469	1.772	2,000	\$123.55	MF1
22-23-13-203-010	28226 BELLCREST	10/01/20	\$326,000	LC	03-ARM'S LENGTH	\$326,000	\$172,390	52.88	\$344,784	\$53,685	\$272,315	\$189,025	1.441	2,166	\$125.72	MF1
22-23-13-203-015	28042 BELLCREST	09/03/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$175,490	54.00	\$350,971	\$48,301	\$276,699	\$196,539	1.408	2,452	\$112.85	MF1
22-23-13-204-005	28127 BELLCREST	02/22/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$176,700	47.76	\$353,394	\$53,399	\$316,601	\$194,802	1.625	2,272	\$139.35	MF1
22-23-13-204-010	28528 BALMORAL WAY	06/18/20	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$171,960	52.75	\$343,917	\$49,486	\$276,514	\$191,189	1.446	2,242	\$123.33	MF1
22-23-13-205-010	28127 STATLER	04/02/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$182,560	57.96	\$365,123	\$48,226	\$266,774	\$205,777	1.296	2,398	\$111.25	MF1
Totals:			\$2,498,000			\$2,498,000	\$1,297,790		\$2,595,560		\$2,100,544	\$1,427,340			\$117.68	
													E.C.F. =>	1.472	Std. Deviation=>	0.1632608
													Ave. E.C.F. =>	1.486	Ave. Variance=>	13.1402

2023 ECF 1.540
Mostly 2020 Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-13-126-008	28777 GREENCASTLE	10/16/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$117,720	56.06	\$235,431	\$52,303	\$157,697	\$127,172	1.240	1,464	\$107.72	MG1
22-23-13-127-004	28816 GREENCASTLE	08/05/20	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$93,090	47.49	\$186,182	\$51,660	\$144,340	\$93,418	1.545	1,383	\$104.37	MG1
22-23-13-128-009	28495 CUMBERLAND DR	12/16/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$136,020	51.33	\$272,039	\$50,715	\$214,285	\$153,697	1.394	1,628	\$131.62	MG1
22-23-13-128-011	28423 CUMBERLAND DR	04/23/21	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$105,520	47.32	\$211,031	\$52,252	\$170,748	\$110,263	1.549	1,477	\$115.60	MG1
22-23-13-176-007	28129 GLENDENIN	02/04/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$106,840	47.48	\$213,675	\$50,814	\$174,186	\$113,098	1.540	1,618	\$107.66	MG1
22-23-13-177-003	28280 W GREENMEADOW	06/12/20	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$123,610	58.17	\$247,227	\$52,227	\$160,273	\$135,417	1.184	1,862	\$86.08	MG1
22-23-13-177-004	28248 W GREENMEADOW	11/05/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$217,590	54.40	\$435,170	\$50,717	\$349,283	\$266,981	1.308	2,837	\$123.12	MG1
22-23-13-178-001	28455 E GREENMEADOW	11/08/21	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$144,370	48.14	\$288,733	\$58,460	\$241,440	\$159,912	1.510	2,255	\$107.07	MG1
22-23-13-178-010	28215 E GREENMEADOW	01/31/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$126,390	40.12	\$252,773	\$52,277	\$262,723	\$139,233	1.887	1,766	\$148.77	MG1
Totals:			\$2,346,400			\$2,346,400	\$1,171,150		\$2,342,261		\$1,874,975	\$1,299,192			\$114.67	
								Sale. Ratio =>	49.91			E.C.F. =>	1.443	Std. Deviation=>		0.211655636
								Std. Dev. =>	5.54			Ave. E.C.F. =>	1.462	Ave. Variance=>		16.0294

2023 ECF 1.440

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-14-301-010	30600 SPRINGLAND	11/12/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,570	44.19	\$265,134	\$61,758	\$238,242	\$144,238	1.652	2,207	\$107.95	NB1
22-23-14-302-005	26600 ORCHARD LAKE	06/03/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$106,460	38.02	\$212,914	\$61,012	\$218,988	\$107,732	2.033	1,414	\$154.87	NB1
22-23-14-302-016	30864 RIDGEWAY	12/14/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$107,420	40.54	\$214,831	\$64,983	\$200,017	\$106,275	1.882	1,538	\$130.05	NB1
22-23-14-302-021	26533 SPRINGFIELD	01/11/22	\$190,500	WD	03-ARM'S LENGTH	\$190,500	\$109,600	57.53	\$219,196	\$61,582	\$128,918	\$111,783	1.153	1,522	\$84.70	NB1
22-23-14-326-020	26831 SHADY CREEK	06/22/20	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$306,060	57.21	\$612,126	\$86,506	\$448,494	\$372,780	1.203	4,125	\$108.73	NB1
22-23-14-327-011	26300 SPRINGFIELD	04/06/21	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$142,530	47.20	\$285,069	\$66,200	\$235,800	\$155,226	1.519	2,328	\$101.29	NB1
22-23-14-327-015	30571 SPRINGLAND	09/02/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$129,470	43.16	\$258,936	\$65,621	\$234,379	\$137,103	1.710	1,710	\$137.06	NB1
22-23-14-327-021	26435 SPRINGLAND	10/09/20	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$217,270	52.99	\$434,538	\$69,727	\$340,273	\$258,731	1.315	2,363	\$144.00	NB1
22-23-14-327-025	26303 SPRINGLAND	07/28/20	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$110,750	47.74	\$221,497	\$61,657	\$170,343	\$113,362	1.503	1,332	\$127.89	NB1
22-23-14-353-015	30740 ELEVEN MILE	07/09/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$99,570	42.37	\$199,131	\$63,947	\$171,053	\$95,875	1.784	1,205	\$141.95	NB1
22-23-14-376-001	26150 BARBADOS	10/01/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$127,650	48.17	\$255,290	\$61,543	\$203,457	\$137,409	1.481	1,711	\$118.91	NB1
22-23-14-377-001	26466 SPRINGLAND	07/15/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$214,990	62.32	\$429,988	\$67,519	\$277,481	\$257,070	1.079	2,560	\$108.39	NB1
22-23-14-377-013	26050 SPRINGLAND	02/08/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$169,060	59.32	\$338,124	\$71,401	\$213,599	\$189,165	1.129	2,064	\$103.49	NB1
Totals:			\$3,944,500			\$3,944,500	\$1,973,400		\$3,946,774		\$3,081,044	\$2,186,750			\$120.71	
								Sale. Ratio =>	50.03			E.C.F. =>	1.409	Std. Deviation=>		0.30752171
								Std. Dev. =>	7.84			Ave. E.C.F. =>	1.496	Ave. Variance=>		24.8115

2023 ECF 1.410

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-14-326-014	26783 LA MUERA	10/08/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$152,960	44.99	\$305,928	\$49,015	\$290,985	\$153,840	1.891	1,418	\$205.21	NC1
22-23-14-377-019	26331 LA MUERA	04/29/20	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$178,580	47.12	\$357,155	\$75,002	\$303,998	\$168,954	1.799	2,018	\$150.64	NC1
22-23-14-377-027	26065 LA MUERA	03/17/21	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$150,950	59.43	\$301,901	\$53,206	\$200,794	\$148,919	1.348	1,549	\$129.63	NC1
Totals:			\$973,000			\$973,000	\$482,490		\$964,984		\$795,777	\$471,713			\$161.83	
								Sale. Ratio =>	49.59			E.C.F. =>	1.687	Std. Deviation=>		0.290646152
								Std. Dev. =>	7.80			Ave. E.C.F. =>	1.680	Ave. Variance=>		22.0908

2023 ECF 1.670

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-14-401-003	26803 WESTMEATH	07/19/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$165,960	46.10	\$331,917	\$55,094	\$304,906	\$199,153	1.531	2,295	\$132.86	ND1
22-23-14-401-020	26163 WESTMEATH	05/27/21	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$155,830	47.80	\$311,650	\$58,267	\$267,733	\$182,290	1.469	2,548	\$105.08	ND1
22-23-14-402-003	26762 GREYTHORNE	10/27/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$153,540	50.34	\$307,083	\$54,409	\$250,591	\$181,780	1.379	2,431	\$103.08	ND1
22-23-14-402-012	26616 GREYTHORNE	12/30/21	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$148,550	46.13	\$297,102	\$55,093	\$266,907	\$174,107	1.533	2,230	\$119.69	ND1
22-23-14-402-014	26588 GREYTHORNE	08/31/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$143,980	56.46	\$287,952	\$54,383	\$200,617	\$168,035	1.194	2,082	\$96.36	ND1
22-23-14-403-011	26623 GREYTHORNE	11/19/21	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$144,290	51.55	\$288,584	\$55,411	\$224,489	\$167,750	1.338	2,226	\$100.85	ND1
22-23-14-403-019	30344 PIPERS LN	12/28/20	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$175,980	53.82	\$351,957	\$57,630	\$269,370	\$211,746	1.272	2,842	\$94.78	ND1
22-23-14-403-031	30134 FIDDLERS GREEN	07/24/20	\$290,828	WD	03-ARM'S LENGTH	\$290,828	\$161,370	55.49	\$322,748	\$58,655	\$232,173	\$189,995	1.222	2,575	\$90.16	ND1
22-23-14-404-007	30157 FIDDLERS GREEN	09/09/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$142,390	43.81	\$284,781	\$58,354	\$266,646	\$162,897	1.637	2,100	\$126.97	ND1
22-23-14-426-003	26470 GREYTHORNE	11/10/20	\$273,250	WD	03-ARM'S LENGTH	\$273,250	\$143,750	52.61	\$287,499	\$55,851	\$217,399	\$166,653	1.304	2,299	\$94.56	ND1
22-23-14-426-021	26230 KILTARTAN	12/21/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$147,150	55.53	\$294,301	\$54,358	\$210,642	\$172,621	1.220	2,349	\$89.67	ND1
22-23-14-426-037	26269 MIDDLEBELT	12/23/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$124,160	44.34	\$248,312	\$56,019	\$223,981	\$138,340	1.619	2,409	\$92.98	ND1
22-23-14-426-039	26225 MIDDLEBELT	09/14/20	\$295,000	WD	22-OUTLIER	\$295,000	\$122,690	41.59	\$245,383	\$54,358	\$240,642	\$137,428	1.751	2,160	\$111.41	ND1
22-23-14-426-042	26159 MIDDLEBELT	08/07/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$122,740	45.46	\$245,483	\$54,383	\$215,617	\$137,482	1.568	1,982	\$108.79	ND1
22-23-14-426-043	26137 MIDDLEBELT	02/03/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$118,740	44.81	\$237,487	\$56,530	\$208,470	\$130,185	1.601	2,228	\$93.57	ND1
22-23-14-428-012	26381 DUNDALK	08/04/20	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$154,600	58.78	\$309,195	\$54,383	\$208,617	\$183,318	1.138	2,307	\$90.43	ND1
22-23-14-451-027	30364 WICKLOW RD	06/22/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$195,100	55.74	\$390,190	\$56,536	\$293,464	\$240,039	1.223	3,058	\$95.97	ND1
22-23-14-451-040	29972 BARWELL	09/08/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$158,510	46.62	\$317,010	\$67,412	\$272,588	\$179,567	1.518	2,307	\$118.16	ND1
22-23-14-452-006	26172 WESTMEATH	09/24/21	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$131,650	42.06	\$263,303	\$57,544	\$255,456	\$148,028	1.726	1,824	\$140.05	ND1
22-23-14-452-009	26100 WESTMEATH	03/26/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$160,040	50.01	\$320,080	\$54,997	\$265,003	\$190,707	1.390	2,822	\$93.91	ND1
22-23-14-452-021	30215 WICKLOW CT	07/09/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$139,600	48.14	\$279,197	\$56,457	\$233,543	\$160,245	1.457	2,129	\$109.70	ND1
22-23-14-452-031	30048 BARWELL	05/04/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$166,510	47.57	\$333,014	\$56,190	\$293,810	\$199,154	1.475	2,580	\$113.88	ND1
22-23-14-453-001	26052 WESTMEATH	07/20/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$143,590	53.18	\$287,179	\$54,960	\$215,040	\$167,064	1.287	2,204	\$97.57	ND1
22-23-14-453-002	30249 BARWELL	11/30/20	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$154,890	62.96	\$309,787	\$65,671	\$180,329	\$175,623	1.027	2,386	\$75.58	ND1
22-23-14-453-004	30209 BARWELL	06/30/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$138,850	47.07	\$277,703	\$55,687	\$239,313	\$159,724	1.498	2,051	\$116.68	ND1
22-23-14-453-005	30069 BARWELL	12/23/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$150,320	66.81	\$300,642	\$57,002	\$167,998	\$175,281	0.958	2,349	\$71.52	ND1
22-23-14-453-008	30011 BARWELL	11/30/20	\$298,500	WD	03-ARM'S LENGTH	\$298,500	\$147,310	49.35	\$294,628	\$54,998	\$243,502	\$172,396	1.412	2,204	\$110.48	ND1
22-23-14-453-013	29951 BARWELL	10/15/21	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$162,260	48.87	\$324,513	\$58,475	\$273,525	\$191,394	1.429	2,668	\$102.52	ND1
22-23-14-453-025	30046 ELEVEN MILE	08/04/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$140,750	57.45	\$281,490	\$56,852	\$188,148	\$161,610	1.164	2,332	\$80.68	ND1
22-23-14-453-028	29954 ELEVEN MILE	08/13/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$134,220	43.30	\$268,437	\$56,388	\$253,612	\$152,553	1.662	2,129	\$119.12	ND1
22-23-14-476-004	26342 DUNDALK	12/14/20	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$132,760	49.35	\$265,526	\$55,132	\$213,868	\$151,363	1.413	2,085	\$102.57	ND1
22-23-14-476-011	29596 PIPERS LN	12/03/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$155,230	46.34	\$310,467	\$56,453	\$278,547	\$182,744	1.524	2,673	\$104.21	ND1
22-23-14-477-001	26178 GREYTHORNE	08/19/21	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$147,250	46.31	\$294,498	\$55,407	\$262,593	\$172,008	1.527	2,234	\$117.54	ND1
Totals:			\$9,808,478			\$9,808,478	\$4,884,560		\$9,769,098		\$7,939,139	\$5,683,280			\$103.68	
							Sale. Ratio =>	49.80				E.C.F. =>	1.397		Std. Deviation=>	0.19467942
							Std. Dev. =>	5.97				Ave. E.C.F. =>	1.408		Ave. Variance=>	15.7425

2023 ECF 1.390

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-15-426-007	26740 HOLLY HILL	08/18/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$171,040	55.17	\$342,087	\$108,244	\$201,756	\$141,723	1.424	1,650	\$122.28	OA1	
22-23-15-426-054	26741 HOLLY HILL	01/28/22	\$564,000	WD	03-ARM'S LENGTH	\$564,000	\$279,390	49.54	\$558,778	\$50,715	\$513,285	\$307,917	1.667	2,643	\$194.21	OA1	
22-23-15-428-001	31839 HOMEWOOD	07/27/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$241,080	64.29	\$482,163	\$57,219	\$317,781	\$257,542	1.234	1,845	\$172.24	OA1	
22-23-15-429-091	26300 HOLLY HILL	05/04/21	\$282,900	WD	03-ARM'S LENGTH	\$282,900	\$117,230	41.44	\$234,460	\$50,472	\$232,428	\$111,508	2.084	1,170	\$198.66	OA1	
22-23-15-476-030	31931 MERTON	10/21/21	\$438,000	WD	03-ARM'S LENGTH	\$438,000	\$158,450	36.18	\$316,891	\$60,082	\$377,918	\$155,642	2.428	1,738	\$217.44	OA1	
22-23-15-477-015	31850 ALLISON	01/15/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$135,480	56.45	\$270,952	\$50,715	\$189,285	\$133,477	1.418	1,761	\$107.49	OA1	
22-23-15-477-015	31850 ALLISON	05/20/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$135,480	48.39	\$270,952	\$50,715	\$229,285	\$133,477	1.718	1,761	\$130.20	OA1	
Totals:			\$2,489,900			\$2,489,900	\$1,238,150		\$2,476,283		\$2,061,738	\$1,241,285			\$163.22		
								Sale. Ratio =>	49.73					E.C.F. =>	1.661	Std. Deviation=>	0.418668257
								Std. Dev. =>	9.48					Ave. E.C.F. =>	1.710	Ave. Variance=>	31.4024

2023 ECF 1.650

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-15-401-016	32316 ELEVEN MILE	01/06/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$108,240	43.30	\$216,471	\$98,496	\$151,504	\$82,500	1.836	1,517	\$99.87	OB1
22-23-15-401-018	32120 ELEVEN MILE	09/22/20	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$397,120	50.59	\$794,247	\$183,009	\$601,991	\$427,439	1.408	3,715	\$162.04	OB1
Totals:			\$1,035,000			\$1,035,000	\$505,360		\$1,010,718		\$753,495	\$509,939			\$130.96	
								Sale. Ratio =>	48.83			E.C.F. =>	1.478	Std. Deviation=>		0.302673942
								Std. Dev. =>	5.16			Ave. E.C.F. =>	1.622	Ave. Variance=>		21.4023

2023 ECF 1.430
2020 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-15-351-014	26071 PILLSBURY	12/01/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$144,240	49.74	\$288,473	\$67,818	\$222,182	\$147,103	1.510	1,813	\$122.55	OD1	
22-23-15-351-019	26025 PILLSBURY	09/03/20	\$344,700	WD	03-ARM'S LENGTH	\$344,700	\$123,710	35.89	\$247,414	\$65,459	\$279,241	\$121,303	2.302	2,225	\$125.50	OD1	
22-23-15-352-001	26362 PILLSBURY	02/09/21	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$165,950	51.54	\$331,899	\$76,035	\$245,965	\$170,576	1.442	1,564	\$157.27	OD1	
22-23-15-352-002	26350 PILLSBURY	03/25/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$290,170	61.74	\$580,348	\$72,539	\$397,461	\$338,539	1.174	3,302	\$120.37	OD1	
22-23-15-352-021	26094 PILLSBURY	10/29/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$147,920	45.51	\$295,841	\$102,792	\$222,208	\$128,699	1.727	1,415	\$157.04	OD1	
Totals:			\$1,751,700			\$1,751,700	\$871,990		\$1,743,975		\$1,367,057	\$906,221			\$136.54		
								Sale. Ratio =>	49.78			E.C.F. =>	1.509			Std. Deviation=>	0.423813271
								Std. Dev. =>	9.40			Ave. E.C.F. =>	1.631			Ave. Variance=>	30.6634

2023 ECF 1.500

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-15-376-019	26199 POWER	06/26/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$110,490	45.10	\$220,978	\$50,011	\$194,989	\$128,547	1.517	1,708	\$114.16	OE1
22-23-15-376-024	32590 ELEVEN MILE	12/16/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$114,450	55.83	\$228,893	\$106,122	\$98,878	\$92,309	1.071	1,153	\$85.76	OE1
Totals:			\$450,000			\$450,000	\$224,940		\$449,871		\$293,867	\$220,856			\$99.96	
								Sale. Ratio =>	49.99			E.C.F. =>	1.331	Std. Deviation=>		0.315165233
								Std. Dev. =>	7.59			Ave. E.C.F. =>	1.294	Ave. Variance=>		22.2855

2023 ECF 1.330

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-15-376-049	32574 OAKWOOD	03/24/21	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$284,670	49.08	\$569,330	\$132,644	\$447,356	\$642,185	0.697	3,329	\$134.38	OF1
22-23-15-376-051	32553 OAKWOOD	09/29/21	\$668,000	WD	03-ARM'S LENGTH	\$668,000	\$306,880	45.94	\$613,755	\$130,159	\$537,841	\$711,171	0.756	3,759	\$143.08	OF1
22-23-15-376-052	32531 OAKWOOD	07/02/21	\$632,000	WD	03-ARM'S LENGTH	\$632,000	\$301,020	47.63	\$602,038	\$124,111	\$507,889	\$702,834	0.723	3,758	\$135.15	OF1
22-23-15-376-054	32487 OAKWOOD	08/25/20	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$319,210	56.00	\$638,417	\$138,463	\$431,537	\$735,227	0.587	3,734	\$115.57	OF1
Totals:			\$2,450,000			\$2,450,000	\$1,211,780		\$2,423,540		\$1,924,623	\$2,791,416			\$132.05	
								Sale. Ratio =>	49.46			E.C.F. =>	0.689	Std. Deviation=>		0.073302842
								Std. Dev. =>	4.42			Ave. E.C.F. =>	0.691	Ave. Variance=>		5.1836

2023 ECF 0.680

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-16-401-012	34105 HUNTERS ROW	05/14/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$185,660	39.93	\$371,325	\$76,568	\$388,432	\$213,592	1.819	1,808	\$214.84	PA1
Totals:			\$465,000			\$465,000	\$185,660		\$371,325		\$388,432	\$213,592			\$214.84	
								Sale. Ratio =>	39.93				E.C.F. =>	1.819	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.819	Ave. Variance=>	0.0000
												2023 ECF	1.380			
												PD1				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-16-453-003	33894 HARLAN	09/30/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$212,670	50.04	\$425,335	\$70,656	\$354,344	\$270,747	1.309	2,946	\$120.28	PB1
Totals:			\$425,000			\$425,000	\$212,670		\$425,335		\$354,344	\$270,747			\$120.28	
								Sale. Ratio =>	50.04			E.C.F. =>	1.309	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.309	Ave. Variance=>		0.0000

2023 ECF 1.310

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-16-377-010	34462 RAMBLE HILLS	05/05/21	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$261,110	47.05	\$522,215	\$123,414	\$431,586	\$443,112	0.974	3,283	\$131.46	PC1
22-23-16-451-020	34140 RAMBLE HILLS	11/19/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$279,430	53.22	\$558,861	\$122,403	\$402,597	\$484,953	0.830	3,713	\$108.43	PC1
22-23-16-452-010	34042 LYNCROFT	09/09/21	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$343,300	48.01	\$686,603	\$162,715	\$552,285	\$582,098	0.949	4,024	\$137.25	PC1
22-23-16-455-001	34323 RAMBLE HILLS	01/05/21	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$357,070	62.10	\$714,137	\$149,531	\$425,469	\$627,340	0.678	3,694	\$115.18	PC1
22-23-16-455-005	34133 RAMBLE HILLS	06/11/21	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$226,900	37.50	\$453,798	\$117,820	\$487,180	\$373,309	1.305	2,438	\$199.83	PC1
22-23-16-478-007	33752 RAMBLE HILLS	05/14/21	\$502,000	WD	03-ARM'S LENGTH	\$502,000	\$241,160	48.04	\$482,317	\$118,342	\$383,658	\$404,417	0.949	3,009	\$127.50	PC1
Totals:			\$3,477,000			\$3,477,000	\$1,708,970		\$3,417,931		\$2,682,775	\$2,915,229			\$136.61	
								Sale. Ratio =>	49.15			E.C.F. =>	0.920	Std. Deviation=>		0.20727514
								Std. Dev. =>	8.08			Ave. E.C.F. =>	0.947	Ave. Variance=>		12.8855

2023 ECF 0.900
All 2021 Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-16-251-002	34536 QUAKER VALLEY RD	06/12/20	\$1,125,000	WD	03-ARM'S LENGTH	\$1,125,000	\$471,500	41.91	\$943,008	\$293,365	\$831,635	\$470,756	1.767	4,029	\$206.41	PD1
22-23-16-326-001	34600 QUAKER VALLEY LN	10/30/21	\$860,000	WD	03-ARM'S LENGTH	\$860,000	\$492,660	57.29	\$985,310	\$86,342	\$773,658	\$651,426	1.188	4,917	\$157.34	PD1
22-23-16-327-004	34361 QUAKER VALLEY RD	11/05/21	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$179,570	47.51	\$359,142	\$68,537	\$309,463	\$210,583	1.470	1,729	\$178.98	PD1
22-23-16-401-007	34412 QUAKER VALLEY RD	08/24/20	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$296,100	55.87	\$592,206	\$85,191	\$444,809	\$367,402	1.211	3,560	\$124.95	PD1
Totals:			\$2,893,000			\$2,893,000	\$1,439,830		\$2,879,666		\$2,359,565	\$1,700,167			\$166.92	
								Sale. Ratio =>	49.77			E.C.F. =>	1.388	Std. Deviation=>		0.270721096
								Std. Dev. =>	7.25			Ave. E.C.F. =>	1.409	Ave. Variance=>		20.9456

2023 ECF 1.380

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-16-302-008	26390 HIDDEN VALLEY DR	01/29/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$315,310	60.06	\$630,622	\$79,476	\$445,524	\$355,578	1.253	3,217	\$138.49	PE1	
22-23-16-351-001	26348 PLEASANT VALLEY DR	10/27/21	\$373,000	WD	03-ARM'S LENGTH	\$373,000	\$182,470	48.92	\$364,935	\$72,619	\$300,381	\$188,591	1.593	2,432	\$123.51	PE1	
22-23-16-351-012	26221 HIDDEN VALLEY DR	12/31/20	\$426,500	WD	03-ARM'S LENGTH	\$426,500	\$175,250	41.09	\$350,506	\$93,482	\$333,018	\$165,822	2.008	1,512	\$220.25	PE1	
22-23-16-352-002	26180 HIDDEN VALLEY DR	06/19/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$275,590	59.91	\$551,171	\$79,258	\$380,742	\$304,460	1.251	2,878	\$132.29	PE1	
22-23-16-353-008	26057 HIDDEN VALLEY DR	03/11/22	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$253,380	41.88	\$506,762	\$101,722	\$503,278	\$261,316	1.926	2,618	\$192.24	PE1	
22-23-16-353-011	26093 HIDDEN VALLEY DR	04/23/21	\$663,000	WD	03-ARM'S LENGTH	\$663,000	\$325,280	49.06	\$650,559	\$110,691	\$552,309	\$348,302	1.586	3,408	\$162.06	PE1	
22-23-16-353-013	26117 HIDDEN VALLEY DR	09/17/21	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$214,150	47.07	\$428,299	\$95,455	\$359,545	\$214,738	1.674	1,830	\$196.47	PE1	
Totals:			\$3,507,500			\$3,507,500	\$1,741,430		\$3,482,854		\$2,874,797	\$1,838,807			\$166.47		
								Sale. Ratio =>	49.65					E.C.F. =>	1.563	Std. Deviation=>	0.29442002
								Std. Dev. =>	7.69					Ave. E.C.F. =>	1.613	Ave. Variance=>	21.9930

2023 ECF 1.550

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-17-326-005	26525 OLD HOMESTEAD CT	08/27/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$143,250	46.97	\$286,502	\$62,813	\$242,187	\$128,557	1.884	1,561	\$155.15	QA1	
22-23-17-327-003	26428 OLD HOMESTEAD DR	07/15/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$227,470	65.93	\$454,933	\$63,744	\$281,256	\$224,821	1.251	2,356	\$119.38	QA1	
22-23-17-376-010	36734 QUAKERTOWN	03/16/22	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$211,970	47.00	\$423,937	\$75,177	\$375,823	\$200,437	1.875	2,323	\$161.78	QA1	
22-23-17-401-017	35970 QUAKERTOWN	08/30/21	\$370,250	WD	03-ARM'S LENGTH	\$370,250	\$161,540	43.63	\$323,086	\$64,606	\$305,644	\$148,552	2.057	1,728	\$176.88	QA1	
22-23-17-403-014	36224 QUAKERTOWN	10/07/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$202,520	57.05	\$405,039	\$61,495	\$293,505	\$197,439	1.487	2,330	\$125.97	QA1	
22-23-17-427-019	35600 E LYMAN	05/28/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$155,280	42.54	\$310,565	\$61,273	\$303,727	\$143,271	2.120	1,316	\$230.80	QA1	
22-23-17-451-003	36047 QUAKERTOWN	12/22/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$169,250	61.55	\$338,499	\$69,514	\$205,486	\$154,589	1.329	1,932	\$106.36	QA1	
22-23-17-453-001	26285 STEELE	10/15/21	\$466,100	WD	03-ARM'S LENGTH	\$466,100	\$191,530	41.09	\$383,068	\$79,661	\$386,439	\$174,372	2.216	2,392	\$161.55	QA1	
22-23-17-453-015	35932 HARDENBURG	07/13/21	\$312,500	WD	03-ARM'S LENGTH	\$312,500	\$137,150	43.89	\$274,297	\$59,749	\$252,751	\$123,303	2.050	1,648	\$153.37	QA1	
22-23-17-453-023	36228 HARDENBURG	12/06/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$153,610	45.85	\$307,215	\$60,361	\$274,639	\$141,870	1.936	1,632	\$168.28	QA1	
22-23-17-476-007	26184 STEELE	03/31/21	\$348,000	WD	03-ARM'S LENGTH	\$348,000	\$182,980	52.58	\$365,956	\$61,781	\$286,219	\$174,813	1.637	2,178	\$131.41	QA1	
22-23-17-477-011	26347 MEADOWVIEW	09/17/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$183,320	54.72	\$366,632	\$69,358	\$265,642	\$170,847	1.555	2,036	\$130.47	QA1	
22-23-17-478-003	35525 E LYMAN	06/25/21	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$174,750	56.01	\$349,503	\$60,202	\$251,798	\$166,265	1.514	1,715	\$146.82	QA1	
22-23-17-478-017	26457 PLEASANT VALLEY DR	07/08/20	\$299,999	WD	03-ARM'S LENGTH	\$299,999	\$163,900	54.63	\$327,800	\$61,716	\$238,283	\$152,922	1.558	1,634	\$145.83	QA1	
22-23-17-478-020	26347 PLEASANT VALLEY DR	01/05/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$226,250	43.10	\$452,501	\$79,642	\$445,358	\$214,287	2.078	2,816	\$158.15	QA1	
Totals:			\$5,399,849			\$5,399,849	\$2,684,770		\$5,369,533		\$4,408,757	\$2,516,345			\$151.48		
								Sale. Ratio =>	49.72			E.C.F. =>	1.752			Std. Deviation=>	0.31019373
								Std. Dev. =>	7.64			Ave. E.C.F. =>	1.770			Ave. Variance=>	27.4337

2023 ECF 1.740

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-17-326-011	26427 OLD HOMESTEAD DR	09/30/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$168,430	43.75	\$336,862	\$69,066	\$315,934	\$199,848	1.581	2,263	\$139.61	QA2
22-23-17-379-001	36669 W LYMAN	11/04/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$199,210	56.12	\$398,410	\$62,783	\$292,217	\$250,468	1.167	2,620	\$111.53	QA2
22-23-17-403-005	36253 PADDLEFORD	10/29/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$184,750	59.60	\$369,507	\$77,384	\$232,616	\$218,002	1.067	2,165	\$107.44	QA2
22-23-17-453-018	36026 HARDENBURG	10/26/21	\$461,000	WD	03-ARM'S LENGTH	\$461,000	\$198,400	43.04	\$396,796	\$66,623	\$394,377	\$246,398	1.601	2,860	\$137.89	QA2
Totals:			\$1,511,000			\$1,511,000	\$750,790		\$1,501,575		\$1,235,144	\$914,716			\$124.12	
								Sale. Ratio =>	49.69			E.C.F. =>	1.350	Std. Deviation=>		0.276709492
								Std. Dev. =>	8.48			Ave. E.C.F. =>	1.354	Ave. Variance=>		23.6931

2023 ECF 1.340

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-17-276-010	35836 KNIGHT	06/16/21	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$285,710	50.12	\$571,426	\$99,402	\$470,598	\$410,456	1.147	3,304	\$142.43	QC1
Totals:			\$570,000			\$570,000	\$285,710		\$571,426		\$470,598	\$410,456			\$142.43	
								Sale. Ratio =>	50.12				E.C.F. =>	1.147	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.147	Ave. Variance=>	0.0000
													2023 ECF	1.150		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-18-426-005	37900 WENDY LEE	07/28/20	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$116,790	51.93	\$233,584	\$41,632	\$183,268	\$95,976	1.910	1,502	\$122.02	RA1	
22-23-18-426-006	37880 WENDY LEE	06/04/21	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$104,230	45.34	\$208,462	\$42,809	\$187,091	\$82,827	2.259	1,235	\$151.49	RA1	
22-23-18-426-019	37536 CARSON	06/30/21	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$128,770	52.77	\$257,531	\$41,675	\$202,325	\$107,928	1.875	1,977	\$102.34	RA1	
22-23-18-426-021	37500 CARSON	03/22/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$114,210	49.66	\$228,420	\$40,380	\$189,620	\$94,020	2.017	1,339	\$141.61	RA1	
22-23-18-428-003	37921 CARSON	03/04/22	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$129,610	45.96	\$259,222	\$44,170	\$237,830	\$107,526	2.212	1,302	\$182.67	RA1	
22-23-18-428-005	37861 CARSON	12/20/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$125,660	53.25	\$251,312	\$47,122	\$188,878	\$102,095	1.850	1,221	\$154.69	RA1	
Totals:			\$1,446,800			\$1,446,800	\$719,270		\$1,438,531		\$1,189,012	\$590,372			\$142.47		
								Sale. Ratio =>	49.71				E.C.F. =>	2.014	Std. Deviation=>		0.17668179
								Std. Dev. =>	3.46				Ave. E.C.F. =>	2.020	Ave. Variance=>		14.3373

2023 ECF 2.000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-20-102-004	37206 CHESAPEAKE RD	11/05/21	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$184,570	41.76	\$369,135	\$72,959	\$369,041	\$236,941	1.558	2,848	\$129.58	SA1
22-23-20-102-005	37190 CHESAPEAKE RD	02/26/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$196,280	52.34	\$392,558	\$73,073	\$301,927	\$255,588	1.181	2,593	\$116.44	SA1
22-23-20-103-001	25956 HUNT CLUB	10/07/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$174,380	47.78	\$348,756	\$76,733	\$288,267	\$217,618	1.325	2,428	\$118.73	SA1
22-23-20-103-010	25704 HUNT CLUB	06/04/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$168,030	46.68	\$336,054	\$73,988	\$286,012	\$209,653	1.364	2,080	\$137.51	SA1
22-23-20-103-011	36896 CHESAPEAKE RD	06/24/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$203,320	53.51	\$406,637	\$79,352	\$300,648	\$261,828	1.148	2,669	\$112.64	SA1
22-23-20-103-013	25751 CHESAPEAKE CT	10/29/20	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$211,420	54.63	\$422,836	\$80,667	\$306,333	\$273,735	1.119	2,242	\$136.63	SA1
22-23-20-126-018	36798 CHESAPEAKE RD	07/15/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$174,790	54.62	\$349,582	\$78,573	\$241,427	\$216,807	1.114	2,197	\$109.89	SA1
22-23-20-126-019	36780 CHESAPEAKE RD	07/30/20	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$184,470	52.86	\$368,941	\$80,403	\$268,597	\$230,830	1.164	2,419	\$111.04	SA1
22-23-20-126-028	25758 SURREY CT	04/02/21	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$197,170	48.44	\$394,346	\$76,733	\$330,267	\$254,090	1.300	2,524	\$130.85	SA1
22-23-20-126-030	25700 SURREY CT	03/19/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$181,280	50.36	\$362,563	\$72,890	\$287,110	\$231,738	1.239	2,333	\$123.06	SA1
22-23-20-126-032	25815 SURREY CT	09/23/21	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$268,380	45.88	\$536,765	\$84,083	\$500,917	\$362,146	1.383	4,226	\$118.53	SA1
22-23-20-128-018	25408 RANCHWOOD DR	08/04/20	\$371,500	WD	03-ARM'S LENGTH	\$371,500	\$189,570	51.03	\$379,142	\$73,073	\$298,427	\$244,855	1.219	2,528	\$118.05	SA1
22-23-20-152-001	25570 HUNT CLUB	07/12/21	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$204,620	47.04	\$409,239	\$75,521	\$359,479	\$266,974	1.346	2,708	\$132.75	SA1
22-23-20-152-002	25550 HUNT CLUB	04/09/20	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$193,570	58.84	\$387,144	\$75,818	\$253,182	\$249,061	1.017	2,324	\$108.94	SA1
22-23-20-152-013	25547 BRIDLEPATH	12/04/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$185,710	52.31	\$371,418	\$73,073	\$281,927	\$238,676	1.181	2,434	\$115.83	SA1
22-23-20-153-015	36875 CHESAPEAKE RD	11/12/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$170,850	44.38	\$341,698	\$73,073	\$311,927	\$214,900	1.451	2,179	\$143.15	SA1
22-23-20-153-023	25511 RANCHWOOD DR	12/14/20	\$346,500	WD	03-ARM'S LENGTH	\$346,500	\$180,120	51.98	\$360,236	\$73,073	\$273,427	\$229,730	1.190	2,284	\$119.71	SA1
22-23-20-155-003	37893 STABLEVIEW	06/02/21	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$173,120	45.80	\$346,242	\$75,818	\$302,182	\$216,339	1.397	2,170	\$139.25	SA1
22-23-20-176-022	25496 SURREY LN	09/23/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$175,160	43.25	\$350,326	\$73,073	\$331,927	\$221,802	1.496	2,272	\$146.09	SA1
22-23-20-176-023	25456 SURREY LN	08/31/20	\$348,000	WD	03-ARM'S LENGTH	\$348,000	\$204,000	58.62	\$408,003	\$78,105	\$269,895	\$263,918	1.023	2,498	\$108.04	SA1
22-23-20-176-030	25232 SURREY LN	06/16/21	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$184,140	41.01	\$368,278	\$75,818	\$373,182	\$233,968	1.595	2,336	\$159.75	SA1
22-23-20-178-006	37828 STABLEVIEW	02/08/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$190,200	50.05	\$380,401	\$75,818	\$304,182	\$243,666	1.248	2,548	\$119.38	SA1
Totals:			\$8,512,000			\$8,512,000	\$4,195,150		\$8,390,300		\$6,840,283	\$5,374,866			\$125.27	
							Sale. Ratio =>	49.29				E.C.F. =>	1.273		Std. Deviation=>	0.161006826
							Std. Dev. =>	4.96				Ave. E.C.F. =>	1.275		Ave. Variance=>	13.2905

2023 ECF 1.250
2022 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-20-126-010	25753 LIVINGSTON CR	05/03/21	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$197,690	45.45	\$395,372	\$73,292	\$361,708	\$219,102	1.651	2,729	\$132.54	SB1
22-23-20-126-012	25719 LIVINGSTON CR	12/18/20	\$406,000	WD	03-ARM'S LENGTH	\$406,000	\$235,370	57.97	\$470,748	\$74,387	\$331,613	\$269,633	1.230	3,644	\$91.00	SB1
22-23-20-127-001	25790 LIVINGSTON CR	07/16/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$199,020	47.39	\$398,045	\$88,423	\$331,577	\$210,627	1.574	2,209	\$150.10	SB1
22-23-20-127-017	25834 LIVINGSTON CR	08/31/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$241,970	48.39	\$483,948	\$91,462	\$408,538	\$266,997	1.530	3,582	\$114.05	SB1
22-23-20-176-001	25631 LIVINGSTON CR	05/15/20	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$199,330	55.52	\$398,654	\$70,992	\$288,008	\$222,899	1.292	2,771	\$103.94	SB1
22-23-20-176-013	36173 CROMPTON	06/23/21	\$441,500	WD	03-ARM'S LENGTH	\$441,500	\$229,440	51.97	\$458,885	\$92,238	\$349,262	\$249,420	1.400	2,973	\$117.48	SB1
22-23-20-177-006	36246 CROMPTON	09/10/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$185,940	64.12	\$371,875	\$78,982	\$211,018	\$199,247	1.059	2,420	\$87.20	SB1
22-23-20-202-004	36234 CONGRESS	04/09/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$167,440	44.65	\$334,881	\$74,609	\$300,391	\$177,056	1.697	2,256	\$133.15	SB1
22-23-20-202-007	36170 CONGRESS	08/12/21	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$174,810	38.42	\$349,622	\$73,582	\$381,418	\$187,782	2.031	2,410	\$158.26	SB1
22-23-20-203-018	36101 CONGRESS	06/17/20	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$199,120	50.80	\$398,245	\$78,333	\$313,667	\$217,627	1.441	2,724	\$115.15	SB1
22-23-20-203-078	36031 CONGRESS CT	08/31/21	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$205,020	51.64	\$410,045	\$79,520	\$317,480	\$224,847	1.412	2,723	\$116.59	SB1
22-23-20-203-079	35969 CONGRESS	09/30/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$194,330	55.52	\$388,655	\$77,973	\$272,027	\$211,348	1.287	2,738	\$99.35	SB1
22-23-20-203-080	35949 CONGRESS	05/28/21	\$476,000	WD	03-ARM'S LENGTH	\$476,000	\$225,960	47.47	\$451,924	\$79,823	\$396,177	\$253,130	1.565	3,626	\$109.26	SB1
22-23-20-203-083	25451 LIBERTY LANE	03/04/21	\$423,000	WD	03-ARM'S LENGTH	\$423,000	\$217,030	51.31	\$434,051	\$78,164	\$344,836	\$242,100	1.424	3,104	\$111.09	SB1
22-23-20-203-092	35822 OLD HOMESTEAD DR	03/30/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$190,330	42.30	\$380,658	\$85,188	\$364,812	\$201,000	1.815	2,538	\$143.74	SB1
22-23-20-226-001	36092 CONGRESS	08/19/21	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$245,840	50.27	\$491,686	\$99,524	\$389,476	\$266,777	1.460	3,693	\$105.46	SB1
22-23-20-226-002	36086 CONGRESS	12/10/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$195,280	41.11	\$390,568	\$82,015	\$392,985	\$209,900	1.872	2,114	\$185.90	SB1
22-23-20-226-006	36028 CONGRESS	07/29/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$189,750	54.21	\$379,490	\$76,117	\$273,883	\$206,376	1.327	2,744	\$99.81	SB1
22-23-20-252-011	36072 CROMPTON	10/23/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$201,860	60.26	\$403,725	\$78,692	\$256,308	\$221,111	1.159	2,769	\$92.56	SB1
22-23-20-254-004	35955 CHARTER CREST	04/17/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$214,940	63.22	\$429,878	\$73,368	\$266,632	\$242,524	1.099	3,175	\$83.98	SB1
22-23-20-255-002	36055 CROMPTON	08/20/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$216,570	43.31	\$433,149	\$75,389	\$424,611	\$243,374	1.745	3,017	\$140.74	SB1
22-23-20-255-009	35925 JOHNSTOWN	08/26/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$207,490	59.28	\$414,989	\$72,358	\$277,642	\$233,082	1.191	3,019	\$91.96	SB1
22-23-20-276-016	35660 CAMDEN	01/31/22	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$174,110	48.38	\$348,222	\$78,164	\$281,736	\$183,713	1.534	2,162	\$130.31	SB1
22-23-20-276-023	35767 CONGRESS	10/22/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$215,540	46.35	\$431,084	\$77,376	\$387,624	\$240,618	1.611	2,806	\$138.14	SB1
22-23-20-276-026	35701 CONGRESS	06/12/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$230,320	59.82	\$460,645	\$78,107	\$306,893	\$260,230	1.179	3,560	\$86.21	SB1
22-23-20-277-010	35712 CONGRESS	06/24/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$185,020	40.22	\$370,044	\$72,607	\$387,393	\$202,338	1.915	2,806	\$138.06	SB1
22-23-20-278-005	35821 OLD HOMESTEAD DR	04/26/21	\$404,000	WD	03-ARM'S LENGTH	\$404,000	\$177,760	44.00	\$355,524	\$78,107	\$325,893	\$188,719	1.727	2,259	\$144.26	SB1
22-23-20-279-001	35873 JOHNSTOWN	10/29/21	\$472,000	WD	03-ARM'S LENGTH	\$472,000	\$204,570	43.34	\$409,143	\$71,909	\$400,091	\$229,411	1.744	3,040	\$131.61	SB1
22-23-20-279-004	35819 JOHNSTOWN	07/23/21	\$498,000	WD	03-ARM'S LENGTH	\$498,000	\$220,360	44.25	\$440,716	\$84,661	\$413,339	\$242,214	1.707	3,086	\$133.94	SB1
22-23-20-279-005	35779 JOHNSTOWN	12/18/20	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$211,890	54.33	\$423,774	\$73,949	\$316,051	\$237,976	1.328	2,982	\$105.99	SB1

Totals:	\$12,442,400		\$12,442,400			\$6,154,100			\$12,308,245		\$10,073,089	\$6,761,180			\$119.73	
						Sale. Ratio =>		49.46				E.C.F. =>	1.490		Std. Deviation=>	0.25660309
						Std. Dev. =>		7.04				Ave. E.C.F. =>	1.500		Ave. Variance=>	21.4207

2023 ECF 1.470

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-21-101-009	25735 RUTLEDGE CROSSING	08/18/20	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$185,600	47.59	\$371,207	\$72,432	\$317,568	\$237,123	1.339	2,779	\$114.27	TA1
22-23-21-102-007	35230 BRAXTON	09/15/20	\$387,500	WD	03-ARM'S LENGTH	\$387,500	\$215,860	55.71	\$431,720	\$84,862	\$302,638	\$275,284	1.099	2,924	\$103.50	TA1
22-23-21-102-016	25452 WITHERSPOON	09/12/20	\$407,500	WD	03-ARM'S LENGTH	\$407,500	\$227,440	55.81	\$454,886	\$82,061	\$325,439	\$295,893	1.100	3,021	\$107.73	TA1
22-23-21-102-017	25446 WITHERSPOON	07/31/20	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$230,160	56.83	\$460,324	\$81,501	\$323,499	\$300,653	1.076	3,178	\$101.79	TA1
22-23-21-102-029	25380 WITHERSPOON	08/26/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$212,800	46.26	\$425,608	\$85,398	\$374,602	\$270,008	1.387	2,800	\$133.79	TA1
22-23-21-151-004	25325 RUTLEDGE CROSSING	11/23/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$231,220	51.38	\$462,439	\$86,785	\$363,215	\$298,138	1.218	3,042	\$119.40	TA1
22-23-21-152-022	25383 CAROLLTON	10/13/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$189,460	51.91	\$378,927	\$75,635	\$289,365	\$240,708	1.202	2,765	\$104.65	TA1
22-23-21-153-028	25437 WITHERSPOON	07/01/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$224,840	58.40	\$449,687	\$92,681	\$292,319	\$283,338	1.032	2,900	\$100.80	TA1
22-23-21-154-005	25286 WITHERSPOON	11/10/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$192,640	40.99	\$385,272	\$83,836	\$386,164	\$239,235	1.614	2,823	\$136.79	TA1
22-23-21-156-009	34909 OLD HOMESTEAD DR	03/03/22	\$492,000	WD	03-ARM'S LENGTH	\$492,000	\$178,600	36.30	\$357,206	\$74,834	\$417,166	\$224,105	1.861	2,596	\$160.70	TA1
Totals:			\$4,212,000			\$4,212,000	\$2,088,620		\$4,177,276		\$3,391,975	\$2,664,485			\$118.34	
								Sale. Ratio =>	49.59			E.C.F. =>	1.273	Std. Deviation=>		0.266951914
								Std. Dev. =>	7.29			Ave. E.C.F. =>	1.293	Ave. Variance=>		20.6086

2023 ECF 1.260

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-21-126-005	34634 THORNBROOK	02/23/21	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$219,850	63.36	\$439,705	\$61,561	\$285,439	\$282,197	1.011	2,668	\$106.99	TB1
22-23-21-127-002	34695 THORNBROOK	10/13/20	\$413,500	WD	03-ARM'S LENGTH	\$413,500	\$166,080	40.16	\$332,164	\$67,128	\$346,372	\$197,788	1.751	2,875	\$120.48	TB1
22-23-21-128-010	34660 BRITTANY	03/19/21	\$419,900	WD	03-ARM'S LENGTH	\$419,900	\$228,060	54.31	\$456,113	\$65,478	\$354,422	\$291,519	1.216	3,052	\$116.13	TB1
22-23-21-201-006	25879 DUMAS	10/07/21	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$147,940	42.63	\$295,870	\$66,063	\$280,937	\$171,498	1.638	1,656	\$169.65	TB1
22-23-21-203-005	34113 BRITTANY	02/14/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$220,270	64.79	\$440,534	\$75,688	\$264,312	\$272,273	0.971	2,693	\$98.15	TB1
22-23-21-226-004	33670 BERNADINE	04/05/21	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$125,630	47.95	\$251,268	\$64,200	\$197,800	\$139,603	1.417	1,329	\$148.83	TB1
22-23-21-228-003	33947 ARGONNE	09/02/20	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$129,220	41.42	\$258,442	\$61,075	\$250,925	\$147,289	1.704	1,710	\$146.74	TB1
22-23-21-228-005	33821 ARGONNE	10/22/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$140,860	39.68	\$281,720	\$77,184	\$277,816	\$152,639	1.820	1,930	\$143.95	TB1
22-23-21-228-007	33727 ARGONNE	03/30/21	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$189,950	51.76	\$379,894	\$75,694	\$291,306	\$227,015	1.283	2,318	\$125.67	TB1
22-23-21-228-014	33501 ARGONNE	07/15/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$222,100	46.27	\$444,198	\$96,258	\$383,742	\$259,657	1.478	2,702	\$142.02	TB1
Totals:			\$3,643,400			\$3,643,400	\$1,789,960		\$3,579,908		\$2,933,071	\$2,141,477			\$131.86	
								Sale. Ratio =>	49.13			E.C.F. =>	1.370	Std. Deviation=>		0.30358866
								Std. Dev. =>	9.20			Ave. E.C.F. =>	1.429	Ave. Variance=>		24.9286

2023 ECF 1.340
2022 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-22-101-019	25919 RIDGEWOOD	07/10/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$141,330	43.49	\$282,661	\$68,858	\$256,142	\$153,815	1.665	1,965	\$130.35	UA1
22-23-22-101-027	25661 RIDGEWOOD	03/04/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$196,260	43.61	\$392,511	\$65,918	\$384,082	\$234,959	1.635	3,281	\$117.06	UA1
22-23-22-101-035	25393 RIDGEWOOD	05/15/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$152,490	52.58	\$304,981	\$58,620	\$231,380	\$177,238	1.305	1,974	\$117.21	UA1
22-23-22-101-043	25304 FARMINGTON	12/30/21	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$137,700	39.46	\$275,405	\$61,308	\$287,692	\$154,027	1.868	2,658	\$108.24	UA1
22-23-22-126-007	25780 RIDGEWOOD	09/28/20	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$216,460	43.29	\$432,914	\$81,743	\$418,257	\$252,641	1.656	2,942	\$142.17	UA1
22-23-22-126-010	25716 RIDGEWOOD	11/04/20	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$293,240	54.30	\$586,475	\$69,434	\$470,566	\$371,972	1.265	3,831	\$122.83	UA1
22-23-22-126-020	32671 ELEVEN MILE	08/07/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$203,710	59.05	\$407,424	\$69,250	\$275,750	\$243,291	1.133	3,331	\$82.78	UA1
22-23-22-126-064	32781 ELEVEN MILE	06/19/20	\$715,000	WD	13-GOVERNMENT	\$715,000	\$443,590	62.04	\$887,179	\$117,307	\$597,693	\$553,865	1.079	6,747	\$88.59	UA1
22-23-22-151-005	25270 RIDGEWOOD	06/25/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$153,720	42.70	\$307,441	\$73,234	\$286,766	\$168,494	1.702	2,191	\$130.88	UA1
Totals:			\$3,874,000			\$3,874,000	\$1,938,500		\$3,876,991		\$3,208,328	\$2,310,301			\$115.57	
								Sale. Ratio =>	50.04			E.C.F. =>	1.389	Std. Deviation=>		0.28420209
								Std. Dev. =>	8.18			Ave. E.C.F. =>	1.479	Ave. Variance=>		25.1492

2023 ECF 1.390

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-22-276-035	31718 ALAMEDA	05/20/21	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$114,250	35.43	\$228,497	\$45,814	\$276,686	\$104,390	2.650	1,464	\$188.99	UC1
22-23-22-276-047	31766 ALAMEDA	11/09/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$100,830	45.83	\$201,668	\$41,639	\$178,361	\$91,445	1.950	1,458	\$122.33	UC1
Totals:			\$542,500			\$542,500	\$215,080		\$430,165		\$455,047	\$195,835			\$155.66	
								Sale. Ratio =>	39.65			E.C.F. =>	2.324	Std. Deviation=>		0.49499286
								Std. Dev. =>	7.36			Ave. E.C.F. =>	2.300	Ave. Variance=>		35.0013

2023 ECF
Limited Sales

1.750

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-22-252-007	32022 ROCKY CREST	03/23/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$227,720	52.96	\$455,437	\$65,126	\$364,874	\$282,834	1.290	2,360	\$154.61	UD1
22-23-22-401-017	32033 STAMAN CT	08/02/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$191,240	60.71	\$382,477	\$54,389	\$260,611	\$237,745	1.096	2,297	\$113.46	UD1
22-23-22-401-018	32001 STAMAN CT	07/30/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$109,690	36.56	\$219,386	\$54,217	\$245,783	\$119,688	2.054	1,300	\$189.06	UD1
22-23-22-401-023	31901 STAMAN CT	11/12/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$145,710	47.00	\$291,411	\$54,448	\$255,552	\$171,712	1.488	2,100	\$121.69	UD1
22-23-22-401-024	31881 STAMAN CT	04/30/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$152,170	48.31	\$304,330	\$53,866	\$261,134	\$181,496	1.439	2,424	\$107.73	UD1
22-23-22-403-002	31964 STAMAN CT	11/06/20	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$210,870	52.07	\$421,740	\$60,306	\$344,694	\$261,909	1.316	2,807	\$122.80	UD1
22-23-22-428-004	31711 BELMONT	09/20/21	\$373,000	WD	03-ARM'S LENGTH	\$373,000	\$153,720	41.21	\$307,440	\$52,916	\$320,084	\$184,438	1.735	2,290	\$139.77	UD1
22-23-22-428-014	31790 STAMAN CR	09/29/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$131,560	49.65	\$263,112	\$52,590	\$212,410	\$152,552	1.392	1,753	\$121.17	UD1
22-23-22-476-013	31705 STAMAN CR	09/15/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$197,220	51.90	\$394,430	\$64,182	\$315,818	\$239,310	1.320	2,201	\$143.49	UD1
22-23-22-476-030	24619 ORCHARD LAKE	10/30/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$112,450	52.30	\$224,898	\$56,137	\$158,863	\$122,291	1.299	1,800	\$88.26	UD1
Totals:			\$3,308,000			\$3,308,000	\$1,632,350		\$3,264,661		\$2,739,823	\$1,953,974			\$130.20	
								Sale. Ratio =>	49.35			E.C.F. =>	1.402	Std. Deviation=>		0.2705176
								Std. Dev. =>	6.68			Ave. E.C.F. =>	1.443	Ave. Variance=>		18.9680

2023 ECF 1.380

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-22-201-014	25952 POWER	02/16/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$82,430	44.56	\$164,852	\$39,671	\$145,329	\$69,545	2.090	1,010	\$143.89	UE1	
22-23-22-201-022	32194 HULL	06/09/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$95,960	51.87	\$191,916	\$68,292	\$116,708	\$68,680	1.699	967	\$120.69	UE1	
22-23-22-202-002	25810 POWER	11/19/21	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$137,410	39.37	\$274,821	\$39,214	\$309,786	\$130,893	2.367	1,530	\$202.47	UE1	
22-23-22-202-017	25716 POWER	03/18/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$185,160	48.09	\$370,313	\$85,634	\$299,366	\$158,155	1.893	2,249	\$133.11	UE1	
22-23-22-202-018	25710 POWER	07/15/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$222,370	63.53	\$444,744	\$173,925	\$176,075	\$150,455	1.170	3,560	\$49.46	UE1	
Totals:			\$1,454,000			\$1,454,000	\$723,330		\$1,446,646		\$1,047,264	\$577,728			\$129.93		
								Sale. Ratio =>	49.75				E.C.F. =>	1.813	Std. Deviation=>		0.450229153
								Std. Dev. =>	9.10				Ave. E.C.F. =>	1.844	Ave. Variance=>		32.7186

2023 ECF 1.800

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-22-227-012	31824 TRESTAIN	02/18/22	\$283,600	WD	03-ARM'S LENGTH	\$283,600	\$129,060	45.51	\$258,110	\$40,572	\$243,028	\$132,645	1.832	1,430	\$169.95	UF1	
22-23-22-227-037	31875 HULL	09/23/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,490	55.83	\$334,980	\$66,033	\$233,967	\$163,992	1.427	2,744	\$85.26	UF1	
22-23-22-276-002	31775 TRESTAIN	01/25/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$80,660	46.90	\$161,326	\$41,785	\$130,215	\$72,891	1.786	1,188	\$109.61	UF1	
Totals:			\$755,600			\$755,600	\$377,210		\$754,416		\$607,210	\$369,528			\$121.61		
								Sale. Ratio =>	49.92				E.C.F. =>	1.643	Std. Deviation=>		0.22207757
								Std. Dev. =>	5.60				Ave. E.C.F. =>	1.682	Ave. Variance=>		17.0047

2023 ECF 1.640

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-22-302-004	24931 GLEN ORCHARD	07/22/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$172,670	50.79	\$345,330	\$75,234	\$264,766	\$188,878	1.402	2,357	\$112.33	UG1	
22-23-22-302-012	24685 IVYWOOD	05/26/20	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$169,360	63.19	\$338,716	\$46,534	\$221,466	\$204,323	1.084	1,808	\$122.49	UG1	
22-23-22-303-004	24690 IVYWOOD	12/10/21	\$409,000	WD	03-ARM'S LENGTH	\$409,000	\$176,390	43.13	\$352,785	\$54,015	\$354,985	\$208,930	1.699	2,289	\$155.08	UG1	
22-23-22-303-014	32880 RAPHAEL	06/17/20	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$166,070	47.46	\$332,138	\$51,797	\$298,103	\$196,043	1.521	2,432	\$122.58	UG1	
22-23-22-353-008	32855 RAPHAEL	10/01/20	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$139,600	48.81	\$279,201	\$73,776	\$212,224	\$143,654	1.477	1,710	\$124.11	UG1	
Totals:			\$1,652,900			\$1,652,900	\$824,090		\$1,648,170		\$1,351,544	\$941,828			\$127.32		
								Sale. Ratio =>	49.86			E.C.F. =>	1.435			Std. Deviation=>	0.2253942
								Std. Dev. =>	7.54			Ave. E.C.F. =>	1.437			Ave. Variance=>	15.4955

2023 ECF 1.430

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-22-451-019	32300 TEN MILE	01/08/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$183,860	52.53	\$367,718	\$61,034	\$288,966	\$222,235	1.300	1,809	\$159.74	UH1
22-23-22-476-020	31860 DOHANY	09/11/20	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$130,030	62.82	\$260,050	\$49,004	\$157,996	\$152,932	1.033	1,866	\$84.67	UH1
22-23-22-477-003	24422 BROADVIEW	07/16/20	\$292,500	WD	03-ARM'S LENGTH	\$292,500	\$137,240	46.92	\$274,478	\$64,410	\$228,090	\$152,223	1.498	1,672	\$136.42	UH1
22-23-22-477-006	24314 BROADVIEW	09/10/21	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$117,560	49.19	\$235,112	\$56,482	\$182,518	\$129,442	1.410	1,793	\$101.79	UH1
22-23-22-477-010	31919 DOHANY	01/18/22	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$117,410	41.78	\$234,815	\$62,648	\$218,352	\$124,759	1.750	1,500	\$145.57	UH1
Totals:			\$1,369,500			\$1,369,500	\$686,100		\$1,372,173		\$1,075,922	\$781,591			\$125.64	
								Sale. Ratio =>	50.10			E.C.F. =>	1.377	Std. Deviation=>		0.263133193
								Std. Dev. =>	7.85			Ave. E.C.F. =>	1.398	Ave. Variance=>		18.5367

2023 ECF 1.380

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-22-326-018	24875 POWER	07/07/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$130,120	51.03	\$260,233	\$59,567	\$195,433	\$120,159	1.626	1,680	\$116.33	UH2	
22-23-22-326-022	32534 SHADY RIDGE	10/29/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$117,580	61.88	\$235,163	\$54,015	\$135,985	\$108,472	1.254	1,304	\$104.28	UH2	
22-23-22-326-026	32573 SHADY RIDGE	12/18/20	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$159,600	43.15	\$319,194	\$67,797	\$302,103	\$150,537	2.007	1,798	\$168.02	UH2	
22-23-22-326-029	32493 SHADY RIDGE	05/29/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$150,980	49.50	\$301,965	\$58,070	\$246,930	\$146,045	1.691	1,720	\$143.56	UH2	
Totals:			\$1,119,900			\$1,119,900	\$558,280		\$1,116,555		\$880,451	\$525,213			\$133.05		
								Sale. Ratio =>	49.85				E.C.F. =>	1.676	Std. Deviation=>		0.30904298
								Std. Dev. =>	7.78				Ave. E.C.F. =>	1.644	Ave. Variance=>		20.4381

2023 ECF 1.670

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-23-276-011	29564 GRAMERCY	04/29/21	\$344,000	WD	03-ARM'S LENGTH	\$344,000	\$168,910	49.10	\$337,819	\$62,243	\$281,757	\$194,068	1.452	2,392	\$117.79	VC1
Totals:			\$344,000			\$344,000	\$168,910		\$337,819		\$281,757	\$194,068			\$117.79	
								Sale. Ratio =>	49.10			E.C.F. =>	1.452	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.452	Ave. Variance=>		0.0000

2023 ECF 1.420

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-23-451-014	24345 EL MARCO	10/27/20	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$139,350	50.22	\$278,706	\$55,442	\$222,058	\$186,053	1.194	1,619	\$137.16	VD1	
22-23-23-452-008	24445 COTE D'NEL	09/29/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$137,710	52.97	\$275,422	\$55,625	\$204,375	\$183,164	1.116	1,606	\$127.26	VD1	
22-23-23-452-011	24375 COTE D'NEL	01/14/21	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$135,630	55.93	\$271,255	\$55,625	\$186,875	\$179,692	1.040	1,884	\$99.19	VD1	
22-23-23-453-006	24560 DE PHILLIPE	12/17/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$128,830	50.52	\$257,667	\$55,625	\$199,375	\$168,368	1.184	1,306	\$152.66	VD1	
Totals:			\$1,035,000			\$1,035,000	\$541,520		\$1,083,050		\$812,683	\$717,278			\$129.07		
								Sale. Ratio =>	52.32			E.C.F. =>	1.133	Std. Deviation=>		0.071247166	
								Std. Dev. =>	2.65			Ave. E.C.F. =>	1.133	Ave. Variance=>		5.5475	

2023 ECF 1.200
Late 2022 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-23-426-001	29820 EDGEHILL	08/04/21	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$79,510	35.73	\$159,013	\$41,673	\$180,827	\$80,370	2.250	1,349	\$134.05	VE1	
22-23-23-426-002	29790 EDGEHILL	12/30/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$189,230	49.15	\$378,454	\$51,994	\$333,006	\$223,603	1.489	2,028	\$164.20	VE1	
22-23-23-427-010	29597 EDGEHILL	07/30/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$193,050	44.90	\$386,102	\$51,777	\$378,223	\$228,990	1.652	1,977	\$191.31	VE1	
22-23-23-427-019	29610 HEMLOCK DR	06/05/20	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$78,580	48.51	\$157,150	\$43,334	\$118,666	\$77,956	1.522	1,032	\$114.99	VE1	
22-23-23-428-003	29835 HEMLOCK DR	07/24/20	\$250,290	WD	03-ARM'S LENGTH	\$250,290	\$111,230	44.44	\$222,462	\$45,123	\$205,167	\$121,465	1.689	1,733	\$118.39	VE1	
22-23-23-428-005	29723 HEMLOCK DR	12/27/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$130,320	65.16	\$260,641	\$45,233	\$154,767	\$147,540	1.049	2,080	\$74.41	VE1	
22-23-23-428-015	29554 MEDBURY	01/07/22	\$420,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$420,000	\$183,860	43.78	\$401,779	\$52,404	\$367,596	\$239,298	1.536	3,396	\$108.24	VE1	
22-23-23-476-030	29536 GERALDINE	07/07/21	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$185,090	46.16	\$370,173	\$44,978	\$356,022	\$222,736	1.598	2,429	\$146.57	VE1	
22-23-23-476-034	29693 MEDBURY	08/14/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$111,140	63.51	\$222,279	\$46,657	\$128,343	\$120,289	1.067	1,461	\$87.85	VE1	
22-23-23-476-035	29431 MEDBURY	10/15/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$162,440	47.78	\$324,881	\$49,159	\$290,841	\$188,851	1.540	1,906	\$152.59	VE1	
22-23-23-477-011	29453 GERALDINE	05/05/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$154,070	64.20	\$308,147	\$48,759	\$191,241	\$177,663	1.076	1,820	\$105.08	VE1	
22-23-23-477-021	29536 OMENWOOD	02/08/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$130,850	48.46	\$261,694	\$46,491	\$223,509	\$147,399	1.516	1,560	\$143.28	VE1	
22-23-23-477-034	29447 GERALDINE	04/24/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$188,310	60.75	\$376,611	\$52,603	\$257,397	\$221,923	1.160	2,106	\$122.22	VE1	
22-23-23-478-016	29600 TEN MILE	12/09/21	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$98,830	45.33	\$197,655	\$46,511	\$171,489	\$103,523	1.657	1,784	\$96.13	VE1	
22-23-23-478-036	29610 TEN MILE	12/09/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$43,290	37.64	\$86,584	\$34,192	\$80,808	\$35,885	2.252	640	\$126.26	VE1	
Totals:			\$4,138,790			\$4,138,790	\$2,039,800		\$4,113,625		\$3,437,902	\$2,337,491			\$125.70		
								Sale. Ratio =>	49.28					E.C.F. =>	1.471	Std. Deviation=>	0.367429641
								Std. Dev. =>	9.36					Ave. E.C.F. =>	1.537	Ave. Variance=>	25.0554

2023 ECF 1.460

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-23-351-042	24479 RIDGEVIEW	07/13/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$190,800	63.60	\$381,597	\$72,852	\$227,148	\$335,592	0.677	2,238	\$101.50	VF1	
22-23-23-352-019	24466 RIDGEVIEW	10/18/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$178,420	46.95	\$356,846	\$77,379	\$302,621	\$303,768	0.996	1,834	\$165.01	VF1	
22-23-23-352-023	24386 RIDGEVIEW	06/30/21	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$193,470	48.25	\$386,930	\$72,182	\$328,818	\$342,117	0.961	2,451	\$134.16	VF1	
Totals:			\$1,081,000			\$1,081,000	\$562,690		\$1,125,373		\$858,587	\$981,478			\$133.55		
								Sale. Ratio =>	52.05					E.C.F. =>	0.875	Std. Deviation=> 0.175135821	
								Std. Dev. =>	9.26					Ave. E.C.F. =>	0.878	Ave. Variance=> 13.4141	

2023 ECF 0.920
1 Outlier

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-23-354-004	24337 ELMHURST AVENUE	10/21/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$182,540	51.42	\$365,078	\$80,705	\$274,295	\$309,101	0.887	2,574	\$106.56	VG1
22-23-23-354-016	24587 ELMHURST AVENUE	10/29/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$185,300	54.50	\$370,607	\$73,759	\$266,241	\$322,661	0.825	2,604	\$102.24	VG1
Totals:			\$695,000			\$695,000	\$367,840		\$735,685		\$540,536	\$631,762			\$104.40	
								Sale. Ratio =>	52.93			E.C.F. =>	0.856	Std. Deviation=>		0.044020143
								Std. Dev. =>	2.18			Ave. E.C.F. =>	0.856	Ave. Variance=>		3.1127

2023 ECF 0.920
2020 Sales/VF1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-24-226-003	25857 ARDEN PARK DR	10/22/20	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$163,470	45.41	\$326,943	\$55,225	\$304,775	\$192,708	1.582	2,456	\$124.09	WC1	
22-23-24-226-013	25521 ARDEN PARK DR	06/29/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$155,800	51.08	\$311,603	\$62,223	\$242,777	\$176,865	1.373	2,076	\$116.94	WC1	
22-23-24-227-013	25633 BRANCHASTER	10/07/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$174,750	47.23	\$349,490	\$55,051	\$314,949	\$208,822	1.508	2,774	\$113.54	WC1	
22-23-24-228-001	25890 ARDEN PARK DR	08/25/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$148,020	47.75	\$296,030	\$53,795	\$256,205	\$171,798	1.491	2,283	\$112.22	WC1	
22-23-24-276-011	25233 APPLETON	11/10/21	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$170,740	47.30	\$341,480	\$53,851	\$307,149	\$203,992	1.506	2,490	\$123.35	WC1	
22-23-24-277-002	25171 APPLETON	07/09/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$198,070	61.90	\$396,146	\$57,767	\$262,233	\$239,985	1.093	2,683	\$97.74	WC1	
22-23-24-277-018	25073 ARDEN PARK DR	03/07/22	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$190,930	52.89	\$381,861	\$60,065	\$300,935	\$228,224	1.319	2,951	\$101.98	WC1	
22-23-24-277-021	25019 ARDEN PARK DR	08/27/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$162,180	49.15	\$324,366	\$60,131	\$269,869	\$187,401	1.440	2,091	\$129.06	WC1	
22-23-24-278-003	25502 ARDEN PARK DR	07/28/21	\$413,000	WD	03-ARM'S LENGTH	\$413,000	\$179,920	43.56	\$359,842	\$54,020	\$358,980	\$216,895	1.655	2,805	\$127.98	WC1	
22-23-24-278-008	25290 ARDEN PARK DR	12/01/20	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$153,140	61.50	\$306,279	\$54,511	\$194,489	\$178,559	1.089	2,111	\$92.13	WC1	
22-23-24-279-004	25074 ARDEN PARK DR	09/08/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$147,960	48.51	\$295,926	\$54,847	\$250,153	\$170,978	1.463	2,150	\$116.35	WC1	
22-23-24-279-010	25101 BRANCHASTER	02/09/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$165,660	52.59	\$331,320	\$58,736	\$256,264	\$193,322	1.326	2,377	\$107.81	WC1	
22-23-24-280-010	25246 BRANCHASTER	11/10/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$146,660	48.09	\$293,312	\$54,860	\$250,140	\$169,115	1.479	2,180	\$114.74	WC1	
22-23-24-281-009	25100 BRANCHASTER	06/11/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$126,420	43.59	\$252,841	\$54,729	\$235,271	\$140,505	1.674	1,778	\$132.32	WC1	
Totals:			\$4,594,000			\$4,594,000	\$2,283,720		\$4,567,439		\$3,804,189	\$2,679,169			\$115.02		
								Sale. Ratio =>	49.71					E.C.F. =>	1.420	Std. Deviation=>	0.17738987
								Std. Dev. =>	5.69					Ave. E.C.F. =>	1.428	Ave. Variance=>	13.4734

2023 ECF 1.410

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-24-301-003	29340 HEMLOCK DR	04/23/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$133,640	55.68	\$267,282	\$48,885	\$191,115	\$143,682	1.330	1,898	\$100.69	WD1
22-23-24-302-009	29166 HEMLOCK CT	10/29/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$137,000	52.69	\$273,991	\$49,753	\$210,247	\$147,525	1.425	1,898	\$110.77	WD1
22-23-24-351-008	29211 GERALDINE CT	09/03/21	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$141,900	43.39	\$283,792	\$61,086	\$265,914	\$146,517	1.815	2,112	\$125.91	WD1
Totals:			\$827,000			\$827,000	\$412,540		\$825,065		\$667,276	\$437,724			\$112.46	
								Sale. Ratio =>	49.88			E.C.F. =>	1.524	Std. Deviation=>		0.256884698
								Std. Dev. =>	6.41			Ave. E.C.F. =>	1.523	Ave. Variance=>		19.4337

2023 ECF 1.520

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-24-327-004	28291 WILDWOOD	06/16/20	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$138,750	53.39	\$277,508	\$65,187	\$194,713	\$142,497	1.366	2,040	\$95.45	WE1	
22-23-24-327-006	28326 SHADYLANE	10/16/20	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$150,910	55.08	\$301,822	\$73,891	\$200,109	\$152,974	1.308	2,348	\$85.23	WE1	
22-23-24-376-003	28455 SHADYLANE	04/13/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$138,810	42.06	\$277,624	\$64,262	\$265,738	\$143,196	1.856	1,686	\$157.61	WE1	
22-23-24-377-002	28349 SHADYLANE	02/14/22	\$397,500	WD	03-ARM'S LENGTH	\$397,500	\$155,610	39.15	\$311,222	\$76,909	\$320,591	\$157,257	2.039	1,788	\$179.30	WE1	
22-23-24-377-005	28475 WILDWOOD	01/21/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$144,800	54.64	\$289,604	\$73,988	\$191,012	\$144,709	1.320	2,139	\$89.30	WE1	
22-23-24-377-012	24525 WISTARIA	12/07/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$149,510	46.00	\$299,024	\$67,976	\$257,024	\$155,066	1.658	1,619	\$158.75	WE1	
22-23-24-377-013	24507 WISTARIA	03/21/22	\$324,500	WD	03-ARM'S LENGTH	\$324,500	\$134,620	41.49	\$269,243	\$63,221	\$261,279	\$138,270	1.890	1,779	\$146.87	WE1	
22-23-24-377-016	28318 BRIAR HILL	10/01/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$173,750	45.72	\$347,490	\$75,862	\$304,138	\$182,301	1.668	1,741	\$174.69	WE1	
22-23-24-378-005	24496 WISTARIA	01/25/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$121,820	39.94	\$243,644	\$69,792	\$235,208	\$116,679	2.016	1,378	\$170.69	WE1	
22-23-24-401-008	28147 WILDWOOD	07/31/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$157,310	74.91	\$314,618	\$87,178	\$122,822	\$152,644	0.805	1,900	\$64.64	WE1	
22-23-24-401-009	28236 SHADYLANE	04/03/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$129,920	56.49	\$259,840	\$58,517	\$171,483	\$135,116	1.269	1,527	\$112.30	WE1	
22-23-24-402-029	28150 WILDWOOD	02/22/22	\$418,500	WD	03-ARM'S LENGTH	\$418,500	\$217,390	51.95	\$434,772	\$107,672	\$310,828	\$219,530	1.416	3,154	\$98.55	WE1	
22-23-24-452-012	28162 BRIAR HILL	01/07/21	\$373,400	WD	03-ARM'S LENGTH	\$373,400	\$213,160	57.09	\$426,321	\$58,267	\$315,133	\$247,016	1.276	2,896	\$108.82	WE1	
Totals:			\$4,092,800			\$4,092,800	\$2,026,360		\$4,052,732		\$3,150,078	\$2,087,255			\$126.32		
								Sale. Ratio =>	49.51				E.C.F. =>	1.509	Std. Deviation=>		0.360275562
								Std. Dev. =>	9.83				Ave. E.C.F. =>	1.530	Ave. Variance=>		29.9650

2023 ECF 1.490
2022 Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-24-426-006	27401 ROYAL CRESCENT	09/10/20	\$300,900	WD	03-ARM'S LENGTH	\$300,900	\$158,650	52.73	\$317,305	\$67,203	\$233,697	\$173,682	1.346	1,909	\$122.42	WF1
22-23-24-427-005	27690 ACORN PARK	08/09/21	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$179,360	48.87	\$358,728	\$72,977	\$294,023	\$198,438	1.482	1,962	\$149.86	WF1
22-23-24-427-007	24961 ARDEN PARK DR	04/14/21	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$175,920	47.93	\$351,846	\$73,526	\$293,474	\$193,278	1.518	1,918	\$153.01	WF1
Totals:			\$1,034,900			\$1,034,900	\$513,930		\$1,027,879		\$821,194	\$565,398			\$141.76	
								Sale. Ratio =>	49.66			E.C.F. =>	1.452	Std. Deviation=>		0.091070278
								Std. Dev. =>	2.54			Ave. E.C.F. =>	1.449	Ave. Variance=>		6.8667

2023 ECF 1.440

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-25-101-022	23528 SANS SOUCI	09/22/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$91,840	48.34	\$183,689	\$37,008	\$152,992	\$104,772	1.460	1,620	\$94.44	XA1	
22-23-25-151-012	23451 SANS SOUCI	09/10/20	\$387,500	WD	03-ARM'S LENGTH	\$387,500	\$231,770	59.81	\$463,537	\$43,499	\$344,001	\$300,027	1.147	2,637	\$130.45	XA1	
22-23-25-151-013	23447 SANS SOUCI	06/19/20	\$240,100	WD	03-ARM'S LENGTH	\$240,100	\$90,450	37.67	\$180,906	\$39,780	\$200,320	\$100,804	1.987	1,706	\$117.42	XA1	
22-23-25-151-077	23500 MIDDLEBELT	08/28/20	\$288,500	WD	03-ARM'S LENGTH	\$288,500	\$97,190	33.69	\$194,379	\$50,094	\$238,406	\$103,061	2.313	1,267	\$188.17	XA1	
22-23-25-302-002	23220 CANFIELD	03/03/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$60,810	52.88	\$121,624	\$36,927	\$78,073	\$60,498	1.291	1,010	\$77.30	XA1	
Totals:			\$1,221,100			\$1,221,100	\$572,060		\$1,144,135		\$1,013,792	\$669,162			\$121.56		
								Sale. Ratio =>	46.85			E.C.F. =>	1.515			Std. Deviation=>	0.4928923
								Std. Dev. =>	10.76			Ave. E.C.F. =>	1.640			Ave. Variance=>	40.8544

2023 ECF 1.400
2022 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area		
22-23-25-179-008	28622 MARC	09/21/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$145,420	47.68	\$290,838	\$65,162	\$239,838	\$189,644	1.265	2,019	\$118.79	XC1		
22-23-25-179-009	28604 MARC	01/28/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$153,780	55.92	\$307,568	\$62,509	\$212,491	\$205,932	1.032	1,972	\$107.75	XC1		
22-23-25-205-003	24119 SCOTT	03/23/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$157,780	47.10	\$315,566	\$65,277	\$269,723	\$210,327	1.282	2,359	\$114.34	XC1		
Totals:			\$915,000			\$915,000	\$456,980		\$913,972		\$722,052	\$605,903			\$113.63			
								Sale. Ratio =>	49.94					E.C.F. =>	1.192	Std. Deviation=>		0.1398193
								Std. Dev. =>	4.93					Ave. E.C.F. =>	1.193	Ave. Variance=>		10.7417

2023 ECF 1.190

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-202-004	23600 W NEWELL	12/04/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$117,950	54.86	\$235,891	\$53,323	\$161,677	\$124,196	1.302	1,695	\$95.38	XD1
22-23-25-202-011	23685 GLENCREEK DR	09/17/21	\$268,500	WD	03-ARM'S LENGTH	\$268,500	\$116,120	43.25	\$232,235	\$61,410	\$207,090	\$116,207	1.782	1,582	\$130.90	XD1
22-23-25-203-003	23820 GLENCREEK DR	06/09/20	\$186,400	WD	03-ARM'S LENGTH	\$186,400	\$114,070	61.20	\$228,147	\$52,982	\$133,418	\$119,160	1.120	1,644	\$81.15	XD1
22-23-25-203-007	23600 GLENCREEK DR	10/05/20	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$109,570	49.36	\$219,132	\$54,502	\$167,498	\$111,993	1.496	1,235	\$135.63	XD1
22-23-25-203-012	23695 E NEWELL	06/10/20	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$113,870	48.48	\$227,732	\$53,391	\$181,509	\$118,599	1.530	1,477	\$122.89	XD1
22-23-25-204-022	23960 GLENCREEK DR	06/16/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$179,760	52.87	\$359,529	\$54,626	\$285,374	\$207,417	1.376	1,789	\$159.52	XD1
22-23-25-252-003	23514 CREEKDALE	02/22/21	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$144,870	46.75	\$289,737	\$66,945	\$242,955	\$151,559	1.603	2,314	\$104.99	XD1
22-23-25-252-005	23526 E NEWELL	07/16/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$138,890	46.30	\$277,787	\$65,110	\$234,890	\$144,678	1.624	2,086	\$112.60	XD1
22-23-25-252-006	23511 CLIFFVIEW	10/05/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$155,720	51.91	\$311,445	\$64,804	\$235,196	\$167,783	1.402	1,648	\$142.72	XD1
22-23-25-252-010	23451 CLIFFVIEW	11/15/21	\$333,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$333,000	\$148,920	44.72	\$318,647	\$54,876	\$278,124	\$180,082	1.544	2,670	\$104.17	XD1
Totals:			\$2,709,700			\$2,709,700	\$1,339,740		\$2,700,282		\$2,127,731	\$1,441,676			\$119.00	
							Sale. Ratio =>	49.44				E.C.F. =>	1.476		Std. Deviation=>	0.186324159
							Std. Dev. =>	5.39				Ave. E.C.F. =>	1.478		Ave. Variance=>	14.2440

2023 ECF 1.470

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-278-008	27634 SOUTH BRIDLE HILLS	11/19/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$165,950	45.47	\$331,905	\$74,418	\$290,582	\$221,019	1.315	2,582	\$112.54	XF1
22-23-25-278-009	27646 SOUTH BRIDLE HILLS	01/10/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$189,710	44.12	\$379,413	\$75,699	\$354,301	\$260,699	1.359	2,520	\$140.60	XF1
22-23-25-278-011	27670 SOUTH BRIDLE HILLS	04/05/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$187,860	52.18	\$375,719	\$72,954	\$287,046	\$259,884	1.105	2,691	\$106.67	XF1
22-23-25-278-030	23468 DERBY LN	06/25/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$180,860	60.29	\$361,726	\$75,356	\$224,644	\$245,811	0.914	2,480	\$90.58	XF1
Totals:			\$1,455,000			\$1,455,000	\$724,380		\$1,448,763		\$1,156,573	\$987,413			\$112.60	
								Sale. Ratio =>	49.79			E.C.F. =>	1.171	Std. Deviation=>		0.205370365
								Std. Dev. =>	7.41			Ave. E.C.F. =>	1.173	Ave. Variance=>		16.3845

2023 ECF 1.165

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-326-013	23197 ELM GROVE	12/18/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$123,500	49.40	\$246,991	\$45,000	\$205,000	\$188,777	1.086	1,567	\$130.82	XG1
22-23-25-326-016	23089 ELM GROVE	09/10/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$135,950	54.38	\$271,907	\$45,325	\$204,675	\$211,759	0.967	1,205	\$169.85	XG1
22-23-25-327-008	22915 WATT	06/02/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$150,240	50.08	\$300,476	\$55,453	\$244,547	\$228,993	1.068	1,870	\$130.77	XG1
22-23-25-377-028	28601 GRAYFIELD	10/28/21	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$111,060	55.53	\$222,119	\$47,104	\$152,896	\$163,565	0.935	1,540	\$99.28	XG1
Totals:			\$1,000,000			\$1,000,000	\$520,750		\$1,041,493		\$807,118	\$793,094			\$132.68	
								Sale. Ratio =>	52.08			E.C.F. =>	1.018	Std. Deviation=>		0.074412842
								Std. Dev. =>	3.06			Ave. E.C.F. =>	1.014	Ave. Variance=>		6.3136

2023 ECF 1.070
2020 Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-476-003	27565 SPRING VALLEY	11/01/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$133,320	37.55	\$266,634	\$56,924	\$298,076	\$155,341	1.919	2,490	\$119.71	XI1
22-23-25-476-004	27575 SPRING VALLEY	08/23/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$181,960	51.26	\$363,918	\$51,216	\$303,784	\$231,631	1.311	2,088	\$145.49	XI1
22-23-25-477-003	27620 SPRING VALLEY	07/19/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$126,200	40.06	\$252,407	\$51,401	\$263,599	\$148,893	1.770	1,454	\$181.29	XI1
Totals:			\$1,025,000			\$1,025,000	\$441,480		\$882,959		\$865,459	\$535,865			\$148.83	
								Sale. Ratio =>	43.07			E.C.F. =>	1.615	Std. Deviation=>		0.31662264
								Std. Dev. =>	7.29			Ave. E.C.F. =>	1.667	Ave. Variance=>		23.6943
													2023 ECF	1.350		
													Std Dev			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-101-063	24497 MILLCREEK DR	10/19/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$155,100	53.48	\$310,192	\$80,477	\$209,523	\$254,673	0.823	2,173	\$96.42	XI1
22-23-25-101-064	24465 MILLCREEK DR	09/18/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$187,880	56.08	\$375,756	\$78,539	\$256,461	\$329,509	0.778	2,704	\$94.85	XI1
22-23-25-102-003	24594 MILLCREEK DR	08/05/21	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$149,050	41.29	\$298,098	\$67,559	\$293,441	\$255,586	1.148	1,849	\$158.70	XI1
Totals:			\$986,000			\$986,000	\$492,030		\$984,046		\$759,425	\$839,768			\$116.66	
								Sale. Ratio =>	49.90			E.C.F. =>	0.904	Std. Deviation=>		0.201908341
								Std. Dev. =>	7.90			Ave. E.C.F. =>	0.916	Ave. Variance=>		15.4487

2023 ECF 0.902

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-226-014	23700 PADDOCK	12/30/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$154,910	37.78	\$309,827	\$81,687	\$328,313	\$253,489	1.295	2,415	\$135.95	XX1
22-23-25-226-020	23660 PADDOCK	07/02/21	\$369,750	WD	03-ARM'S LENGTH	\$369,750	\$210,370	56.90	\$420,743	\$70,084	\$299,666	\$389,621	0.769	2,645	\$113.30	XX1
22-23-25-226-023	27460 CRANBROOK	05/14/21	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$194,410	46.18	\$388,814	\$69,419	\$351,581	\$354,883	0.991	2,862	\$122.84	XX1
Totals:			\$1,200,750			\$1,200,750	\$559,690		\$1,119,384		\$979,560	\$997,993			\$124.03	
								Sale. Ratio =>	46.61			E.C.F. =>	0.982	Std. Deviation=>		0.264114442
								Std. Dev. =>	9.58			Ave. E.C.F. =>	1.018	Ave. Variance=>		18.4564

2023 ECF 0.900
XJ1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-26-102-049	31210 WESTHILL	11/12/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$164,340	43.25	\$328,676	\$36,365	\$343,635	\$167,035	2.057	2,112	\$162.71	YA1	
22-23-26-102-050	31202 WESTHILL	10/26/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$151,120	62.97	\$302,248	\$45,234	\$194,766	\$146,865	1.326	1,456	\$133.77	YA1	
22-23-26-151-011	31185 WESTHILL	12/29/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$163,980	48.23	\$327,963	\$45,019	\$294,981	\$161,682	1.824	1,553	\$189.94	YA1	
22-23-26-151-019	30816 LAMAR	06/01/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$150,940	37.74	\$301,884	\$40,681	\$359,319	\$149,259	2.407	1,650	\$217.77	YA1	
22-23-26-151-031	31197 WESTHILL	06/22/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$147,390	62.72	\$294,773	\$37,393	\$197,607	\$147,074	1.344	1,184	\$166.90	YA1	
22-23-26-152-013	30797 LAMAR	07/09/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$170,360	53.24	\$340,726	\$40,926	\$279,074	\$171,314	1.629	1,584	\$176.18	YA1	
Totals:			\$1,915,000			\$1,915,000	\$948,130		\$1,896,270		\$1,669,382	\$943,230			\$174.54		
								Sale. Ratio =>	49.51				E.C.F. =>	1.770	Std. Deviation=>		0.421956609
								Std. Dev. =>	10.28				Ave. E.C.F. =>	1.765	Ave. Variance=>		33.1718

2023 ECF 1.750

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-26-127-006	24015 HAYNES	09/04/20	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$104,190	44.53	\$208,375	\$40,022	\$193,978	\$123,789	1.567	1,597	\$121.46	YB1	
22-23-26-127-010	23933 HAYNES	03/22/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$111,290	49.46	\$222,583	\$45,242	\$179,758	\$130,398	1.379	1,521	\$118.18	YB1	
22-23-26-128-016	24055 SPRINGBROOK	03/09/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$149,510	48.23	\$299,012	\$51,130	\$258,870	\$182,266	1.420	1,776	\$145.76	YB1	
22-23-26-130-013	23719 CORA	09/30/21	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$121,680	44.74	\$243,369	\$40,188	\$231,812	\$149,398	1.552	1,892	\$122.52	YB1	
22-23-26-132-002	23740 HAYNES	04/14/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$279,610	62.14	\$559,216	\$49,783	\$400,217	\$374,583	1.068	3,026	\$132.26	YB1	
22-23-26-178-023	23434 HAYNES	03/25/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$117,010	40.35	\$234,011	\$37,020	\$252,980	\$144,846	1.747	1,347	\$187.81	YB1	
Totals:			\$1,781,000			\$1,781,000	\$883,290		\$1,766,566		\$1,517,615	\$1,105,280			\$138.00		
								Sale. Ratio =>	49.60					E.C.F. =>	1.373	Std. Deviation=> 0.22950635	
								Std. Dev. =>	7.52					Ave. E.C.F. =>	1.455	Ave. Variance=> 16.6322	

2023 ECF 1.360

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-26-127-003	23906 CORA	03/11/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$154,290	49.77	\$308,582	\$43,725	\$266,275	\$146,007	1.824	2,078	\$128.14	YB2	
22-23-26-177-001	30629 LAMAR	09/18/20	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$193,380	62.89	\$386,746	\$85,729	\$221,771	\$165,941	1.336	2,887	\$76.82	YB2	
22-23-26-177-009	23465 HAYNES	09/20/21	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$101,150	45.16	\$202,296	\$36,696	\$187,304	\$91,290	2.052	1,836	\$102.02	YB2	
22-23-26-179-012	23401 TUCK	03/15/21	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$76,100	48.78	\$152,197	\$39,941	\$116,059	\$61,883	1.875	968	\$119.90	YB2	
22-23-26-179-023	23309 TUCK	10/23/20	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$110,140	48.31	\$220,285	\$48,385	\$179,615	\$94,763	1.895	1,584	\$113.39	YB2	
Totals:			\$1,225,500			\$1,225,500	\$635,060		\$1,270,106		\$971,024	\$559,884			\$108.05		
								Sale. Ratio =>	51.82					E.C.F. =>	1.734	Std. Deviation=>	0.27090612
								Std. Dev. =>	6.88					Ave. E.C.F. =>	1.797	Ave. Variance=>	18.4044

2023 ECF 1.814
1 outlier/2022 sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-26-201-006	24175 DUNCAN	12/07/20	\$244,900	WD	03-ARM'S LENGTH	\$244,900	\$138,640	56.61	\$277,276	\$46,671	\$198,229	\$122,662	1.616	1,831	\$108.26	YC1	
22-23-26-201-016	23941 BROOKPLACE	12/28/20	\$255,100	WD	03-ARM'S LENGTH	\$255,100	\$118,150	46.32	\$236,305	\$38,576	\$216,524	\$105,175	2.059	1,720	\$125.89	YC1	
22-23-26-201-017	23923 BROOKPLACE	03/19/21	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$121,760	49.30	\$243,513	\$38,576	\$208,424	\$109,009	1.912	1,720	\$121.18	YC1	
22-23-26-202-005	24083 CREEKSIDE	05/13/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$113,900	42.98	\$227,794	\$37,747	\$227,253	\$101,089	2.248	1,330	\$170.87	YC1	
22-23-26-202-009	24112 DUNCAN	08/26/20	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$119,630	53.19	\$239,269	\$39,865	\$185,035	\$106,066	1.745	1,422	\$130.12	YC1	
22-23-26-203-009	23930 CREEKSIDE	08/31/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$122,710	46.31	\$245,417	\$37,747	\$227,253	\$110,463	2.057	1,330	\$170.87	YC1	
22-23-26-204-010	29693 MORAN	10/28/21	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$116,100	47.00	\$232,193	\$40,271	\$206,729	\$102,086	2.025	1,666	\$124.09	YC1	
22-23-26-204-012	23898 BARFIELD	09/17/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$130,030	53.07	\$260,061	\$38,576	\$206,424	\$117,811	1.752	1,974	\$104.57	YC1	
22-23-26-204-015	23862 BARFIELD	10/30/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$130,140	53.12	\$260,284	\$39,741	\$205,259	\$117,310	1.750	1,974	\$103.98	YC1	
22-23-26-204-016	23850 BARFIELD	12/11/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$128,470	50.38	\$256,937	\$40,047	\$214,953	\$115,367	1.863	1,720	\$124.97	YC1	
22-23-26-204-018	23826 BARFIELD	08/06/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$122,990	50.20	\$245,981	\$37,747	\$207,253	\$110,763	1.871	1,422	\$145.75	YC1	
Totals:			\$2,738,900			\$2,738,900	\$1,362,520		\$2,725,030		\$2,303,336	\$1,217,801			\$130.05		
								Sale. Ratio =>	49.75					E.C.F. =>	1.891	Std. Deviation=>	0.1839209
								Std. Dev. =>	3.99					Ave. E.C.F. =>	1.900	Ave. Variance=>	14.5824

2023 ECF 1.880

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-26-226-016	29460 MORAN	08/31/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$155,710	38.93	\$311,426	\$43,179	\$356,821	\$225,418	1.583	2,016	\$176.99	YE2
22-23-26-227-017	29451 MORAN	09/10/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$196,740	53.17	\$393,476	\$46,157	\$323,843	\$291,865	1.110	3,134	\$103.33	YE2
22-23-26-227-026	23725 MIDDLEBELT	03/19/21	\$462,000	WD	03-ARM'S LENGTH	\$462,000	\$237,230	51.35	\$474,452	\$49,022	\$412,978	\$357,504	1.155	3,232	\$127.78	YE2
22-23-26-276-029	29451 STOCKTON	07/16/21	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$173,140	59.50	\$346,285	\$36,822	\$254,178	\$260,053	0.977	1,892	\$134.34	YE2
22-23-26-277-012	23245 TULANE	01/12/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$136,410	48.72	\$272,829	\$41,397	\$238,603	\$194,481	1.227	2,202	\$108.36	YE2
Totals:			\$1,803,000			\$1,803,000	\$899,230		\$1,798,468		\$1,586,423	\$1,329,320			\$130.16	
							Sale. Ratio =>	49.87				E.C.F. =>	1.193		Std. Deviation=>	0.227241647
							Std. Dev. =>	7.51				Ave. E.C.F. =>	1.210		Ave. Variance=>	15.5610

2023 ECF 1.190

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-26-326-054	23097 CORA	12/30/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$88,680	42.23	\$177,350	\$33,147	\$176,853	\$79,670	2.220	1,262	\$140.14	YF1
22-23-26-327-032	23181 HAYNES	02/18/22	\$243,500	WD	03-ARM'S LENGTH	\$243,500	\$106,830	43.87	\$213,663	\$36,884	\$206,616	\$97,668	2.115	1,050	\$196.78	YF1
22-23-26-328-022	23022 HAYNES	07/20/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$122,180	49.87	\$244,363	\$35,358	\$209,642	\$115,472	1.816	1,380	\$151.91	YF1
22-23-26-328-074	23225 SPRINGBROOK	11/24/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$107,860	51.36	\$215,726	\$37,950	\$172,050	\$98,219	1.752	1,025	\$167.85	YF1
22-23-26-328-075	23217 SPRINGBROOK	09/10/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$129,830	48.99	\$259,653	\$36,266	\$228,734	\$123,418	1.853	1,409	\$162.34	YF1
22-23-26-328-076	23201 SPRINGBROOK	11/02/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$108,890	57.31	\$217,784	\$37,358	\$152,642	\$99,683	1.531	1,025	\$148.92	YF1
22-23-26-329-020	23042 SPRINGBROOK	06/15/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$76,040	44.73	\$152,072	\$30,845	\$139,155	\$66,976	2.078	1,248	\$111.50	YF1
22-23-26-329-060	23274 SPRINGBROOK	01/29/21	\$120,000	LC	03-ARM'S LENGTH	\$120,000	\$79,770	66.48	\$159,548	\$35,822	\$84,178	\$68,357	1.231	1,130	\$74.49	YF1
Totals:			\$1,653,500			\$1,653,500	\$820,080		\$1,640,159		\$1,369,870	\$749,464			\$144.24	
								Sale. Ratio =>	49.60			E.C.F. =>	1.828	Std. Deviation=>		0.32709799
								Std. Dev. =>	8.02			Ave. E.C.F. =>	1.825	Ave. Variance=>		24.2046

2023 ECF 1.810

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-26-427-036	23031 COLGATE	12/04/20	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$107,370	60.49	\$214,744	\$31,655	\$145,845	\$102,859	1.418	1,340	\$108.84	YH1	
22-23-26-427-047	23121 COLGATE	05/07/21	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$77,450	45.56	\$154,899	\$31,789	\$138,211	\$69,163	1.998	864	\$159.97	YH1	
22-23-26-427-048	23109 COLGATE	07/26/21	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$75,640	46.12	\$151,273	\$31,789	\$132,211	\$67,126	1.970	864	\$153.02	YH1	
22-23-26-428-014	23090 COLGATE	10/15/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$103,050	45.80	\$206,090	\$29,558	\$195,442	\$99,175	1.971	1,125	\$173.73	YH1	
22-23-26-428-048	23150 COLGATE	05/10/21	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$67,790	48.77	\$135,572	\$30,593	\$108,407	\$58,977	1.838	864	\$125.47	YH1	
22-23-26-428-051	23052 COLGATE	11/10/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$80,650	73.32	\$161,305	\$31,842	\$78,158	\$72,732	1.075	864	\$90.46	YH1	
22-23-26-428-060	23030 COLGATE	12/10/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$109,460	42.10	\$218,924	\$39,703	\$220,297	\$100,686	2.188	1,716	\$128.38	YH1	
22-23-26-428-063	23031 ALBION	12/29/20	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$57,970	42.16	\$115,946	\$27,918	\$109,582	\$49,454	2.216	952	\$115.11	YH1	
22-23-26-429-022	23030 ALBION	07/30/21	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$102,640	51.06	\$205,274	\$29,155	\$171,845	\$98,943	1.737	1,000	\$171.85	YH1	
22-23-26-429-056	23020 ALBION	06/25/20	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$70,010	57.86	\$140,011	\$25,904	\$95,096	\$64,105	1.483	996	\$95.48	YH1	
22-23-26-429-058	23237 TULANE	10/01/20	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$94,260	50.98	\$188,529	\$29,479	\$155,421	\$89,354	1.739	1,104	\$140.78	YH1	
22-23-26-429-059	23227 TULANE	12/18/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$93,480	50.53	\$186,965	\$31,947	\$153,053	\$87,089	1.757	1,104	\$138.63	YH1	
22-23-26-429-068	23061 TULANE	12/13/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$86,910	44.57	\$173,827	\$26,005	\$168,995	\$83,046	2.035	1,276	\$132.44	YH1	
22-23-26-430-008	23130 TULANE	08/16/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$73,290	35.75	\$146,573	\$30,921	\$174,079	\$64,973	2.679	1,080	\$161.18	YH1	
22-23-26-430-049	23230 TULANE	08/31/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$130,450	57.98	\$260,899	\$31,902	\$193,098	\$128,650	1.501	1,113	\$173.49	YH1	
22-23-26-476-007	22771 PURDUE	10/09/20	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$52,320	71.67	\$104,633	\$24,915	\$48,085	\$44,785	1.074	720	\$66.78	YH1	
22-23-26-476-020	22721 PURDUE	10/15/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$78,760	50.81	\$157,522	\$30,631	\$124,369	\$71,287	1.745	1,113	\$111.74	YH1	
22-23-26-476-021	22851 PURDUE	01/08/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$97,980	54.43	\$195,959	\$31,005	\$148,995	\$92,671	1.608	1,498	\$99.46	YH1	
22-23-26-477-036	22615 COLGATE	09/04/20	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$85,360	65.71	\$170,721	\$26,457	\$103,443	\$81,047	1.276	864	\$119.73	YH1	
22-23-26-477-044	22820 PURDUE	10/22/20	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$105,160	53.11	\$210,321	\$29,065	\$168,935	\$101,829	1.659	960	\$175.97	YH1	
22-23-26-477-048	22851 COLGATE	01/06/21	\$165,000	WD	21-NOT USED/OTHER	\$165,000	\$81,280	49.26	\$162,560	\$27,999	\$137,001	\$75,596	1.812	1,578	\$86.82	YH1	
22-23-26-479-001	22850 ALBION	11/02/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$67,450	49.96	\$134,903	\$28,587	\$106,413	\$59,728	1.782	1,168	\$91.11	YH1	
22-23-26-479-020	22610 ALBION	07/02/20	\$141,900	WD	03-ARM'S LENGTH	\$141,900	\$88,330	62.25	\$176,665	\$38,268	\$103,632	\$77,751	1.333	1,231	\$84.19	YH1	
22-23-26-479-024	22811 TULANE	06/26/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$57,040	42.25	\$114,076	\$18,383	\$116,617	\$53,760	2.169	993	\$117.44	YH1	
22-23-26-479-053	22715 TULANE	03/25/22	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$84,110	34.90	\$168,226	\$34,712	\$206,288	\$75,008	2.750	1,156	\$178.45	YH1	
22-23-26-480-018	22819 MIDDLEBELT	03/22/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$41,000	51.25	\$82,006	\$30,921	\$49,079	\$28,699	1.710	598	\$82.07	YH1	
22-23-26-480-040	22683 MIDDLEBELT	10/21/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$123,770	49.51	\$247,537	\$40,947	\$209,053	\$116,062	1.801	1,213	\$172.34	YH1	
22-23-26-480-043	22700 TULANE	02/10/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$77,090	61.67	\$154,183	\$34,789	\$90,211	\$67,075	1.345	1,216	\$74.19	YH1	
22-23-26-480-044	22801 MIDDLEBELT	10/20/20	\$149,500	WD	03-ARM'S LENGTH	\$149,500	\$92,360	61.78	\$184,726	\$42,871	\$106,629	\$79,694	1.338	1,166	\$91.45	YH1	
22-23-26-485-001	22590 ALBION	10/30/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$54,550	41.96	\$109,106	\$27,473	\$102,527	\$45,861	2.236	840	\$122.06	YH1	
22-23-26-485-024	22575 TULANE	07/28/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$73,670	42.10	\$147,335	\$27,562	\$147,438	\$67,288	2.191	1,125	\$131.06	YH1	
22-23-26-486-004	22480 TULANE	09/13/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$62,810	35.89	\$125,619	\$27,918	\$147,082	\$54,888	2.680	1,056	\$139.28	YH1	
Totals:			\$5,338,200			\$5,338,200	\$2,653,460		\$5,306,929		\$4,355,537	\$2,429,363			\$125.41		
								Sale. Ratio =>	49.71			E.C.F. =>	1.793	Std. Deviation=>	0.431735316		
								Std. Dev. =>	9.75			Ave. E.C.F. =>	1.816	Ave. Variance=>	33.1997		

2023 ECF 1.780

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-26-426-012	23073 PURDUE	10/09/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$128,900	52.61	\$257,803	\$30,273	\$214,727	\$127,826	1.680	1,646	\$130.45	YH3
22-23-26-427-012	23074 PURDUE	05/28/21	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$121,210	46.80	\$242,427	\$31,465	\$227,535	\$118,518	1.920	1,632	\$139.42	YH3
Totals:			\$504,000			\$504,000	\$250,110		\$500,230		\$442,262	\$246,344			\$134.94	
								Sale. Ratio =>	49.63			E.C.F. =>	1.795	Std. Deviation=>		0.16970214
								Std. Dev. =>	4.11			Ave. E.C.F. =>	1.800	Ave. Variance=>		11.9998

2023 ECF 1.780

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-29-427-005	22821 WALSINGHAM	05/27/21	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$251,610	43.76	\$503,212	\$84,590	\$490,410	\$357,797	1.371	3,102	\$158.09	1A1
22-23-29-451-002	22961 WOODRISING	11/29/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$189,740	49.28	\$379,478	\$73,316	\$311,684	\$261,677	1.191	2,200	\$141.67	1A1
22-23-29-451-007	22619 WALSINGHAM	03/15/21	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$180,600	51.31	\$361,202	\$74,185	\$277,815	\$245,314	1.132	2,499	\$111.17	1A1
22-23-29-452-005	22421 HEATHERSETT CRESCENT	05/07/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$235,990	60.51	\$471,972	\$96,776	\$293,224	\$320,680	0.914	3,175	\$92.35	1A1
22-23-29-453-003	22532 HEATHERSETT CRESCENT	06/25/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$246,580	72.52	\$493,169	\$81,077	\$258,923	\$352,215	0.735	3,246	\$79.77	1A1
22-23-29-453-018	35891 CASTLEMEADOW	01/14/22	\$425,500	WD	03-ARM'S LENGTH	\$425,500	\$184,860	43.45	\$369,724	\$81,724	\$343,776	\$246,154	1.397	2,077	\$165.52	1A1
22-23-29-453-020	35785 CASTLEMEADOW	04/09/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$197,610	46.50	\$395,212	\$82,094	\$342,906	\$267,622	1.281	2,798	\$122.55	1A1
22-23-29-476-023	35794 CASTLEMEADOW	08/17/21	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$358,760	39.86	\$717,522	\$129,133	\$770,867	\$502,897	1.533	4,411	\$174.76	1A1
22-23-29-476-024	35762 CASTLEMEADOW	09/24/20	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$179,510	48.52	\$359,023	\$90,185	\$279,815	\$229,776	1.218	2,394	\$116.88	1A1
22-23-29-476-027	35698 CASTLEMEADOW	12/15/20	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$260,150	53.09	\$520,293	\$97,876	\$392,124	\$361,040	1.086	2,601	\$150.76	1A1
22-23-29-476-028	35666 CASTLEMEADOW	10/18/21	\$479,000	WD	03-ARM'S LENGTH	\$479,000	\$281,860	58.84	\$563,718	\$91,142	\$387,858	\$403,911	0.960	2,389	\$162.35	1A1
22-23-29-476-033	35415 VALLEY CREEK	10/11/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$188,000	43.72	\$375,996	\$80,901	\$349,099	\$252,218	1.384	2,786	\$125.30	1A1
Totals:			\$5,561,500			\$5,561,500	\$2,755,270		\$5,510,521		\$4,498,501	\$3,801,301			\$133.43	
								Sale. Ratio =>	49.54			E.C.F. =>	1.183	Std. Deviation=>		0.23138185
								Std. Dev. =>	9.22			Ave. E.C.F. =>	1.184	Ave. Variance=>		18.1576

2023 ECF 1.170

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-29-326-006	22880 LISA	12/17/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$210,310	48.91	\$420,612	\$70,337	\$359,663	\$259,463	1.386	3,026	\$118.86	1C1
22-23-29-326-010	22819 LISA	01/22/21	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$208,860	52.61	\$417,728	\$71,481	\$325,519	\$256,479	1.269	3,017	\$107.89	1C1
22-23-29-326-019	22831 VACRI	01/27/21	\$487,500	WD	03-ARM'S LENGTH	\$487,500	\$253,050	51.91	\$506,098	\$68,050	\$419,450	\$324,480	1.293	3,117	\$134.57	1C1
22-23-29-351-010	36964 TINA	02/03/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$163,590	50.34	\$327,170	\$68,965	\$256,035	\$191,263	1.339	1,935	\$132.32	1C1
22-23-29-352-012	37155 TINA	08/27/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$194,620	43.73	\$389,241	\$69,994	\$375,006	\$236,479	1.586	2,735	\$137.11	1C1
22-23-29-352-016	36915 TINA	06/25/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$223,220	51.91	\$446,445	\$74,340	\$355,660	\$275,633	1.290	3,087	\$115.21	1C1
22-23-29-352-021	36982 CARLA	07/29/20	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$227,310	45.46	\$454,612	\$73,376	\$426,624	\$282,397	1.511	3,133	\$136.17	1C1
22-23-29-353-006	22636 ELENA	08/26/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$192,490	55.00	\$384,976	\$72,396	\$277,604	\$231,541	1.199	2,140	\$129.72	1C1
22-23-29-353-010	36860 ELIA	12/03/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$216,550	45.59	\$433,094	\$72,053	\$402,947	\$267,438	1.507	2,663	\$151.31	1C1
22-23-29-377-003	22674 VACRI	12/14/20	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$195,440	46.53	\$390,881	\$68,965	\$351,035	\$238,456	1.472	2,666	\$131.67	1C1
22-23-29-377-020	36696 ALMOND	07/17/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$165,700	47.34	\$331,390	\$69,880	\$280,120	\$193,711	1.446	2,178	\$128.61	1C1
22-23-29-377-025	22515 CLEAR LAKE	12/31/20	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$174,540	51.64	\$349,077	\$70,947	\$267,053	\$206,022	1.296	2,237	\$119.38	1C1
22-23-29-377-035	36609 SANDRA	09/18/20	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$180,380	50.11	\$360,755	\$68,965	\$291,035	\$216,141	1.347	2,488	\$116.98	1C1
22-23-29-377-046	22798 VACRI	01/18/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$205,620	57.12	\$411,236	\$70,337	\$289,663	\$252,518	1.147	2,930	\$98.86	1C1
Totals:			\$5,667,500			\$5,667,500	\$2,811,680		\$5,623,315		\$4,677,414	\$3,432,022			\$125.62	
								Sale. Ratio =>	49.61			E.C.F. =>	1.363	Std. Deviation=>		0.126892937
								Std. Dev. =>	3.84			Ave. E.C.F. =>	1.363	Ave. Variance=>		10.3906

2023 ECF 1.350

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-30-453-016	38312 LANA CT	06/17/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$175,750	51.69	\$351,495	\$77,700	\$262,300	\$244,460	1.073	2,496	\$105.09	2A1
Totals:			\$340,000			\$340,000	\$175,750		\$351,495		\$262,300	\$244,460			\$105.09	
								Sale. Ratio =>	51.69				E.C.F. =>	1.073	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.073	Ave. Variance=>	0.0000

2023 ECF 1.120

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-30-401-009	38011 ERIC	02/05/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$187,110	47.37	\$374,218	\$75,867	\$319,133	\$242,562	1.316	2,459	\$129.78	2B1	
22-23-30-401-021	22875 FOX CREEK	08/20/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$208,910	55.71	\$417,829	\$83,037	\$291,963	\$272,189	1.073	2,907	\$100.43	2B1	
22-23-30-402-011	23010 FOX CREEK	08/31/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$211,580	56.42	\$423,153	\$79,418	\$295,582	\$279,459	1.058	2,907	\$101.68	2B1	
22-23-30-402-012	37790 WINDWOOD	09/02/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$178,620	48.94	\$357,248	\$73,494	\$291,506	\$230,694	1.264	2,033	\$143.39	2B1	
22-23-30-403-001	37805 WINDWOOD	11/20/20	\$436,000	WD	03-ARM'S LENGTH	\$436,000	\$225,200	51.65	\$450,396	\$76,604	\$359,396	\$303,896	1.183	3,000	\$119.80	2B1	
22-23-30-427-001	23240 FOX CREEK	12/10/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$180,160	46.79	\$360,316	\$73,036	\$311,964	\$233,561	1.336	2,210	\$141.16	2B1	
22-23-30-427-003	23276 FOX CREEK	11/05/20	\$411,000	WD	03-ARM'S LENGTH	\$411,000	\$188,290	45.81	\$376,586	\$75,587	\$335,413	\$244,715	1.371	2,439	\$137.52	2B1	
22-23-30-427-007	37700 WINDWOOD	07/28/20	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$196,410	47.90	\$392,811	\$87,140	\$322,860	\$248,513	1.299	2,407	\$134.13	2B1	
22-23-30-428-011	23126 BAYPOINT	01/15/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$174,460	45.91	\$348,926	\$73,677	\$306,323	\$223,780	1.369	2,282	\$134.23	2B1	
22-23-30-428-013	23090 BAYPOINT	06/22/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$190,930	49.59	\$381,857	\$73,768	\$311,232	\$250,479	1.243	2,424	\$128.40	2B1	
22-23-30-429-010	23123 BAYPOINT	05/28/21	\$441,500	WD	03-ARM'S LENGTH	\$441,500	\$192,790	43.67	\$385,587	\$75,374	\$366,126	\$252,206	1.452	2,654	\$137.95	2B1	
22-23-30-429-032	22939 WILLOWBROOK	12/03/20	\$364,000	WD	03-ARM'S LENGTH	\$364,000	\$179,470	49.30	\$358,943	\$80,810	\$283,190	\$226,124	1.252	1,956	\$144.78	2B1	
22-23-30-454-009	37844 BAYWOOD	01/27/21	\$384,000	WD	03-ARM'S LENGTH	\$384,000	\$179,500	46.74	\$358,992	\$73,545	\$310,455	\$232,071	1.338	2,748	\$112.97	2B1	
22-23-30-476-013	37455 RIVER BEND	04/17/20	\$338,500	WD	03-ARM'S LENGTH	\$338,500	\$208,880	61.71	\$417,763	\$77,780	\$260,720	\$276,409	0.943	3,040	\$85.76	2B1	
22-23-30-477-004	22680 SHADOWGLEN	08/12/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$222,890	48.45	\$445,775	\$94,664	\$365,336	\$285,456	1.280	2,946	\$124.01	2B1	
22-23-30-478-016	37732 BAYWOOD	10/21/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$174,660	45.37	\$349,310	\$75,496	\$309,504	\$222,613	1.390	2,338	\$132.38	2B1	
22-23-30-478-018	37676 BAYWOOD	11/20/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$211,070	59.46	\$422,135	\$73,137	\$281,863	\$283,738	0.993	3,164	\$89.08	2B1	
Totals:			\$6,645,000			\$6,645,000	\$3,310,930		\$6,621,845		\$5,322,566	\$4,308,464			\$123.38		
								Sale. Ratio =>	49.83					E.C.F. =>	1.235	Std. Deviation=>	0.1467109
								Std. Dev. =>	5.22					Ave. E.C.F. =>	1.245	Ave. Variance=>	11.4740

2023 ECF 1.230

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-30-401-018	22945 FOX CREEK	12/24/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$183,850	51.79	\$367,707	\$75,037	\$279,963	\$225,131	1.244	2,352	\$119.03	2B2
22-23-30-401-020	22893 FOX CREEK	10/05/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$212,560	45.71	\$425,116	\$73,127	\$391,873	\$270,761	1.447	2,831	\$138.42	2B2
22-23-30-426-003	23265 FOX CREEK	03/12/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$184,190	51.16	\$368,382	\$73,036	\$286,964	\$227,189	1.263	1,969	\$145.74	2B2
Totals:			\$1,180,000			\$1,180,000	\$580,600		\$1,161,205		\$958,800	\$723,081			\$134.40	
								Sale. Ratio =>	49.20			E.C.F. =>	1.326	Std. Deviation=>		0.112415484
								Std. Dev. =>	3.34			Ave. E.C.F. =>	1.318	Ave. Variance=>		8.6210

2023 ECF 1.300

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-31-129-001	38719 WAKEFIELD	01/18/22	\$417,000	WD	03-ARM'S LENGTH	\$417,000	\$231,490	55.51	\$462,979	\$72,206	\$344,794	\$339,803	1.015	2,639	\$130.65	3A1	
22-23-31-129-010	38636 RUTGERS	04/05/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$190,420	47.02	\$380,840	\$69,550	\$335,450	\$270,687	1.239	2,655	\$126.35	3A1	
22-23-31-130-016	21600 PARKWOOD LN	10/29/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$192,290	40.48	\$384,583	\$74,086	\$400,914	\$269,997	1.485	2,628	\$152.55	3A1	
22-23-31-130-018	38700 HARVARD	11/06/20	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$228,330	55.69	\$456,664	\$81,827	\$328,173	\$325,945	1.007	2,743	\$119.64	3A1	
22-23-31-180-002	21494 PARKWOOD LN	07/08/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$220,570	49.02	\$441,148	\$65,556	\$384,444	\$326,602	1.177	3,187	\$120.63	3A1	
Totals:			\$2,157,000			\$2,157,000	\$1,063,100		\$2,126,214		\$1,793,775	\$1,533,034			\$129.96		
								Sale. Ratio =>	49.29			E.C.F. =>	1.170			Std. Deviation=>	0.1960115
								Std. Dev. =>	6.37			Ave. E.C.F. =>	1.185			Ave. Variance=>	14.2012

2023 ECF 1.150

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-31-102-006	21943 PARKWOOD LN	12/23/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$199,670	45.38	\$399,347	\$74,537	\$365,463	\$353,054	1.035	2,717	\$134.51	3A2	
22-23-31-127-005	22275 HEATHERIDGE LN	09/10/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$197,180	51.89	\$394,350	\$73,063	\$306,937	\$349,225	0.879	2,868	\$107.02	3A2	
22-23-31-151-005	38865 PARKWOOD CT	07/31/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$189,590	54.95	\$379,180	\$71,777	\$273,223	\$334,134	0.818	2,504	\$109.11	3A2	
22-23-31-151-013	38817 WESTCHESTER	08/31/20	\$378,500	WD	03-ARM'S LENGTH	\$378,500	\$192,410	50.83	\$384,823	\$75,314	\$303,186	\$336,423	0.901	2,660	\$113.98	3A2	
22-23-31-151-016	38844 CHESHIRE	07/07/21	\$524,000	WD	03-ARM'S LENGTH	\$524,000	\$248,160	47.36	\$496,319	\$80,463	\$443,537	\$452,017	0.981	3,077	\$144.15	3A2	
22-23-31-152-002	38885 CHESHIRE	05/17/21	\$423,000	WD	03-ARM'S LENGTH	\$423,000	\$197,250	46.63	\$394,507	\$73,947	\$349,053	\$348,435	1.002	2,178	\$160.26	3A2	
22-23-31-178-006	38814 WESTCHESTER	03/01/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$209,590	54.44	\$419,187	\$70,169	\$314,831	\$379,367	0.830	2,817	\$111.76	3A2	
Totals:			\$2,875,500			\$2,875,500	\$1,433,850		\$2,867,713		\$2,356,230	\$2,552,655			\$125.83		
								Sale. Ratio =>	49.86					E.C.F. =>	0.923	Std. Deviation=>	0.08594354
								Std. Dev. =>	3.83					Ave. E.C.F. =>	0.921	Ave. Variance=>	7.3042

2023 ECF 0.920

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-31-202-004	22398 INNSBROOK	07/16/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$185,950	46.49	\$371,900	\$73,699	\$326,301	\$200,135	1.630	2,440	\$133.73	3C1
22-23-31-203-004	38014 W MEADOWHILL	05/14/21	\$384,900	WD	03-ARM'S LENGTH	\$384,900	\$183,470	47.67	\$366,942	\$61,300	\$323,600	\$205,129	1.578	2,440	\$132.62	3C1
22-23-31-203-005	37996 W MEADOWHILL	03/31/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$198,370	50.22	\$396,742	\$61,757	\$333,243	\$224,822	1.482	2,503	\$133.14	3C1
22-23-31-226-006	22294 INNSBROOK	07/12/21	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$197,760	43.46	\$395,524	\$67,001	\$387,999	\$220,485	1.760	2,476	\$156.70	3C1
22-23-31-226-008	22272 INNSBROOK	04/20/20	\$392,500	WD	03-ARM'S LENGTH	\$392,500	\$198,330	50.53	\$396,651	\$63,924	\$328,576	\$223,307	1.471	2,508	\$131.01	3C1
22-23-31-226-009	22260 INNSBROOK	10/20/20	\$403,000	WD	03-ARM'S LENGTH	\$403,000	\$192,860	47.86	\$385,721	\$61,637	\$341,363	\$217,506	1.569	2,497	\$136.71	3C1
22-23-31-228-015	37688 E GREENWOOD	07/22/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$176,740	39.28	\$353,479	\$63,401	\$386,599	\$194,683	1.986	2,440	\$158.44	3C1
22-23-31-228-018	37632 W GREENWOOD	08/21/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$200,120	53.37	\$400,239	\$62,215	\$312,785	\$226,862	1.379	2,664	\$117.41	3C1
22-23-31-252-011	38035 KLARR	07/13/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$213,280	58.43	\$426,559	\$63,118	\$301,882	\$243,920	1.238	2,469	\$122.27	3C1
22-23-31-252-017	21561 WOODFARM	12/11/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$202,890	57.97	\$405,781	\$64,336	\$285,664	\$229,158	1.247	2,348	\$121.66	3C1
22-23-31-254-001	37873 W GREENWOOD	03/12/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$201,460	50.37	\$402,921	\$65,251	\$334,749	\$226,624	1.477	2,648	\$126.42	3C1
22-23-31-276-005	37813 W GREENWOOD	11/05/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$192,200	46.31	\$384,409	\$65,296	\$349,704	\$214,170	1.633	2,636	\$132.66	3C1
22-23-31-277-014	21761 GLENWILD	07/23/21	\$348,000	WD	03-ARM'S LENGTH	\$348,000	\$191,770	55.11	\$383,542	\$59,470	\$288,530	\$217,498	1.327	1,828	\$157.84	3C1
22-23-31-278-009	37731 W MEADOWHILL	06/15/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$193,060	58.50	\$386,123	\$59,561	\$270,439	\$219,169	1.234	2,223	\$121.65	3C1
22-23-31-278-030	21744 GLENWILD	08/31/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$188,610	46.00	\$377,223	\$59,470	\$350,530	\$213,257	1.644	2,220	\$157.90	3C1
Totals:			\$5,873,400			\$5,873,400	\$2,916,870		\$5,833,756		\$4,921,964	\$3,276,725			\$136.01	
								Sale. Ratio =>	49.66			E.C.F. =>	1.502	Std. Deviation=>		0.21015339
								Std. Dev. =>	5.70			Ave. E.C.F. =>	1.510	Ave. Variance=>		16.3697

2023 ECF 1.490

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-31-177-003	38650 NORTHFARM	10/07/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$193,300	61.37	\$386,606	\$69,250	\$245,750	\$220,386	1.115	1,984	\$123.87	3D1
22-23-31-177-010	21409 LUJON DR	11/02/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$168,120	45.44	\$336,237	\$68,152	\$301,848	\$186,170	1.621	1,601	\$188.54	3D1
22-23-31-252-001	21582 BEAUFORD CT	07/07/21	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$200,490	46.09	\$400,974	\$65,067	\$369,933	\$233,269	1.586	2,864	\$129.17	3D1
22-23-31-401-008	21542 BEAUFORD CT	12/16/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$241,310	60.33	\$482,617	\$67,108	\$332,892	\$288,548	1.154	2,716	\$122.57	3D1
22-23-31-401-021	21356 LUJON DR	08/06/21	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$195,630	39.92	\$391,258	\$68,642	\$421,358	\$224,039	1.881	1,893	\$222.59	3D1
Totals:			\$2,010,000			\$2,010,000	\$998,850		\$1,997,692		\$1,671,781	\$1,152,412			\$157.34	
								Sale. Ratio =>	49.69			E.C.F. =>	1.451	Std. Deviation=>		0.32827158
								Std. Dev. =>	9.64			Ave. E.C.F. =>	1.471	Ave. Variance=>		26.9569

2023 ECF 1.440

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-31-176-001	21357 WOODHILL	11/13/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$151,080	49.53	\$302,158	\$57,358	\$247,642	\$195,840	1.265	2,405	\$102.97	3D2
Totals:			\$305,000			\$305,000	\$151,080		\$302,158		\$247,642	\$195,840			\$102.97	
								Sale. Ratio =>	49.53			E.C.F. =>	1.265		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.265		Ave. Variance=>	0.0000

2023 ECF 1.250

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-31-327-020	21147 LUJON DR	03/23/21	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$266,890	58.66	\$533,787	\$71,234	\$383,766	\$312,536	1.228	3,262	\$117.65	3E1
22-23-31-376-008	38675 RHONSWOOD CT	09/16/20	\$305,500	WD	03-ARM'S LENGTH	\$305,500	\$170,890	55.94	\$341,788	\$74,586	\$230,914	\$180,542	1.279	2,310	\$99.96	3E1
22-23-31-378-015	38549 SOUTHFARM LN	05/17/21	\$424,160	WD	03-ARM'S LENGTH	\$424,160	\$193,030	45.51	\$386,064	\$66,482	\$357,678	\$215,934	1.656	2,454	\$145.75	3E1
22-23-31-401-029	38190 TRALEE TR	06/16/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$212,900	47.31	\$425,795	\$79,257	\$370,743	\$234,147	1.583	2,690	\$137.82	3E1
22-23-31-401-043	37990 TRALEE TR	02/05/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$203,260	47.27	\$406,527	\$60,615	\$369,385	\$233,724	1.580	2,814	\$131.27	3E1
22-23-31-402-018	38020 RHONSWOOD	04/02/21	\$438,000	WD	03-ARM'S LENGTH	\$438,000	\$168,680	38.51	\$337,361	\$63,370	\$374,630	\$185,129	2.024	2,604	\$143.87	3E1
22-23-31-403-004	21154 CENTERFARM	03/25/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$321,070	67.59	\$642,141	\$76,695	\$398,305	\$382,058	1.043	5,281	\$75.42	3E1
22-23-31-403-011	37953 TRALEE TR	07/19/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$165,620	41.41	\$331,237	\$62,792	\$337,208	\$181,382	1.859	2,260	\$149.21	3E1
22-23-31-426-007	37604 COLFAX	04/10/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$185,050	69.83	\$370,107	\$62,974	\$202,026	\$207,522	0.974	2,516	\$80.30	3E1
22-23-31-427-001	37727 COLFAX	04/02/20	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$200,310	55.66	\$400,628	\$70,359	\$289,541	\$223,155	1.297	3,001	\$96.48	3E1
22-23-31-427-002	37675 COLFAX	12/20/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$241,020	57.39	\$482,047	\$71,924	\$348,076	\$277,110	1.256	2,755	\$126.34	3E1
22-23-31-427-009	21196 WOODFARM	07/27/21	\$522,000	WD	03-ARM'S LENGTH	\$522,000	\$216,180	41.41	\$432,359	\$74,795	\$447,205	\$241,597	1.851	3,294	\$135.76	3E1
22-23-31-427-018	21181 EASTFARM	07/14/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$171,360	45.70	\$342,722	\$68,913	\$306,087	\$185,006	1.654	2,124	\$144.11	3E1
22-23-31-428-001	21298 EASTFARM	10/01/21	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$164,160	47.86	\$328,327	\$64,795	\$278,205	\$178,062	1.562	2,170	\$128.21	3E1
22-23-31-428-005	21204 EASTFARM	04/15/21	\$406,500	WD	03-ARM'S LENGTH	\$406,500	\$182,280	44.84	\$364,568	\$68,356	\$338,144	\$200,143	1.690	2,390	\$141.48	3E1
22-23-31-451-001	21086 LUJON DR	11/29/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$243,040	52.27	\$486,072	\$80,229	\$384,771	\$274,218	1.403	3,074	\$125.17	3E1
22-23-31-451-010	37997 RHONSWOOD	09/15/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$180,930	42.57	\$361,855	\$64,795	\$360,205	\$200,716	1.795	2,292	\$157.16	3E1
22-23-31-451-027	38094 CONNAUGHT	12/21/20	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$174,230	39.60	\$348,464	\$63,900	\$376,100	\$192,273	1.956	2,463	\$152.70	3E1
22-23-31-452-001	38270 SOUTHFARM LN	12/13/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$176,110	42.95	\$352,218	\$62,480	\$347,520	\$195,769	1.775	2,499	\$139.06	3E1
22-23-31-452-003	38235 CONNAUGHT	10/06/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$176,130	44.03	\$352,263	\$67,743	\$332,257	\$192,243	1.728	2,492	\$133.33	3E1
22-23-31-452-007	38087 CONNAUGHT	04/26/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$161,490	43.06	\$322,971	\$65,163	\$309,837	\$174,195	1.779	2,124	\$145.87	3E1
22-23-31-452-009	38033 CONNAUGHT	07/01/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$183,450	41.69	\$366,902	\$68,504	\$371,496	\$201,620	1.843	2,481	\$149.74	3E1
22-23-31-452-015	38050 SOUTHFARM LN	07/14/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$183,640	58.30	\$367,272	\$63,230	\$251,770	\$205,434	1.226	2,902	\$86.76	3E1
22-23-31-453-009	38095 SOUTHFARM LN	11/19/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$175,630	55.76	\$351,250	\$64,112	\$250,888	\$194,012	1.293	2,400	\$104.54	3E1
22-23-31-476-006	37603 RHONSWOOD	09/14/20	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$215,470	54.55	\$430,937	\$65,834	\$329,166	\$246,691	1.334	2,160	\$152.39	3E1
22-23-31-476-008	37543 DUNGARRAN	08/20/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$250,810	50.16	\$501,613	\$84,234	\$415,766	\$282,013	1.474	2,510	\$165.64	3E1
22-23-31-476-019	37642 EIGHT MILE	04/21/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$170,980	62.17	\$341,953	\$69,193	\$205,807	\$184,297	1.117	1,472	\$139.81	3E1
Totals:			\$10,824,060			\$10,824,060	\$5,354,610		\$10,709,228		\$8,967,496	\$5,981,530			\$129.84	
							Sale. Ratio =>	49.47				E.C.F. =>	1.499		Std. Deviation=>	0.293292606
							Std. Dev. =>	8.56				Ave. E.C.F. =>	1.528		Ave. Variance=>	25.2876

2023 ECF 1.480

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-31-133-005	22126 LUJON DR	05/04/20	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$300,860	52.32	\$601,725	\$128,587	\$446,413	\$630,851	0.708	3,745	\$119.20	3F1
Totals:			\$575,000			\$575,000	\$300,860		\$601,725		\$446,413	\$630,851			\$119.20	
								Sale. Ratio =>	52.32			E.C.F. =>	0.708		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.708		Ave. Variance=>	0.0000

2023 ECF 0.750
2020 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-32-301-035	37185 FOREST	01/19/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$190,250	37.30	\$380,502	\$86,079	\$423,921	\$275,162	1.541	2,612	\$162.30	4A2
22-23-32-326-037	21254 HETKE	01/28/22	\$601,150	WD	03-ARM'S LENGTH	\$601,150	\$215,350	35.82	\$430,706	\$82,229	\$518,921	\$325,679	1.593	3,236	\$160.36	4A2
22-23-32-326-038	21232 HETKE	07/16/21	\$664,000	WD	03-ARM'S LENGTH	\$664,000	\$342,580	51.59	\$685,151	\$88,958	\$575,042	\$557,190	1.032	3,553	\$161.85	4A2
22-23-32-326-040	21311 METROVIEW	03/18/21	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$201,050	34.37	\$402,092	\$69,855	\$515,145	\$310,502	1.659	2,307	\$223.30	4A2
Totals:			\$2,360,150			\$2,360,150	\$949,230		\$1,898,451		\$2,033,029	\$1,468,533			\$176.95	
								Sale. Ratio =>	40.22			E.C.F. =>	1.384	Std. Deviation=>		0.286941564
								Std. Dev. =>	7.97			Ave. E.C.F. =>	1.456	Ave. Variance=>		21.2116

2023 ECF 1.070

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-32-101-001	22253 SHEFFIELD CT	08/14/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$202,390	47.62	\$404,776	\$86,486	\$338,514	\$342,247	0.989	2,849	\$118.82	4B1
22-23-32-101-025	37007 ASHOVER CT	11/01/21	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$283,680	45.75	\$567,359	\$97,663	\$522,337	\$505,049	1.034	4,120	\$126.78	4B1
22-23-32-101-028	22225 HARSDALE DR	03/25/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$214,390	46.61	\$428,774	\$90,329	\$369,671	\$363,919	1.016	2,672	\$138.35	4B1
22-23-32-103-006	37079 BIRWOOD	12/17/20	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$248,270	56.43	\$496,539	\$93,758	\$346,242	\$433,098	0.799	2,790	\$124.10	4B1
22-23-32-103-007	37047 BIRWOOD	12/10/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$219,220	54.81	\$438,431	\$92,793	\$307,207	\$371,654	0.827	2,769	\$110.95	4B1
22-23-32-103-009	36983 BIRWOOD	11/02/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$215,770	50.77	\$431,542	\$107,112	\$317,888	\$348,849	0.911	2,333	\$136.26	4B1
22-23-32-104-006	21810 SHEFFIELD DR	08/12/20	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$265,930	59.11	\$531,864	\$105,024	\$344,876	\$458,968	0.751	2,899	\$118.96	4B1
22-23-32-104-009	21762 SHEFFIELD DR	07/08/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$256,610	55.78	\$513,228	\$94,295	\$365,705	\$450,466	0.812	3,350	\$109.17	4B1
22-23-32-104-010	21746 SHEFFIELD DR	09/28/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$240,300	52.24	\$480,593	\$92,271	\$367,729	\$417,551	0.881	3,114	\$118.09	4B1
22-23-32-126-020	22128 BUCKINGHAM	10/29/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$221,740	46.68	\$443,482	\$80,839	\$394,161	\$389,939	1.011	2,984	\$132.09	4B1
22-23-32-126-028	21672 SHEFFIELD DR	03/24/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$211,740	45.54	\$423,479	\$94,270	\$370,730	\$353,988	1.047	2,575	\$143.97	4B1
22-23-32-129-004	22280 BUCKINGHAM	08/12/20	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$214,420	47.13	\$428,842	\$84,717	\$370,283	\$370,027	1.001	2,924	\$126.64	4B1
22-23-32-151-003	21819 SHEFFIELD DR	02/25/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$213,460	43.12	\$426,926	\$82,533	\$412,467	\$370,315	1.114	2,623	\$157.25	4B1
22-23-32-151-005	21777 SHEFFIELD DR	11/17/21	\$431,000	WD	03-ARM'S LENGTH	\$431,000	\$222,580	51.64	\$445,153	\$82,091	\$348,909	\$390,389	0.894	3,092	\$112.84	4B1
22-23-32-151-016	37082 DUNSTABLE CT	06/25/20	\$412,500	PTA	03-ARM'S LENGTH	\$412,500	\$216,950	52.59	\$433,908	\$82,949	\$329,551	\$377,375	0.873	2,616	\$125.98	4B1
22-23-32-151-020	36950 DUNSTABLE CT	06/02/21	\$501,250	WD	03-ARM'S LENGTH	\$501,250	\$206,930	41.28	\$413,855	\$82,192	\$419,058	\$356,627	1.175	2,565	\$163.38	4B1
22-23-32-151-033	37072 ALDGATE	10/14/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$223,460	50.22	\$446,925	\$82,091	\$362,909	\$392,295	0.925	2,938	\$123.52	4B1
22-23-32-151-042	21754 MANCHESTER	04/12/21	\$398,000	WD	03-ARM'S LENGTH	\$398,000	\$218,850	54.99	\$437,705	\$91,579	\$306,421	\$372,179	0.823	2,426	\$126.31	4B1
22-23-32-151-055	37274 ASPEN DR	05/29/20	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$246,250	57.27	\$492,504	\$80,161	\$349,839	\$443,380	0.789	2,721	\$128.57	4B1
22-23-32-151-056	37272 ASPEN DR	08/25/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$191,220	43.46	\$382,447	\$79,518	\$360,482	\$325,730	1.107	2,286	\$157.69	4B1
22-23-32-151-057	37184 ASPEN DR	08/31/20	\$406,500	WD	03-ARM'S LENGTH	\$406,500	\$205,650	50.59	\$411,293	\$86,982	\$319,518	\$348,722	0.916	2,575	\$124.08	4B1
22-23-32-151-064	36970 ASPEN DR	09/09/20	\$541,000	WD	03-ARM'S LENGTH	\$541,000	\$253,350	46.83	\$506,707	\$89,795	\$451,205	\$448,292	1.006	3,470	\$130.03	4B1
22-23-32-152-013	37103 ASPEN DR	03/22/21	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$234,060	45.45	\$468,119	\$85,092	\$429,908	\$411,857	1.044	3,020	\$142.35	4B1
22-23-32-179-020	36812 KENMORE	11/05/21	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$247,570	45.85	\$495,141	\$83,418	\$456,582	\$442,713	1.031	3,021	\$151.14	4B1
22-23-32-179-025	36751 KENMORE	10/13/20	\$448,000	WD	03-ARM'S LENGTH	\$448,000	\$220,870	49.30	\$441,740	\$83,959	\$364,041	\$384,711	0.946	2,737	\$133.01	4B1
Totals:			\$11,538,150			\$11,538,150	\$5,695,660		\$11,391,332		\$9,326,233	\$9,870,339			\$131.21	
							Sale. Ratio =>	49.36				E.C.F. =>	0.945		Std. Deviation=>	0.11269842
							Std. Dev. =>	4.83				Ave. E.C.F. =>	0.949		Ave. Variance=>	9.5036

2023 ECF 0.930

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-32-176-007	21838 PARKLANE CT	12/07/20	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$181,320	47.34	\$362,637	\$72,712	\$310,288	\$216,362	1.434	2,468	\$125.72	4C1	
22-23-32-179-001	21775 PARKLANE RD	06/18/21	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$161,660	42.99	\$323,315	\$67,205	\$308,795	\$191,127	1.616	1,588	\$194.46	4C1	
22-23-32-179-003	21739 PARKLANE RD	08/10/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$155,330	40.35	\$310,668	\$66,290	\$318,710	\$182,372	1.748	1,918	\$166.17	4C1	
22-23-32-201-002	22374 PARKLANE RD	06/26/20	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$168,170	56.43	\$336,331	\$63,580	\$234,420	\$203,546	1.152	2,066	\$113.47	4C1	
22-23-32-202-003	22208 WINGATE	08/26/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$173,520	53.39	\$347,033	\$64,243	\$260,757	\$211,037	1.236	2,037	\$128.01	4C1	
22-23-32-202-008	22118 WINGATE	09/17/21	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$162,560	47.39	\$325,129	\$70,230	\$272,770	\$190,223	1.434	1,938	\$140.75	4C1	
22-23-32-251-019	21332 PARKLANE RD	11/30/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$160,100	42.69	\$320,205	\$77,906	\$297,094	\$180,820	1.643	1,790	\$165.97	4C1	
22-23-32-252-002	36330 PARKLANE CR	09/14/20	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$171,730	55.04	\$343,451	\$68,120	\$243,880	\$205,471	1.187	2,204	\$110.65	4C1	
22-23-32-252-015	21327 PARKLANE RD	07/17/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$166,880	49.08	\$333,768	\$75,204	\$264,796	\$192,958	1.372	2,136	\$123.97	4C1	
22-23-32-276-006	36079 PARKLANE CR	09/23/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$142,980	50.17	\$285,965	\$67,306	\$217,694	\$163,178	1.334	1,619	\$134.46	4C1	
22-23-32-277-008	21258 PARKLANE RD	08/14/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$187,000	54.20	\$374,004	\$65,139	\$279,861	\$230,496	1.214	2,453	\$114.09	4C1	
22-23-32-277-026	21150 PARKLANE RD	04/09/21	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$201,280	53.53	\$402,553	\$68,120	\$307,880	\$249,577	1.234	2,499	\$123.20	4C1	
22-23-32-278-007	21243 PARKLANE RD	11/02/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$179,010	47.11	\$358,017	\$70,178	\$309,822	\$214,805	1.442	2,331	\$132.91	4C1	
22-23-32-278-011	21219 PARKLANE RD	07/21/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$191,210	50.99	\$382,421	\$68,966	\$306,034	\$233,922	1.308	2,453	\$124.76	4C1	
22-23-32-401-003	36339 PARKLANE CR	07/28/20	\$367,500	WD	03-ARM'S LENGTH	\$367,500	\$203,220	55.30	\$406,445	\$68,120	\$299,380	\$252,481	1.186	2,576	\$116.22	4C1	
22-23-32-402-003	36235 PARKLANE CR	11/04/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$165,640	57.12	\$331,285	\$67,002	\$222,998	\$197,226	1.131	1,848	\$120.67	4C1	
22-23-32-402-008	36105 PARKLANE CR	06/22/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$164,640	43.33	\$329,273	\$66,290	\$313,710	\$196,256	1.598	2,010	\$156.07	4C1	
Totals:			\$5,935,500			\$5,935,500	\$2,936,250		\$5,872,500		\$4,768,889	\$3,511,857			\$134.80		
								Sale. Ratio =>	49.47					E.C.F. =>	1.358	Std. Deviation=>	0.19064502
								Std. Dev. =>	5.31					Ave. E.C.F. =>	1.369	Ave. Variance=>	15.7376

2023 ECF 1.340

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-33-177-005	34905 BRIDGEMAN	03/30/21	\$202,500	WD	03-ARM'S LENGTH	\$202,500	\$88,200	43.56	\$176,397	\$33,202	\$169,298	\$79,553	2.128	1,232	\$137.42	5A1
22-23-33-177-009	34835 BRIDGEMAN	09/04/20	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$87,790	47.71	\$175,582	\$44,382	\$139,618	\$72,889	1.915	1,204	\$115.96	5A1
22-23-33-177-010	34815 BRIDGEMAN	12/15/20	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$99,160	49.33	\$198,321	\$40,024	\$160,976	\$87,943	1.830	1,308	\$123.07	5A1
22-23-33-177-017	34685 BRIDGEMAN	10/07/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$112,860	51.30	\$225,722	\$35,998	\$184,002	\$105,402	1.746	1,849	\$99.51	5A1
22-23-33-177-019	34645 BRIDGEMAN	02/26/21	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$146,730	58.46	\$293,465	\$41,260	\$209,740	\$140,114	1.497	1,630	\$128.67	5A1
22-23-33-177-034	34523 BRIDGEMAN	09/02/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$86,320	44.27	\$180,637	\$38,628	\$156,372	\$78,894	1.982	1,406	\$111.22	5A1
Totals:			\$1,253,500			\$1,253,500	\$621,060		\$1,250,124		\$1,020,006	\$564,794			\$119.31	
								Sale. Ratio =>	49.55			E.C.F. =>	1.806	Std. Deviation=>		0.21679405
								Std. Dev. =>	5.45			Ave. E.C.F. =>	1.850	Ave. Variance=>		15.8761

2023 ECF 1.800

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-33-302-006	35091 RHONSWOOD	06/17/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$84,940	30.34	\$169,878	\$35,620	\$244,380	\$78,975	3.094	1,336	\$182.92	5B1	
22-23-33-302-020	34479 RHONSWOOD	06/03/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$116,830	64.91	\$233,659	\$41,661	\$138,339	\$112,940	1.225	1,590	\$87.01	5B1	
22-23-33-302-041	35255 RHONSWOOD	09/23/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$119,990	48.00	\$239,976	\$35,677	\$214,323	\$120,176	1.783	1,352	\$158.52	5B1	
Totals:			\$710,000			\$710,000	\$321,760		\$643,513		\$597,042	\$312,091			\$142.82		
								Sale. Ratio =>	45.32				E.C.F. =>	1.913	Std. Deviation=>		0.95965405
								Std. Dev. =>	17.29				Ave. E.C.F. =>	2.034	Ave. Variance=>		70.6771

2023 ECF 1.700
5B2/Std Dev

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-33-301-014	34794 RHONSWOOD	07/07/21	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$122,870	51.63	\$245,748	\$36,859	\$201,141	\$122,876	1.637	1,436	\$140.07	5B2
22-23-33-301-017	34730 RHONSWOOD	09/09/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$137,910	45.97	\$275,828	\$44,305	\$255,695	\$136,190	1.877	2,040	\$125.34	5B2
22-23-33-301-018	34718 RHONSWOOD	06/15/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$85,210	40.58	\$170,421	\$32,767	\$177,233	\$80,973	2.189	1,256	\$141.11	5B2
22-23-33-301-019	34706 RHONSWOOD	01/15/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$65,930	65.93	\$131,865	\$32,350	\$67,650	\$58,538	1.156	929	\$72.82	5B2
Totals:			\$848,000			\$848,000	\$411,920		\$823,862		\$701,719	\$398,577			\$119.84	
								Sale. Ratio =>	48.58				E.C.F. =>	1.761	Std. Deviation=>	0.435829169
								Std. Dev. =>	10.91				Ave. E.C.F. =>	1.715	Ave. Variance=>	31.8420

2023 ECF 1.700
Std Dev

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-33-302-022	35260 FENDT	08/13/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$125,970	48.45	\$251,932	\$31,684	\$228,316	\$102,441	2.229	1,732	\$131.82	5C1	
22-23-33-302-024	34800 FENDT	05/11/21	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$84,110	39.67	\$168,211	\$29,714	\$182,286	\$64,417	2.830	840	\$217.01	5C1	
22-23-33-302-028	34730 FENDT	08/10/20	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$107,670	53.04	\$215,331	\$31,237	\$171,763	\$85,625	2.006	1,191	\$144.22	5C1	
22-23-33-376-005	34801 FENDT	08/27/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$110,210	42.39	\$220,413	\$38,990	\$221,010	\$84,383	2.619	1,369	\$161.44	5C1	
Totals:			\$935,000			\$935,000	\$427,960		\$855,887		\$803,375	\$336,866			\$163.62		
								Sale. Ratio =>	45.77					E.C.F. =>	2.385	Std. Deviation=>	0.37217551
								Std. Dev. =>	6.02					Ave. E.C.F. =>	2.421	Ave. Variance=>	30.3540

2023 ECF 2.150
Limited Sales
Late 2022 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-33-201-009	22104 GILL	10/23/20	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$121,020	53.55	\$242,039	\$51,746	\$174,254	\$108,739	1.602	1,625	\$107.23	5D1
22-23-33-201-027	21830 GILL	02/16/21	\$150,000	LC	03-ARM'S LENGTH	\$150,000	\$63,970	42.65	\$127,936	\$48,253	\$101,747	\$45,533	2.235	840	\$121.13	5D1
22-23-33-201-031	21470 GILL	04/22/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$79,710	41.95	\$159,411	\$59,825	\$130,175	\$56,906	2.288	782	\$166.46	5D1
22-23-33-201-048	21420 GILL	09/22/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$191,910	71.08	\$383,825	\$71,623	\$198,377	\$178,401	1.112	2,664	\$74.47	5D1
22-23-33-201-055	22283 CASS	08/17/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$198,430	52.91	\$396,861	\$35,486	\$339,514	\$206,500	1.644	2,341	\$145.03	5D1
22-23-33-226-018	33777 NINE MILE	11/24/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$128,720	42.91	\$257,440	\$73,030	\$226,970	\$105,377	2.154	1,577	\$143.93	5D1
Totals:			\$1,511,000			\$1,511,000	\$783,760		\$1,567,512		\$1,171,037	\$701,457			\$126.37	
								Sale. Ratio =>	51.87			E.C.F. =>	1.669	Std. Deviation=>		0.464603759
								Std. Dev. =>	11.23			Ave. E.C.F. =>	1.839	Ave. Variance=>		38.6230

2023 ECF 1.750
1 outlier

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-33-228-029	33840 LONGWOOD	11/25/20	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$129,960	49.60	\$259,925	\$41,536	\$220,464	\$128,464	1.716	1,580	\$139.53	5E1
22-23-33-229-012	33453 BOSTWICK	05/27/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$109,330	53.33	\$218,657	\$26,361	\$178,639	\$113,115	1.579	1,548	\$115.40	5E1
22-23-33-229-059	21966 FLANDERS	09/28/20	\$215,500	WD	03-ARM'S LENGTH	\$215,500	\$109,240	50.69	\$218,479	\$41,536	\$173,964	\$104,084	1.671	954	\$182.35	5E1
22-23-33-230-009	33849 LONGWOOD	05/06/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$138,540	47.77	\$277,071	\$42,682	\$247,318	\$137,876	1.794	1,814	\$136.34	5E1
22-23-33-230-017	33829 LONGWOOD	07/09/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$131,740	64.26	\$263,476	\$43,115	\$161,885	\$129,624	1.249	1,580	\$102.46	5E1
22-23-33-231-090	33734 CADILLAC	12/23/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$132,510	46.49	\$265,013	\$40,683	\$244,317	\$131,959	1.851	1,580	\$154.63	5E1
22-23-33-231-091	33671 LONGWOOD	08/06/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$140,950	45.47	\$281,908	\$47,689	\$262,311	\$137,776	1.904	1,456	\$180.16	5E1
22-23-33-231-092	33659 LONGWOOD	04/01/20	\$220,500	WD	03-ARM'S LENGTH	\$220,500	\$123,520	56.02	\$247,039	\$45,720	\$174,780	\$118,423	1.476	1,240	\$140.95	5E1
22-23-33-231-095	33613 LONGWOOD	03/31/22	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$105,360	43.90	\$210,727	\$42,536	\$197,464	\$98,936	1.996	954	\$206.99	5E1
22-23-33-231-102	33460 CADILLAC	01/05/21	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$155,070	54.80	\$310,134	\$45,060	\$237,940	\$155,926	1.526	1,526	\$155.92	5E1
22-23-33-276-009	21753 FLANDERS	07/19/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$129,240	47.00	\$258,472	\$40,683	\$234,317	\$128,111	1.829	1,580	\$148.30	5E1
22-23-33-277-035	33700 STOCKER	11/15/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$136,300	53.45	\$272,594	\$41,861	\$213,139	\$135,725	1.570	1,263	\$168.76	5E1
22-23-33-277-068	33550 STOCKER	09/29/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$168,840	56.28	\$337,676	\$47,576	\$252,424	\$170,647	1.479	1,660	\$152.06	5E1
22-23-33-277-069	33652 STOCKER	12/15/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$127,580	42.53	\$255,162	\$45,542	\$254,458	\$123,306	2.064	1,376	\$184.93	5E1
22-23-33-278-025	21697 FLANDERS	10/19/20	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$126,680	48.17	\$253,358	\$41,441	\$221,559	\$124,657	1.777	1,568	\$141.30	5E1
22-23-33-278-027	21663 FLANDERS	10/18/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$131,550	43.13	\$263,091	\$39,830	\$265,170	\$131,330	2.019	1,580	\$167.83	5E1
22-23-33-278-028	21641 FLANDERS	08/12/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$133,550	48.56	\$267,107	\$42,891	\$232,109	\$131,892	1.760	1,580	\$146.90	5E1
22-23-33-279-080	33501 STOCKER	08/17/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$116,320	50.57	\$232,636	\$43,135	\$186,865	\$111,471	1.676	1,032	\$181.07	5E1
22-23-33-279-092	33725 STOCKER	10/23/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$109,400	52.10	\$218,796	\$42,803	\$167,197	\$103,525	1.615	1,764	\$94.78	5E1
Totals:			\$4,929,000			\$4,929,000	\$2,455,680		\$4,911,321		\$4,126,320	\$2,416,848			\$152.67	
								Sale. Ratio =>	49.82			E.C.F. =>	1.707	Std. Deviation=>		0.209598125
								Std. Dev. =>	5.39			Ave. E.C.F. =>	1.713	Ave. Variance=>		16.6024

2023 ECF 1.700

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-33-226-012	33604 BOSTWICK	08/31/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$161,110	57.54	\$322,214	\$48,193	\$231,807	\$188,980	1.227	1,860	\$124.63	5E2
Totals:			\$280,000			\$280,000	\$161,110		\$322,214		\$231,807	\$188,980			\$124.63	
							Sale. Ratio =>	57.54			E.C.F. =>	1.227	Std. Deviation=>	#DIV/0!		
							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.227	Ave. Variance=>	0.0000		

2023 ECF 1.450
Resold 5/22 for \$365,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-33-401-016	21038 GILL	07/16/21	\$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$82,490	39.28	\$177,145	\$24,972	\$185,028	\$74,962	2.468	1,358	\$136.25	5F1
22-23-33-402-012	21345 CASS	09/18/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$44,150	51.94	\$88,292	\$29,051	\$55,949	\$29,183	1.917	480	\$116.56	5F1
22-23-33-405-009	33995 HARLOWSHIRE	03/19/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$112,480	53.56	\$224,963	\$29,281	\$180,719	\$96,395	1.875	1,344	\$134.46	5F1
22-23-33-405-013	34048 RHONSWOOD	08/17/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$82,550	60.70	\$165,099	\$29,645	\$106,355	\$66,726	1.594	1,181	\$90.06	5F1
22-23-33-427-001	33521 COLFAX	06/17/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$71,370	64.88	\$142,731	\$27,291	\$82,709	\$56,867	1.454	724	\$114.24	5F1
22-23-33-427-008	33725 HARLOWSHIRE	09/20/21	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$86,870	40.78	\$173,749	\$28,352	\$184,648	\$71,624	2.578	1,172	\$157.55	5F1
22-23-33-427-018	21184 FLANDERS	11/17/21	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$56,930	42.97	\$113,854	\$27,291	\$105,209	\$42,642	2.467	612	\$171.91	5F1
22-23-33-427-019	21174 FLANDERS	11/18/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$93,080	53.19	\$186,157	\$30,811	\$144,189	\$76,525	1.884	1,288	\$111.95	5F1
22-23-33-429-004	21154 FLANDERS	11/30/20	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$93,530	39.82	\$187,058	\$28,213	\$206,687	\$78,249	2.641	1,416	\$145.97	5F1
22-23-33-429-007	21116 FLANDERS	05/05/20	\$168,832	WD	03-ARM'S LENGTH	\$168,832	\$117,190	69.41	\$234,381	\$27,291	\$141,541	\$102,015	1.387	1,808	\$78.29	5F1
22-23-33-451-046	21045 CASS	08/30/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$97,240	46.30	\$194,476	\$38,745	\$171,255	\$76,715	2.232	1,170	\$146.37	5F1
Totals:			\$1,885,232			\$1,885,232	\$937,880		\$1,887,905	\$1,564,289	\$771,902				\$127.60	
								Sale. Ratio =>	49.75			E.C.F. =>	2.027	Std. Deviation=>		0.456966819
								Std. Dev. =>	10.45			Ave. E.C.F. =>	2.045	Ave. Variance=>		39.2797

2023 ECF 2.030

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-33-402-013	21323 CASS	06/19/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$153,600	47.26	\$370,248	\$32,897	\$292,103	\$217,646	1.342	1,731	\$168.75	5F2
22-23-33-404-011	34128 HARLOWSHIRE	11/20/20	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$177,120	56.59	\$354,231	\$35,881	\$277,119	\$205,387	1.349	1,745	\$158.81	5F2
22-23-33-404-020	21215 FLANDERS	11/09/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$135,130	51.97	\$270,267	\$27,291	\$232,709	\$156,759	1.485	2,112	\$110.18	5F2
22-23-33-405-005	34127 HARLOWSHIRE	06/14/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$129,420	39.22	\$258,846	\$31,900	\$298,100	\$146,417	2.036	2,211	\$134.83	5F2
22-23-33-405-014	34016 RHONSWOOD	08/17/20	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$115,280	61.48	\$230,567	\$29,121	\$158,379	\$129,965	1.219	1,544	\$102.58	5F2
22-23-33-405-023	33712 RHONSWOOD	11/23/21	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$113,600	37.62	\$227,203	\$38,917	\$263,083	\$121,475	2.166	1,814	\$145.03	5F2
22-23-33-428-018	33529 RHONSWOOD	02/25/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$103,890	50.68	\$207,789	\$27,098	\$177,902	\$116,575	1.526	1,404	\$126.71	5F2
22-23-33-430-007	33913 RHONSWOOD	09/02/20	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$84,300	43.91	\$168,601	\$32,991	\$159,009	\$87,490	1.817	960	\$165.63	5F2
22-23-33-451-043	20968 GILL	05/28/21	\$190,700	WD	03-ARM'S LENGTH	\$190,700	\$99,590	52.22	\$199,175	\$27,450	\$163,250	\$110,790	1.474	1,572	\$103.85	5F2
Totals:			\$2,305,200			\$2,305,200	\$1,111,930		\$2,286,927		\$2,021,654	\$1,292,504			\$135.15	
								Sale. Ratio =>	48.24			E.C.F. =>	1.564	Std. Deviation=>		0.32920957
								Std. Dev. =>	7.82			Ave. E.C.F. =>	1.601	Ave. Variance=>		26.9944

2023 ECF 1.550

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-33-430-029	34004 KIRBY	11/23/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$70,650	38.19	\$141,309	\$34,316	\$150,684	\$66,871	2.253	1,231	\$122.41	5G1	
22-23-33-430-030	33984 KIRBY	12/03/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$95,820	50.43	\$191,630	\$38,331	\$151,669	\$95,812	1.583	1,605	\$94.50	5G1	
22-23-33-476-024	34010 EDMONTON	04/15/21	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$137,400	43.48	\$274,798	\$34,896	\$281,104	\$149,939	1.875	2,016	\$139.44	5G1	
22-23-33-476-028	33718 EDMONTON	07/09/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$83,540	46.41	\$167,077	\$37,109	\$142,891	\$81,230	1.759	1,360	\$105.07	5G1	
22-23-33-476-045	34048 EDMONTON	11/06/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$125,790	61.36	\$251,576	\$37,218	\$167,782	\$133,974	1.252	1,702	\$98.58	5G1	
22-23-33-476-047	33723 KIRBY	01/15/21	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$153,780	62.51	\$307,556	\$39,522	\$206,478	\$167,521	1.233	1,496	\$138.02	5G1	
22-23-33-477-011	33623 EDMONTON	05/27/21	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$134,510	48.74	\$269,025	\$41,071	\$234,929	\$142,471	1.649	1,260	\$186.45	5G1	
22-23-33-477-033	33601 EDMONTON	06/08/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$105,700	52.85	\$211,399	\$40,665	\$159,335	\$106,709	1.493	1,040	\$153.21	5G1	
Totals:			\$1,798,000			\$1,798,000	\$907,190		\$1,814,370		\$1,494,872	\$944,526			\$129.71		
								Sale. Ratio =>	50.46					E.C.F. =>	1.583	Std. Deviation=>	0.335227228
								Std. Dev. =>	8.35					Ave. E.C.F. =>	1.637	Ave. Variance=>	24.6893

2023 ECF 1.600

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-33-227-026	33432 BOSTWICK	08/04/21	\$446,000	WD	03-ARM'S LENGTH	\$446,000	\$223,580	50.13	\$447,156	\$39,017	\$406,983	\$268,513	1.516	1,972	\$206.38	511
Totals:			\$446,000			\$446,000	\$223,580		\$447,156		\$406,983	\$268,513			\$206.38	
								Sale. Ratio =>	50.13			E.C.F. =>	1.516	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.516	Ave. Variance=>		0.0000

2023 ECF
21 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-34-126-037	21753 POWER	01/15/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$126,040	49.43	\$252,086	\$35,634	\$219,366	\$127,325	1.723	1,544	\$142.08	6A1	
22-23-34-176-015	21465 MAYFIELD	10/16/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$126,070	45.03	\$252,144	\$47,166	\$232,834	\$120,575	1.931	1,298	\$179.38	6A1	
22-23-34-177-016	21466 MAYFIELD	11/12/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$168,700	56.23	\$337,408	\$47,235	\$252,765	\$170,690	1.481	2,632	\$96.04	6A1	
Totals:			\$835,000			\$835,000	\$420,810		\$841,638		\$704,965	\$418,590			\$139.16		
								Sale. Ratio =>	50.40					E.C.F. =>	1.684	Std. Deviation=>	0.22530432
								Std. Dev. =>	5.65					Ave. E.C.F. =>	1.712	Ave. Variance=>	15.3828

2023 ECF 1.700

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-34-402-011	21207 PARKER	04/08/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$158,410	49.50	\$316,822	\$47,409	\$272,591	\$180,814	1.508	2,606	\$104.60	6B1
22-23-34-403-009	21329 ROBINSON	09/15/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$165,840	42.52	\$331,687	\$43,465	\$346,535	\$193,438	1.791	1,933	\$179.27	6B1
22-23-34-404-008	21301 OSMUS	08/16/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$72,980	66.35	\$145,951	\$27,617	\$82,383	\$79,419	1.037	1,444	\$57.05	6B1
22-23-34-404-017	21185 OSMUS	12/22/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$119,770	46.07	\$239,544	\$41,392	\$218,608	\$132,988	1.644	2,008	\$108.87	6B1
22-23-34-405-011	21139 HUGO	09/18/20	\$158,900	WD	03-ARM'S LENGTH	\$158,900	\$99,360	62.53	\$198,712	\$47,358	\$111,542	\$101,580	1.098	1,770	\$63.02	6B1
22-23-34-406-010	21001 PARKER	02/17/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$73,890	43.46	\$147,786	\$35,820	\$134,180	\$75,145	1.786	1,388	\$96.67	6B1
22-23-34-407-003	21120 PARKER	06/17/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$90,240	39.23	\$180,484	\$47,701	\$182,299	\$89,116	2.046	1,440	\$126.60	6B1
22-23-34-407-007	21143 ROBINSON	07/29/20	\$323,900	WD	03-ARM'S LENGTH	\$323,900	\$210,100	64.87	\$420,200	\$41,995	\$281,905	\$253,829	1.111	1,615	\$174.55	6B1
22-23-34-451-018	20925 HUGO	04/16/21	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$89,550	41.27	\$179,109	\$46,964	\$170,036	\$88,688	1.917	1,381	\$123.13	6B1
Totals:			\$2,179,800			\$2,179,800	\$1,080,140		\$2,160,295		\$1,800,079	\$1,195,016			\$114.86	
								Sale. Ratio =>	49.55			E.C.F. =>	1.506	Std. Deviation=>		0.381617824
								Std. Dev. =>	10.89			Ave. E.C.F. =>	1.549	Ave. Variance=>		32.0176

2023 ECF 1.490

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-34-251-002	21834 POWER	07/23/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$112,160	56.08	\$224,315	\$40,570	\$159,430	\$110,690	1.440	1,988	\$80.20	6B3
22-23-34-251-010	21706 POWER	10/12/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$68,860	47.49	\$137,713	\$37,034	\$107,966	\$60,650	1.780	943	\$114.49	6B3
22-23-34-251-019	21484 POWER	10/30/20	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$72,680	44.32	\$145,369	\$29,468	\$134,532	\$69,820	1.927	1,092	\$123.20	6B3
Totals:			\$509,000			\$509,000	\$253,700		\$507,397		\$401,928	\$241,160			\$105.96	
							Sale. Ratio =>	49.84				E.C.F. =>	1.667		Std. Deviation=>	0.24956239
							Std. Dev. =>	6.09				Ave. E.C.F. =>	1.716		Ave. Variance=>	18.3628

2023 ECF 1.660

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-34-251-031	32180 COLFAX	07/13/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$99,010	55.01	\$198,028	\$29,291	\$150,709	\$73,364	2.054	1,104	\$136.51	6C1	
22-23-34-251-036	32124 COLFAX	05/13/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$125,390	46.44	\$250,776	\$33,391	\$236,609	\$94,515	2.503	1,716	\$137.88	6C1	
Totals:			\$450,000			\$450,000	\$224,400		\$448,804		\$387,318	\$167,879			\$137.20		
								Sale. Ratio =>	49.87			E.C.F. =>	2.307			Std. Deviation=>	0.31758266
								Std. Dev. =>	6.06			Ave. E.C.F. =>	2.279			Ave. Variance=>	22.4565

2023 ECF 2.300

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-34-251-052	21621 PARKER	07/10/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$153,560	53.88	\$307,129	\$40,923	\$244,077	\$171,746	1.421	1,757	\$138.92	6C2
Totals:			\$285,000			\$285,000	\$153,560		\$307,129		\$244,077	\$171,746			\$138.92	
								Sale. Ratio =>	53.88				E.C.F. =>	1.421	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.421	Ave. Variance=>	0.0000

2023 ECF 1.550
2020 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-34-276-022	21429 LUNDY	03/09/21	\$165,100	OTH	03-ARM'S LENGTH	\$165,100	\$86,270	52.25	\$172,536	\$46,408	\$118,692	\$86,985	1.365	1,368	\$86.76	6D1
Totals:			\$165,100			\$165,100	\$86,270		\$172,536		\$118,692	\$86,985			\$86.76	
								Sale. Ratio =>	52.25				E.C.F. =>	1.365	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.365	Ave. Variance=>	0.0000

2023 ECF 1.450
1 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-34-277-064	21507 RUTH	04/28/21	\$342,500	WD	03-ARM'S LENGTH	\$342,500	\$189,940	55.46	\$379,888	\$40,772	\$301,728	\$243,968	1.237	2,263	\$133.33	6E1
Totals:			\$342,500			\$342,500	\$189,940		\$379,888		\$301,728	\$243,968			\$133.33	
								Sale. Ratio =>	55.46				E.C.F. =>	1.237	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.237	Ave. Variance=>	0.0000

2023 ECF
6F1

1.390

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-34-278-003	21784 RUTH	01/22/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$69,150	41.91	\$138,305	\$38,089	\$126,911	\$72,098	1.760	954	\$133.03	6F1
22-23-34-278-049	21642 RUTH	07/30/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$179,560	53.60	\$359,113	\$35,133	\$299,867	\$233,079	1.287	2,074	\$144.58	6F1
Totals:			\$500,000			\$500,000	\$248,710		\$497,418		\$426,778	\$305,177			\$138.81	
								Sale. Ratio =>	49.74			E.C.F. =>	1.398	Std. Deviation=>		0.33496698
								Std. Dev. =>	8.27			Ave. E.C.F. =>	1.523	Ave. Variance=>		23.6857

2023 ECF 1.390

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-34-327-005	21288 WHITLOCK	08/10/20	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$125,650	51.92	\$251,294	\$42,801	\$199,199	\$138,995	1.433	1,944	\$102.47	6G1	
22-23-34-327-006	21264 WHITLOCK	03/16/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$149,610	51.59	\$299,220	\$48,859	\$241,141	\$166,907	1.445	1,605	\$150.24	6G1	
22-23-34-327-008	21200 WHITLOCK	04/20/20	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$80,180	40.29	\$208,484	\$39,072	\$159,928	\$98,495	1.624	1,684	\$94.97	6G1	
22-23-34-327-014	21072 WHITLOCK	03/16/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$91,040	67.44	\$182,082	\$42,801	\$92,199	\$92,854	0.993	1,499	\$61.51	6G1	
22-23-34-327-018	32406 SALVADOR	08/16/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$93,340	37.34	\$186,682	\$42,244	\$207,756	\$96,292	2.158	1,248	\$166.47	6G1	
22-23-34-377-005	20908 WHITLOCK	03/28/22	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$154,780	53.37	\$309,557	\$46,049	\$243,951	\$175,672	1.389	1,912	\$127.59	6G1	
Totals:			\$1,406,000			\$1,406,000	\$694,600		\$1,437,319		\$1,144,174	\$769,216			\$117.21		
								Sale. Ratio =>	49.40				E.C.F. =>	1.487	Std. Deviation=>		0.380640378
								Std. Dev. =>	10.73				Ave. E.C.F. =>	1.507	Ave. Variance=>		25.5893

2023 ECF 1.500

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-34-476-021	20840 SUNNYDALE	07/06/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$98,100	45.63	\$196,197	\$36,528	\$178,472	\$99,793	1.788	1,308	\$136.45	6H1
22-23-34-476-049	21130 SUNNYDALE	02/12/21	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$141,420	56.01	\$282,844	\$34,996	\$217,504	\$154,905	1.404	1,536	\$141.60	6H1
22-23-34-476-072	21319 ORCHARD LAKE	11/06/20	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$69,020	46.64	\$138,036	\$28,002	\$119,998	\$68,771	1.745	916	\$131.00	6H1
Totals:			\$615,500			\$615,500	\$308,540		\$617,077		\$515,974	\$323,469			\$136.35	
							Sale. Ratio =>	50.13				E.C.F. =>	1.595		Std. Deviation=>	0.210441749
							Std. Dev. =>	5.72				Ave. E.C.F. =>	1.646		Ave. Variance=>	16.1129

2023 ECF 1.600

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-34-426-015	20845 SUNNYDALE	08/11/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$189,710	47.43	\$379,414	\$55,674	\$344,326	\$317,392	1.085	3,160	\$108.96	6H3
22-23-34-476-055	21051 ORCHARD LAKE	04/28/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$161,250	58.64	\$322,502	\$41,681	\$233,319	\$275,315	0.847	2,401	\$97.18	6H3
Totals:			\$675,000			\$675,000	\$350,960		\$701,916		\$577,645	\$592,707			\$103.07	
								Sale. Ratio =>	51.99			E.C.F. =>	0.975	Std. Deviation=>		0.167865003
								Std. Dev. =>	7.93			Ave. E.C.F. =>	0.966	Ave. Variance=>		11.8698

2023 ECF 1.020
2020 Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-35-151-013	21524 ORCHARD LAKE	09/13/21	\$177,400	WD	03-ARM'S LENGTH	\$177,400	\$80,160	45.19	\$160,316	\$41,813	\$135,587	\$72,701	1.865	1,094	\$123.94	7A1
22-23-35-151-038	21720 ORCHARD LAKE	07/15/20	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$71,720	56.92	\$143,443	\$39,501	\$86,499	\$63,768	1.356	1,065	\$81.22	7A1
Totals:			\$303,400			\$303,400	\$151,880		\$303,759		\$222,086	\$136,469			\$102.58	
								Sale. Ratio =>	50.06			E.C.F. =>	1.627	Std. Deviation=>		0.359583023
								Std. Dev. =>	8.30			Ave. E.C.F. =>	1.611	Ave. Variance=>		25.4264

2023 ECF 1.630

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-26-377-016	22405 CORA	02/16/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$139,150	49.70	\$278,290	\$33,684	\$246,316	\$116,479	2.115	2,028	\$121.46	7B1
22-23-26-378-003	22440 CORA	03/25/22	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$72,180	48.44	\$144,351	\$32,805	\$116,195	\$53,117	2.188	930	\$124.94	7B1
22-23-26-378-007	22406 CORA	06/23/21	\$131,700	WD	03-ARM'S LENGTH	\$131,700	\$57,950	44.00	\$115,907	\$29,864	\$101,836	\$40,973	2.485	688	\$148.02	7B1
22-23-26-378-009	22515 HAYNES	06/02/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$89,250	81.14	\$178,493	\$29,748	\$80,252	\$70,831	1.133	1,152	\$69.66	7B1
22-23-26-379-002	22462 HAYNES	09/13/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$87,170	47.12	\$174,345	\$27,757	\$157,243	\$69,804	2.253	1,062	\$148.06	7B1
22-23-26-380-004	22464 SPRINGBROOK	05/21/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$113,190	41.16	\$226,381	\$27,757	\$247,243	\$94,583	2.614	1,506	\$164.17	7B1
22-23-35-127-014	22115 HAYNES	08/28/20	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$57,470	38.06	\$114,946	\$20,966	\$130,034	\$44,752	2.906	749	\$173.61	7B1
22-23-35-127-017	22055 HAYNES	07/31/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$71,600	46.19	\$143,208	\$25,194	\$129,806	\$56,197	2.310	990	\$131.12	7B1
22-23-35-127-028	22111 HAYNES	03/01/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$104,110	41.66	\$208,213	\$26,334	\$223,566	\$86,609	2.581	1,303	\$171.58	7B1
22-23-35-128-007	22106 HAYNES	07/21/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$94,900	55.82	\$189,800	\$35,129	\$134,871	\$73,653	1.831	1,056	\$127.72	7B1
22-23-35-128-008	22054 HAYNES	12/13/21	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$77,000	52.38	\$154,002	\$32,523	\$114,477	\$57,847	1.979	906	\$126.35	7B1

Totals:	\$2,003,600		\$2,003,600		\$963,970		\$1,927,936		\$1,681,839		\$764,845		2.199		\$136.97	
					Sale. Ratio =>		48.11				E.C.F. =>		2.199		Std. Deviation=>	0.4731216
					Std. Dev. =>		11.66				Ave. E.C.F. =>		2.218		Ave. Variance=>	33.5083

2023 ECF 2.100
Std Dev

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-26-379-023	22433 SPRINGBROOK	06/29/21	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$119,120	50.05	\$238,230	\$29,754	\$208,246	\$153,291	1.358	1,113	\$187.10	783
Totals:			\$238,000			\$238,000	\$119,120		\$238,230		\$208,246	\$153,291			\$187.10	
							Sale. Ratio =>	50.05					E.C.F. =>	1.358	Std. Deviation=>	#DIV/0!
							Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	1.358	Ave. Variance=>	0.0000

2023 ECF 1.360

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-35-327-003	21112 DUNKIRK	12/23/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$109,860	45.78	\$219,716	\$33,966	\$206,034	\$116,824	1.764	1,998	\$103.12	7D1
22-23-35-327-010	30610 AMBETH	05/22/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$139,680	53.72	\$279,353	\$35,315	\$224,685	\$153,483	1.464	1,638	\$137.17	7D1
Totals:			\$500,000			\$500,000	\$249,540		\$499,069		\$430,719	\$270,307			\$120.15	
							Sale. Ratio =>	49.91				E.C.F. =>	1.593	Std. Deviation=>		0.2119347
							Std. Dev. =>	5.62				Ave. E.C.F. =>	1.614	Ave. Variance=>		14.9860

2023 ECF 1.590

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-35-228-004	22175 PURDUE	08/24/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$106,960	50.93	\$213,925	\$33,072	\$176,928	\$91,340	1.937	864	\$204.78	7E1
22-23-35-228-007	22085 PURDUE	06/22/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$95,170	51.44	\$190,347	\$29,163	\$155,837	\$81,406	1.914	864	\$180.37	7E1
22-23-35-228-016	21815 PURDUE	07/21/20	\$155,500	WD	03-ARM'S LENGTH	\$155,500	\$97,400	62.64	\$194,808	\$45,889	\$109,611	\$75,212	1.457	1,176	\$93.21	7E1
22-23-35-228-020	21727 PURDUE	04/17/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$103,270	57.37	\$206,547	\$28,315	\$151,685	\$90,016	1.685	1,430	\$106.07	7E1
22-23-35-229-003	22204 PURDUE	01/15/21	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$104,780	56.33	\$209,550	\$26,420	\$159,580	\$92,490	1.725	1,080	\$147.76	7E1
22-23-35-229-018	22201 COLGATE	07/09/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$73,250	45.78	\$146,493	\$25,117	\$134,883	\$61,301	2.200	990	\$136.25	7E1
22-23-35-229-019	22161 COLGATE	08/30/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$91,710	44.74	\$183,410	\$26,380	\$178,620	\$79,308	2.252	1,468	\$121.68	7E1
22-23-35-230-003	22160 COLGATE	02/26/21	\$183,500	WD	03-ARM'S LENGTH	\$183,500	\$80,690	43.97	\$161,374	\$26,696	\$156,804	\$68,019	2.305	1,150	\$136.35	7E1
22-23-35-230-005	22080 COLGATE	01/14/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$92,890	51.61	\$185,780	\$25,117	\$154,883	\$81,143	1.909	1,302	\$118.96	7E1
22-23-35-230-029	21815 ALBION	08/25/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$67,880	30.85	\$135,764	\$25,036	\$194,964	\$55,923	3.486	802	\$243.10	7E1
22-23-35-231-029	21905 TULANE	05/13/21	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$81,820	39.53	\$163,637	\$28,201	\$178,799	\$68,402	2.614	1,166	\$153.34	7E1
22-23-35-232-005	22114 TULANE	11/25/20	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$71,430	48.59	\$142,867	\$33,785	\$113,215	\$55,092	2.055	870	\$130.13	7E1
22-23-35-232-020	21949 MIDDLEBELT	05/12/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$91,200	45.60	\$182,408	\$25,117	\$174,883	\$79,440	2.201	1,432	\$122.13	7E1
22-23-35-276-010	21735 COLGATE	01/21/22	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$65,720	47.80	\$131,447	\$25,117	\$112,383	\$53,702	2.093	792	\$141.90	7E1
22-23-35-276-011	21733 COLGATE	12/02/21	\$194,900	WD	03-ARM'S LENGTH	\$194,900	\$87,110	44.69	\$174,229	\$25,117	\$169,783	\$75,309	2.254	1,128	\$150.52	7E1
22-23-35-276-014	21705 COLGATE	12/01/21	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$136,640	56.96	\$273,280	\$26,645	\$213,255	\$124,563	1.712	2,442	\$87.33	7E1
22-23-35-276-018	21615 COLGATE	09/04/20	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$95,590	54.01	\$191,171	\$28,591	\$148,409	\$82,111	1.807	864	\$171.77	7E1
22-23-35-277-009	21618 COLGATE	07/23/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$143,780	49.58	\$287,559	\$28,654	\$261,346	\$130,760	1.999	1,435	\$182.12	7E1
22-23-35-277-018	21629 ALBION	10/30/20	\$178,900	WD	03-ARM'S LENGTH	\$178,900	\$78,740	44.01	\$157,475	\$26,355	\$152,545	\$66,222	2.304	1,000	\$152.55	7E1
22-23-35-277-020	21621 ALBION	12/11/20	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$149,230	58.29	\$298,458	\$28,105	\$227,895	\$136,542	1.669	1,441	\$158.15	7E1
22-23-35-278-001	21742 ALBION	01/04/21	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$118,840	53.05	\$237,687	\$27,314	\$196,686	\$106,249	1.851	1,712	\$114.89	7E1
22-23-35-278-015	21719 TULANE	04/29/20	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$100,490	50.75	\$200,976	\$27,904	\$170,096	\$87,410	1.946	1,533	\$110.96	7E1
22-23-35-278-019	21651 TULANE	07/20/20	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$81,990	53.24	\$163,985	\$29,539	\$124,461	\$67,902	1.833	994	\$125.21	7E1
22-23-35-278-020	21631 TULANE	04/14/21	\$102,800	WD	03-ARM'S LENGTH	\$102,800	\$56,430	54.89	\$112,858	\$12,032	\$90,768	\$50,922	1.782	825	\$110.02	7E1
22-23-35-278-042	21626 ALBION	08/25/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$108,160	61.81	\$216,326	\$28,576	\$146,424	\$94,823	1.544	1,408	\$103.99	7E1
22-23-35-278-044	21734 ALBION	01/14/21	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$108,600	37.97	\$217,198	\$34,268	\$251,732	\$92,389	2.725	1,430	\$176.04	7E1
22-23-35-279-011	21616 TULANE	06/15/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$99,820	66.55	\$199,630	\$32,340	\$117,660	\$84,490	1.393	1,008	\$116.73	7E1
22-23-35-279-014	21761 MIDDLEBELT	02/10/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$72,390	51.71	\$144,786	\$25,036	\$114,964	\$60,480	1.901	1,388	\$82.83	7E1
22-23-35-279-019	21653 MIDDLEBELT	05/05/20	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$65,760	53.03	\$131,522	\$25,661	\$98,339	\$53,465	1.839	848	\$115.97	7E1
Totals:			\$5,447,000			\$5,447,000	\$2,727,740		\$5,455,497		\$4,637,438	\$2,346,432			\$137.76	
							Sale. Ratio =>	50.08				E.C.F. =>	1.976		Std. Deviation=>	0.420148808
							Std. Dev. =>	7.66				Ave. E.C.F. =>	2.014		Ave. Variance=>	29.9331

2023 ECF 1.980

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-35-427-003	21356 PURDUE	07/08/20	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$70,800	52.48	\$141,598	\$26,183	\$108,717	\$68,293	1.592	1,104	\$98.48	7E3
Totals:			\$134,900			\$134,900	\$70,800		\$141,598		\$108,717	\$68,293			\$98.48	
								Sale. Ratio =>	52.48				E.C.F. =>	1.592	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.592	Ave. Variance=>	0.0000

2023 ECF 1.690
2020 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-35-301-021	21161 RANDALL	11/29/21	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$99,730	31.36	\$199,462	\$42,937	\$275,063	\$90,477	3.040	1,161	\$236.92	7G1	
22-23-35-351-008	20822 ORCHARD LAKE	03/15/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$107,680	74.26	\$215,365	\$47,546	\$97,454	\$97,005	1.005	1,375	\$70.88	7G1	
22-23-35-351-055	20801 RANDALL	01/31/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$154,320	53.21	\$308,640	\$33,646	\$256,354	\$158,956	1.613	2,118	\$121.04	7G1	
22-23-35-352-005	20926 RANDALL	06/28/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$158,450	54.64	\$316,890	\$48,486	\$241,514	\$155,147	1.557	1,201	\$201.09	7G1	
Totals:			\$1,043,000			\$1,043,000	\$520,180		\$1,040,357		\$870,385	\$501,585			\$157.48		
								Sale. Ratio =>	49.87					E.C.F. =>	1.735	Std. Deviation=>	0.86887013
								Std. Dev. =>	17.54					Ave. E.C.F. =>	1.804	Ave. Variance=>	61.8300

2023 ECF 1.730

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-35-402-012	30150 ELDRED	03/05/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$83,300	59.50	\$166,609	\$32,432	\$107,568	\$81,815	1.315	1,614	\$66.65	7H1
22-23-35-452-005	29915 ELDRED	12/08/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$98,200	43.64	\$196,399	\$30,205	\$194,795	\$101,338	1.922	1,570	\$124.07	7H1
Totals:			\$365,000			\$365,000	\$181,500		\$363,008		\$302,363	\$183,153			\$95.36	
								Sale. Ratio =>	49.73			E.C.F. =>	1.651	Std. Deviation=>		0.42954405
								Std. Dev. =>	11.21			Ave. E.C.F. =>	1.619	Ave. Variance=>		30.3734

2023 ECF 1.640

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-36-101-015	29130 SHIAWASSEE	11/09/21	\$250,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$250,000	\$124,070	49.63	\$192,577	\$104,971	\$145,029	\$135,056	1.074	1,936	\$74.91	8A1
Totals:			\$250,000			\$250,000	\$124,070	49.63	\$192,577		\$145,029	\$135,056	1.074		\$74.91	
												E.C.F. =>	1.074	Std. Deviation=>	#DIV/0!	
												Ave. E.C.F. =>	1.074	Ave. Variance=>	0.0000	
												2023 ECF	1.060			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-352-009	22534 KAREN	09/22/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$92,680	52.96	\$185,359	\$32,849	\$142,151	\$104,459	1.361	1,388	\$102.41	8A2
Totals:			\$175,000			\$175,000	\$92,680		\$185,359		\$142,151	\$104,459			\$102.41	
								Sale. Ratio =>	52.96				E.C.F. =>	1.361	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.361	Ave. Variance=>	0.0000

2023 ECF 1.460
2020 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-36-153-006	21719 JEFFERSON	07/15/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$70,490	45.48	\$140,985	\$27,299	\$127,701	\$67,670	1.887	912	\$140.02	881	
22-23-36-156-007	21510 MIDDLEBELT	09/28/21	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$37,260	59.62	\$74,510	\$25,047	\$37,453	\$29,442	1.272	528	\$70.93	881	
22-23-36-156-016	21507 WHEELER	08/27/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$58,640	46.91	\$117,284	\$25,047	\$99,953	\$54,903	1.821	864	\$115.69	881	
22-23-36-157-001	21640 WHEELER	10/04/21	\$143,500	MLC	03-ARM'S LENGTH	\$143,500	\$65,480	45.63	\$130,961	\$29,865	\$113,635	\$60,176	1.888	956	\$118.87	881	
22-23-36-157-002	21636 WHEELER	02/08/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$55,840	44.67	\$111,680	\$27,704	\$97,296	\$49,986	1.946	712	\$136.65	881	
22-23-36-157-017	21607 ROOSEVELT	06/30/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$67,980	40.46	\$135,957	\$25,047	\$142,953	\$66,018	2.165	1,124	\$127.18	881	
22-23-36-157-020	21521 ROOSEVELT	01/11/21	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$68,450	61.67	\$136,907	\$25,128	\$85,872	\$66,535	1.291	1,020	\$84.19	881	
22-23-36-160-016	28996 INDEPENDENCE	12/02/21	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$105,120	36.76	\$210,245	\$37,477	\$248,523	\$102,838	2.417	1,609	\$154.46	881	
22-23-36-176-003	21816 WHITTINGTON	08/24/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,670	43.74	\$109,338	\$25,257	\$99,743	\$50,048	1.993	825	\$120.90	881	
22-23-36-178-011	21716 HAMILTON AV	09/23/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$65,850	50.65	\$131,693	\$33,499	\$96,501	\$58,449	1.651	672	\$143.60	881	
22-23-36-178-014	21822 HAMILTON AV	01/14/22	\$158,500	WD	03-ARM'S LENGTH	\$158,500	\$93,340	58.89	\$186,674	\$32,694	\$125,806	\$91,655	1.373	1,280	\$98.29	881	
22-23-36-179-008	21797 WALDRON	10/29/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$54,220	45.95	\$108,435	\$26,031	\$91,969	\$49,050	1.875	800	\$114.96	881	
22-23-36-180-006	28350 LIBERTY STREET	01/13/21	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$88,800	53.85	\$177,608	\$36,105	\$128,795	\$84,228	1.529	1,050	\$122.66	881	
22-23-36-182-014	21613 HAMILTON AV	12/15/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$50,860	40.69	\$101,712	\$29,865	\$95,135	\$42,766	2.225	755	\$126.01	881	
22-23-36-182-017	28700 INDEPENDENCE	09/02/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$70,920	41.72	\$141,848	\$30,985	\$139,015	\$65,990	2.107	1,120	\$124.12	881	
22-23-36-182-019	21621 HAMILTON AV	09/22/20	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$84,300	47.90	\$168,608	\$29,865	\$146,135	\$82,585	1.770	1,368	\$106.82	881	
22-23-36-183-003	21656 HAMILTON AV	12/23/20	\$110,000	LC	03-ARM'S LENGTH	\$110,000	\$57,080	51.89	\$114,151	\$25,047	\$84,953	\$53,038	1.602	1,066	\$79.69	881	
22-23-36-183-004	21652 HAMILTON AV	11/10/20	\$103,500	WD	03-ARM'S LENGTH	\$103,500	\$59,290	57.29	\$118,581	\$25,128	\$78,372	\$55,627	1.409	697	\$112.44	881	
22-23-36-183-019	21503 HANCOCK	01/31/22	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$111,390	50.40	\$222,781	\$27,239	\$193,761	\$116,394	1.665	2,020	\$95.92	881	
22-23-36-183-020	21679 HANCOCK	12/21/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$66,550	44.37	\$133,096	\$26,712	\$123,288	\$63,324	1.947	984	\$125.29	881	
22-23-36-184-008	21504 HANCOCK	07/24/20	\$161,900	WD	03-ARM'S LENGTH	\$161,900	\$91,100	56.27	\$182,200	\$33,058	\$128,842	\$88,775	1.451	1,365	\$94.39	881	
22-23-36-304-002	21432 JEFFERSON	10/21/20	\$123,750	WD	03-ARM'S LENGTH	\$123,750	\$57,680	46.61	\$115,361	\$25,427	\$98,323	\$53,532	1.837	834	\$117.89	881	
22-23-36-326-005	21338 WHITTINGTON	12/27/21	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$76,430	58.79	\$163,287	\$32,600	\$97,400	\$78,100	1.247	960	\$101.46	881	
22-23-36-326-017	21301 ROCKWELL	09/09/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$71,380	44.61	\$142,751	\$34,789	\$125,211	\$64,263	1.948	1,013	\$123.60	881	
22-23-36-327-016	21434 ROCKWELL	01/20/21	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$50,680	48.73	\$101,351	\$27,827	\$76,173	\$43,764	1.741	660	\$115.41	881	
22-23-36-328-001	21442 HAMILTON AV	11/03/20	\$206,700	WD	03-ARM'S LENGTH	\$206,700	\$106,240	51.40	\$212,485	\$22,032	\$184,668	\$113,365	1.629	1,723	\$107.18	881	
Totals:			\$3,814,250			\$3,814,250	\$1,840,040		\$3,690,489		\$3,067,476	\$1,752,521			\$114.56		
								Sale. Ratio =>	48.24					E.C.F. =>	1.750	Std. Deviation=>	0.30679689
								Std. Dev. =>	6.65					Ave. E.C.F. =>	1.757	Ave. Variance=>	24.8165

2023 ECF 1.680
2022 Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-36-154-011	21731 JACKSONVILLE	07/29/21	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$75,500	40.37	\$151,001	\$27,534	\$159,466	\$102,039	1.563	960	\$166.11	8B2	
22-23-36-154-019	21741 JACKSONVILLE	09/01/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$150,410	43.60	\$300,810	\$36,354	\$308,646	\$218,559	1.412	1,836	\$168.11	8B2	
22-23-36-155-010	21732 JACKSONVILLE	07/15/21	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$147,100	39.12	\$294,201	\$32,358	\$343,642	\$216,399	1.588	1,836	\$187.17	8B2	
22-23-36-157-014	21651 ROOSEVELT	03/29/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$106,570	49.57	\$213,136	\$28,665	\$186,335	\$152,455	1.222	1,204	\$154.76	8B2	
22-23-36-157-016	21625 ROOSEVELT	07/31/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$95,950	51.86	\$191,900	\$35,062	\$149,938	\$129,618	1.157	1,310	\$114.46	8B2	
22-23-36-158-026	21522 ROOSEVELT	11/30/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$133,610	44.54	\$267,212	\$29,076	\$270,924	\$196,807	1.377	1,578	\$171.69	8B2	
22-23-36-160-012	21611 WHITTINGTON	09/29/20	\$158,500	WD	03-ARM'S LENGTH	\$158,500	\$101,850	64.26	\$203,691	\$34,764	\$123,736	\$139,609	0.886	1,233	\$100.35	8B2	
22-23-36-160-013	21587 WHITTINGTON	05/29/20	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$130,560	55.09	\$261,126	\$36,422	\$200,578	\$185,706	1.080	2,036	\$98.52	8B2	
22-23-36-160-015	21535 WHITTINGTON	05/15/20	\$180,500	WD	03-ARM'S LENGTH	\$180,500	\$95,020	52.64	\$190,049	\$33,940	\$146,560	\$129,016	1.136	1,259	\$116.41	8B2	
22-23-36-176-014	21725 ROCKWELL	07/31/20	\$232,125	WD	03-ARM'S LENGTH	\$232,125	\$109,290	47.08	\$218,583	\$34,481	\$197,644	\$152,150	1.299	1,712	\$115.45	8B2	
22-23-36-184-001	21670 HANCOCK	12/28/21	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$97,620	48.83	\$195,232	\$40,680	\$159,220	\$127,729	1.247	1,008	\$157.96	8B2	
22-23-36-184-012	21621 WALDRON	01/28/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$92,290	48.57	\$184,572	\$35,207	\$154,793	\$123,442	1.254	1,008	\$153.56	8B2	
22-23-36-184-020	21661 WALDRON	04/27/21	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$128,190	45.30	\$256,383	\$30,249	\$252,751	\$186,888	1.352	1,542	\$163.91	8B2	
22-23-36-305-013	21351 WHITTINGTON	07/27/21	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$144,830	58.16	\$289,669	\$39,768	\$209,232	\$206,530	1.013	1,557	\$134.38	8B2	
22-23-36-326-006	21322 WHITTINGTON	09/03/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$110,160	61.20	\$220,319	\$33,483	\$146,517	\$154,410	0.949	1,066	\$137.45	8B2	
22-23-36-326-011	21411 ROCKWELL	02/23/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$103,660	51.86	\$207,312	\$35,130	\$164,770	\$142,299	1.158	1,147	\$143.65	8B2	
22-23-36-328-013	21328 HAMILTON AV	01/14/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$108,180	49.17	\$216,358	\$28,116	\$191,884	\$155,572	1.233	1,315	\$145.92	8B2	
Totals:			\$3,937,925			\$3,937,925	\$1,930,790		\$3,861,554		\$3,366,636	\$2,719,227			\$142.93		
								Sale. Ratio =>	49.03					E.C.F. =>	1.238	Std. Deviation=>	0.19370334
								Std. Dev. =>	6.85					Ave. E.C.F. =>	1.231	Ave. Variance=>	14.6632

2023 ECF 1.210

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-36-127-008	22066 HAMILTON AV	10/15/20	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$107,050	50.73	\$214,098	\$47,663	\$163,337	\$125,139	1.305	1,533	\$106.55	8C1
Totals:			\$211,000			\$211,000	\$107,050		\$214,098		\$163,337	\$125,139			\$106.55	
								Sale. Ratio =>	50.73			E.C.F. =>	1.305	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.305	Ave. Variance=>		0.0000

2023 ECF 1.330
2020 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-328-013	22690 WATT	07/29/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$123,810	45.86	\$247,628	\$50,762	\$219,238	\$131,244	1.670	1,576	\$139.11	8C2
22-23-25-376-017	28706 NINE MILE	02/01/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$213,510	59.31	\$427,022	\$63,090	\$296,910	\$242,621	1.224	2,893	\$102.63	8C2
22-23-25-377-011	22776 ELM GROVE	08/06/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$108,530	51.68	\$217,060	\$44,279	\$165,721	\$115,187	1.439	1,651	\$100.38	8C2
Totals:			\$840,000			\$840,000	\$445,850		\$891,710		\$681,869	\$489,053			\$114.04	
								Sale. Ratio =>	53.08			E.C.F. =>	1.394	Std. Deviation=>		0.2234038
								Std. Dev. =>	6.75			Ave. E.C.F. =>	1.444	Ave. Variance=>		15.0768

2023 ECF 1.500
1 outlier

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-36-251-002	21755 COLLINGHAM	01/19/21	\$163,800	WD	03-ARM'S LENGTH	\$163,800	\$82,850	50.58	\$165,692	\$24,390	\$139,410	\$72,836	1.914	1,058	\$131.77	8E1
22-23-36-251-013	21531 COLLINGHAM	04/24/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$65,680	45.30	\$131,352	\$21,564	\$123,436	\$56,592	2.181	958	\$128.85	8E1
22-23-36-251-016	21503 COLLINGHAM	11/30/20	\$145,500	WD	03-ARM'S LENGTH	\$145,500	\$59,540	40.92	\$119,079	\$21,631	\$123,869	\$50,231	2.466	702	\$176.45	8E1
22-23-36-252-003	21730 COLLINGHAM	08/07/20	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$87,020	53.39	\$174,035	\$22,050	\$140,950	\$78,343	1.799	888	\$158.73	8E1
22-23-36-252-023	21511 OXFORD	12/27/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$106,640	56.13	\$213,277	\$22,364	\$167,636	\$98,409	1.703	1,278	\$131.17	8E1
22-23-36-253-003	21640 OXFORD	01/27/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$98,440	49.22	\$196,872	\$28,280	\$171,720	\$86,903	1.976	1,151	\$149.19	8E1
22-23-36-253-005	21618 OXFORD	04/30/21	\$162,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$162,000	\$81,170	50.10	\$162,334	\$39,330	\$122,670	\$63,404	1.935	1,070	\$114.64	8E1
Totals:			\$1,169,300			\$1,169,300	\$581,340		\$1,162,641		\$989,691	\$506,718			\$141.54	
								Sale. Ratio =>	49.72			E.C.F. =>	1.953	Std. Deviation=>		0.255074757
								Std. Dev. =>	5.03			Ave. E.C.F. =>	1.996	Ave. Variance=>		18.6982

2023 ECF 1.940

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-36-201-020	22208 AVERHILL	12/14/21	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$87,560	49.75	\$175,128	\$28,857	\$147,143	\$74,249	1.982	1,050	\$140.14	8F1
		Totals:	\$176,000			\$176,000	\$87,560		\$175,128		\$147,143	\$74,249			\$140.14	
								Sale. Ratio =>	49.75			E.C.F. =>	1.982		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.982		Ave. Variance=>	0.0000

2023 ECF 1.970

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-36-351-009	29215 DRESDEN	10/29/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$126,630	40.20	\$253,251	\$38,087	\$276,913	\$136,180	2.033	2,008	\$137.90	8H1	
22-23-36-354-004	28901 SCOTTEN	09/03/20	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$140,630	59.59	\$281,251	\$65,224	\$170,776	\$136,726	1.249	2,324	\$73.48	8H1	
22-23-36-354-005	29096 LIST	11/24/21	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$78,990	39.50	\$157,979	\$31,740	\$168,260	\$79,898	2.106	1,318	\$127.66	8H1	
22-23-36-354-012	28910 LIST	06/29/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$78,070	50.37	\$156,133	\$60,951	\$94,049	\$60,242	1.561	1,131	\$83.16	8H1	
Totals:			\$906,000			\$906,000	\$424,320		\$848,614		\$709,998	\$413,046			\$105.55		
								Sale. Ratio =>	46.83					E.C.F. =>	1.719	Std. Deviation=>	0.40538056
								Std. Dev. =>	9.52					Ave. E.C.F. =>	1.737	Ave. Variance=>	33.2285

2023 ECF 1.580

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-36-377-031	20823 PEARL	06/10/21	\$107,800	WD	03-ARM'S LENGTH	\$107,800	\$48,570	45.06	\$97,134	\$16,797	\$91,003	\$48,689	1.869	720	\$126.39	8K1
Totals:			\$107,800			\$107,800	\$48,570		\$97,134		\$91,003	\$48,689			\$126.39	
								Sale. Ratio =>	45.06			E.C.F. =>	1.869		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.869		Ave. Variance=>	0.0000

2023 ECF 1.650

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-36-401-012	21305 COLLINGHAM	10/26/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$85,650	41.78	\$171,298	\$23,124	\$181,876	\$82,779	2.197	1,332	\$136.54	8L1
22-23-36-402-001	21440 COLLINGHAM	01/04/22	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$64,860	39.55	\$129,717	\$28,822	\$135,178	\$56,366	2.398	916	\$147.57	8L1
22-23-36-402-022	21409 OXFORD	09/03/21	\$89,500	LC	03-ARM'S LENGTH	\$89,500	\$58,250	65.08	\$116,505	\$21,955	\$67,545	\$52,821	1.279	720	\$93.81	8L1
22-23-36-402-048	21331 OXFORD	09/21/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$71,610	44.76	\$143,227	\$27,785	\$132,215	\$64,493	2.050	928	\$142.47	8L1
22-23-36-402-052	21215 OXFORD	06/25/21	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$176,520	58.07	\$353,042	\$25,594	\$278,406	\$182,932	1.522	1,860	\$149.68	8L1
Totals:			\$922,500			\$922,500	\$456,890		\$913,789		\$795,220	\$439,391			\$134.02	
								Sale. Ratio =>	49.53			E.C.F. =>	1.810	Std. Deviation=>		0.47099926
								Std. Dev. =>	11.14			Ave. E.C.F. =>	1.889	Ave. Variance=>		39.1111

2023 ECF 1.790

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-36-103-002	21936 MIDDLEBELT	09/15/21	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$55,520	54.43	\$111,033	\$26,712	\$75,288	\$57,754	1.304	969	\$77.70	801
22-23-36-103-025	29259 ROCKCASTLE	06/18/21	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$122,240	47.75	\$244,483	\$29,151	\$226,849	\$147,488	1.538	1,314	\$172.64	801
Totals:			\$358,000			\$358,000	\$177,760		\$355,516		\$302,137	\$205,242			\$125.17	
								Sale. Ratio =>	49.65			E.C.F. =>	1.472	Std. Deviation=>		0.165811114
								Std. Dev. =>	4.72			Ave. E.C.F. =>	1.421	Ave. Variance=>		11.7246

2023 ECF 1.460

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-36-201-030	22291 ARBOR LANE	02/03/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$162,750	53.36	\$325,490	\$58,696	\$246,304	\$229,995	1.071	2,159	\$114.08	8Q1	
22-23-36-201-051	22242 ARBOR LANE	07/08/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$165,090	50.80	\$330,178	\$58,421	\$266,579	\$234,273	1.138	1,688	\$157.93	8Q1	
22-23-36-201-066	22131 ARBOR LANE	10/19/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$164,980	45.83	\$329,969	\$57,598	\$302,402	\$234,803	1.288	2,185	\$138.40	8Q1	
22-23-36-201-069	21997 ARBOR LANE	11/09/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$174,840	52.19	\$349,675	\$57,049	\$277,951	\$252,264	1.102	2,185	\$127.21	8Q1	
22-23-36-201-074	21937 ARBOR LANE	02/22/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$167,630	46.56	\$335,267	\$57,811	\$302,189	\$239,186	1.263	2,170	\$139.26	8Q1	
Totals:			\$1,685,000			\$1,685,000	\$835,290		\$1,670,579		\$1,395,425	\$1,190,521			\$135.37		
								Sale. Ratio =>	49.57					E.C.F. =>	1.172	Std. Deviation=>	0.097586985
								Std. Dev. =>	3.38					Ave. E.C.F. =>	1.172	Ave. Variance=>	8.2611

2023 ECF 1.160