

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-01-101-019	29035 RAMBLEWOOD	09/20/23	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$206,170	54.40	\$412,343	\$84,013	\$294,987	\$197,789	1.491	2,872	\$102.71	AA1
22-23-01-101-021	29009 RAMBLEWOOD	06/08/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$190,700	48.90	\$381,398	\$66,825	\$323,175	\$189,502	1.705	2,559	\$126.29	AA1
22-23-01-101-026	28941 RAMBLEWOOD	03/06/23	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$205,320	52.92	\$410,644	\$74,919	\$313,081	\$202,244	1.548	2,665	\$117.48	AA1
22-23-01-101-030	28875 RAMBLEWOOD	07/20/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$235,850	48.63	\$471,699	\$76,596	\$408,404	\$238,014	1.716	2,895	\$141.07	AA1
22-23-01-101-033	28833 RAMBLEWOOD	08/18/23	\$527,000	WD	03-ARM'S LENGTH	\$527,000	\$212,260	40.28	\$424,524	\$74,946	\$452,054	\$210,589	2.147	2,781	\$162.55	AA1
22-23-01-101-051	32301 OLDE FRANKLIN	09/27/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$227,780	59.94	\$455,567	\$82,364	\$297,636	\$224,821	1.324	2,979	\$99.91	AA1
22-23-01-101-067	31949 OLDE FRANKLIN	09/09/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$176,040	54.17	\$352,078	\$73,869	\$251,131	\$167,596	1.498	2,121	\$118.40	AA1
22-23-01-128-005	32771 OLDE FRANKLIN	09/01/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$190,970	52.32	\$381,933	\$68,042	\$296,958	\$189,091	1.570	2,346	\$126.58	AA1
22-23-01-129-004	28907 ROCKLEDGE	03/17/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$202,160	52.51	\$404,321	\$68,558	\$316,442	\$202,267	1.564	2,661	\$118.92	AA1
22-23-01-152-006	31960 OLDE FRANKLIN	08/26/22	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$224,800	57.94	\$449,602	\$67,238	\$320,762	\$230,340	1.393	3,157	\$101.60	AA1
22-23-01-176-008	32249 OLDE FRANKLIN	11/15/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$270,430	47.03	\$540,862	\$67,976	\$507,024	\$284,871	1.780	3,586	\$141.39	AA1
22-23-01-176-015	32065 OLDE FRANKLIN	12/21/23	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$184,380	44.75	\$368,751	\$71,279	\$340,721	\$179,200	1.901	2,322	\$146.74	AA1
22-23-01-177-001	32636 WOODRIDGE	01/18/23	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$204,500	54.55	\$409,001	\$67,357	\$307,543	\$205,810	1.494	2,482	\$123.91	AA1
22-23-01-177-009	32436 OLDE FRANKLIN	04/26/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$202,260	47.04	\$404,528	\$69,118	\$360,882	\$202,054	1.786	2,576	\$140.09	AA1
22-23-01-177-012	32380 OLDE FRANKLIN	06/17/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$224,170	43.95	\$448,336	\$76,111	\$433,889	\$224,232	1.935	3,025	\$143.43	AA1
22-23-01-178-005	32092 OLDE FRANKLIN	07/05/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$255,210	46.40	\$510,414	\$68,431	\$481,569	\$266,255	1.809	2,465	\$195.36	AA1
Totals:			\$6,863,900			\$6,863,900	\$3,413,000		\$6,826,001		\$5,706,258	\$3,414,674			\$131.65	
								Sale. Ratio =>	49.72			E.C.F. =>	1.671	Std. Deviation=>		0.219653
								Std. Dev. =>	5.35			Ave. E.C.F. =>	1.666	Ave. Variance=>		18.0953

2025 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
22-23-01-177-031	28501 FOURTEEN MILE	10/24/22	\$1,600,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,600,000	\$851,960	53.25	\$1,703,927	\$366,072	\$1,233,928	\$1,194,513	1.033	5,705	\$216.29	AC1
22-23-01-276-001	27675 CHATSWORTH	06/09/23	\$1,170,000	WD	03-ARM'S LENGTH	\$1,170,000	\$649,350	55.50	\$1,298,708	\$176,014	\$993,986	\$1,002,405	0.992	4,799	\$207.12	AC1
22-23-01-276-023	27816 LAKEHILLS	01/31/23	\$1,117,200	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,117,200	\$621,250	55.61	\$1,242,504	\$161,816	\$955,384	\$1,019,517	0.937	5,852	\$163.26	AC1
22-23-01-276-028	27490 LAKEHILLS	10/19/23	\$524,000	WD	03-ARM'S LENGTH	\$524,000	\$229,350	43.77	\$458,691	\$105,779	\$418,221	\$315,100	1.327	2,832	\$147.68	AC1
22-23-01-277-004	32426 SCOTTSDALE	02/27/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$390,580	57.86	\$781,151	\$108,122	\$566,878	\$600,919	0.943	4,248	\$133.45	AC1
22-23-01-278-005	27541 LAKEHILLS	12/05/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$258,540	53.86	\$517,076	\$114,746	\$365,254	\$359,223	1.017	3,515	\$103.91	AC1
22-23-01-278-007	27441 LAKEHILLS	11/11/22	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$209,090	35.74	\$418,175	\$107,453	\$477,547	\$277,430	1.721	2,891	\$165.18	AC1
22-23-01-378-020	31765 FRANKLIN FAIRWAY	09/27/22	\$870,000	WD	03-ARM'S LENGTH	\$870,000	\$251,220	28.88	\$502,435	\$129,886	\$740,114	\$332,633	2.225	2,912	\$254.16	AC1
Totals:			\$7,021,200			\$7,021,200	\$3,461,340		\$6,922,667		\$5,751,312	\$5,101,741			\$173.88	
								Sale. Ratio =>	49.30			E.C.F. =>	1.127	Std. Deviation=>		0.46815569
								Std. Dev. =>	10.74			Ave. E.C.F. =>	1.274	Ave. Variance=>		36.2579

2025 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		
22-23-01-376-003	31521 STONEWOOD	04/26/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$218,960	60.82	\$437,926	\$108,575	\$251,425	\$313,668	0.802	2,602	\$96.63	AI1		
22-23-01-376-006	31431 STONEWOOD	10/31/23	\$479,355	WD	03-ARM'S LENGTH	\$479,355	\$194,420	40.56	\$388,846	\$109,769	\$369,586	\$265,788	1.391	2,626	\$140.74	AI1		
22-23-01-377-001	31536 STONEWOOD	11/21/23	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$309,660	48.38	\$619,328	\$107,343	\$532,657	\$487,605	1.092	3,440	\$154.84	AI1		
22-23-01-378-010	31370 STONEWOOD	12/19/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$221,510	52.12	\$443,022	\$118,877	\$306,123	\$308,710	0.992	2,238	\$136.78	AI1		
Totals:			\$1,904,355			\$1,904,355	\$944,550		\$1,889,122		\$1,459,791	\$1,375,770			\$132.25			
								Sale. Ratio =>	49.60					E.C.F. =>	1.061	Std. Deviation=>		0.24592585
								Std. Dev. =>	8.42					Ave. E.C.F. =>	1.069	Ave. Variance=>		17.2435

2025 ECF 1.050

Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
32615 BRIARCREST KNOLL	10/04/23	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$147,660	44.76	\$295,314	\$56,477	\$273,423	\$134,936	2.026	1,525	\$179.29	BA1
32451 BRIARCREST KNOLL	04/17/23	\$310,000	MLC	03-ARM'S LENGTH	\$310,000	\$166,630	53.75	\$333,252	\$52,725	\$257,275	\$158,490	1.623	1,825	\$140.97	BA1
32740 BRIARCREST KNOLL	04/25/23	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$142,810	46.22	\$285,625	\$52,725	\$256,275	\$131,582	1.948	1,525	\$168.05	BA1
30040 LOCHMOOR	12/08/22	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$170,380	51.65	\$340,762	\$55,172	\$274,728	\$161,350	1.703	2,270	\$121.03	BA1
29548 LOCHMOOR	10/20/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$146,600	42.49	\$293,192	\$58,012	\$286,988	\$132,870	2.160	1,525	\$188.19	BA1
29460 LOCHMOOR	09/23/22	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$145,860	48.64	\$291,723	\$56,891	\$243,009	\$132,673	1.832	1,525	\$159.35	BA1
32416 BRIARCREST KNOLL	08/22/22	\$303,300	WD	03-ARM'S LENGTH	\$303,300	\$144,810	47.74	\$289,617	\$53,825	\$249,475	\$133,216	1.873	1,525	\$163.59	BA1
32455 QUEENSBORO	12/15/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$145,370	60.57	\$290,742	\$52,725	\$187,275	\$134,473	1.393	1,525	\$122.80	BA1
32040 TAREYTON	10/03/22	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$143,940	46.45	\$287,877	\$54,003	\$255,897	\$132,132	1.937	1,525	\$167.80	BA1
29468 GILCHREST	10/13/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$146,170	48.72	\$292,346	\$52,725	\$247,275	\$135,379	1.827	1,525	\$162.15	BA1
29567 GILCHREST	10/23/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$180,140	52.98	\$360,271	\$54,527	\$285,473	\$172,737	1.653	2,433	\$117.33	BA1
29549 GILCHREST	12/15/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$139,810	60.79	\$279,625	\$57,708	\$172,292	\$125,377	1.374	1,525	\$112.98	BA1
29529 GILCHREST	02/06/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$149,050	43.84	\$298,099	\$56,624	\$283,376	\$136,427	2.077	1,945	\$145.69	BA1
30207 GREENING	07/29/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$166,380	58.38	\$332,756	\$54,862	\$230,138	\$157,002	1.466	1,506	\$152.81	BA1
30043 EASTFIELD	03/08/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$120,630	44.68	\$241,260	\$53,334	\$216,666	\$106,173	2.041	1,272	\$170.33	BA1
29542 EASTFIELD	11/03/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$192,150	60.05	\$384,296	\$57,248	\$262,752	\$184,773	1.422	2,090	\$125.72	BA1
29629 GREENING	02/10/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$132,850	42.17	\$265,698	\$53,369	\$261,631	\$119,960	2.181	1,305	\$200.48	BA1
Totals:		\$5,176,900			\$5,176,900	\$2,581,240		\$5,162,455		\$4,243,948	\$2,389,550			\$152.86	
							Sale. Ratio =>	49.86				E.C.F. =>	1.776	Std. Deviation=>	0.27065163
							Std. Dev. =>	6.48				Ave. E.C.F. =>	1.796	Ave. Variance=>	22.8155

2025 ECF 1.770

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-02-451-004	29981 NORTHBROOK	07/17/23	\$342,700	WD	03-ARM'S LENGTH	\$342,700	\$153,910	44.91	\$307,823	\$74,481	\$268,219	\$149,578	1.793	1,533	\$174.96	CA1
22-23-02-452-005	29874 SOUTHBROOK LN	12/14/22	\$503,000	MLC	03-ARM'S LENGTH	\$503,000	\$311,160	61.86	\$622,320	\$69,612	\$433,388	\$354,300	1.223	1,973	\$219.66	CA1
22-23-02-453-003	29951 SOUTHBROOK LN	07/18/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$152,660	44.90	\$305,316	\$55,855	\$284,145	\$159,911	1.777	1,664	\$170.76	CA1
22-23-03-102-006	30960 PEAR RIDGE	05/26/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$134,090	41.90	\$268,174	\$84,032	\$235,968	\$118,040	1.999	1,530	\$154.23	CA1
22-23-03-102-011	30540 PEAR RIDGE	10/11/22	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$187,090	53.15	\$374,173	\$102,802	\$249,198	\$173,956	1.433	2,392	\$104.18	CA1
22-23-03-102-019	30915 GLENMUER	07/27/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$180,100	58.10	\$360,200	\$109,095	\$200,905	\$160,965	1.248	2,068	\$97.15	CA1
22-23-03-126-008	31024 GLENMUER	12/28/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$156,140	45.26	\$312,277	\$90,615	\$254,385	\$142,091	1.790	1,907	\$133.40	CA1
22-23-03-126-032	30579 WOODSTREAM DR	07/15/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$187,990	47.59	\$375,986	\$64,920	\$330,080	\$199,401	1.655	2,196	\$150.31	CA1
22-23-03-126-034	30543 WOODSTREAM DR	04/14/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$217,640	58.04	\$435,281	\$64,130	\$310,870	\$237,917	1.307	2,872	\$108.24	CA1
22-23-03-202-001	30784 WOODSTREAM CT	10/26/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$222,080	52.25	\$444,167	\$85,945	\$339,055	\$229,629	1.477	2,787	\$121.66	CA1
22-23-03-202-016	30815 N WENDYBROOK	05/24/23	\$403,000	WD	03-ARM'S LENGTH	\$403,000	\$207,380	51.46	\$414,767	\$64,970	\$338,030	\$224,229	1.508	2,621	\$128.97	CA1
22-23-03-203-004	30988 CLUBHOUSE LN	07/29/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$197,560	50.02	\$395,125	\$66,832	\$328,168	\$210,444	1.559	2,533	\$129.56	CA1
22-23-03-203-007	30922 CLUBHOUSE LN	11/23/22	\$471,000	WD	03-ARM'S LENGTH	\$471,000	\$213,660	45.36	\$427,310	\$79,363	\$391,637	\$223,043	1.756	2,129	\$183.95	CA1
22-23-03-303-001	33280 WALNUT LN	07/20/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$198,030	46.60	\$396,061	\$66,870	\$358,130	\$211,020	1.697	2,387	\$150.03	CA1
22-23-03-303-004	33143 OAK HOLLOW	08/04/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$198,170	49.54	\$396,333	\$66,089	\$333,911	\$211,695	1.577	2,014	\$165.79	CA1
22-23-03-304-009	33209 WALNUT LN	06/06/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$203,320	51.47	\$406,641	\$68,770	\$326,230	\$216,584	1.506	2,396	\$136.16	CA1
22-23-03-305-002	33033 WALNUT LN	05/31/23	\$454,900	WD	03-ARM'S LENGTH	\$454,900	\$227,080	49.92	\$454,151	\$66,089	\$388,811	\$248,758	1.563	2,562	\$151.76	CA1
22-23-03-326-007	30109 FOX GROVE RD	03/12/24	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$216,130	42.38	\$432,266	\$72,887	\$437,113	\$230,371	1.897	3,008	\$145.32	CA1
22-23-03-326-012	30181 FOX GROVE RD	10/11/22	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$181,530	53.23	\$363,054	\$67,044	\$273,956	\$189,750	1.444	2,299	\$119.16	CA1
22-23-03-327-002	29925 FOX GROVE RD	07/14/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$223,570	59.62	\$447,149	\$68,496	\$306,504	\$242,726	1.263	3,014	\$101.69	CA1
22-23-03-327-009	30228 THORNDYKE	08/10/23	\$484,900	WD	03-ARM'S LENGTH	\$484,900	\$229,300	47.29	\$458,598	\$70,807	\$414,093	\$248,584	1.666	3,526	\$117.44	CA1
22-23-03-328-003	30150 VALLEY SIDE	06/09/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$191,040	42.45	\$382,089	\$65,363	\$384,637	\$203,029	1.894	2,550	\$150.84	CA1
22-23-03-328-006	30106 VALLEY SIDE	12/16/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$181,890	49.83	\$363,789	\$66,825	\$298,175	\$190,362	1.566	2,404	\$124.03	CA1
22-23-03-328-017	30059 FERNHILL	07/08/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$207,320	50.57	\$414,630	\$67,702	\$342,298	\$222,390	1.539	2,897	\$118.16	CA1
22-23-03-376-011	32944 HARGROVE	03/28/24	\$355,000	OTH	03-ARM'S LENGTH	\$355,000	\$159,150	44.83	\$318,298	\$65,303	\$289,697	\$162,176	1.786	2,220	\$130.49	CA1
22-23-03-376-019	32921 HARGROVE	07/27/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$175,470	48.74	\$350,933	\$67,392	\$292,608	\$181,757	1.610	2,261	\$129.42	CA1
22-23-03-376-022	29759 FOX GROVE RD	09/19/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$167,310	41.83	\$334,615	\$65,303	\$334,697	\$172,636	1.939	2,243	\$149.22	CA1
22-23-03-376-025	29665 COLONY CIRCLE	08/16/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$203,950	50.36	\$407,893	\$65,303	\$339,697	\$219,609	1.547	3,058	\$111.08	CA1
22-23-03-377-002	29644 COLONY CIRCLE	09/29/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$197,200	45.33	\$394,393	\$76,428	\$358,572	\$203,824	1.759	2,444	\$146.72	CA1
22-23-03-378-011	29854 FOX GROVE RD	05/25/23	\$407,400	WD	03-ARM'S LENGTH	\$407,400	\$204,510	50.20	\$409,023	\$76,773	\$330,627	\$212,981	1.552	2,737	\$120.80	CA1
22-23-03-378-037	30123 VALLEY SIDE	08/19/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$150,570	44.29	\$301,132	\$77,199	\$262,801	\$143,547	1.831	1,488	\$176.61	CA1
22-23-03-378-039	30087 VALLEY SIDE	10/27/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$207,250	51.81	\$414,496	\$75,938	\$324,062	\$217,024	1.493	2,665	\$121.60	CA1
22-23-03-402-032	30225 MUIRLAND	05/20/22	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$162,390	59.07	\$324,788	\$64,109	\$210,791	\$167,102	1.261	1,712	\$123.13	CA1
22-23-03-402-033	30160 CLUBHOUSE LN	04/26/22	\$390,555	WD	03-ARM'S LENGTH	\$390,555	\$190,320	48.73	\$380,639	\$65,363	\$325,192	\$202,100	1.609	2,456	\$132.41	CA1
22-23-03-403-036	30090 MUIRLAND	06/17/22	\$324,900	WD	03-ARM'S LENGTH	\$324,900	\$186,690	57.46	\$373,377	\$65,422	\$259,478	\$197,407	1.314	2,079	\$124.81	CA1
22-23-03-406-034	29900 FERNHILL	04/13/23	\$364,000	WD	03-ARM'S LENGTH	\$364,000	\$211,470	58.10	\$422,944	\$70,585	\$293,415	\$225,871	1.299	2,922	\$100.42	CA1
22-23-03-406-039	29939 CLUBHOUSE LN	09/15/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$214,450	45.15	\$428,906	\$85,708	\$389,292	\$219,999	1.770	2,753	\$141.41	CA1
22-23-03-407-037	29882 CLUBHOUSE LN	04/12/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$210,350	48.36	\$420,704	\$69,624	\$365,376	\$225,051	1.624	3,003	\$121.67	CA1
22-23-03-430-007	29956 ARDMORE	09/22/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$144,330	51.55	\$288,659	\$64,473	\$215,527	\$143,709	1.500	2,028	\$106.28	CA1
22-23-03-430-031	29915 GLADSTONE	12/05/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$132,640	42.11	\$265,286	\$61,185	\$253,815	\$130,834	1.940	1,708	\$148.60	CA1
22-23-03-455-044	29613 GREENBORO	02/28/23	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$199,480	56.67	\$398,969	\$68,257	\$283,743	\$211,995	1.338	2,301	\$123.31	CA1
22-23-03-476-047	29615 GREEN ACRES	05/11/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$157,480	49.21	\$314,955	\$71,185	\$248,815	\$156,263	1.592	2,102	\$118.37	CA1

Totals: \$16,221,255

\$16,221,255

\$8,053,850

\$16,107,690

\$13,206,111

\$8,392,658

\$135.33

Sale. Ratio => 49.65

E.C.F. => 1.574

Std. Deviation=> 0.209071002

Std. Dev. => 5.38

Ave. E.C.F. => 1.593

Ave. Variance=> 16.7948

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-04-106-008	31125 WESTWOOD RD	01/12/24	\$469,000	WD	03-ARM'S LENGTH	\$469,000	\$315,480	67.27	\$630,951	\$65,188	\$403,812	\$358,078	1.128	3,222	\$125.33	DA1
22-23-04-106-014	31151 WESTWOOD RD	07/25/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$304,030	64.01	\$608,056	\$67,592	\$407,408	\$342,066	1.191	3,289	\$123.87	DA1
22-23-04-107-004	35331 REGENCY	05/05/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$287,430	55.81	\$574,858	\$69,318	\$445,682	\$319,962	1.393	3,212	\$138.76	DA1
22-23-04-107-011	30981 WESTWOOD RD	07/07/23	\$625,500	WD	03-ARM'S LENGTH	\$625,500	\$301,910	48.27	\$603,825	\$84,754	\$540,746	\$328,526	1.646	3,372	\$160.36	DA1
22-23-04-126-002	31271 OAK VALLEY DR	11/14/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$210,320	53.93	\$420,633	\$68,124	\$321,876	\$223,107	1.443	2,821	\$114.10	DA1
22-23-04-126-004	30979 OAK VALLEY CT	09/30/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$186,740	54.13	\$373,481	\$70,618	\$274,382	\$191,685	1.431	2,195	\$125.00	DA1
22-23-04-126-029	31206 VERONA	06/15/23	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$232,360	43.03	\$464,720	\$82,940	\$457,060	\$241,633	1.892	2,935	\$155.73	DA1
22-23-04-127-006	34299 COMMONS RD	11/28/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$216,690	49.81	\$433,389	\$81,812	\$353,188	\$222,517	1.587	2,952	\$119.64	DA1
22-23-04-127-008	34261 COMMONS RD	09/21/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$213,320	54.70	\$426,636	\$73,150	\$316,850	\$223,725	1.416	2,721	\$116.45	DA1
22-23-04-151-014	35280 SPRING HILL	01/31/24	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$270,180	46.18	\$540,355	\$96,933	\$488,067	\$280,647	1.739	3,050	\$160.02	DA1
22-23-04-152-008	35163 OLD TIMBER	05/05/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$239,900	45.70	\$479,808	\$90,602	\$434,398	\$246,333	1.763	2,892	\$150.21	DA1
22-23-04-152-010	35127 OLD TIMBER	10/17/22	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$198,470	59.42	\$396,930	\$73,204	\$260,796	\$204,890	1.273	2,385	\$109.35	DA1
22-23-04-155-002	35181 SPRING HILL	02/15/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$226,740	46.27	\$453,485	\$76,424	\$413,576	\$238,646	1.733	2,816	\$146.87	DA1
22-23-04-155-007	35232 QUAKER WAY	11/02/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$255,930	53.88	\$511,857	\$92,173	\$382,827	\$265,623	1.441	3,056	\$125.27	DA1
22-23-04-156-001	35393 SPRING HILL	10/20/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$214,060	53.52	\$428,124	\$63,283	\$336,717	\$230,912	1.458	2,980	\$112.99	DA1
22-23-04-156-010	35241 QUAKER WAY	10/13/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$237,160	57.84	\$474,319	\$77,300	\$332,700	\$251,278	1.324	2,936	\$113.32	DA1
22-23-04-179-002	35120 OLD TIMBER	08/11/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$238,480	47.70	\$476,955	\$73,230	\$426,770	\$255,522	1.670	3,112	\$137.14	DA1
22-23-04-181-004	34637 OLD TIMBER	07/31/23	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$212,800	39.78	\$425,608	\$73,203	\$461,797	\$223,041	2.070	2,825	\$163.47	DA1
22-23-04-181-005	34461 OLD TIMBER	01/26/23	\$368,500	WD	03-ARM'S LENGTH	\$368,500	\$208,560	56.60	\$417,128	\$63,257	\$305,243	\$223,969	1.363	2,832	\$107.78	DA1
22-23-04-202-003	31236 OAK VALLEY DR	03/22/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$193,290	48.32	\$386,580	\$71,440	\$328,560	\$199,456	1.647	2,590	\$126.86	DA1
22-23-04-202-006	31086 OAK VALLEY DR	03/03/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$186,610	46.65	\$373,213	\$80,632	\$319,368	\$185,178	1.725	2,101	\$152.01	DA1
22-23-04-202-008	31054 OAK VALLEY DR	05/15/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$190,520	42.34	\$381,048	\$63,177	\$386,823	\$201,184	1.923	2,524	\$153.26	DA1
22-23-04-203-006	31144 CARRIAGE HILL CT	06/06/23	\$507,000	WD	03-ARM'S LENGTH	\$507,000	\$197,230	38.90	\$394,461	\$74,105	\$432,895	\$202,757	2.135	3,008	\$143.91	DA1
22-23-04-205-007	30942 HUNTERS WHIP	06/14/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$186,640	46.66	\$373,286	\$66,090	\$333,910	\$194,428	1.717	2,017	\$165.55	DA1
22-23-04-206-004	33717 HERITAGE HILLS	08/19/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$201,470	42.41	\$402,947	\$74,408	\$400,592	\$207,936	1.927	2,354	\$170.18	DA1
22-23-04-226-039	31009 HERITAGE HILLS	03/07/23	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$167,320	52.45	\$334,646	\$63,097	\$255,903	\$171,866	1.489	2,386	\$107.25	DA1
22-23-04-251-012	34251 GLOUSTER CR	04/21/23	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$211,630	58.95	\$423,260	\$72,050	\$286,950	\$222,285	1.291	2,396	\$119.76	DA1
22-23-04-253-021	34252 OLD TIMBER	06/30/23	\$496,000	WD	03-ARM'S LENGTH	\$496,000	\$234,510	47.28	\$469,013	\$78,939	\$417,061	\$246,882	1.689	3,007	\$138.70	DA1
22-23-04-254-010	33929 OLD TIMBER	03/30/23	\$370,000	OTH	03-ARM'S LENGTH	\$370,000	\$187,060	50.56	\$374,122	\$68,913	\$301,087	\$193,170	1.559	2,562	\$117.52	DA1
22-23-04-255-003	34023 GLOUSTER CR	11/09/23	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$194,150	50.17	\$388,292	\$65,661	\$321,339	\$204,197	1.574	2,314	\$138.87	DA1
22-23-04-255-004	34011 GLOUSTER CR	05/04/22	\$468,455	WD	03-ARM'S LENGTH	\$468,455	\$225,830	48.21	\$451,665	\$68,728	\$399,727	\$242,365	1.649	3,024	\$132.18	DA1
22-23-04-255-013	33825 OLD TIMBER	05/26/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$201,450	46.85	\$402,897	\$69,835	\$360,165	\$210,799	1.709	2,321	\$155.18	DA1
22-23-04-276-021	30646 CHARLESTON	08/14/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$206,900	56.68	\$413,804	\$84,096	\$360,904	\$208,676	1.346	2,211	\$127.05	DA1
22-23-04-276-031	33440 OLD TIMBER	06/16/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$209,590	46.58	\$419,182	\$82,955	\$367,045	\$212,802	1.725	2,502	\$146.70	DA1
22-23-04-277-012	33686 YORK RIDGE	03/03/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$245,500	44.64	\$490,992	\$72,139	\$477,861	\$265,097	1.803	3,628	\$131.71	DA1
22-23-04-301-006	35330 DEWBERRY	05/09/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$293,830	50.66	\$587,654	\$73,051	\$506,949	\$325,698	1.556	2,816	\$180.02	DA1
22-23-04-301-009	30221 MIRLON	04/21/23	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$137,280	60.74	\$274,550	\$71,190	\$154,810	\$128,709	1.203	1,386	\$111.70	DA1
22-23-04-304-017	29530 MIRLON	04/18/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$184,120	45.46	\$368,236	\$71,566	\$333,434	\$187,766	1.776	1,943	\$171.61	DA1
22-23-04-327-002	29910 HIGH VALLEY RD	05/20/22	\$271,000	OTH	03-ARM'S LENGTH	\$271,000	\$209,010	77.13	\$418,027	\$74,319	\$196,681	\$217,537	0.904	1,870	\$105.18	DA1
22-23-04-327-004	29879 HIGH VALLEY CT	06/23/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$208,870	50.33	\$417,737	\$78,257	\$336,743	\$214,861	1.567	2,605	\$129.27	DA1
22-23-04-328-008	34454 MAYFAIR CT	10/18/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$227,620	49.48	\$455,241	\$87,741	\$372,259	\$232,595	1.600	2,714	\$137.16	DA1
22-23-04-330-001	30128 MAYFAIR DR	07/08/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$253,220	50.64	\$506,448	\$69,352	\$430,648	\$276,643	1.557	3,099	\$138.96	DA1
22-23-04-351-017	35254 MUER COVE	09/30/22	\$361,550	WD	03-ARM'S LENGTH	\$361,550	\$213,550	59.07	\$427,095	\$75,758	\$285,792	\$222,365	1.285	2,374	\$120.38	DA1
22-23-04-376-010	29679 HIGH VALLEY RD	09/07/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$209,290	52.32	\$418,580	\$73,257	\$326,743	\$218,559	1.495	2,595	\$125.91	DA1
22-23-04-376-013	29625 HIGH VALLEY RD	09/25/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$197,340	46.99	\$394,671	\$81,826	\$338,174	\$198,003	1.708	1,962	\$172.36	DA1
22-23-04-376-031	29587 KINGS POINTE	08/10/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$179,980	57.14	\$359,954	\$68,964	\$246,036	\$184,171	1.336	1,856	\$132.56	DA1
22-23-04-377-002	29722 HIGH VALLEY RD	10/24/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$181,520	47.15	\$363,040	\$65,608	\$319,392	\$188,248	1.697	2,242	\$142.46	DA1
22-23-04-377-005	29660 HIGH VALLEY RD	04/18/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$182,090	45.52	\$364,175	\$85,291	\$314,709	\$176,509	1.783	2,058	\$152.92	DA1
22-23-04-378-003	29660 MAYFAIR DR	06/09/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$194,600	52.59	\$389,200	\$75,183	\$324,817	\$198,745	1.483	2,335	\$126.26	DA1
22-23-04-402-005	34128 NORTHWICK RD	05/11/23	\$476,101	WD	03-ARM'S LENGTH	\$476,101	\$178,940	37.58	\$357,889	\$73,655	\$402,446	\$179,895	2.237	2,465	\$163.26	DA1
22-23-04-402-007	34046 NORTHWICK RD	02/26/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$158,840	37.37	\$317,671	\$64,563	\$360,437	\$160,195	2.250	2,237	\$161.13	DA1
22-23-04-404-017	29925 BEACONTREE	12/05/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$137,520	43.66	\$275,045	\$63,107	\$251,893	\$134,138	1.878	1,798	\$140.10	DA1
22-23-04-405-003	34211 NORTHWICK RD	12/23/22	\$248,000	OTH	03-ARM'S LENGTH	\$248,000	\$153,810	62.02	\$307,612	\$62,440	\$185,560	\$155,172	1.196	2,183	\$85.00	DA1
22-23-04-405-017	29876 BEACONTREE	06/27/22	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$152,260	43.88	\$304,522	\$62,440	\$284,560	\$153,216	1.857	2,183	\$130.35	DA1

22-23-04-407-003	30134 BRIARTON	07/18/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$157,470	44.36	\$314,933	\$62,460	\$292,540	\$159,793	1.831	2,299	\$127.25	DA1
22-23-04-426-001	33804 YORK RIDGE	05/12/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$257,280	55.93	\$514,555	\$72,378	\$387,622	\$279,859	1.385	3,128	\$123.92	DA1
22-23-04-427-004	33819 YORK RIDGE	02/09/24	\$466,500	WD	03-ARM'S LENGTH	\$466,500	\$216,020	46.31	\$432,034	\$64,668	\$401,832	\$232,510	1.728	2,146	\$187.25	DA1
22-23-04-427-023	30135 N WILLOW CT	07/25/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$218,790	56.10	\$437,586	\$64,384	\$325,616	\$236,204	1.379	2,264	\$143.82	DA1
22-23-04-429-017	33849 YORK RIDGE	06/24/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$222,080	61.69	\$444,151	\$74,878	\$285,122	\$233,717	1.220	2,264	\$125.94	DA1
22-23-04-429-026	33915 DEWBERRY	12/08/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$234,510	60.13	\$469,022	\$80,323	\$309,677	\$246,012	1.259	2,315	\$133.77	DA1
22-23-04-451-010	29523 RAVENSCROFT	11/02/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$140,950	51.25	\$281,893	\$62,480	\$212,520	\$138,869	1.530	1,906	\$111.50	DA1
22-23-04-453-015	34036 BANBURY	11/29/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$124,700	44.54	\$249,403	\$62,420	\$217,580	\$118,344	1.839	1,616	\$134.64	DA1
22-23-04-454-007	34035 BANBURY	08/15/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$131,980	37.71	\$263,956	\$62,805	\$287,195	\$127,311	2.256	1,662	\$172.80	DA1
22-23-05-378-008	36760 THIRTEEN MILE	05/30/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$141,020	33.58	\$282,042	\$87,078	\$332,922	\$123,395	2.698	1,614	\$206.27	DA1
Totals:			\$26,699,606			\$26,699,606	\$13,308,750		\$26,617,448		\$22,028,794	\$13,890,276			\$137.91	
								Sale. Ratio =>	49.85			E.C.F. =>	1.586	Std. Deviation=>		0.3120326
								Std. Dev. =>	7.83			Ave. E.C.F. =>	1.615	Ave. Variance=>		23.8534

2025 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
22-23-04-301-013	35290 STRATTON HILL CT	10/14/22	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$309,670	52.49	\$619,332	\$117,121	\$472,879	\$643,860	0.734	3,428	\$137.95	DI1
22-23-05-481-003	35736 LANCASHIRE	06/27/22	\$606,000	WD	03-ARM'S LENGTH	\$606,000	\$291,470	48.10	\$582,933	\$116,040	\$489,960	\$598,581	0.819	3,469	\$141.24	DI1
22-23-08-352-017	27829 LARSON LANE	03/05/24	\$528,650	WD	03-ARM'S LENGTH	\$528,650	\$258,710	48.94	\$517,427	\$123,940	\$404,710	\$504,471	0.802	2,920	\$138.60	DI1
22-23-09-126-041	29250 MARVIN	12/14/22	\$625,005	WD	03-ARM'S LENGTH	\$625,005	\$286,580	45.85	\$573,152	\$91,890	\$533,115	\$617,003	0.864	4,384	\$121.60	DI1
22-23-11-176-020	28688 BARTLETT	05/16/22	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$374,290	52.35	\$748,576	\$92,765	\$622,235	\$840,783	0.740	2,835	\$219.48	DI1
Totals:			\$3,064,655			\$3,064,655	\$1,520,720		\$3,041,420		\$2,522,899	\$3,204,697			\$151.77	
							Sale. Ratio =>	49.62				E.C.F. =>	0.787		Std. Deviation=>	0.0547923
							Std. Dev. =>	2.86				Ave. E.C.F. =>	0.792		Ave. Variance=>	4.3690

2025 ECF 0.780

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
22-23-05-101-011	36794 VALLEY RIDGE	11/17/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$254,650	46.30	\$509,307	\$94,717	\$455,283	\$394,848	1.153	2,270	\$200.57	EB1
22-23-05-102-006	36985 VALLEY RIDGE	03/28/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$229,950	53.48	\$459,899	\$86,062	\$343,938	\$356,035	0.966	2,462	\$139.70	EB1
22-23-05-102-009	36609 VALLEY RIDGE	10/28/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$226,120	49.70	\$452,230	\$89,868	\$365,132	\$345,107	1.058	2,552	\$143.08	EB1
22-23-05-102-010	36603 VALLEY RIDGE	06/17/22	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$236,760	53.82	\$473,515	\$97,750	\$342,150	\$357,871	0.956	2,266	\$150.99	EB1
22-23-05-126-018	31008 APPLEWOOD	05/27/22	\$422,000	WD	03-ARM'S LENGTH	\$422,000	\$232,790	55.16	\$465,573	\$95,904	\$326,096	\$352,066	0.926	2,944	\$110.77	EB1
22-23-05-126-025	31056 APPLEWOOD	03/31/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$245,890	66.46	\$491,781	\$115,686	\$254,314	\$358,186	0.710	2,971	\$85.60	EB1
22-23-05-127-020	31173 APPLEWOOD	07/18/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$210,240	41.22	\$420,472	\$89,149	\$420,851	\$315,546	1.334	2,635	\$159.72	EB1
22-23-05-129-001	36585 VALLEY RIDGE	07/20/22	\$451,900	WD	03-ARM'S LENGTH	\$451,900	\$222,800	49.30	\$445,609	\$85,389	\$366,511	\$343,067	1.068	2,223	\$164.87	EB1
22-23-05-176-004	30690 TURTLE CREEK	02/02/24	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$269,470	42.44	\$538,932	\$115,124	\$519,876	\$403,627	1.288	3,228	\$161.05	EB1
22-23-05-303-005	37180 FOX GLEN	11/15/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$254,450	54.14	\$508,896	\$102,969	\$367,031	\$386,597	0.949	3,424	\$107.19	EB1
22-23-05-303-025	37000 FOX GLEN	11/18/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$225,450	48.48	\$450,896	\$102,177	\$362,823	\$332,113	1.092	2,928	\$123.91	EB1
22-23-05-303-029	36916 FOX GLEN	04/14/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$220,240	48.94	\$440,486	\$88,142	\$361,858	\$335,566	1.078	3,028	\$119.50	EB1
22-23-05-326-010	36830 TURTLE CREEK CT	10/19/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$234,860	53.38	\$469,725	\$102,646	\$337,354	\$349,599	0.965	2,912	\$115.85	EB1
22-23-05-379-001	30030 DEER RUN	09/27/23	\$559,000	WD	03-ARM'S LENGTH	\$559,000	\$255,540	45.71	\$511,079	\$92,693	\$466,307	\$398,463	1.170	3,424	\$136.19	EB1
Totals:			\$6,647,800			\$6,647,800	\$3,319,210		\$6,638,400		\$5,289,524	\$5,028,690			\$137.07	
								Sale. Ratio =>	49.93			E.C.F. =>	1.052	Std. Deviation=>		0.1591726
								Std. Dev. =>	6.31			Ave. E.C.F. =>	1.051	Ave. Variance=>		11.9101

2025 ECF 1.050

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
22-23-05-201-016	30929 SUDBURY RD	11/02/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$167,320	52.29	\$334,638	\$85,519	\$234,481	\$153,777	1.525	1,795	\$130.63	ED1
22-23-05-203-006	31160 STURBRIDGE	09/29/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$212,740	40.52	\$425,480	\$83,503	\$441,497	\$211,097	2.091	2,850	\$154.91	ED1
22-23-05-203-013	31165 BERRYHILL	06/30/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$171,310	41.78	\$342,612	\$88,952	\$321,048	\$156,580	2.050	1,928	\$166.52	ED1
22-23-05-203-014	31149 BERRYHILL	05/18/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$130,910	39.08	\$261,819	\$26,112	\$308,888	\$145,498	2.123	1,414	\$218.45	ED1
22-23-05-203-024	35562 SPRINGVALE	02/15/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$197,770	52.04	\$395,540	\$83,283	\$296,717	\$192,751	1.539	1,748	\$169.75	ED1
22-23-05-203-025	35546 SPRINGVALE	06/28/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$197,730	46.52	\$395,458	\$82,965	\$342,035	\$192,897	1.773	2,604	\$131.35	ED1
22-23-05-226-003	35740 FORESTVILLE	09/13/23	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$170,520	44.06	\$341,037	\$82,965	\$304,035	\$159,304	1.909	2,234	\$136.09	ED1
22-23-05-227-003	31161 TIVERTON	09/20/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$220,070	57.91	\$440,131	\$83,044	\$296,956	\$220,424	1.347	2,934	\$101.21	ED1
22-23-05-227-017	31016 BERRYHILL	09/09/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$257,900	80.59	\$515,790	\$93,609	\$226,391	\$260,606	0.869	2,758	\$82.09	ED1
22-23-05-229-001	31242 BYCROFT	05/20/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$172,090	42.49	\$344,178	\$82,938	\$322,062	\$161,259	1.997	2,255	\$142.82	ED1
22-23-05-252-002	35765 SPRINGVALE	05/10/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$196,240	48.45	\$392,487	\$96,218	\$308,782	\$182,882	1.688	1,823	\$169.38	ED1
22-23-05-252-003	35741 SPRINGVALE	02/17/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$220,610	56.57	\$441,227	\$98,498	\$291,502	\$211,561	1.378	2,192	\$132.98	ED1
22-23-05-252-015	30684 SUDBURY CT	04/20/22	\$472,000	WD	03-ARM'S LENGTH	\$472,000	\$252,270	53.45	\$504,539	\$94,956	\$377,044	\$252,829	1.491	2,086	\$180.75	ED1
Totals:			\$5,154,000			\$5,154,000	\$2,567,480		\$5,134,936		\$4,071,438	\$2,501,465			\$147.46	
								Sale. Ratio =>	49.82				E.C.F. =>	1.628	Std. Deviation=> 0.365568207	
								Std. Dev. =>	10.97				Ave. E.C.F. =>	1.675	Ave. Variance=> 29.2869	

2025 ECF 1.620

Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
30983 E HUNTSMAN	02/27/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$294,080	49.01	\$588,151	\$96,250	\$503,750	\$464,058	1.086	3,347	\$150.51	EG1
30783 E HUNTSMAN	10/21/22	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$296,970	50.76	\$593,937	\$103,969	\$481,031	\$462,234	1.041	3,468	\$138.71	EG1
Totals:		\$1,185,000			\$1,185,000	\$591,050		\$1,182,088		\$984,781	\$926,292			\$144.61	
						Sale. Ratio =>	49.88				E.C.F. =>	1.063		Std. Deviation=>	0.031726336
						Std. Dev. =>	1.24				Ave. E.C.F. =>	1.063		Ave. Variance=>	2.2434

2025 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
22-23-05-401-010	30400 FOX CLUB DR	07/28/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$238,800	43.42	\$477,597	\$118,942	\$431,058	\$377,532	1.142	2,843	\$151.62	EH1
22-23-05-401-013	30430 FOX CLUB CT	06/29/22	\$683,000	WD	03-ARM'S LENGTH	\$683,000	\$271,600	39.77	\$543,194	\$122,809	\$560,191	\$442,511	1.266	3,279	\$170.84	EH1
22-23-05-402-003	30285 FOX CLUB DR	11/21/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$259,720	49.00	\$519,434	\$112,058	\$417,942	\$428,817	0.975	3,107	\$134.52	EH1
22-23-05-402-007	30197 FOX CLUB DR	09/09/22	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$217,440	44.38	\$434,881	\$111,453	\$378,547	\$340,451	1.112	2,814	\$134.52	EH1
22-23-05-402-025	30469 FOX CLUB DR	08/26/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$232,390	46.02	\$464,776	\$109,604	\$395,396	\$373,865	1.058	2,896	\$136.53	EH1
22-23-05-402-026	30079 WHITE HALL CT	08/09/22	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$349,040	62.33	\$698,071	\$113,293	\$446,707	\$615,556	0.726	3,365	\$132.75	EH1
22-23-05-403-001	30085 WHITE HALL	02/10/23	\$426,000	WD	03-ARM'S LENGTH	\$426,000	\$205,040	48.13	\$410,082	\$108,500	\$317,500	\$317,455	1.000	2,377	\$133.57	EH1
22-23-05-404-009	29888 KENLOCH DR	09/22/23	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$282,210	51.78	\$564,412	\$112,831	\$432,169	\$475,348	0.909	3,137	\$137.77	EH1
22-23-05-404-010	29870 KENLOCH CT	07/17/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$314,150	52.36	\$628,295	\$119,716	\$480,284	\$535,346	0.897	3,576	\$134.31	EH1
22-23-05-426-004	30112 FOX CLUB DR	05/02/22	\$492,000	WD	03-ARM'S LENGTH	\$492,000	\$250,410	50.90	\$500,813	\$128,292	\$363,708	\$392,127	0.928	2,654	\$137.04	EH1
22-23-05-426-009	29970 FOX CLUB DR	11/14/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$227,550	45.97	\$455,092	\$114,897	\$380,103	\$358,100	1.061	2,623	\$144.91	EH1
22-23-05-451-018	29725 WHITE HALL	06/29/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$216,270	43.25	\$432,547	\$124,832	\$375,168	\$323,911	1.158	2,535	\$148.00	EH1
22-23-05-451-024	29673 WHITE HALL	04/20/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$239,920	53.32	\$479,840	\$121,370	\$328,630	\$377,337	0.871	2,971	\$110.61	EH1
22-23-05-451-027	30507 FOX CLUB DR	10/10/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$299,000	51.55	\$598,008	\$119,369	\$460,631	\$503,831	0.914	3,703	\$124.39	EH1
22-23-05-452-001	29985 HARROW	04/20/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$276,200	54.16	\$552,390	\$110,870	\$399,130	\$464,758	0.859	2,993	\$133.35	EH1
22-23-05-453-014	29741 KENLOCH DR	11/18/22	\$529,900	WD	03-ARM'S LENGTH	\$529,900	\$359,300	67.81	\$718,608	\$125,415	\$404,485	\$624,414	0.648	3,651	\$110.79	EH1
22-23-05-476-002	35935 KING EDWARD	09/20/23	\$472,000	WD	03-ARM'S LENGTH	\$472,000	\$210,290	44.55	\$420,576	\$114,624	\$357,376	\$322,055	1.110	2,788	\$128.18	EH1
Totals:			\$8,917,900			\$8,917,900	\$4,449,330		\$8,898,616		\$6,929,025	\$7,273,412			\$135.51	
								Sale. Ratio =>	49.89			E.C.F. =>	0.953	Std. Deviation=>		0.159598702
								Std. Dev. =>	7.07			Ave. E.C.F. =>	0.978	Ave. Variance=>		12.7011

2025 ECF 0.950

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-06-104-005	31057 EVERGREEN	10/13/22	\$549,900	WD	03-ARM'S LENGTH	\$549,900	\$264,290	48.06	\$528,578	\$72,932	\$476,968	\$425,837	1.120	3,178	\$150.08	FA1
22-23-06-104-014	31018 PINE CONE	12/08/22	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$249,030	48.36	\$498,067	\$80,524	\$434,476	\$390,227	1.113	2,745	\$158.28	FA1
22-23-06-178-014	30635 KNIGHTON	07/25/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$240,470	50.10	\$480,946	\$71,670	\$408,330	\$382,501	1.068	2,728	\$149.68	FA1
22-23-06-178-017	30559 KNIGHTON	06/16/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$236,840	57.77	\$473,674	\$72,618	\$337,382	\$374,819	0.900	2,463	\$136.98	FA1
22-23-06-179-016	30738 KNIGHTON	08/04/22	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$283,470	51.08	\$566,933	\$90,167	\$464,833	\$445,576	1.043	3,185	\$145.94	FA1
22-23-06-201-004	31171 COUNTRY RIDGE CR	11/03/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$243,070	57.19	\$486,139	\$75,797	\$349,203	\$383,497	0.911	2,903	\$120.29	FA1
22-23-06-203-005	31146 COUNTRY RIDGE CR	09/28/22	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$225,320	43.75	\$450,635	\$82,397	\$432,603	\$344,148	1.257	2,730	\$158.46	FA1
22-23-06-203-014	31280 COUNTRY RIDGE CR	03/08/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$240,210	64.06	\$480,424	\$82,287	\$292,713	\$372,091	0.787	2,702	\$108.33	FA1
22-23-06-204-017	30912 SUNDERLAND DR	12/28/23	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$261,670	44.73	\$523,335	\$86,488	\$498,512	\$408,268	1.221	3,076	\$162.07	FA1
22-23-06-205-009	38325 LOWELL	03/19/24	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$257,570	54.23	\$515,140	\$72,618	\$402,382	\$413,572	0.973	3,178	\$126.61	FA1
22-23-06-205-013	30975 SUNDERLAND DR	10/17/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$249,270	47.48	\$498,548	\$71,404	\$453,596	\$399,200	1.136	2,954	\$153.55	FA1
22-23-06-227-003	31227 COUNTRY RIDGE CR	06/23/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$236,240	44.57	\$472,487	\$71,625	\$458,375	\$374,637	1.224	3,070	\$149.31	FA1
22-23-06-227-009	31237 COUNTRY RIDGE CR	11/03/22	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$292,490	45.70	\$584,975	\$83,761	\$556,239	\$468,424	1.187	3,653	\$152.27	FA1
22-23-06-229-003	31262 COUNTRY RIDGE CR	02/10/23	\$493,000	WD	03-ARM'S LENGTH	\$493,000	\$263,500	53.45	\$527,005	\$86,670	\$406,330	\$411,528	0.987	2,823	\$143.94	FA1
22-23-06-230-017	31281 COUNTRY RIDGE CR	02/27/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$233,000	51.78	\$465,990	\$72,397	\$377,603	\$367,844	1.027	2,702	\$139.75	FA1
22-23-06-252-003	38013 GLENGROVE	08/04/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$263,010	51.57	\$526,026	\$82,507	\$427,493	\$414,504	1.031	2,772	\$154.22	FA1
22-23-06-252-011	37885 GLENGROVE	06/13/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$238,950	46.40	\$477,898	\$82,287	\$432,713	\$369,730	1.170	2,724	\$158.85	FA1
22-23-06-253-007	30633 SUNDERLAND DR	08/11/23	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$237,860	44.05	\$475,723	\$72,397	\$467,603	\$376,940	1.241	2,734	\$171.03	FA1
22-23-06-253-011	37766 GLENGROVE	01/29/24	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$265,390	61.01	\$530,789	\$72,452	\$362,548	\$428,352	0.846	3,213	\$112.84	FA1
22-23-06-253-014	37858 GLENGROVE	06/30/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$244,220	42.11	\$488,434	\$71,670	\$508,330	\$389,499	1.305	2,877	\$176.69	FA1
22-23-06-254-010	30600 SUNDERLAND DR	04/20/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$265,340	52.54	\$530,670	\$84,414	\$420,586	\$417,062	1.008	3,168	\$132.76	FA1
22-23-06-276-004	30797 COUNTRY RIDGE CR	10/21/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$231,150	50.80	\$462,290	\$87,784	\$367,216	\$350,006	1.049	3,018	\$121.68	FA1
22-23-06-278-012	37394 GLENGROVE	02/24/23	\$422,000	WD	03-ARM'S LENGTH	\$422,000	\$215,780	51.13	\$431,556	\$78,378	\$343,622	\$330,073	1.041	2,390	\$143.77	FA1
22-23-06-278-020	37602 GLENGROVE	09/01/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$233,770	47.23	\$467,536	\$71,864	\$423,136	\$369,787	1.144	2,599	\$162.81	FA1
22-23-06-278-023	37650 GLENGROVE	06/27/22	\$539,000	WD	03-ARM'S LENGTH	\$539,000	\$239,770	44.48	\$479,532	\$76,131	\$462,869	\$377,010	1.228	2,786	\$166.14	FA1
22-23-06-279-004	37693 GLENGROVE	08/31/22	\$529,900	WD	03-ARM'S LENGTH	\$529,900	\$243,140	45.88	\$486,279	\$82,728	\$447,172	\$377,150	1.186	2,848	\$157.01	FA1
Totals:			\$13,048,800			\$13,048,800	\$6,454,820		\$12,909,609		\$11,012,833	\$10,162,282			\$146.67	
							Sale. Ratio =>	49.47				E.C.F. =>	1.084		Std. Deviation=>	0.13363177
							Std. Dev. =>	5.55				Ave. E.C.F. =>	1.085		Ave. Variance=>	11.0041

2025 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
22-23-06-301-010	30333 STRATFORD	10/31/22	\$370,000	MLC	03-ARM'S LENGTH	\$370,000	\$191,640	51.79	\$383,284	\$82,142	\$287,858	\$203,474	1.415	1,935	\$148.76	FB1
22-23-06-301-015	30452 STRATFORD	12/15/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$217,060	57.12	\$434,123	\$86,089	\$293,911	\$235,158	1.250	2,076	\$141.58	FB1
22-23-06-301-016	30436 STRATFORD	09/02/22	\$454,000	WD	03-ARM'S LENGTH	\$454,000	\$250,290	55.13	\$500,587	\$84,577	\$369,423	\$281,088	1.314	2,383	\$155.02	FB1
22-23-06-301-019	39130 OXBOW	08/20/22	\$350,400	WD	03-ARM'S LENGTH	\$350,400	\$208,360	59.46	\$416,719	\$85,711	\$264,689	\$223,654	1.183	1,843	\$143.62	FB1
22-23-06-301-034	38916 LANCASTER	06/27/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$196,280	44.11	\$392,556	\$81,371	\$363,629	\$210,260	1.729	1,827	\$199.03	FB1
22-23-06-301-040	38996 HOLSWORTH	01/19/24	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$242,240	68.82	\$484,487	\$87,301	\$264,699	\$268,369	0.986	2,432	\$108.84	FB1
22-23-06-303-004	39029 LANCASTER	11/10/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$201,880	50.47	\$403,765	\$71,089	\$328,911	\$224,781	1.463	2,226	\$147.76	FB1
22-23-06-303-008	38881 LANCASTER	09/18/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$183,000	41.12	\$366,004	\$70,994	\$374,006	\$199,331	1.876	1,945	\$192.29	FB1
22-23-06-327-009	38840 LANCASTER	05/25/22	\$418,500	WD	03-ARM'S LENGTH	\$418,500	\$207,250	49.52	\$414,496	\$80,994	\$337,506	\$225,339	1.498	1,779	\$189.72	FB1
22-23-06-328-018	30438 ASTON	10/03/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$266,840	46.01	\$533,673	\$92,158	\$487,842	\$298,321	1.635	2,212	\$220.54	FB1
22-23-06-329-003	38769 LANCASTER	03/27/23	\$422,000	WD	03-ARM'S LENGTH	\$422,000	\$186,150	44.11	\$372,302	\$71,616	\$350,384	\$203,166	1.725	1,975	\$177.41	FB1
22-23-06-401-007	30420 HANLEY CT	05/26/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$183,750	47.12	\$367,508	\$75,994	\$314,006	\$196,969	1.594	1,980	\$158.59	FB1
22-23-06-426-003	37890 THAMES	07/18/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$191,250	49.68	\$382,491	\$71,937	\$313,063	\$209,834	1.492	2,020	\$154.98	FB1
22-23-06-426-027	37416 CHESTERFIELD	01/13/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$195,820	45.54	\$391,636	\$85,523	\$344,477	\$206,833	1.665	2,162	\$159.33	FB1
22-23-06-427-004	37863 THAMES	06/30/22	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$178,450	40.84	\$356,909	\$70,711	\$366,289	\$193,377	1.894	1,975	\$185.46	FB1
22-23-06-427-024	30461 SCOTSHIRE	09/23/22	\$366,300	WD	03-ARM'S LENGTH	\$366,300	\$192,470	52.54	\$384,949	\$77,031	\$289,269	\$208,053	1.390	2,044	\$141.52	FB1
22-23-06-427-026	30429 SCOTSHIRE	05/19/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$182,810	48.75	\$365,616	\$71,937	\$303,063	\$198,432	1.527	1,980	\$153.06	FB1
22-23-06-428-003	37825 LANCASTER	06/24/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$194,410	49.85	\$388,829	\$70,900	\$319,100	\$214,817	1.485	2,203	\$144.85	FB1
22-23-06-429-002	30551 ESSEX DR	04/11/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$198,250	49.56	\$396,500	\$71,089	\$328,911	\$219,872	1.496	2,202	\$149.37	FB1
Totals:			\$7,790,200			\$7,790,200	\$3,868,200		\$7,736,434		\$6,301,036	\$4,221,128			\$161.67	
								Sale. Ratio =>	49.65			E.C.F. =>	1.493	Std. Deviation=>		0.228117814
								Std. Dev. =>	6.70			Ave. E.C.F. =>	1.506	Ave. Variance=>		16.8021

2025 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
22-23-06-331-002	38441 KINGSWAY CT	06/30/23	\$469,000	WD	03-ARM'S LENGTH	\$469,000	\$226,390	48.27	\$452,779	\$71,183	\$397,817	\$291,295	1.366	2,584	\$153.95	FC1
22-23-06-378-001	30280 KINGSWAY DR	11/17/23	\$462,500	WD	03-ARM'S LENGTH	\$462,500	\$248,390	53.71	\$496,787	\$80,994	\$381,506	\$317,399	1.202	2,743	\$139.08	FC1
22-23-06-378-002	30262 KINGSWAY DR	05/26/22	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$244,480	49.89	\$488,951	\$81,089	\$408,911	\$311,345	1.313	2,637	\$155.07	FC1
22-23-06-431-013	37656 BLOSSOM LN	08/10/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$216,250	52.11	\$432,497	\$73,574	\$341,426	\$273,987	1.246	2,493	\$136.95	FC1
22-23-06-451-028	37675 FLEETWOOD	05/19/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$228,510	51.35	\$457,013	\$71,277	\$373,723	\$294,455	1.269	2,819	\$132.57	FC1
22-23-06-452-012	29733 NEWBERRY	07/11/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$214,290	43.29	\$428,588	\$78,328	\$416,672	\$267,374	1.558	2,417	\$172.39	FC1
22-23-06-453-006	37725 BLOSSOM LN	04/14/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$199,690	47.55	\$399,380	\$71,183	\$348,817	\$250,532	1.392	2,266	\$153.94	FC1
22-23-06-453-014	29980 KINGSWAY DR	10/04/22	\$469,000	WD	03-ARM'S LENGTH	\$469,000	\$212,310	45.27	\$424,624	\$70,994	\$398,006	\$269,947	1.474	2,391	\$166.46	FC1
22-23-06-454-002	30169 KINGSWAY DR	10/20/22	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$236,620	52.59	\$473,241	\$81,264	\$368,636	\$299,219	1.232	2,727	\$135.18	FC1
22-23-06-478-007	29731 CANTERBURY	09/01/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$243,250	52.88	\$486,505	\$81,277	\$378,723	\$309,334	1.224	2,840	\$133.35	FC1
Totals:			\$4,575,400			\$4,575,400	\$2,270,180		\$4,540,365		\$3,814,237	\$2,884,887			\$147.90	
								Sale. Ratio =>	49.62			E.C.F. =>	1.322	Std. Deviation=>		0.118455034
								Std. Dev. =>	3.50			Ave. E.C.F. =>	1.328	Ave. Variance=>		9.5932

2025 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
22-23-06-431-002	30133 SOUTHAMPTON	07/28/22	\$416,500	WD	03-ARM'S LENGTH	\$416,500	\$195,990	47.06	\$391,988	\$70,994	\$345,506	\$230,931	1.496	2,202	\$156.91	FD1
22-23-06-431-005	30201 SOUTHAMPTON	12/16/22	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$188,600	47.51	\$377,199	\$72,126	\$324,874	\$219,477	1.480	2,044	\$158.94	FD1
22-23-06-431-008	30263 SOUTHAMPTON	12/22/22	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$201,400	55.64	\$402,796	\$71,089	\$290,911	\$238,638	1.219	1,930	\$150.73	FD1
Totals:			\$1,175,500			\$1,175,500	\$585,990		\$1,171,983		\$961,291	\$689,046			\$155.53	
								Sale. Ratio =>	49.85			E.C.F. =>	1.395	Std. Deviation=>		0.15558906
								Std. Dev. =>	4.83			Ave. E.C.F. =>	1.398	Ave. Variance=>		11.9616

2025 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	
22-23-07-103-009	39299 KENNEDY	04/21/22	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$231,910	46.47	\$463,817	\$102,255	\$396,745	\$401,736	0.988	2,912	\$136.24	GA1	
22-23-07-103-022	39304 GENEVA	06/30/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$247,430	49.99	\$494,854	\$102,193	\$392,807	\$436,290	0.900	2,825	\$139.05	GA1	
22-23-07-103-026	39378 KENNEDY	10/14/22	\$465,500	WD	03-ARM'S LENGTH	\$465,500	\$259,690	55.79	\$519,382	\$107,142	\$358,358	\$458,044	0.782	3,294	\$108.79	GA1	
22-23-07-151-013	29241 WILTON DR	11/09/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$217,550	49.44	\$435,103	\$108,677	\$331,323	\$362,696	0.914	2,652	\$124.93	GA1	
22-23-07-152-019	39111 HORTON	06/16/23	\$486,000	WD	03-ARM'S LENGTH	\$486,000	\$217,930	44.84	\$435,854	\$71,583	\$414,417	\$404,746	1.024	2,679	\$154.69	GA1	
22-23-07-153-004	29106 GLENBROOK	05/12/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$225,430	46.96	\$450,854	\$97,985	\$382,015	\$392,077	0.974	2,899	\$131.77	GA1	
22-23-07-154-001	29441 GLENBROOK	05/09/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$253,730	55.16	\$507,466	\$103,981	\$356,019	\$448,317	0.794	3,452	\$103.13	GA1	
22-23-07-154-009	29119 GLENBROOK	11/14/22	\$439,000	WD	03-ARM'S LENGTH	\$439,000	\$238,210	54.26	\$476,413	\$102,794	\$336,206	\$415,132	0.810	2,848	\$118.05	GA1	
22-23-07-176-002	28918 GLENBROOK	05/24/22	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$230,070	41.08	\$460,142	\$119,721	\$440,279	\$378,246	1.164	2,690	\$163.67	GA1	
22-23-07-176-014	38797 HORTON	06/01/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$281,090	58.56	\$562,188	\$114,205	\$365,795	\$497,759	0.735	3,227	\$113.35	GA1	
Totals:			\$4,804,500			\$4,804,500	\$2,403,040		\$4,806,073		\$3,773,964	\$4,195,041			\$129.37		
								Sale. Ratio =>	50.02					E.C.F. =>	0.900	Std. Deviation=>	0.13255358
								Std. Dev. =>	5.57					Ave. E.C.F. =>	0.908	Ave. Variance=>	10.4173

2025 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
22-23-07-301-003	39038 PLUMBROOK DR	08/01/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$251,320	50.26	\$502,639	\$100,143	\$399,857	\$304,921	1.311	2,992	\$133.64	GB1
22-23-07-304-006	39259 HEATHERBROOK DR	06/21/23	\$529,000	WD	03-ARM'S LENGTH	\$529,000	\$224,290	42.40	\$448,582	\$101,793	\$427,207	\$262,719	1.626	2,494	\$171.29	GB1
22-23-07-305-002	39246 PLUMBROOK DR	09/23/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$218,670	47.03	\$437,347	\$98,947	\$366,053	\$256,364	1.428	2,578	\$141.99	GB1
22-23-07-305-005	39288 PLUMBROOK DR	08/15/22	\$422,400	WD	03-ARM'S LENGTH	\$422,400	\$231,670	54.85	\$463,345	\$100,614	\$321,786	\$274,796	1.171	2,607	\$123.43	GB1
22-23-07-327-010	38655 CEDARBROOK	02/01/24	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$296,970	53.51	\$593,932	\$109,549	\$445,451	\$366,957	1.214	2,916	\$152.76	GB1
22-23-07-327-012	38666 OAKBROOK	09/20/22	\$507,000	WD	03-ARM'S LENGTH	\$507,000	\$232,590	45.88	\$465,172	\$96,654	\$410,346	\$279,180	1.470	2,648	\$154.96	GB1
22-23-07-327-013	38640 OAKBROOK	04/11/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$240,320	52.82	\$480,633	\$113,434	\$341,566	\$278,181	1.228	2,556	\$133.63	GB1
22-23-07-327-022	38600 GREENBROOK	01/06/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$299,750	52.13	\$599,502	\$115,614	\$459,386	\$366,582	1.253	2,901	\$158.35	GB1
Totals:			\$4,008,400			\$4,008,400	\$1,995,580		\$3,991,152		\$3,171,652	\$2,389,700			\$146.26	
								Sale. Ratio =>	49.78				E.C.F. =>	1.327	Std. Deviation=> 0.156653591	
								Std. Dev. =>	4.34				Ave. E.C.F. =>	1.338	Ave. Variance=> 12.7723	

2025 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
22-23-07-201-002	38116 TURNBERRY	06/24/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$375,490	50.07	\$750,971	\$109,387	\$640,613	\$705,037	0.909	3,640	\$175.99	GC1
22-23-07-201-008	37776 TURNBERRY	05/13/22	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$311,560	46.50	\$623,119	\$112,319	\$557,681	\$561,319	0.994	3,071	\$181.60	GC1
22-23-07-227-012	29176 AUGUSTA	12/21/23	\$615,000	OTH	03-ARM'S LENGTH	\$615,000	\$277,370	45.10	\$554,738	\$114,596	\$500,404	\$483,673	1.035	2,805	\$178.40	GC1
22-23-07-376-006	27914 TRAILWOOD	05/26/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$314,130	51.50	\$628,266	\$118,364	\$491,636	\$560,332	0.877	3,287	\$149.57	GC1
22-23-07-376-016	28014 COPPER CREEK	02/02/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$322,480	55.60	\$644,956	\$112,793	\$467,207	\$584,795	0.799	3,711	\$125.90	GC1
Totals:			\$3,225,000			\$3,225,000	\$1,601,030		\$3,202,050		\$2,657,541	\$2,895,155			\$162.29	
								Sale. Ratio =>	49.64			E.C.F. =>	0.918	Std. Deviation=>		0.093682505
								Std. Dev. =>	4.17			Ave. E.C.F. =>	0.923	Ave. Variance=>		7.3155

2025 ECF 0.910

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-08-376-019	28468 SCHROEDER	04/14/22	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$368,660	49.82	\$737,321	\$86,750	\$653,250	\$382,689	1.707	3,162	\$206.59	HA1	
22-23-10-426-016	28145 PARK HILL	07/29/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$184,340	43.37	\$368,685	\$96,976	\$328,024	\$159,829	2.052	2,320	\$141.39	HA1	
22-23-21-452-001	24179 LOCUST	10/04/23	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$143,510	57.87	\$287,014	\$81,436	\$166,564	\$120,928	1.377	1,532	\$108.72	HA1	
22-23-21-452-004	24139 LOCUST	01/18/24	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$274,890	50.91	\$549,781	\$81,558	\$458,442	\$275,425	1.664	2,377	\$192.87	HA1	
Totals:			\$1,953,000			\$1,953,000	\$971,400		\$1,942,801		\$1,606,280	\$938,871			\$162.39		
								Sale. Ratio =>	49.74				E.C.F. =>	1.711	Std. Deviation=>		0.27661139
								Std. Dev. =>	5.94				Ave. E.C.F. =>	1.700	Ave. Variance=>		17.9370

2025 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
22-23-08-126-011	29321 SHENANDOAH	08/18/23	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$225,860	51.68	\$451,716	\$92,366	\$344,634	\$254,858	1.352	2,546	\$135.36	HB1
22-23-08-126-014	29257 SHENANDOAH	10/19/22	\$409,000	WD	03-ARM'S LENGTH	\$409,000	\$208,540	50.99	\$417,075	\$73,175	\$335,825	\$243,901	1.377	2,296	\$146.27	HB1
22-23-08-126-019	29153 SHENANDOAH	01/13/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$245,950	51.24	\$491,903	\$79,393	\$400,607	\$292,560	1.369	2,978	\$134.52	HB1
22-23-08-127-010	29428 ARLINGTON WAY	06/15/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$233,180	54.87	\$466,361	\$71,654	\$353,346	\$279,934	1.262	2,514	\$140.55	HB1
22-23-08-128-001	29464 SHENANDOAH	12/19/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$216,870	50.43	\$433,730	\$79,122	\$350,878	\$251,495	1.395	2,291	\$153.15	HB1
22-23-08-129-006	29196 ARLINGTON WAY CT	08/17/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$268,710	57.17	\$537,415	\$89,300	\$380,700	\$317,812	1.198	2,866	\$132.83	HB1
22-23-08-176-007	29171 LEESBURG	07/17/23	\$551,000	WD	03-ARM'S LENGTH	\$551,000	\$252,020	45.74	\$504,037	\$88,823	\$462,177	\$294,478	1.569	3,036	\$152.23	HB1
22-23-08-177-008	29106 SHENANDOAH	06/20/23	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$239,710	47.47	\$479,424	\$72,071	\$432,929	\$288,903	1.499	2,546	\$170.04	HB1
22-23-08-177-010	28985 FOREST HILL DR	10/11/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$210,610	50.15	\$421,212	\$67,969	\$352,031	\$250,527	1.405	2,406	\$146.31	HB1
22-23-08-203-012	29083 APPLE BLOSSOM	12/21/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$223,000	57.18	\$445,993	\$79,327	\$310,673	\$260,047	1.195	3,104	\$100.09	HB1
22-23-08-204-004	29445 VALLEY BEND	10/05/23	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$246,110	43.56	\$492,212	\$82,975	\$482,025	\$290,239	1.661	2,700	\$178.53	HB1
22-23-08-204-005	29563 SHENANDOAH	03/03/23	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$210,980	61.69	\$421,950	\$78,808	\$263,192	\$243,363	1.081	2,358	\$111.62	HB1
22-23-08-226-004	28879 W KING WILLIAM	12/19/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$205,490	49.52	\$410,987	\$76,053	\$338,947	\$237,542	1.427	2,440	\$138.91	HB1
22-23-08-226-010	28917 COVENTRY	09/01/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$242,410	52.70	\$484,819	\$88,491	\$371,509	\$281,084	1.322	3,227	\$115.13	HB1
22-23-08-226-018	28965 E KING WILLIAM	09/01/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$207,190	46.56	\$414,372	\$81,929	\$363,071	\$235,775	1.540	2,692	\$134.87	HB1
22-23-08-227-001	28932 W KING WILLIAM	06/13/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$193,550	50.93	\$387,105	\$83,509	\$296,491	\$215,316	1.377	2,396	\$123.74	HB1
22-23-08-228-004	28870 NOTTOWAY	06/16/22	\$441,000	WD	03-ARM'S LENGTH	\$441,000	\$184,750	41.89	\$369,502	\$73,703	\$367,297	\$209,787	1.751	2,348	\$156.43	HB1
22-23-08-251-028	29144 FOREST HILL DR	06/23/22	\$411,000	WD	03-ARM'S LENGTH	\$411,000	\$188,600	45.89	\$377,206	\$71,089	\$339,911	\$217,104	1.566	2,440	\$139.31	HB1
22-23-08-251-029	29136 FOREST HILL DR	06/15/22	\$411,555	WD	03-ARM'S LENGTH	\$411,555	\$165,370	40.18	\$330,731	\$73,823	\$337,732	\$182,204	1.854	1,798	\$187.84	HB1
22-23-08-252-003	28920 APPLE BLOSSOM	04/24/23	\$448,000	WD	03-ARM'S LENGTH	\$448,000	\$239,610	53.48	\$479,218	\$75,085	\$372,915	\$286,619	1.301	2,958	\$126.07	HB1
Totals:			\$8,835,555			\$8,835,555	\$4,408,510		\$8,816,968		\$7,256,890	\$5,133,548			\$141.19	
								Sale. Ratio =>	49.90			E.C.F. =>	1.414	Std. Deviation=>		0.191140227
								Std. Dev. =>	5.36			Ave. E.C.F. =>	1.425	Ave. Variance=>		14.6544

2025 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
22-23-08-277-007	28696 ROXBURY	02/07/24	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$204,010	49.76	\$408,023	\$77,731	\$332,269	\$198,971	1.670	2,440	\$136.18	HC1
22-23-08-277-010	35690 FREDERICKSBURG	04/15/22	\$427,000	WD	03-ARM'S LENGTH	\$427,000	\$219,210	51.34	\$438,427	\$72,785	\$354,215	\$220,266	1.608	2,440	\$145.17	HC1
22-23-08-277-015	35496 FREDERICKSBURG	04/26/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$222,820	46.91	\$445,641	\$78,334	\$396,666	\$221,269	1.793	2,604	\$152.33	HC1
22-23-08-277-021	28653 DRAKE	06/08/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$172,030	38.66	\$344,060	\$105,065	\$339,935	\$143,973	2.361	2,236	\$152.03	HC1
22-23-08-279-002	35851 FREDERICKSBURG	11/22/22	\$381,650	WD	03-ARM'S LENGTH	\$381,650	\$227,960	59.73	\$455,923	\$84,671	\$296,979	\$223,646	1.328	2,708	\$109.67	HC1
22-23-08-401-007	36124 FREDERICKSBURG	11/07/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$208,910	56.46	\$417,824	\$84,954	\$285,046	\$200,524	1.422	2,440	\$116.82	HC1
22-23-08-401-009	36162 FREDERICKSBURG	01/10/24	\$462,000	WD	03-ARM'S LENGTH	\$462,000	\$230,260	49.84	\$460,529	\$82,975	\$379,025	\$227,442	1.666	2,764	\$137.13	HC1
22-23-08-427-004	35471 FREDERICKSBURG	05/05/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$198,440	42.68	\$396,875	\$81,843	\$383,157	\$189,778	2.019	1,907	\$200.92	HC1
22-23-08-430-010	28429 SHILOH	07/28/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$206,200	48.52	\$412,409	\$88,257	\$336,743	\$195,272	1.724	2,092	\$160.97	HC1
22-23-08-430-011	28416 SHILOH	04/29/22	\$398,000	WD	03-ARM'S LENGTH	\$398,000	\$198,460	49.86	\$396,924	\$88,823	\$309,177	\$185,603	1.666	2,110	\$146.53	HC1
22-23-08-430-012	28400 SHILOH	03/16/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$203,170	46.71	\$406,332	\$84,861	\$350,139	\$193,657	1.808	2,092	\$167.37	HC1
22-23-08-431-001	28088 GETTYSBURG	06/23/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$187,090	49.23	\$374,189	\$75,444	\$304,556	\$179,967	1.692	2,050	\$148.56	HC1
22-23-08-452-006	36331 FORT SUMTER	06/24/22	\$437,500	WD	03-ARM'S LENGTH	\$437,500	\$227,640	52.03	\$455,281	\$82,975	\$354,525	\$224,281	1.581	2,648	\$133.88	HC1
22-23-08-452-023	28069 GETTYSBURG	03/16/23	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$198,830	52.60	\$397,651	\$84,754	\$293,246	\$188,492	1.556	2,040	\$143.75	HC1
22-23-08-452-026	35942 FAIR OAKS	05/12/23	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$185,790	52.93	\$371,581	\$81,089	\$269,911	\$174,995	1.542	1,851	\$145.82	HC1
22-23-08-453-002	28046 GETTYSBURG	08/15/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$186,190	53.20	\$372,386	\$71,089	\$278,911	\$181,504	1.537	1,897	\$147.03	HC1
22-23-08-454-009	27877 GETTYSBURG	12/21/22	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$187,670	51.84	\$375,330	\$71,089	\$290,911	\$183,278	1.587	1,909	\$152.39	HC1
22-23-08-455-009	27878 GETTYSBURG	08/31/22	\$367,500	WD	03-ARM'S LENGTH	\$367,500	\$182,830	49.75	\$365,661	\$77,975	\$289,525	\$173,305	1.671	2,050	\$141.23	HC1
Totals:			\$7,319,650			\$7,319,650	\$3,647,510		\$7,295,046		\$5,844,936	\$3,506,224			\$146.54	
								Sale. Ratio =>	49.83			E.C.F. =>	1.667	Std. Deviation=>		0.22750972
								Std. Dev. =>	4.71			Ave. E.C.F. =>	1.679	Ave. Variance=>		14.6741

2025 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	
22-23-09-101-001	35361 THIRTEEN MILE	04/04/22	\$244,900	WD	03-ARM'S LENGTH	\$244,900	\$94,230	38.48	\$188,465	\$47,187	\$197,713	\$70,639	2.799	1,153	\$171.48	IA1	
22-23-09-101-012	35370 EDYTHE	10/29/21	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$175,220	53.58	\$350,435	\$52,348	\$274,652	\$149,044	1.843	1,609	\$170.70	IA1	
22-23-09-101-018	35280 EDYTHE	04/09/21	\$250,100	WD	03-ARM'S LENGTH	\$250,100	\$112,960	45.17	\$225,919	\$48,093	\$202,007	\$88,913	2.272	1,305	\$154.79	IA1	
22-23-09-102-012	35221 EDYTHE	10/05/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$165,050	61.13	\$330,098	\$49,784	\$220,216	\$140,157	1.571	2,075	\$106.13	IA1	
22-23-09-102-041	35115 THIRTEEN MILE	03/22/21	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$170,720	64.67	\$341,435	\$49,810	\$214,190	\$145,813	1.469	1,326	\$161.53	IA1	
Totals:			\$1,356,000			\$1,356,000	\$718,180		\$1,436,352		\$1,108,778	\$594,565			\$152.93		
								Sale. Ratio =>	52.96					E.C.F. =>	1.865	Std. Deviation=>	0.5482745
								Std. Dev. =>	10.89					Ave. E.C.F. =>	1.991	Ave. Variance=>	43.5746

2025 ECF 2.000
Used 2021 Sales for Support

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-09-103-008	35155 GARY	03/13/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$135,200	41.60	\$270,395	\$46,856	\$278,144	\$96,353	2.887	1,485	\$187.30	IB1	
22-23-09-103-014	35222 CARYN	04/07/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$208,000	61.18	\$416,007	\$52,600	\$287,400	\$156,641	1.835	1,950	\$147.38	IB1	
22-23-09-103-016	35192 CARYN	08/26/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$159,920	52.43	\$319,839	\$49,684	\$255,316	\$116,446	2.193	1,425	\$179.17	IB1	
22-23-09-104-005	35273 CARYN	08/24/22	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$139,860	44.12	\$279,720	\$46,885	\$270,115	\$100,360	2.691	1,425	\$189.55	IB1	
Totals:			\$1,287,000			\$1,287,000	\$642,980		\$1,285,961		\$1,090,975	\$469,800			\$175.85		
								Sale. Ratio =>	49.96				E.C.F. =>	2.322	Std. Deviation=>		0.47761618
								Std. Dev. =>	8.87				Ave. E.C.F. =>	2.401	Ave. Variance=>		38.7711

2025 ECF 2.320

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
22-23-09-104-028	35236 NORTHMONT	06/23/23	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$194,060	55.29	\$388,114	\$72,196	\$278,804	\$205,142	1.359	2,418	\$115.30	IC1
22-23-09-104-029	35220 NORTHMONT	09/13/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$202,480	56.24	\$404,952	\$74,229	\$285,771	\$214,755	1.331	2,119	\$134.86	IC1
22-23-09-104-037	28804 DRAKE	10/25/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$232,030	47.84	\$464,051	\$73,901	\$411,099	\$253,344	1.623	3,184	\$129.11	IC1
22-23-09-104-044	35312 NORTHMONT	03/06/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$215,900	58.35	\$431,804	\$80,564	\$289,436	\$228,078	1.269	2,498	\$115.87	IC1
22-23-09-127-001	29268 LAKE PARK	02/28/23	\$418,000	WD	03-ARM'S LENGTH	\$418,000	\$192,980	46.17	\$385,959	\$68,283	\$349,717	\$206,283	1.695	2,415	\$144.81	IC1
22-23-09-127-002	29279 CREEKBEND	12/05/22	\$395,555	WD	03-ARM'S LENGTH	\$395,555	\$186,410	47.13	\$372,815	\$79,165	\$316,390	\$190,682	1.659	2,190	\$144.47	IC1
22-23-09-127-011	29034 WILLOW CREEK	12/15/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$195,280	45.95	\$390,560	\$71,932	\$353,068	\$206,901	1.706	2,102	\$167.97	IC1
22-23-09-152-001	28875 ETON GLEN	11/24/22	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$205,250	55.77	\$410,499	\$70,900	\$297,100	\$220,519	1.347	2,396	\$124.00	IC1
22-23-09-154-007	35337 GLENGARY CIRCLE	02/21/23	\$373,000	WD	03-ARM'S LENGTH	\$373,000	\$202,010	54.16	\$404,022	\$87,863	\$285,137	\$205,298	1.389	2,288	\$124.62	IC1
22-23-09-176-005	28857 LAKE PARK	12/15/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$206,560	59.02	\$413,110	\$77,673	\$272,327	\$217,816	1.250	2,396	\$113.66	IC1
22-23-09-176-017	35181 GLENGARY CIRCLE	10/06/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$210,820	47.91	\$421,647	\$75,614	\$364,386	\$224,697	1.622	2,474	\$147.29	IC1
22-23-09-177-003	34600 OAK FOREST	08/19/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$199,960	48.18	\$399,910	\$68,177	\$346,823	\$215,411	1.610	2,313	\$149.95	IC1
22-23-09-179-005	28932 LAKE PARK	08/17/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$201,570	40.72	\$403,132	\$73,583	\$421,417	\$213,993	1.969	2,052	\$205.37	IC1
22-23-09-201-009	29314 PARKSIDE	12/04/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$232,400	44.69	\$464,793	\$82,044	\$437,956	\$248,538	1.762	2,850	\$153.67	IC1
22-23-09-205-003	29222 CREEKBEND	11/30/22	\$339,430	WD	03-ARM'S LENGTH	\$339,430	\$182,270	53.70	\$364,545	\$71,723	\$267,707	\$190,144	1.408	2,184	\$122.58	IC1
22-23-09-255-008	28708 CREEKBEND	05/08/23	\$491,000	WD	03-ARM'S LENGTH	\$491,000	\$221,610	45.13	\$443,223	\$70,483	\$420,517	\$242,039	1.737	2,810	\$149.65	IC1
22-23-09-256-001	34365 OAK FOREST	06/07/22	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$177,120	56.05	\$354,238	\$68,725	\$247,275	\$185,398	1.334	2,064	\$119.80	IC1
22-23-09-378-014	34595 BUTTON COURT	03/14/24	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$266,640	45.97	\$533,272	\$86,271	\$493,729	\$290,260	1.701	2,527	\$195.38	IC1
Totals:			\$7,491,985			\$7,491,985	\$3,725,350		\$7,450,646		\$6,138,659	\$3,959,299			\$142.13	
								Sale. Ratio =>	49.72			E.C.F. =>	1.550	Std. Deviation=>		0.20817518
								Std. Dev. =>	5.54			Ave. E.C.F. =>	1.543	Ave. Variance=>		18.4033

2025 ECF 1.540

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-09-203-013	29237 NEW BRADFORD	06/14/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$197,340	46.43	\$394,683	\$89,957	\$335,043	\$180,311	1.858	2,007	\$166.94	IE1
22-23-09-204-020	29001 OAK POINT DR	07/13/23	\$518,000	WD	03-ARM'S LENGTH	\$518,000	\$251,230	48.50	\$502,465	\$73,644	\$444,356	\$253,740	1.751	3,341	\$133.00	IE1
22-23-09-226-001	33742 OAK POINT CR	10/07/22	\$402,000	WD	03-ARM'S LENGTH	\$402,000	\$171,090	42.56	\$342,177	\$72,078	\$329,922	\$159,822	2.064	2,083	\$158.39	IE1
22-23-09-227-001	33701 OAK POINT CR	01/06/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$241,810	56.23	\$483,610	\$75,443	\$354,557	\$241,519	1.468	3,159	\$112.24	IE1
22-23-09-228-016	29204 OAK POINT DR	12/06/23	\$482,000	WD	03-ARM'S LENGTH	\$482,000	\$201,640	41.83	\$403,278	\$78,018	\$403,982	\$192,462	2.099	2,164	\$186.68	IE1
22-23-09-228-033	33482 COLONY PARK	05/01/23	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$214,870	56.40	\$429,735	\$77,938	\$303,062	\$208,164	1.456	2,527	\$119.93	IE1
22-23-09-276-012	28846 OAK POINT DR	07/27/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$225,200	48.43	\$450,394	\$70,443	\$394,557	\$224,823	1.755	2,836	\$139.12	IE1
22-23-09-276-013	28834 OAK POINT DR	11/27/23	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$228,240	45.20	\$456,482	\$70,638	\$434,362	\$228,310	1.903	2,836	\$153.16	IE1
22-23-09-277-012	33717 COLONY PARK	12/16/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$218,100	50.72	\$436,203	\$69,472	\$360,528	\$217,001	1.661	2,692	\$133.93	IE1
22-23-09-277-019	28742 OAK POINT DR	08/19/22	\$423,500	WD	03-ARM'S LENGTH	\$423,500	\$215,160	50.81	\$430,325	\$70,955	\$352,545	\$212,645	1.658	2,645	\$133.29	IE1
22-23-09-277-031	28722 OAK POINT DR	06/21/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$217,010	55.64	\$434,015	\$70,753	\$319,247	\$214,948	1.485	2,778	\$114.92	IE1
22-23-09-278-008	28907 FARMINGTON	04/22/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$174,040	60.01	\$348,087	\$69,293	\$220,707	\$164,967	1.338	2,436	\$90.60	IE1
22-23-09-278-008	28907 FARMINGTON	07/11/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$174,040	45.21	\$348,087	\$69,293	\$315,707	\$164,967	1.914	2,436	\$129.60	IE1
22-23-09-278-009	28871 FARMINGTON	03/17/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$182,810	55.40	\$365,624	\$68,071	\$261,929	\$176,067	1.488	2,472	\$105.96	IE1
22-23-09-279-016	28727 OAK POINT DR	12/15/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$208,940	46.43	\$417,886	\$68,416	\$381,584	\$206,787	1.845	2,664	\$143.24	IE1
22-23-09-279-021	28727 FARMINGTON	12/08/23	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$184,150	52.17	\$368,307	\$69,723	\$283,277	\$176,677	1.603	1,812	\$156.33	IE1
22-23-09-279-023	28715 OAK POINT DR	07/14/22	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$208,090	50.51	\$416,173	\$68,476	\$343,524	\$205,738	1.670	3,109	\$110.49	IE1
Totals:			\$7,071,500			\$7,071,500	\$3,513,760		\$7,027,531		\$5,838,889	\$3,428,947			\$134.58	
								Sale. Ratio =>	49.69			E.C.F. =>	1.703	Std. Deviation=>		0.22063473
								Std. Dev. =>	5.27			Ave. E.C.F. =>	1.707	Ave. Variance=>		18.0528

2025 ECF 1.690

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-09-351-008	35128 BUNKER HILL	07/10/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$181,270	51.79	\$362,538	\$70,900	\$279,100	\$178,919	1.560	2,050	\$136.15	IG1
22-23-09-353-001	34896 BUNKER HILL	06/16/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$178,340	45.73	\$356,685	\$70,900	\$319,100	\$175,328	1.820	1,934	\$164.99	IG1
22-23-09-353-003	34864 BUNKER HILL	06/05/23	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$174,380	47.64	\$348,751	\$71,961	\$294,039	\$169,810	1.732	1,851	\$158.85	IG1
22-23-09-355-007	34831 BUNKER HILL	08/26/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$181,560	47.78	\$363,124	\$72,120	\$307,880	\$178,530	1.725	2,076	\$148.30	IG1
22-23-09-356-003	27910 WHITE PLAINS	09/20/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$184,890	56.03	\$369,785	\$70,900	\$259,100	\$183,365	1.413	1,934	\$133.97	IG1
22-23-09-380-010	34706 BUNKER HILL	11/09/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$183,160	53.09	\$366,320	\$70,900	\$274,100	\$181,239	1.512	2,066	\$132.67	IG1
22-23-09-380-011	34698 BUNKER HILL	11/08/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$187,670	49.39	\$375,344	\$71,523	\$308,477	\$186,393	1.655	2,050	\$150.48	IG1
22-23-09-381-006	34727 BUNKER HILL	04/14/22	\$326,444	WD	03-ARM'S LENGTH	\$326,444	\$155,480	47.63	\$310,960	\$73,226	\$253,218	\$145,849	1.736	1,566	\$161.70	IG1
22-23-09-381-010	34651 BUNKER HILL	03/22/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$181,390	49.70	\$362,786	\$70,900	\$294,100	\$179,071	1.642	2,050	\$143.46	IG1
Totals:			\$3,232,444			\$3,232,444	\$1,608,140		\$3,216,293		\$2,589,114	\$1,578,505			\$147.84	
								Sale. Ratio =>	49.75			E.C.F. =>	1.640	Std. Deviation=>		0.128207707
								Std. Dev. =>	3.24			Ave. E.C.F. =>	1.644	Ave. Variance=>		9.9522

2025 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	
22-23-09-303-005	35274 VALLEY FORGE	08/19/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$164,720	52.29	\$329,432	\$80,900	\$234,100	\$163,508	1.432	1,957	\$119.62	IG3	
22-23-09-303-011	35095 SAVANNAH LN	01/16/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$208,490	57.91	\$416,989	\$79,956	\$280,044	\$221,732	1.263	2,544	\$110.08	IG3	
22-23-09-303-016	28497 NEWPORT	08/19/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$196,260	54.52	\$392,525	\$83,111	\$276,889	\$203,562	1.360	2,330	\$118.84	IG3	
22-23-09-328-001	28576 LAKE PARK	06/21/22	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$175,240	46.24	\$350,473	\$80,900	\$298,100	\$177,351	1.681	1,803	\$165.34	IG3	
22-23-09-329-007	28499 LAKE PARK	12/16/22	\$358,000	WD	03-ARM'S LENGTH	\$358,000	\$163,050	45.54	\$326,104	\$91,170	\$266,830	\$154,562	1.726	1,757	\$151.87	IG3	
22-23-09-329-013	28410 LAKE PARK	09/21/22	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$159,340	51.82	\$318,680	\$80,900	\$226,600	\$156,434	1.449	2,052	\$110.43	IG3	
22-23-09-329-032	34687 VALLEY FORGE	11/10/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$183,300	43.64	\$366,594	\$84,436	\$335,564	\$185,630	1.808	1,929	\$173.96	IG3	
22-23-09-377-014	34524 BUNKER HILL	10/07/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$162,860	65.14	\$325,724	\$50,900	\$199,100	\$180,805	1.101	1,827	\$108.98	IG3	
22-23-09-378-001	34527 PRINCETON	06/06/23	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$171,600	46.63	\$343,206	\$49,956	\$318,044	\$192,928	1.649	1,803	\$176.40	IG3	
22-23-09-378-006	34505 BUNKER HILL	07/07/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$165,400	41.87	\$330,807	\$50,900	\$344,100	\$184,149	1.869	1,760	\$195.51	IG3	
Totals:			\$3,512,500			\$3,512,500	\$1,750,260		\$3,500,534		\$2,779,371	\$1,820,661			\$143.10		
								Sale. Ratio =>	49.83				E.C.F. =>	1.527	Std. Deviation=>		0.251061539
								Std. Dev. =>	7.22				Ave. E.C.F. =>	1.534	Ave. Variance=>		21.2737

2025 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
22-23-09-402-004	28454 QUAIL HOLLOW RD	05/09/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$175,270	53.11	\$350,548	\$51,044	\$278,956	\$149,007	1.872	2,054	\$135.81	IH1
22-23-09-402-013	28455 HAWBERRY	08/16/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$160,290	50.09	\$320,576	\$54,969	\$265,031	\$132,143	2.006	1,496	\$177.16	IH1
22-23-09-427-012	28456 THORNY BRAE RD	06/15/22	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$152,890	42.23	\$305,782	\$49,881	\$312,119	\$127,314	2.452	1,316	\$237.17	IH1
22-23-09-428-014	28333 BAYBERRY	04/29/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$164,250	55.68	\$328,501	\$47,779	\$247,221	\$139,663	1.770	1,519	\$162.75	IH1
22-23-09-428-016	28301 BAYBERRY	06/21/22	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$135,350	49.24	\$270,701	\$48,996	\$225,904	\$110,301	2.048	1,375	\$164.29	IH1
22-23-09-429-004	28324 THORNY BRAE RD	06/10/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$138,960	49.63	\$277,917	\$49,832	\$230,168	\$113,475	2.028	1,125	\$204.59	IH1
22-23-09-429-006	28274 THORNY BRAE RD	07/07/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$184,740	55.98	\$369,484	\$55,204	\$274,796	\$156,358	1.757	1,914	\$143.57	IH1
22-23-09-430-001	28430 BAYBERRY	02/02/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$139,030	43.45	\$278,050	\$47,380	\$272,620	\$114,761	2.376	1,195	\$228.13	IH1
22-23-09-430-008	28286 GREENWILLOW	09/25/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$189,140	58.20	\$378,270	\$49,394	\$275,606	\$163,620	1.684	1,529	\$180.25	IH1
22-23-09-430-012	28484 BAYBERRY	08/18/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$132,530	40.78	\$265,061	\$48,417	\$276,583	\$107,783	2.566	1,291	\$214.24	IH1
22-23-09-430-014	28363 FARMINGTON	04/01/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$126,530	51.64	\$253,055	\$47,380	\$197,620	\$102,326	1.931	1,160	\$170.36	IH1
22-23-09-430-020	28231 FARMINGTON	04/05/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$140,690	50.25	\$281,378	\$48,387	\$231,613	\$115,916	1.998	1,478	\$156.71	IH1
22-23-09-451-003	28153 QUAIL HOLLOW RD	10/11/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$178,140	55.67	\$356,285	\$47,380	\$272,620	\$153,684	1.774	1,849	\$147.44	IH1
22-23-09-452-012	27925 BAYBERRY	12/16/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$159,410	60.15	\$318,823	\$50,347	\$214,653	\$133,570	1.607	1,445	\$148.55	IH1
22-23-09-452-015	28153 HAWBERRY	04/04/22	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$151,870	50.46	\$303,737	\$51,538	\$249,462	\$125,472	1.988	1,450	\$172.04	IH1
22-23-09-453-007	28180 HAWBERRY	07/31/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$147,980	51.03	\$295,966	\$49,265	\$240,735	\$122,737	1.961	1,641	\$146.70	IH1
22-23-09-453-023	28251 PEPPERMILL	08/10/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$162,050	49.11	\$324,095	\$47,380	\$282,620	\$137,669	2.053	1,499	\$188.54	IH1
22-23-09-476-011	28232 BAYBERRY	11/14/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$152,920	49.33	\$305,836	\$47,832	\$262,168	\$128,360	2.042	1,663	\$157.65	IH1
22-23-09-477-002	28156 THORNY BRAE RD	07/11/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$168,480	48.83	\$336,964	\$51,062	\$293,938	\$142,240	2.066	1,560	\$188.42	IH1
22-23-09-477-005	28120 THORNY BRAE RD	07/05/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$135,530	58.93	\$271,068	\$47,805	\$182,195	\$111,076	1.640	1,388	\$131.26	IH1
22-23-09-477-008	28072 THORNY BRAE CT	09/11/23	\$368,500	WD	03-ARM'S LENGTH	\$368,500	\$171,920	46.65	\$343,837	\$47,380	\$321,120	\$147,491	2.177	1,680	\$191.14	IH1
22-23-09-477-019	27969 GREENWILLOW	09/07/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$134,750	48.13	\$269,505	\$47,380	\$232,620	\$110,510	2.105	1,182	\$196.80	IH1
22-23-09-479-008	33970 PLAYVIEW	05/24/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$148,280	47.83	\$296,561	\$47,643	\$262,357	\$123,840	2.119	1,340	\$195.79	IH1
22-23-09-479-012	28043 PEPPERMILL	05/26/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$174,120	38.69	\$348,237	\$47,380	\$402,620	\$149,680	2.690	1,664	\$241.96	IH1
Totals:		\$7,486,400				\$7,486,400	\$3,725,120		\$7,450,237		\$6,305,345	\$3,118,996			\$178.39	
								Sale. Ratio =>	49.76			E.C.F. =>	2.022	Std. Deviation=>		0.27644949
								Std. Dev. =>	5.52			Ave. E.C.F. =>	2.030	Ave. Variance=>		19.7280

2025 ECF 2.010

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-10-101-011	32860 ARDWICK	10/18/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$220,510	59.60	\$441,020	\$69,605	\$300,395	\$208,660	1.440	2,586	\$116.16	JA1
22-23-10-151-009	28932 FARMINGTON	02/15/23	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$148,720	50.07	\$297,442	\$55,030	\$241,970	\$136,187	1.777	1,458	\$165.96	JA1
22-23-10-151-021	28815 LEAMINGTON	01/26/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$176,750	47.77	\$353,496	\$51,960	\$318,040	\$169,402	1.877	2,392	\$132.96	JA1
22-23-10-152-012	28905 KIRKSIDE	11/23/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$240,270	55.88	\$480,541	\$53,975	\$376,025	\$239,644	1.569	3,154	\$119.22	JA1
22-23-10-152-018	28745 KIRKSIDE	05/30/23	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$174,750	59.85	\$349,496	\$53,405	\$238,595	\$166,343	1.434	2,400	\$99.41	JA1
22-23-10-153-021	28789 KENDALLWOOD	05/19/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$182,430	47.38	\$364,858	\$55,880	\$329,120	\$173,583	1.896	2,332	\$141.13	JA1
22-23-10-153-026	28629 KENDALLWOOD	02/21/24	\$362,500	WD	03-ARM'S LENGTH	\$362,500	\$181,840	50.16	\$363,689	\$54,564	\$307,936	\$173,666	1.773	2,226	\$138.34	JA1
22-23-10-155-017	28556 WESTERLEIGH	03/24/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$192,950	48.24	\$385,896	\$62,689	\$337,311	\$181,577	1.858	2,404	\$140.31	JA1
22-23-10-301-012	28483 KIRKSIDE	03/02/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$140,360	51.99	\$280,720	\$56,386	\$213,614	\$126,030	1.695	1,292	\$165.34	JA1
22-23-10-302-005	28400 KIRKSIDE	07/29/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$146,050	41.73	\$292,098	\$55,125	\$294,875	\$133,131	2.215	1,350	\$218.43	JA1
22-23-10-302-011	28467 KENDALLWOOD	01/08/24	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$139,240	44.63	\$278,480	\$51,920	\$260,080	\$127,281	2.043	1,340	\$194.09	JA1
22-23-10-303-020	28034 KENDALLWOOD	08/10/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$155,250	56.45	\$310,499	\$53,396	\$221,604	\$144,440	1.534	1,788	\$123.94	JA1
22-23-10-303-023	28457 WESTERLEIGH	12/21/22	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$159,190	57.47	\$318,373	\$53,756	\$223,244	\$148,661	1.502	1,696	\$131.63	JA1
22-23-10-303-038	28071 RIDGEBROOK	07/27/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$132,410	44.15	\$264,826	\$55,396	\$244,504	\$117,657	2.078	1,220	\$200.41	JA1
22-23-10-304-003	28448 WESTERLEIGH	08/01/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$124,050	59.07	\$248,102	\$52,719	\$157,281	\$109,766	1.433	1,107	\$142.08	JA1
22-23-10-304-008	28374 WESTERLEIGH	02/01/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$143,690	53.22	\$287,377	\$54,385	\$215,615	\$130,894	1.647	1,361	\$158.42	JA1
22-23-10-304-018	28323 BAYTREE	09/16/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$146,360	43.05	\$292,713	\$61,132	\$278,868	\$130,102	2.143	1,361	\$204.90	JA1
22-23-10-328-005	28408 BAYTREE	04/26/22	\$324,888	WD	03-ARM'S LENGTH	\$324,888	\$148,430	45.69	\$296,852	\$52,332	\$272,556	\$137,371	1.984	1,500	\$181.70	JA1
22-23-10-328-006	28390 BAYTREE	05/13/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$146,950	41.39	\$293,898	\$52,332	\$302,668	\$135,711	2.230	1,430	\$211.66	JA1
22-23-10-328-010	32743 HEARTHSTONE	09/01/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$156,250	47.35	\$312,504	\$52,683	\$277,317	\$145,967	1.900	1,523	\$182.09	JA1
22-23-10-328-015	28367 RIDGEBROOK	02/07/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$152,710	61.08	\$305,417	\$54,117	\$195,883	\$141,180	1.387	1,598	\$122.58	JA1
22-23-10-328-019	28257 RIDGEBROOK	03/29/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$140,060	43.77	\$280,129	\$53,124	\$266,876	\$127,531	2.093	1,443	\$184.95	JA1
22-23-10-329-011	28090 RIDGEBROOK	04/05/23	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$153,020	56.26	\$306,033	\$55,400	\$216,600	\$140,805	1.538	1,438	\$150.63	JA1
22-23-10-329-012	28070 RIDGEBROOK	07/21/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$137,490	51.88	\$274,978	\$52,781	\$212,219	\$124,830	1.700	1,538	\$137.98	JA1
22-23-10-329-015	28012 RIDGEBROOK	11/01/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$185,800	62.98	\$371,594	\$53,277	\$241,723	\$178,830	1.352	2,532	\$95.47	JA1
22-23-10-330-001	32447 BONNET HILL	12/11/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$153,410	45.79	\$306,822	\$52,527	\$282,473	\$142,862	1.977	1,955	\$144.49	JA1
22-23-10-330-003	32375 BONNET HILL	04/28/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$150,170	47.67	\$300,347	\$53,249	\$261,751	\$138,819	1.886	1,944	\$134.65	JA1
22-23-10-333-006	32365 FARMERSVILLE	11/10/22	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$156,710	47.20	\$313,411	\$55,532	\$276,468	\$144,876	1.908	1,631	\$169.51	JA1
22-23-10-333-010	32372 OLD FORGE	01/05/23	\$336,200	WD	03-ARM'S LENGTH	\$336,200	\$174,120	51.79	\$348,239	\$53,505	\$282,695	\$165,581	1.707	2,013	\$140.43	JA1
22-23-10-351-024	33115 TULIPWOOD	06/23/23	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$195,610	54.04	\$391,223	\$60,342	\$301,658	\$185,888	1.623	1,744	\$172.97	JA1
22-23-10-376-014	27847 KENDALLWOOD	12/28/23	\$350,107	WD	03-ARM'S LENGTH	\$350,107	\$139,350	39.80	\$278,705	\$56,703	\$293,404	\$124,720	2.352	1,879	\$156.15	JA1
22-23-10-402-011	32115 BONNET HILL	09/13/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$155,120	47.73	\$310,233	\$53,505	\$271,495	\$144,229	1.882	1,512	\$179.56	JA1
22-23-10-403-001	32379 HEARTHSTONE	03/01/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$167,610	47.21	\$335,222	\$52,484	\$302,516	\$158,842	1.905	2,183	\$138.58	JA1
22-23-10-404-007	32312 FARMERSVILLE	08/30/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$151,330	47.29	\$302,665	\$53,536	\$266,464	\$139,960	1.904	1,944	\$137.07	JA1
22-23-10-405-005	31950 FARMERSVILLE	07/31/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$178,340	62.58	\$356,687	\$50,685	\$234,315	\$171,911	1.363	2,483	\$94.37	JA1
22-23-10-451-001	32357 OLD FORGE	12/05/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$156,460	49.67	\$312,924	\$54,564	\$260,436	\$145,146	1.794	1,794	\$145.17	JA1
22-23-10-451-007	32241 OLD FORGE	01/11/23	\$284,500	WD	03-ARM'S LENGTH	\$284,500	\$154,630	54.35	\$309,260	\$57,418	\$227,082	\$141,484	1.605	1,525	\$148.91	JA1
22-23-10-452-016	32036 RED CLOVER RD	05/09/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$173,360	56.84	\$346,723	\$62,820	\$242,180	\$159,496	1.518	1,854	\$130.63	JA1
22-23-10-452-017	32054 RED CLOVER RD	03/15/24	\$300,100	WD	03-ARM'S LENGTH	\$300,100	\$142,200	47.38	\$284,407	\$54,445	\$245,655	\$129,192	1.901	1,300	\$188.97	JA1
22-23-10-452-025	32308 RED CLOVER RD	08/05/22	\$381,111	WD	03-ARM'S LENGTH	\$381,111	\$164,950	43.28	\$329,893	\$53,199	\$327,912	\$155,446	2.109	2,185	\$150.07	JA1
22-23-10-452-029	32230 RED CLOVER RD	11/14/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$141,990	40.57	\$283,981	\$60,044	\$289,956	\$125,807	2.305	1,300	\$223.04	JA1
22-23-10-453-005	32105 RED CLOVER RD	06/30/22	\$368,500	WD	03-ARM'S LENGTH	\$368,500	\$160,030	43.43	\$320,056	\$54,980	\$313,520	\$148,919	2.105	1,608	\$194.98	JA1
Totals:			\$13,541,806			\$13,541,806	\$6,740,920		\$13,481,829		\$11,224,899	\$6,272,428			\$154.98	
								Sale. Ratio =>	49.78			E.C.F. =>	1.790	Std. Deviation=>		0.27230457
								Std. Dev. =>	6.38			Ave. E.C.F. =>	1.808	Ave. Variance=>		22.7248

2025 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	
22-23-10-126-010	32501 THIRTEEN MILE	03/27/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$142,650	49.19	\$285,303	\$54,397	\$235,603	\$116,033	2.030	1,657	\$142.19	JB1	
22-23-10-126-016	32620 WAYBURN WEST	08/26/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$169,400	44.00	\$338,806	\$53,707	\$331,293	\$143,266	2.312	1,968	\$168.34	JB1	
22-23-10-129-002	32521 SPRUCEWOOD	12/27/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$190,480	54.42	\$380,968	\$52,385	\$297,615	\$165,117	1.802	1,865	\$159.58	JB1	
22-23-10-130-001	32499 CHESTERBROOK	07/20/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$203,240	55.68	\$406,479	\$52,411	\$312,589	\$177,924	1.757	2,334	\$133.93	JB1	
22-23-10-176-008	28863 BANNOCKBURN	03/01/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$172,980	70.60	\$345,958	\$52,385	\$192,615	\$147,524	1.306	2,116	\$91.03	JB1	
22-23-10-176-016	28663 BANNOCKBURN	10/19/23	\$372,000	WD	03-ARM'S LENGTH	\$372,000	\$204,810	55.06	\$409,621	\$53,827	\$318,173	\$178,791	1.780	2,334	\$136.32	JB1	
22-23-10-178-010	28909 GLENARDEN	05/09/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$181,540	47.15	\$363,081	\$53,511	\$331,489	\$155,563	2.131	2,141	\$154.83	JB1	
22-23-10-178-020	32372 NESTLEWOOD	05/17/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$173,790	52.66	\$347,571	\$53,660	\$276,340	\$147,694	1.871	1,852	\$149.21	JB1	
22-23-10-178-024	28805 RAVENWOOD	01/26/24	\$324,500	WD	03-ARM'S LENGTH	\$324,500	\$160,290	49.40	\$320,577	\$52,385	\$272,115	\$134,770	2.019	1,601	\$169.97	JB1	
22-23-10-179-004	32467 NESTLEWOOD	05/16/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$174,860	47.26	\$349,723	\$53,595	\$316,405	\$148,808	2.126	2,166	\$146.08	JB1	
22-23-10-179-005	32451 NESTLEWOOD	08/29/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$160,170	45.76	\$320,334	\$53,595	\$296,405	\$134,040	2.211	1,750	\$169.37	JB1	
22-23-10-180-001	32551 NOTTINGWOOD	04/13/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$196,390	56.11	\$392,784	\$55,204	\$294,796	\$169,638	1.738	2,297	\$128.34	JB1	
22-23-10-180-018	32428 DUNFORD	07/21/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$170,060	47.90	\$340,113	\$53,718	\$301,282	\$143,917	2.093	1,986	\$151.70	JB1	
22-23-10-181-005	32415 DUNFORD	10/10/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$195,500	55.86	\$391,006	\$55,402	\$294,598	\$168,645	1.747	2,262	\$130.24	JB1	
22-23-10-203-003	32450 CHESTERBROOK	07/29/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$172,020	47.78	\$344,033	\$52,385	\$307,615	\$146,557	2.099	2,141	\$143.68	JB1	
22-23-10-204-001	32255 CHESTERBROOK	08/29/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$160,600	47.94	\$321,192	\$53,531	\$281,469	\$134,503	2.093	1,918	\$146.75	JB1	
22-23-10-204-006	32343 CHESTERBROOK	06/21/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$161,180	60.82	\$322,351	\$52,411	\$212,589	\$135,648	1.567	1,567	\$135.67	JB1	
22-23-10-204-015	29221 ARANEL	05/31/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$155,270	43.13	\$310,545	\$53,192	\$306,808	\$129,323	2.372	1,432	\$214.25	JB1	
22-23-10-205-001	32045 THIRTEEN MILE	09/16/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,810	55.94	\$335,616	\$51,689	\$248,311	\$142,677	1.740	1,865	\$133.14	JB1	
22-23-10-205-011	31741 THIRTEEN MILE	06/27/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$147,270	46.75	\$294,535	\$52,538	\$262,462	\$121,607	2.158	1,382	\$189.91	JB1	
22-23-10-205-013	31701 THIRTEEN MILE	11/17/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$158,630	51.17	\$317,259	\$52,810	\$257,190	\$132,889	1.935	2,016	\$127.57	JB1	
22-23-10-206-015	29202 ARANEL	05/22/23	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$174,540	53.54	\$349,087	\$52,538	\$273,462	\$149,020	1.835	1,704	\$160.48	JB1	
22-23-10-206-016	29154 ARANEL	04/29/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$141,200	42.15	\$282,390	\$58,679	\$276,321	\$112,418	2.458	1,160	\$238.21	JB1	
22-23-10-206-021	31932 BELLA VISTA	01/09/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$161,660	48.26	\$323,318	\$52,538	\$282,462	\$136,070	2.076	1,550	\$182.23	JB1	
22-23-10-206-030	31712 BELLA VISTA	07/12/23	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$144,870	41.27	\$289,733	\$54,541	\$296,459	\$118,187	2.508	1,228	\$241.42	JB1	
22-23-10-207-018	31830 CORONET	08/26/22	\$319,500	WD	03-ARM'S LENGTH	\$319,500	\$149,690	46.85	\$299,385	\$54,078	\$265,422	\$123,270	2.153	1,382	\$192.06	JB1	
22-23-10-226-005	31759 BELLA VISTA	10/21/22	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$139,090	50.95	\$278,187	\$54,484	\$218,516	\$112,414	1.944	1,160	\$188.38	JB1	
22-23-10-226-023	29040 E MARKLAWN	06/01/22	\$372,000	WD	03-ARM'S LENGTH	\$372,000	\$152,150	40.90	\$304,302	\$53,833	\$318,167	\$125,864	2.528	1,382	\$230.22	JB1	
22-23-10-251-025	29153 ARANEL	02/08/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$146,060	44.94	\$292,122	\$52,538	\$272,462	\$120,394	2.263	1,228	\$221.87	JB1	
22-23-10-251-026	29135 ARANEL	08/02/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$199,670	57.05	\$399,335	\$55,111	\$294,889	\$172,977	1.705	1,770	\$166.60	JB1	
22-23-10-251-034	28821 ARANEL	08/05/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$176,590	49.05	\$353,170	\$55,193	\$304,807	\$149,737	2.036	2,025	\$150.52	JB1	
22-23-10-251-046	32050 NOTTINGWOOD	06/16/23	\$339,500	WD	03-ARM'S LENGTH	\$339,500	\$177,100	52.16	\$354,200	\$61,056	\$278,444	\$147,309	1.890	1,638	\$169.99	JB1	
22-23-10-251-051	29041 ARANEL	10/13/23	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$171,760	55.05	\$343,527	\$57,538	\$254,462	\$143,713	1.771	1,626	\$156.50	JB1	
22-23-10-252-001	28880 ARANEL	04/20/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$162,650	51.63	\$325,301	\$54,482	\$260,518	\$136,090	1.914	1,382	\$188.51	JB1	
22-23-10-252-015	28749 BELLA VISTA	05/02/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$174,790	46.00	\$349,581	\$52,538	\$327,462	\$149,268	2.194	1,560	\$209.91	JB1	
22-23-10-254-004	32099 NOTTINGWOOD	11/15/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$194,720	51.93	\$389,444	\$52,332	\$322,668	\$169,403	1.905	1,828	\$176.51	JB1	
22-23-10-254-006	32079 NOTTINGWOOD	10/27/23	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$155,600	40.31	\$311,207	\$52,332	\$333,668	\$130,088	2.565	1,382	\$241.44	JB1	
22-23-10-254-007	32045 NOTTINGWOOD	03/20/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$181,010	54.03	\$362,027	\$52,538	\$282,462	\$155,522	1.816	1,896	\$148.98	JB1	
22-23-10-276-015	28755 LORIKAY	08/16/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$164,200	46.25	\$328,391	\$54,848	\$300,152	\$137,459	2.184	1,560	\$192.41	JB1	
22-23-10-276-017	28801 LORIKAY	05/24/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$182,000	48.53	\$363,999	\$53,932	\$321,068	\$155,813	2.061	1,654	\$194.12	JB1	
22-23-10-276-018	28825 LORIKAY	01/06/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$166,620	49.74	\$333,245	\$52,538	\$282,462	\$141,059	2.002	1,560	\$181.07	JB1	
22-23-10-277-006	28750 LORIKAY	09/05/23	\$345,022	WD	03-ARM'S LENGTH	\$345,022	\$186,530	54.06	\$373,051	\$53,773	\$291,249	\$160,441	1.815	1,620	\$179.78	JB1	
22-23-10-277-018	28878 LORIKAY	08/01/22	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$161,180	47.13	\$322,358	\$55,310	\$286,690	\$134,195	2.136	2,025	\$141.58	JB1	
Totals:			\$14,607,522			\$14,607,522	\$7,282,620		\$14,565,215		\$12,292,034	\$6,155,642			\$169.18		
									Sale. Ratio =>	49.86				E.C.F. =>	1.997	Std. Deviation=>	0.26370329
									Std. Dev. =>	5.78				Ave. E.C.F. =>	2.015	Ave. Variance=>	20.7478
													2025 ECF	1.990			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-10-277-054	31798 BRISTOL LN	06/02/22	\$464,000	WD	03-ARM'S LENGTH	\$464,000	\$221,120	47.66	\$442,249	\$71,348	\$392,652	\$340,276	1.154	2,547	\$154.16	JD1
22-23-10-277-058	31888 BRISTOL LN	10/04/22	\$461,000	WD	03-ARM'S LENGTH	\$461,000	\$234,690	50.91	\$469,377	\$75,393	\$385,607	\$361,453	1.067	2,516	\$153.26	JD1
22-23-10-278-007	28670 BRISTOL CT	06/15/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$244,550	56.87	\$489,096	\$79,445	\$350,555	\$375,827	0.933	2,581	\$135.82	JD1
22-23-10-278-013	28669 BRISTOL CT	10/23/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$238,410	44.98	\$476,827	\$83,121	\$446,879	\$361,198	1.237	2,656	\$168.25	JD1
Totals:			\$1,885,000			\$1,885,000	\$938,770		\$1,877,549		\$1,575,693	\$1,438,754			\$152.87	
								Sale. Ratio =>	49.80			E.C.F. =>	1.095	Std. Deviation=>		0.13010779
								Std. Dev. =>	5.12			Ave. E.C.F. =>	1.098	Ave. Variance=>		9.7888

2025 ECF 1.090

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area					
22-23-11-101-022	29235 GREENING	04/06/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$92,720	61.81	\$185,431	\$57,972	\$92,028	\$55,903	1.646	700	\$131.47	KA1					
22-23-11-102-005	29230 GREENING	10/11/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$135,870	46.85	\$271,743	\$57,972	\$232,028	\$93,759	2.475	1,481	\$156.67	KA1					
22-23-11-102-008	29210 GREENING	05/27/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$113,030	47.10	\$226,060	\$50,448	\$189,552	\$77,023	2.461	960	\$197.45	KA1					
22-23-11-102-010	29126 GREENING	09/20/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$121,880	48.75	\$243,756	\$56,087	\$193,913	\$82,311	2.356	1,494	\$129.79	KA1					
22-23-11-102-011	29114 GREENING	05/13/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$137,640	48.29	\$275,289	\$58,342	\$226,658	\$95,152	2.382	1,340	\$169.15	KA1					
22-23-11-153-010	28761 BARTLETT	10/07/22	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$95,830	52.51	\$191,655	\$50,448	\$132,052	\$61,933	2.132	880	\$150.06	KA1					
Totals:			\$1,397,500			\$1,397,500	\$696,970		\$1,393,934		\$1,066,231	\$466,081			\$155.76						
								Sale. Ratio =>	49.87									E.C.F. =>	2.288	Std. Deviation=>	0.316772684
								Std. Dev. =>	5.73									Ave. E.C.F. =>	2.242	Ave. Variance=>	23.5206

2025 ECF 2.280

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-11-153-017	28818 GREENING	08/08/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$186,130	56.40	\$372,259	\$52,406	\$277,594	\$222,120	1.250	1,867	\$148.68	KA2	
22-23-11-351-024	28115 GREENING	05/05/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$177,160	44.85	\$354,324	\$64,446	\$330,554	\$201,304	1.642	2,702	\$122.34	KA2	
22-23-11-351-029	27907 GREENING	10/27/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$165,120	40.27	\$330,248	\$58,671	\$351,329	\$188,595	1.863	1,408	\$249.52	KA2	
22-23-11-352-002	30525 BARLOW	08/05/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$184,440	62.52	\$368,888	\$75,632	\$219,368	\$203,650	1.077	2,367	\$92.68	KA2	
Totals:			\$1,430,000			\$1,430,000	\$712,850		\$1,425,719		\$1,178,845	\$815,669			\$153.31		
								Sale. Ratio =>	49.85					E.C.F. =>	1.445	Std. Deviation=> 0.358791497	
								Std. Dev. =>	10.24					Ave. E.C.F. =>	1.458	Ave. Variance=> 29.4502	

2025 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	
22-23-11-253-009	28642 ROLLCREST	07/16/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$207,760	62.96	\$415,523	\$72,940	\$257,060	\$206,375	1.246	2,593	\$99.14	KB1	
22-23-11-377-001	28474 ALYCEKAY	08/01/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$157,410	41.42	\$314,828	\$111,687	\$268,313	\$122,374	2.193	1,870	\$143.48	KB1	
22-23-11-377-005	28350 ALYCEKAY	11/09/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$219,490	48.78	\$438,974	\$97,343	\$352,657	\$205,802	1.714	2,286	\$154.27	KB1	
22-23-11-451-001	28615 ROLLCREST	04/10/24	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$133,250	46.92	\$266,500	\$111,576	\$172,424	\$93,328	1.848	1,430	\$120.58	KB1	
Totals:			\$1,444,000			\$1,444,000	\$717,910		\$1,435,825		\$1,050,454	\$627,879			\$129.37		
								Sale. Ratio =>	49.72				E.C.F. =>	1.673	Std. Deviation=>		0.392055388
								Std. Dev. =>	9.17				Ave. E.C.F. =>	1.750	Ave. Variance=>		27.0226

2025 ECF 1.660
Used sales outside of range

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-17-276-025	27155 DRAKE	06/21/22	\$705,000	WD	03-ARM'S LENGTH	\$705,000	\$351,870	49.91	\$703,744	\$167,994	\$537,006	\$469,956	1.143	3,142	\$170.91	KC1	
Totals:			\$705,000			\$705,000	\$351,870		\$703,744		\$537,006	\$469,956			\$170.91		
								Sale. Ratio =>	49.91				E.C.F. =>	1.143	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.143	Ave. Variance=>		0.0000

2025 ECF 1.140

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-11-202-002	30024 WOODBROOK ST	09/19/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$239,590	59.16	\$479,175	\$54,083	\$350,917	\$188,094	1.866	2,581	\$135.96	KE1
22-23-11-202-006	30080 WOODBROOK ST	06/24/22	\$467,500	WD	03-ARM'S LENGTH	\$467,500	\$237,320	50.76	\$474,634	\$64,366	\$403,134	\$181,535	2.221	2,220	\$181.59	KE1
22-23-11-202-007	30094 WOODBROOK ST	06/21/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$233,980	63.24	\$467,963	\$67,955	\$302,045	\$176,995	1.707	2,076	\$145.49	KE1
22-23-11-204-004	29252 SUMMERWOOD DR	05/27/22	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$302,530	43.53	\$605,055	\$53,075	\$641,925	\$244,239	2.628	2,891	\$222.04	KE1
22-23-11-204-014	29746 HIGHMEADOW	07/26/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$221,070	49.13	\$442,130	\$54,009	\$395,991	\$171,735	2.306	2,351	\$168.44	KE1
22-23-11-226-015	29444 HIGHMEADOW	05/25/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$168,350	48.10	\$336,708	\$64,466	\$285,534	\$120,461	2.370	1,890	\$151.08	KE1
22-23-11-276-010	29498 SUGARSPRING	08/08/23	\$501,000	WD	03-ARM'S LENGTH	\$501,000	\$189,000	37.72	\$378,002	\$51,681	\$449,319	\$144,390	3.112	1,994	\$225.34	KE1
22-23-11-278-009	29505 SUGARSPRING	09/26/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$216,100	55.41	\$432,204	\$58,029	\$331,971	\$165,564	2.005	2,204	\$150.62	KE1
Totals:			\$3,628,500			\$3,628,500	\$1,807,940		\$3,615,871		\$3,160,836	\$1,393,012			\$172.57	
								Sale. Ratio =>	49.83			E. C. F. =>	2.269	Std. Deviation=>		0.447478995
								Std. Dev. =>	8.28			Ave. E. C. F. =>	2.277	Ave. Variance=>		32.7290

2025 ECF 2.260

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
22-23-11-251-008	30075 MINGLEWOOD LN	06/28/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$134,560	53.82	\$269,118	\$57,332	\$192,668	\$125,317	1.537	1,599	\$120.49	KF1
22-23-11-253-005	29811 MINGLEWOOD LN	07/22/21	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$163,660	50.20	\$327,319	\$60,627	\$265,373	\$157,806	1.682	1,628	\$163.01	KF1
22-23-11-253-006	29781 MINGLEWOOD LN	10/14/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$154,980	47.69	\$309,957	\$58,581	\$266,419	\$148,743	1.791	1,611	\$165.37	KF1
22-23-11-278-016	29650 MINGLEWOOD LN	12/09/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$152,680	48.47	\$305,369	\$52,332	\$262,668	\$149,726	1.754	1,772	\$148.23	KF1
Totals:			\$1,216,000			\$1,216,000	\$605,880		\$1,211,763		\$987,128	\$581,592			\$149.28	
								Sale. Ratio =>	49.83			E.C.F. =>	1.697	Std. Deviation=>		0.112107121
								Std. Dev. =>	2.73			Ave. E.C.F. =>	1.691	Ave. Variance=>		8.1593

2025 ECF 1.690
Used sales outside of range

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-12-126-009	29346 MILLBROOK	12/16/22	\$280,000	MLC	03-ARM'S LENGTH	\$280,000	\$166,890	59.60	\$333,785	\$107,743	\$172,257	\$130,660	1.318	1,745	\$98.71	LA1	
22-23-12-302-017	29098 UTLEY	06/09/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$175,580	48.77	\$351,160	\$67,186	\$292,814	\$164,147	1.784	1,930	\$151.72	LA1	
22-23-12-303-008	29069 UTLEY	01/27/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$172,930	54.90	\$345,858	\$64,475	\$250,525	\$162,649	1.540	1,495	\$167.58	LA1	
22-23-12-303-009	29041 UTLEY	06/24/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$212,940	50.70	\$425,885	\$70,913	\$349,087	\$205,186	1.701	2,262	\$154.33	LA1	
22-23-12-303-010	29015 UTLEY	07/13/22	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$156,250	47.93	\$312,509	\$65,567	\$260,433	\$142,741	1.825	1,679	\$155.11	LA1	
22-23-12-351-004	28155 WESTBROOK	04/14/23	\$557,000	WD	03-ARM'S LENGTH	\$557,000	\$238,900	42.89	\$477,793	\$89,815	\$467,185	\$224,265	2.083	1,968	\$237.39	LA1	
Totals:			\$2,258,000			\$2,258,000	\$1,123,490		\$2,246,990		\$1,792,301	\$1,029,648			\$160.81		
								Sale. Ratio =>	49.76			E.C.F. =>	1.741	Std. Deviation=>		0.26080112	
								Std. Dev. =>	5.82			Ave. E.C.F. =>	1.709	Ave. Variance=>		18.8599	

2025 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
22-23-12-178-009	28660 MILLBROOK	02/01/23	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$248,760	43.64	\$497,513	\$98,671	\$471,329	\$309,180	1.524	3,128	\$150.68	LB1
22-23-12-227-002	27727 WELLINGTON	02/16/24	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$312,470	50.00	\$624,932	\$122,318	\$502,682	\$389,623	1.290	3,827	\$131.35	LB1
22-23-12-227-005	27678 OLD COLONY	04/30/22	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$350,670	51.95	\$701,343	\$117,031	\$557,969	\$452,955	1.232	2,987	\$186.80	LB1
22-23-12-276-009	27505 OLD COLONY	12/27/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$222,970	62.81	\$445,937	\$66,988	\$288,012	\$293,759	0.980	2,495	\$115.44	LB1
22-23-12-329-002	28455 WELLINGTON	10/13/23	\$454,000	WD	03-ARM'S LENGTH	\$454,000	\$200,990	44.27	\$401,982	\$106,237	\$347,763	\$229,260	1.517	2,456	\$141.60	LB1
Totals:			\$2,679,000			\$2,679,000	\$1,335,860		\$2,671,707		\$2,167,755	\$1,674,777			\$145.17	
								Sale. Ratio =>	49.86			E.C.F. =>	1.294	Std. Deviation=>		0.22577661
								Std. Dev. =>	7.74			Ave. E.C.F. =>	1.309	Ave. Variance=>		16.9530

2025 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	
22-23-12-151-004	29331 WELLINGTON	09/30/22	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$360,150	52.20	\$720,302	\$122,727	\$567,273	\$398,383	1.424	3,352	\$169.23	LB2	
22-23-12-152-011	28899 MILLBROOK	06/02/23	\$960,000	WD	03-ARM'S LENGTH	\$960,000	\$506,520	52.76	\$1,013,049	\$181,509	\$778,491	\$554,360	1.404	4,341	\$179.33	LB2	
22-23-12-326-001	28880 WELLINGTON	11/14/22	\$517,500	WD	03-ARM'S LENGTH	\$517,500	\$194,180	37.52	\$388,360	\$94,729	\$422,771	\$195,754	2.160	2,150	\$196.64	LB2	
22-23-12-328-008	28509 EASTBROOK	07/11/23	\$441,200	WD	03-ARM'S LENGTH	\$441,200	\$233,370	52.89	\$466,738	\$106,807	\$334,393	\$239,954	1.394	2,210	\$151.31	LB2	
Totals:			\$2,608,700			\$2,608,700	\$1,294,220		\$2,588,449		\$2,102,928	\$1,388,451			\$174.13		
								Sale. Ratio =>	49.61					E.C.F. =>	1.515	Std. Deviation=>	0.37642703
								Std. Dev. =>	7.55					Ave. E.C.F. =>	1.595	Ave. Variance=>	28.2163

2025 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
22-23-12-330-006	28512 S HARWICH DR	05/19/23	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$268,370	54.88	\$536,747	\$82,286	\$406,714	\$349,585	1.163	3,506	\$116.01	LD1
22-23-12-351-019	28040 MIDDLEBELT	07/27/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$288,610	68.72	\$577,220	\$68,513	\$351,487	\$391,313	0.898	3,426	\$102.59	LD1
22-23-12-376-031	28575 DANVERS CT	11/29/23	\$1,115,000	WD	03-ARM'S LENGTH	\$1,115,000	\$460,930	41.34	\$921,851	\$158,399	\$956,601	\$587,271	1.629	4,552	\$210.15	LD1
22-23-12-377-002	28451 S HARWICH DR	06/09/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$149,570	31.16	\$299,145	\$68,559	\$411,441	\$177,374	2.320	2,471	\$166.51	LD1
22-23-12-377-012	28422 DANVERS CT	02/21/23	\$435,501	WD	03-ARM'S LENGTH	\$435,501	\$241,270	55.40	\$482,536	\$66,357	\$369,144	\$320,138	1.153	2,863	\$128.94	LD1
22-23-12-402-006	28202 HARWICH DR	06/24/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$286,370	52.07	\$572,737	\$86,178	\$463,822	\$374,276	1.239	3,526	\$131.54	LD1
22-23-12-404-007	28043 NEW BEDFORD	08/15/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$244,460	49.39	\$488,928	\$70,055	\$424,945	\$322,210	1.319	3,100	\$137.08	LD1
22-23-12-451-002	28404 S HARWICH DR	07/12/23	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$257,470	45.17	\$514,930	\$85,420	\$484,580	\$330,392	1.467	3,228	\$150.12	LD1
22-23-12-453-023	28090 DANVERS DR	06/30/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$238,830	65.43	\$477,666	\$78,774	\$286,226	\$306,840	0.933	3,119	\$91.77	LD1
Totals:			\$4,919,501			\$4,919,501	\$2,435,880		\$4,871,760		\$4,154,960	\$3,159,399			\$137.19	
							Sale. Ratio =>	49.51				E.C.F. =>	1.315		Std. Deviation=>	0.43249914
							Std. Dev. =>	11.61				Ave. E.C.F. =>	1.347		Ave. Variance=>	30.5538

2025 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
22-23-13-451-028	27319 ARDEN PARK CR	02/17/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$137,500	50.93	\$274,995	\$53,822	\$216,178	\$157,981	1.368	1,571	\$137.61	MA1
22-23-13-454-016	27047 ARDEN PARK CR	07/08/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$140,420	45.30	\$280,849	\$56,071	\$253,929	\$160,556	1.582	1,612	\$157.52	MA1
22-23-13-476-009	27634 WESTCOTT CRESCENT	07/31/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$160,750	51.03	\$321,502	\$65,693	\$249,307	\$182,721	1.364	2,234	\$111.60	MA1
22-23-13-477-001	27631 WESTCOTT CRESCENT	11/30/23	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$151,720	43.23	\$303,439	\$57,427	\$293,573	\$175,723	1.671	1,948	\$150.70	MA1
22-23-13-478-010	27527 WESTCOTT CRESCENT	06/28/22	\$237,250	WD	03-ARM'S LENGTH	\$237,250	\$158,880	66.97	\$317,750	\$66,983	\$170,267	\$179,119	0.951	1,948	\$87.41	MA1
22-23-13-479-019	27819 WESTCOTT CRESCENT	01/13/23	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$128,140	46.09	\$256,276	\$57,486	\$220,514	\$141,993	1.553	1,564	\$140.99	MA1
Totals:			\$1,761,250			\$1,761,250	\$877,410		\$1,754,811		\$1,403,768	\$998,092			\$130.97	
								Sale. Ratio =>	49.82			E.C.F. =>	1.406	Std. Deviation=>		0.25790144
								Std. Dev. =>	8.61			Ave. E.C.F. =>	1.415	Ave. Variance=>		18.6973

2025 ECF 1.400

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-13-452-003	27394 W SKYE	10/12/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$155,640	43.84	\$311,282	\$73,112	\$281,888	\$186,070	1.515	2,164	\$130.26	MB1	
22-23-13-452-009	27226 W SKYE	11/02/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$173,180	56.78	\$346,367	\$60,259	\$244,741	\$223,522	1.095	2,898	\$84.45	MB1	
Totals:			\$660,000			\$660,000	\$328,820		\$657,649		\$526,629	\$409,592			\$107.36		
								Sale. Ratio =>	49.82				E.C.F. =>	1.286	Std. Deviation=>		0.29700134
								Std. Dev. =>	9.15				Ave. E.C.F. =>	1.305	Ave. Variance=>		21.0012

2025 ECF 1.280

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-13-227-003	28854 HERNDONWOOD	05/01/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$216,750	45.63	\$433,507	\$72,282	\$402,718	\$322,522	1.249	2,314	\$174.04	MC1
22-23-13-227-018	28705 INKSTER	03/07/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$130,420	41.40	\$260,844	\$72,920	\$242,080	\$167,789	1.443	2,044	\$118.43	MC1
22-23-13-227-031	28948 HERNDONWOOD	04/26/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$195,120	54.20	\$390,235	\$75,574	\$284,426	\$280,947	1.012	2,609	\$109.02	MC1
22-23-13-251-007	28303 FORESTBROOK DR	02/23/24	\$452,000	WD	03-ARM'S LENGTH	\$452,000	\$227,470	50.33	\$454,934	\$80,860	\$371,140	\$333,995	1.111	2,417	\$153.55	MC1
22-23-13-251-009	28277 FORESTBROOK DR	09/22/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$164,140	47.58	\$328,270	\$72,100	\$272,900	\$228,723	1.193	2,460	\$110.93	MC1
22-23-13-252-010	28158 FORESTBROOK DR	08/05/22	\$444,900	WD	03-ARM'S LENGTH	\$444,900	\$241,990	54.39	\$483,970	\$88,331	\$356,569	\$353,249	1.009	3,367	\$105.90	MC1
22-23-13-253-005	28221 FORESTBROOK CT	03/22/24	\$533,000	WD	03-ARM'S LENGTH	\$533,000	\$287,660	53.97	\$575,320	\$89,262	\$443,738	\$433,980	1.022	3,169	\$140.02	MC1
22-23-13-253-009	28297 GRAND DUKE	05/17/22	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$158,850	50.91	\$317,709	\$57,965	\$254,035	\$231,914	1.095	2,188	\$116.10	MC1
22-23-13-253-012	28207 GRAND DUKE	02/23/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$223,540	49.68	\$447,087	\$60,469	\$389,531	\$345,195	1.128	2,775	\$140.37	MC1
22-23-13-277-016	27667 FORESTBROOK DR	06/28/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$189,910	47.48	\$379,812	\$60,322	\$339,678	\$285,259	1.191	2,538	\$133.84	MC1
Totals:			\$4,086,900			\$4,086,900	\$2,035,850		\$4,071,688		\$3,356,815	\$2,983,574			\$130.22	
								Sale. Ratio =>	49.81			E.C.F. =>	1.125	Std. Deviation=>		0.132782059
								Std. Dev. =>	4.18			Ave. E.C.F. =>	1.145	Ave. Variance=>		9.8695

2025 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
22-23-13-126-011	28629 GREENCASTLE	11/04/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$201,530	55.98	\$403,057	\$65,645	\$294,355	\$198,478	1.483	1,911	\$154.03	MF1
22-23-13-126-014	28323 MONTPELIER	08/08/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$148,670	46.46	\$297,344	\$52,279	\$267,721	\$144,156	1.857	1,868	\$143.32	MF1
22-23-13-127-005	28776 GREENCASTLE	08/11/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$127,910	40.61	\$255,818	\$53,471	\$261,529	\$119,028	2.197	1,560	\$167.65	MF1
22-23-13-177-010	28211 GREENCASTLE	10/31/22	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$178,620	52.38	\$357,236	\$53,925	\$287,075	\$178,418	1.609	2,364	\$121.44	MF1
22-23-13-178-004	28212 GREENCASTLE	03/05/24	\$250,200	WD	03-ARM'S LENGTH	\$250,200	\$124,930	49.93	\$249,854	\$50,685	\$199,515	\$117,158	1.703	1,456	\$137.03	MF1
22-23-13-179-001	28592 CUMBERLAND DR	12/22/22	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$130,740	42.52	\$261,485	\$53,371	\$254,129	\$122,420	2.076	1,497	\$169.76	MF1
22-23-13-179-012	28200 E GREENMEADOW	12/21/22	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$145,120	55.28	\$290,242	\$52,252	\$210,248	\$139,994	1.502	1,913	\$109.90	MF1
22-23-13-180-003	28045 W GREENMEADOW	09/22/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$124,540	43.70	\$249,086	\$60,685	\$224,315	\$110,824	2.024	1,250	\$179.45	MF1
22-23-13-202-015	28853 LINCOLNVIEW	06/19/23	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$192,360	38.55	\$384,711	\$57,534	\$441,466	\$192,457	2.294	2,422	\$182.27	MF1
22-23-13-203-007	28129 BROOKHILL	05/20/22	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$160,530	45.74	\$321,051	\$54,456	\$296,544	\$156,821	1.891	2,146	\$138.18	MF1
22-23-13-203-010	28226 BELLCREST	10/14/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$192,870	55.11	\$385,732	\$58,322	\$291,678	\$192,594	1.514	2,166	\$134.66	MF1
22-23-13-203-013	28128 BELLCREST	12/30/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$195,330	61.04	\$390,663	\$63,860	\$256,140	\$192,237	1.332	2,300	\$111.37	MF1
22-23-13-204-006	28105 BELLCREST	04/06/23	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$158,080	40.85	\$316,158	\$56,884	\$330,116	\$152,514	2.164	2,146	\$153.83	MF1
22-23-13-204-012	28206 STATLER	09/29/22	\$373,000	WD	03-ARM'S LENGTH	\$373,000	\$207,250	55.56	\$414,498	\$56,519	\$316,481	\$210,576	1.503	2,469	\$128.18	MF1
22-23-13-204-013	28152 STATLER	10/21/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$194,170	51.10	\$388,346	\$58,662	\$321,338	\$193,932	1.657	2,263	\$142.00	MF1
22-23-13-205-009	28149 STATLER	08/04/22	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$184,160	53.85	\$368,316	\$55,700	\$286,300	\$183,892	1.557	2,102	\$136.20	MF1
22-23-13-206-010	28500 LINCOLNVIEW	03/11/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$212,610	59.89	\$425,219	\$63,199	\$291,801	\$212,953	1.370	2,438	\$119.69	MF1
Totals:			\$5,798,200			\$5,798,200	\$2,879,420		\$5,758,816		\$4,830,751	\$2,818,451			\$142.88	
								Sale. Ratio =>	49.66			E.C.F. =>	1.714	Std. Deviation=>		0.307834676
								Std. Dev. =>	7.03			Ave. E.C.F. =>	1.749	Ave. Variance=>		26.5888

2025 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	
22-23-14-301-011	30580 SPRINGLAND	10/31/22	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$197,490	62.10	\$394,978	\$61,280	\$256,720	\$184,364	1.392	2,262	\$113.49	NB1	
22-23-14-302-009	30775 SPRINGLAND	05/03/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$183,940	47.78	\$367,871	\$63,733	\$321,267	\$168,032	1.912	1,450	\$221.56	NB1	
22-23-14-302-021	26533 SPRINGFIELD	07/13/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$135,410	43.68	\$270,817	\$57,172	\$252,828	\$118,036	2.142	1,522	\$166.12	NB1	
22-23-14-327-003	26532 SPRINGFIELD	02/15/23	\$337,500	WD	03-ARM'S LENGTH	\$337,500	\$151,300	44.83	\$302,601	\$65,238	\$272,262	\$131,140	2.076	1,733	\$157.10	NB1	
22-23-14-327-020	26471 SPRINGLAND	04/15/22	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$135,460	42.87	\$270,919	\$62,355	\$253,645	\$115,229	2.201	1,560	\$162.59	NB1	
22-23-14-351-010	30811 RIDGEWAY	10/05/23	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$141,890	46.67	\$283,788	\$74,360	\$229,640	\$115,706	1.985	1,291	\$177.88	NB1	
22-23-14-353-003	26178 SPRINGFIELD	03/15/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$124,600	62.30	\$249,205	\$57,837	\$142,163	\$105,728	1.345	1,178	\$120.68	NB1	
22-23-14-376-006	26181 SPRINGLAND	07/14/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$155,850	62.34	\$311,705	\$57,279	\$192,721	\$140,567	1.371	1,534	\$125.63	NB1	
22-23-14-377-003	26400 SPRINGLAND	08/02/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$196,370	47.90	\$392,732	\$62,123	\$347,877	\$182,657	1.905	2,231	\$155.93	NB1	
22-23-14-378-006	26740 LA MUERA	06/22/23	\$391,000	WD	03-ARM'S LENGTH	\$391,000	\$145,080	37.10	\$290,163	\$58,105	\$332,895	\$128,209	2.597	1,404	\$237.10	NB1	
22-23-14-378-014	26262 LA MUERA	06/30/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$242,120	57.65	\$484,246	\$63,385	\$356,615	\$232,520	1.534	2,252	\$158.35	NB1	
Totals:			\$3,641,500			\$3,641,500	\$1,809,510		\$3,619,025		\$2,958,633	\$1,622,187			\$163.31		
								Sale. Ratio =>	49.69				E.C.F. =>	1.824	Std. Deviation=>		0.40436361
								Std. Dev. =>	9.00				Ave. E.C.F. =>	1.860	Ave. Variance=>		32.6865

2025 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	
22-23-14-401-004	26735 WESTMEATH	02/29/24	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$164,120	45.34	\$328,236	\$59,425	\$302,575	\$168,007	1.801	2,129	\$142.12	ND1	
22-23-14-403-004	26739 GREYTHORNE	06/07/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$163,400	47.36	\$326,809	\$57,411	\$287,589	\$168,374	1.708	2,214	\$129.90	ND1	
22-23-14-403-009	26659 GREYTHORNE	08/08/23	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$153,310	43.68	\$306,621	\$59,032	\$291,968	\$154,743	1.887	1,989	\$146.79	ND1	
22-23-14-403-015	26479 GREYTHORNE	07/22/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$189,400	50.51	\$378,799	\$58,090	\$316,910	\$200,443	1.581	2,842	\$111.51	ND1	
22-23-14-404-009	30278 PIPERS LN	02/23/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$171,090	48.19	\$342,185	\$57,411	\$297,589	\$177,984	1.672	2,183	\$136.32	ND1	
22-23-14-404-011	30248 PIPERS LN	02/21/23	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$173,920	54.37	\$347,835	\$57,411	\$262,489	\$181,515	1.446	2,307	\$113.78	ND1	
22-23-14-404-013	30190 PIPERS LN	09/19/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$162,170	45.05	\$324,336	\$57,411	\$302,589	\$166,828	1.814	2,136	\$141.66	ND1	
22-23-14-404-015	30162 PIPERS LANE CT	05/25/22	\$422,750	WD	03-ARM'S LENGTH	\$422,750	\$198,900	47.05	\$397,800	\$69,405	\$353,345	\$205,247	1.722	2,430	\$145.41	ND1	
22-23-14-404-019	30106 PIPERS LN	07/07/22	\$322,000	CD	03-ARM'S LENGTH	\$322,000	\$187,350	58.18	\$374,703	\$58,154	\$263,846	\$197,843	1.334	3,063	\$86.14	ND1	
22-23-14-404-022	30089 FIDDLERS GREEN	01/22/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$194,390	59.81	\$388,774	\$61,078	\$263,922	\$204,810	1.289	2,692	\$98.04	ND1	
22-23-14-426-008	26386 KILTARTAN	09/12/23	\$236,195	WD	03-ARM'S LENGTH	\$236,195	\$165,020	69.87	\$330,046	\$58,403	\$177,792	\$169,777	1.047	2,204	\$80.67	ND1	
22-23-14-426-012	26338 KILTARTAN	05/25/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$187,710	44.17	\$375,415	\$58,300	\$366,700	\$198,197	1.850	2,692	\$136.22	ND1	
22-23-14-426-014	26314 KILTARTAN	05/20/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$193,380	52.98	\$386,753	\$58,324	\$306,676	\$205,268	1.494	2,794	\$109.76	ND1	
22-23-14-426-036	26305 MIDDLEBELT	11/28/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$130,600	70.59	\$261,191	\$57,411	\$127,589	\$127,363	1.002	1,932	\$66.04	ND1	
22-23-14-427-015	26267 GREYTHORNE	09/28/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$157,770	52.59	\$315,536	\$59,477	\$240,523	\$160,037	1.503	1,932	\$124.49	ND1	
22-23-14-427-016	26243 GREYTHORNE	05/13/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$166,550	46.92	\$333,106	\$61,318	\$293,682	\$169,868	1.729	2,325	\$126.31	ND1	
22-23-14-427-017	29912 PIPERS LN	05/13/22	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$173,230	58.92	\$346,469	\$59,957	\$234,043	\$179,070	1.307	2,307	\$101.45	ND1	
22-23-14-451-011	30045 PIPERS LN	09/30/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$153,060	40.82	\$306,121	\$59,161	\$315,839	\$154,350	2.046	1,928	\$163.82	ND1	
22-23-14-451-016	29953 PIPERS LN	12/21/23	\$384,900	WD	03-ARM'S LENGTH	\$384,900	\$213,660	55.51	\$427,310	\$61,952	\$322,948	\$228,349	1.414	3,696	\$87.38	ND1	
22-23-14-451-026	30382 WICKLOW RD	05/01/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$173,860	51.90	\$347,727	\$58,903	\$276,097	\$180,515	1.529	2,396	\$115.23	ND1	
22-23-14-451-028	30342 WICKLOW RD	06/27/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$174,110	55.27	\$348,223	\$62,092	\$252,908	\$178,832	1.414	2,263	\$111.76	ND1	
22-23-14-451-036	30054 WICKLOW RD	12/01/23	\$391,500	WD	03-ARM'S LENGTH	\$391,500	\$170,550	43.56	\$341,108	\$62,657	\$328,843	\$174,032	1.890	2,138	\$153.81	ND1	
22-23-14-452-018	30239 WICKLOW CT	09/13/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$177,210	53.70	\$354,422	\$63,728	\$266,272	\$181,684	1.466	2,307	\$115.42	ND1	
22-23-14-453-015	26030 WESTMEATH	08/25/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$182,030	60.68	\$364,064	\$58,557	\$241,443	\$190,942	1.264	2,551	\$94.65	ND1	
22-23-14-453-015	26030 WESTMEATH	11/17/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$182,030	42.83	\$364,064	\$58,557	\$366,443	\$190,942	1.919	2,551	\$143.65	ND1	
22-23-14-453-018	30350 ELEVEN MILE	04/29/22	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$157,220	49.52	\$314,430	\$59,251	\$258,249	\$159,487	1.619	2,312	\$111.70	ND1	
22-23-14-453-019	30332 ELEVEN MILE	06/17/22	\$314,000	WD	03-ARM'S LENGTH	\$314,000	\$148,590	47.32	\$297,187	\$61,110	\$252,890	\$147,548	1.714	1,987	\$127.27	ND1	
22-23-14-453-022	30152 ELEVEN MILE	02/20/24	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$157,580	38.43	\$315,153	\$61,451	\$348,549	\$158,564	2.198	2,450	\$142.26	ND1	
22-23-14-453-023	30134 ELEVEN MILE	10/26/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$155,000	54.39	\$309,994	\$59,896	\$225,104	\$156,311	1.440	2,321	\$96.99	ND1	
22-23-14-476-012	29584 PIPERS LN	09/07/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$164,700	42.78	\$329,406	\$57,385	\$327,615	\$170,013	1.927	2,340	\$140.01	ND1	
22-23-14-476-017	26277 KILTARTAN	07/19/23	\$391,000	WD	03-ARM'S LENGTH	\$391,000	\$172,610	44.15	\$345,225	\$63,407	\$327,593	\$176,136	1.860	2,204	\$148.64	ND1	
22-23-14-476-021	26229 KILTARTAN	08/10/22	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$183,730	52.20	\$367,457	\$72,369	\$279,631	\$184,430	1.516	2,161	\$129.40	ND1	
22-23-14-476-023	26205 KILTARTAN	02/17/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$144,400	49.79	\$288,800	\$60,011	\$229,989	\$142,993	1.608	1,941	\$118.49	ND1	
22-23-14-477-014	29944 BARWELL	08/02/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$163,930	46.18	\$327,855	\$58,001	\$296,999	\$168,659	1.761	2,580	\$115.12	ND1	
22-23-14-477-019	29746 ELEVEN MILE	11/04/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$156,860	46.14	\$313,716	\$59,148	\$280,852	\$159,105	1.765	1,991	\$141.06	ND1	
Totals:			\$11,993,745			\$11,993,745	\$5,963,440		\$11,926,876		\$9,888,091	\$6,138,264			\$121.52		
								Sale. Ratio =>	49.72			E.C.F. =>	1.611	Std. Deviation=>		0.268645466	
								Std. Dev. =>	7.44			Ave. E.C.F. =>	1.615	Ave. Variance=>		21.7462	

2025 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
22-23-15-426-053	26650 ROSE HILL	05/17/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$152,030	49.85	\$304,058	\$53,724	\$251,276	\$145,543	1.726	1,950	\$128.86	OA1
Totals:			\$305,000			\$305,000	\$152,030		\$304,058		\$251,276	\$145,543			\$128.86	
							Sale. Ratio =>	49.85					E.C.F. =>	1.726	Std. Deviation=>	#DIV/0!
							Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	1.726	Ave. Variance=>	0.0000

2025 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
22-23-15-351-006	26170 FARMINGTON	06/09/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$194,410	45.21	\$388,826	\$61,594	\$368,406	\$185,927	1.981	2,455	\$150.06	OC1
22-23-15-376-008	26393 POWER	09/27/23	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$134,280	57.88	\$268,565	\$50,448	\$181,552	\$123,930	1.465	2,023	\$89.74	OC1
Totals:			\$662,000			\$662,000	\$328,690		\$657,391		\$549,958	\$309,857			\$119.90	
								Sale. Ratio =>	49.65			E.C.F. =>	1.775	Std. Deviation=>		0.36521897
								Std. Dev. =>	8.96			Ave. E.C.F. =>	1.723	Ave. Variance=>		25.8249

2025 ECF 1.760

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-15-376-040	32564 WOODVALE	11/10/23	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$365,840	49.44	\$731,687	\$137,865	\$602,135	\$751,673	0.801	3,773	\$159.59	OF1
Totals:			\$740,000			\$740,000	\$365,840		\$731,687		\$602,135	\$751,673			\$159.59	
							Sale. Ratio =>	49.44				E.C.F. =>	0.801		Std. Deviation=>	#DIV/0!
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.801		Ave. Variance=>	0.0000

2025 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
22-23-16-401-007	34412 QUAKER VALLEY RD	05/06/22	\$576,800	WD	03-ARM'S LENGTH	\$576,800	\$285,890	49.56	\$571,773	\$85,149	\$491,651	\$374,326	1.313	3,560	\$138.10	PA1
22-23-16-402-003	34130 HUNTERS ROW	10/05/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$285,410	64.87	\$570,821	\$112,602	\$327,398	\$352,476	0.929	2,608	\$125.54	PA1
22-23-16-402-010	33733 BRAEBURY RIDGE	11/21/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$231,770	48.29	\$463,532	\$138,779	\$341,221	\$249,810	1.366	2,978	\$114.58	PA1
22-23-16-477-008	33477 QUAKER VALLEY RD	04/11/22	\$444,500	WD	03-ARM'S LENGTH	\$444,500	\$217,130	48.85	\$434,258	\$89,759	\$354,741	\$264,999	1.339	2,683	\$132.22	PA1
22-23-16-477-015	33548 HARLAN	04/15/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$235,000	43.52	\$469,997	\$76,586	\$463,414	\$302,624	1.531	2,952	\$156.98	PA1
Totals:			\$2,481,300			\$2,481,300	\$1,255,200		\$2,510,381		\$1,978,425	\$1,544,235			\$133.48	
								Sale. Ratio =>	50.59			E.C.F. =>	1.281	Std. Deviation=>		0.222027475
								Std. Dev. =>	8.10			Ave. E.C.F. =>	1.296	Ave. Variance=>		14.6713

2025 ECF 1.300
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
22-23-16-451-016	34305 LYNCROFT	10/03/22	\$709,400	WD	03-ARM'S LENGTH	\$709,400	\$400,590	56.47	\$801,179	\$158,453	\$550,947	\$714,140	0.771	3,688	\$149.39	PC1
22-23-16-455-002	34277 RAMBLE HILLS	10/31/22	\$749,900	WD	03-ARM'S LENGTH	\$749,900	\$323,720	43.17	\$647,435	\$136,554	\$613,346	\$567,646	1.081	3,630	\$168.97	PC1
Totals:			\$1,459,300			\$1,459,300	\$724,310		\$1,448,614		\$1,164,293	\$1,281,786			\$159.18	
								Sale. Ratio =>	49.63			E.C.F. =>	0.908	Std. Deviation=>		0.21851408
								Std. Dev. =>	9.40			Ave. E.C.F. =>	0.926	Ave. Variance=>		15.4513

2025 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	
22-23-16-351-007	26090 PLEASANT VALLEY DR	05/15/23	\$371,000	WD	03-ARM'S LENGTH	\$371,000	\$184,580	49.75	\$369,157	\$108,150	\$262,850	\$162,116	1.621	1,690	\$155.53	PE1	
		Totals:	\$371,000			\$371,000	\$184,580		\$369,157			\$262,850	\$162,116			\$155.53	
								Sale. Ratio =>	49.75			E.C.F. =>		1.621	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>		1.621	Ave. Variance=>		0.0000

2025 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
22-23-17-326-002	26541 OLD HOMESTEAD CT	11/22/23	\$414,500	WD	03-ARM'S LENGTH	\$414,500	\$183,930	44.37	\$367,866	\$75,355	\$339,145	\$155,591	2.180	2,104	\$161.19	QA1
22-23-17-326-004	26557 OLD HOMESTEAD DR	02/09/24	\$441,500	WD	03-ARM'S LENGTH	\$441,500	\$214,150	48.51	\$428,290	\$70,099	\$371,401	\$190,527	1.949	2,160	\$171.94	QA1
22-23-17-376-003	36666 QUAKERTOWN	08/23/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$224,950	56.95	\$449,902	\$76,837	\$318,163	\$198,439	1.603	2,157	\$147.50	QA1
22-23-17-403-017	36344 QUAKERTOWN	11/17/23	\$523,500	WD	03-ARM'S LENGTH	\$523,500	\$208,110	39.75	\$416,218	\$69,093	\$454,407	\$184,641	2.461	2,604	\$174.50	QA1
22-23-17-427-007	35510 E LYMAN	07/22/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$203,800	56.61	\$407,596	\$90,516	\$269,484	\$168,660	1.598	2,152	\$125.22	QA1
22-23-17-451-008	36247 QUAKERTOWN	05/31/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$245,950	55.27	\$491,898	\$67,074	\$377,926	\$225,970	1.672	2,692	\$140.39	QA1
22-23-17-451-017	35944 WLYMAN	10/06/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$184,360	49.16	\$368,713	\$67,930	\$307,070	\$159,991	1.919	1,853	\$165.72	QA1
22-23-17-454-004	36039 HARDENBURG	07/27/23	\$302,500	WD	03-ARM'S LENGTH	\$302,500	\$160,760	53.14	\$321,526	\$69,783	\$232,717	\$133,906	1.738	1,477	\$157.56	QA1
22-23-17-455-002	36241 HARDENBURG	09/14/23	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$208,690	52.19	\$417,376	\$71,244	\$328,656	\$184,113	1.785	2,246	\$146.33	QA1
22-23-17-476-016	26073 DRAKE	07/07/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$175,360	53.14	\$350,712	\$67,357	\$262,643	\$150,721	1.743	1,841	\$142.66	QA1
22-23-17-478-004	26452 MEADOWVIEW	05/12/23	\$461,000	WD	03-ARM'S LENGTH	\$461,000	\$231,400	50.20	\$462,795	\$72,460	\$388,540	\$207,625	1.871	2,688	\$144.55	QA1
22-23-17-478-020	26347 PLEASANT VALLEY DR	07/25/22	\$553,000	WD	03-ARM'S LENGTH	\$553,000	\$246,830	44.63	\$493,658	\$84,036	\$468,964	\$217,884	2.152	2,816	\$166.54	QA1
Totals:			\$5,000,900			\$5,000,900	\$2,488,290		\$4,976,550		\$4,119,116	\$2,178,067			\$153.68	
								Sale. Ratio =>	49.76			E.C.F. =>	1.891	Std. Deviation=>		0.26186782
								Std. Dev. =>	5.32			Ave. E.C.F. =>	1.889	Ave. Variance=>		20.2494

2025 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
22-23-17-326-011	26427 OLD HOMESTEAD DR	10/21/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$201,880	48.65	\$403,766	\$83,668	\$331,332	\$203,884	1.625	2,263	\$146.41	QA2
22-23-17-376-011	36762 QUAKERTOWN	03/10/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$291,690	55.56	\$583,377	\$83,756	\$441,244	\$318,230	1.387	2,943	\$149.93	QA2
22-23-17-379-001	36669 W LYMAN	09/25/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$234,610	54.56	\$469,222	\$67,183	\$362,817	\$256,076	1.417	2,620	\$138.48	QA2
22-23-17-379-016	36800 ELEVEN MILE	05/24/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$233,950	59.99	\$467,894	\$74,375	\$315,625	\$250,649	1.259	2,472	\$127.68	QA2
22-23-17-403-019	36134 QUAKERTOWN	10/25/23	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$229,230	50.38	\$458,460	\$71,325	\$383,675	\$246,583	1.556	2,463	\$155.78	QA2
22-23-17-455-004	26032 STEELE	02/08/24	\$562,000	WD	03-ARM'S LENGTH	\$562,000	\$248,420	44.20	\$496,838	\$76,879	\$485,121	\$267,490	1.814	2,726	\$177.96	QA2
22-23-17-455-008	26096 STEELE	08/25/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$186,280	38.81	\$372,568	\$67,964	\$412,036	\$194,015	2.124	1,676	\$245.84	QA2
22-23-17-476-023	26114 STEELE	03/17/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$245,870	49.67	\$491,746	\$72,489	\$422,511	\$267,043	1.582	2,830	\$149.30	QA2
Totals:			\$3,752,000			\$3,752,000	\$1,871,930		\$3,743,871		\$3,154,361	\$2,003,969			\$161.42	
							Sale. Ratio =>	49.89				E.C.F. =>	1.574		Std. Deviation=>	0.27199479
							Std. Dev. =>	6.68				Ave. E.C.F. =>	1.595		Ave. Variance=>	19.4058

2025 ECF 1.570

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-18-428-004	37901 CARSON	06/06/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$183,130	54.67	\$366,266	\$53,275	\$281,725	\$166,485	1.692	1,901	\$148.20	RA1
22-23-18-428-011	37711 CARSON	06/06/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$114,330	43.97	\$228,655	\$47,938	\$212,062	\$96,126	2.206	1,340	\$158.26	RA1
Totals:			\$595,000			\$595,000	\$297,460		\$594,921		\$493,787	\$262,611			\$153.23	
								Sale. Ratio =>	49.99				E.C.F. =>	1.880	Std. Deviation=>	0.36337048
								Std. Dev. =>	7.56				Ave. E.C.F. =>	1.949	Ave. Variance=>	25.6942

2025 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
22-23-20-101-007	37291 CHESAPEAKE RD	05/26/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$231,260	44.05	\$462,518	\$91,089	\$433,911	\$252,673	1.717	2,477	\$175.18	SA1
22-23-20-102-006	37164 CHESAPEAKE RD	09/09/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$227,950	53.01	\$455,901	\$76,371	\$353,629	\$258,184	1.370	2,234	\$158.29	SA1
22-23-20-102-007	37354 CHESAPEAKE RD	06/02/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$191,690	43.57	\$383,376	\$72,864	\$367,136	\$211,233	1.738	2,261	\$162.38	SA1
22-23-20-102-012	25759 HUNT CLUB	11/10/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$203,900	46.87	\$407,792	\$76,089	\$358,911	\$225,648	1.591	1,906	\$188.31	SA1
22-23-20-103-005	25844 HUNT CLUB	06/16/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$231,380	58.58	\$462,759	\$76,089	\$318,911	\$263,041	1.212	2,337	\$136.46	SA1
22-23-20-103-019	25710 CHESAPEAKE CT	11/17/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$223,240	55.81	\$446,477	\$76,922	\$323,078	\$251,398	1.285	2,652	\$121.82	SA1
22-23-20-128-011	25472 RANCHWOOD CT	06/16/22	\$463,500	WD	03-ARM'S LENGTH	\$463,500	\$211,360	45.60	\$422,714	\$83,750	\$379,750	\$230,588	1.647	2,218	\$171.21	SA1
22-23-20-151-007	25505 HUNT CLUB	05/18/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$228,110	50.69	\$456,216	\$88,162	\$361,838	\$250,377	1.445	2,435	\$148.60	SA1
22-23-20-151-017	25381 BRIDLEPATH	11/10/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$213,590	51.47	\$427,186	\$86,089	\$328,911	\$232,039	1.417	2,057	\$159.90	SA1
22-23-20-151-019	25345 BRIDLEPATH	07/07/23	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$220,820	37.75	\$441,634	\$86,089	\$498,911	\$241,867	2.063	2,428	\$205.48	SA1
22-23-20-154-006	25542 RANCHWOOD DR	09/09/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$283,030	58.36	\$566,066	\$77,031	\$407,969	\$332,677	1.226	3,758	\$108.56	SA1
22-23-20-176-023	25456 SURREY LN	06/23/22	\$409,900	WD	03-ARM'S LENGTH	\$409,900	\$239,170	58.35	\$478,345	\$81,274	\$328,626	\$270,116	1.217	2,498	\$131.56	SA1
22-23-20-178-004	25409 RANCHWOOD DR	08/26/22	\$502,500	WD	03-ARM'S LENGTH	\$502,500	\$225,770	44.93	\$451,535	\$78,211	\$424,289	\$253,962	1.671	2,603	\$163.00	SA1
22-23-20-179-001	37829 STABLEVIEW	11/04/22	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$207,250	53.41	\$414,508	\$78,917	\$309,083	\$228,293	1.354	2,240	\$137.98	SA1
Totals:			\$6,323,900			\$6,323,900	\$3,138,520		\$6,277,027		\$5,194,953	\$3,502,095			\$154.91	
								Sale. Ratio =>	49.63			E.C.F. =>	1.483	Std. Deviation=>		0.249855787
								Std. Dev. =>	6.51			Ave. E.C.F. =>	1.497	Ave. Variance=>		20.6630

2025 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	
22-23-20-126-005	25853 LIVINGSTON CR	08/21/23	\$477,500	WD	03-ARM'S LENGTH	\$477,500	\$209,450	43.86	\$418,905	\$76,789	\$400,711	\$209,887	1.909	2,260	\$177.31	SB1	
22-23-20-126-015	25665 LIVINGSTON CR	07/21/23	\$417,000	WD	03-ARM'S LENGTH	\$417,000	\$217,040	52.05	\$434,080	\$75,680	\$341,320	\$219,877	1.552	2,714	\$125.76	SB1	
22-23-20-177-011	36160 CROMPTON	12/28/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$278,620	58.66	\$557,234	\$92,309	\$382,691	\$285,230	1.342	3,647	\$104.93	SB1	
22-23-20-203-018	36101 CONGRESS	12/08/23	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$224,320	41.93	\$448,631	\$87,056	\$447,944	\$221,825	2.019	2,724	\$164.44	SB1	
22-23-20-203-026	36238 TRENTON	04/22/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$233,290	51.27	\$466,572	\$86,666	\$368,334	\$233,071	1.580	2,789	\$132.07	SB1	
22-23-20-203-051	25367 CROWN POINT	04/20/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$218,350	54.59	\$436,698	\$86,791	\$313,209	\$214,667	1.459	2,832	\$110.60	SB1	
22-23-20-203-056	25360 CROWN POINT	04/20/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$228,460	48.10	\$456,920	\$89,184	\$385,816	\$225,605	1.710	2,995	\$128.82	SB1	
22-23-20-203-079	35969 CONGRESS	08/26/22	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$224,620	56.17	\$449,232	\$98,976	\$300,924	\$214,881	1.400	2,738	\$109.91	SB1	
22-23-20-203-086	25403 LIBERTY LANE	06/29/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$204,270	47.50	\$408,539	\$95,181	\$334,819	\$192,244	1.742	2,272	\$147.37	SB1	
22-23-20-226-004	36062 CONGRESS	06/17/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$259,190	51.84	\$518,388	\$90,518	\$409,482	\$262,497	1.560	3,651	\$112.16	SB1	
22-23-20-252-010	36045 JOHNSTOWN	05/26/22	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$220,540	45.01	\$441,086	\$85,542	\$404,458	\$218,125	1.854	2,670	\$151.48	SB1	
22-23-20-254-009	35946 JOHNSTOWN	05/03/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$230,590	54.26	\$461,184	\$81,280	\$343,720	\$233,070	1.475	2,972	\$115.65	SB1	
22-23-20-276-005	25388 LIBERTY LANE	07/20/23	\$424,900	WD	03-ARM'S LENGTH	\$424,900	\$228,220	53.71	\$456,439	\$85,911	\$338,989	\$227,318	1.491	2,731	\$124.13	SB1	
22-23-20-276-028	35647 CONGRESS	09/08/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$190,590	52.22	\$381,187	\$85,601	\$279,399	\$181,341	1.541	2,213	\$126.25	SB1	
22-23-20-277-015	35478 OLD HOMESTEAD DR	04/29/22	\$551,000	WD	03-ARM'S LENGTH	\$551,000	\$250,340	45.43	\$500,672	\$90,442	\$460,558	\$251,675	1.830	2,940	\$156.65	SB1	
22-23-20-278-010	35627 OLD HOMESTEAD DR	10/20/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$204,990	45.55	\$409,970	\$85,887	\$364,113	\$198,824	1.831	2,216	\$164.31	SB1	
Totals:			\$7,270,300			\$7,270,300	\$3,622,880		\$7,245,737		\$5,876,487	\$3,590,137			\$134.49		
								Sale. Ratio =>	49.83			E.C.F. =>	1.637	Std. Deviation=>		0.20101157	
								Std. Dev. =>	4.88			Ave. E.C.F. =>	1.644	Ave. Variance=>		17.3899	

2025 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	
22-23-21-102-016	25452 WITHERSPOON	02/17/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$282,320	54.29	\$564,646	\$89,683	\$430,317	\$302,524	1.422	3,021	\$142.44	TA1	
22-23-21-152-014	25235 CAROLLTON	04/27/22	\$488,000	WD	03-ARM'S LENGTH	\$488,000	\$225,370	46.18	\$450,736	\$86,471	\$401,529	\$232,016	1.731	2,583	\$155.45	TA1	
22-23-21-153-005	25284 CAROLLTON	10/20/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$223,250	49.61	\$446,502	\$75,900	\$374,100	\$236,052	1.585	2,648	\$141.28	TA1	
22-23-21-153-019	25353 WITHERSPOON	08/04/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$222,750	48.42	\$445,492	\$77,112	\$382,888	\$234,637	1.632	2,499	\$153.22	TA1	
22-23-21-153-036	25393 WITHERSPOON	07/06/22	\$554,000	WD	03-ARM'S LENGTH	\$554,000	\$247,250	44.63	\$494,509	\$74,956	\$479,044	\$267,231	1.793	3,180	\$150.64	TA1	
22-23-21-156-001	35351 OLD HOMESTEAD DR	07/19/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$274,960	56.69	\$549,921	\$81,934	\$403,066	\$298,081	1.352	2,222	\$181.40	TA1	
Totals:			\$2,957,000			\$2,957,000	\$1,475,900		\$2,951,806		\$2,470,944	\$1,570,541			\$154.07		
								Sale. Ratio =>	49.91				E.C.F. =>	1.573	Std. Deviation=>		0.17153662
								Std. Dev. =>	4.67				Ave. E.C.F. =>	1.586	Ave. Variance=>		13.2603

2025 ECF 1.570

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-21-127-012	34443 CHANTILLY	05/18/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$186,360	60.12	\$372,713	\$78,294	\$231,706	\$187,528	1.236	1,698	\$136.46	TB1
22-23-21-128-009	34690 BRITTANY	06/02/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$170,570	43.74	\$341,142	\$87,609	\$302,391	\$161,486	1.873	1,827	\$165.51	TB1
22-23-21-129-001	34685 BRITTANY	04/15/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$179,370	49.14	\$358,740	\$90,380	\$274,620	\$170,930	1.607	2,023	\$135.75	TB1
22-23-21-201-012	34038 BRITTANY	03/08/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$173,560	47.55	\$347,128	\$87,549	\$277,451	\$165,337	1.678	2,091	\$132.69	TB1
22-23-21-201-013	34008 BRITTANY	05/17/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$198,620	53.68	\$397,232	\$76,484	\$293,516	\$204,298	1.437	2,239	\$131.09	TB1
22-23-21-201-017	33820 BRITTANY	04/22/22	\$468,000	WD	03-ARM'S LENGTH	\$468,000	\$258,500	55.24	\$517,003	\$83,160	\$384,840	\$276,333	1.393	2,317	\$166.09	TB1
22-23-21-203-017	33924 COTSWOLD	07/18/23	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$213,000	48.19	\$426,000	\$71,185	\$370,815	\$225,997	1.641	2,388	\$155.28	TB1
22-23-21-203-018	33870 COTSWOLD	06/02/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$176,850	52.01	\$353,702	\$75,506	\$264,494	\$177,195	1.493	2,173	\$121.72	TB1
22-23-21-228-003	33947 ARGONNE	04/14/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$157,600	40.94	\$315,200	\$81,185	\$303,815	\$149,054	2.038	1,710	\$177.67	TB1
Totals:			\$3,435,000			\$3,435,000	\$1,714,430		\$3,428,860		\$2,703,648	\$1,718,158			\$146.92	
								Sale. Ratio =>	49.91			E.C.F. =>	1.574	Std. Deviation=>		0.247021202
								Std. Dev. =>	5.90			Ave. E.C.F. =>	1.599	Ave. Variance=>		18.6600

2025 ECF 1.570

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-22-101-008	25770 FARMINGTON	01/12/24	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$166,410	44.39	\$332,818	\$76,722	\$298,178	\$156,156	1.909	1,685	\$176.96	UA1
22-23-22-101-042	25897 RIDGEWOOD	05/19/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$177,310	41.23	\$354,620	\$94,660	\$335,340	\$158,512	2.116	1,931	\$173.66	UA1
22-23-22-151-009	25460 RIDGEWOOD	11/11/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$218,360	67.19	\$436,725	\$108,522	\$216,478	\$200,124	1.082	2,518	\$85.97	UA1
Totals:			\$1,129,900			\$1,129,900	\$562,080		\$1,124,163		\$849,996	\$514,792			\$145.53	
								Sale. Ratio =>	49.75			E.C.F. =>	1.651	Std. Deviation=>		0.54718298
								Std. Dev. =>	14.16			Ave. E.C.F. =>	1.702	Ave. Variance=>		41.3687

2025 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		
22-23-22-126-067	25931 POWER	03/22/24	\$478,500	PTA	03-ARM'S LENGTH	\$478,500	\$255,330	53.36	\$510,652	\$92,354	\$386,146	\$209,149	1.846	2,950	\$130.90	UB1		
22-23-22-201-025	32054 HULL	11/21/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$206,400	57.33	\$412,794	\$53,124	\$306,876	\$179,835	1.706	1,615	\$190.02	UB1		
22-23-22-202-013	32189 HULL	05/08/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$173,990	40.94	\$347,976	\$90,514	\$334,486	\$128,731	2.598	2,180	\$153.43	UB1		
22-23-22-202-056	32004 ALAMEDA	09/15/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$213,420	57.68	\$426,833	\$58,003	\$311,997	\$184,415	1.692	2,080	\$150.00	UB1		
22-23-22-202-057	32175 HULL	11/10/22	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$281,390	47.29	\$562,784	\$90,098	\$504,902	\$236,343	2.136	3,076	\$164.14	UB1		
22-23-22-227-007	31675 HULL	04/27/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$158,260	50.24	\$316,514	\$59,244	\$255,756	\$128,635	1.988	1,546	\$165.43	UB1		
22-23-22-227-037	31875 HULL	06/01/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$206,240	47.96	\$412,473	\$66,119	\$363,881	\$173,177	2.101	2,744	\$132.61	UB1		
22-23-22-251-043	32239 ALAMEDA	08/08/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$110,690	43.92	\$221,375	\$52,671	\$199,329	\$84,352	2.363	1,380	\$144.44	UB1		
Totals:			\$3,225,500			\$3,225,500	\$1,605,720		\$3,211,401		\$2,663,373	\$1,324,637			\$153.87			
													Sale. Ratio =>	49.78	E.C.F. =>	2.011	Std. Deviation=>	0.316290175
													Std. Dev. =>	6.03	Ave. E.C.F. =>	2.054	Ave. Variance=>	24.5770

2025 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
22-23-22-302-001	24985 GLEN ORCHARD	06/16/23	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$147,530	47.90	\$295,057	\$55,965	\$252,035	\$152,288	1.655	2,460	\$102.45	UD1
22-23-22-302-019	33166 RAPHAEL	01/19/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$127,380	41.76	\$254,765	\$50,685	\$254,315	\$129,987	1.956	1,684	\$151.02	UD1
22-23-22-303-013	32920 RAPHAEL	05/17/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$177,200	63.29	\$354,406	\$59,928	\$220,072	\$187,566	1.173	1,708	\$128.85	UD1
22-23-22-326-014	24424 GLEN ORCHARD	10/10/23	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$233,630	46.26	\$467,260	\$85,789	\$419,211	\$242,975	1.725	3,658	\$114.60	UD1
22-23-22-351-009	33117 HOPECREST	08/03/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$170,920	37.98	\$341,842	\$51,880	\$398,120	\$184,689	2.156	1,890	\$210.65	UD1
22-23-22-353-004	33087 FINNEREN	04/13/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$110,690	38.17	\$221,383	\$51,738	\$238,262	\$108,054	2.205	1,139	\$209.19	UD1
22-23-22-401-022	31925 STAMAN CT	07/20/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$182,600	54.51	\$365,205	\$56,696	\$278,304	\$196,503	1.416	2,041	\$136.36	UD1
22-23-22-401-032	24660 POWER	08/12/22	\$490,000	MLC	03-ARM'S LENGTH	\$490,000	\$399,240	81.48	\$798,477	\$86,222	\$403,778	\$453,666	0.890	4,542	\$88.90	UD1
22-23-22-402-014	31810 BELMONT	02/29/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$148,090	42.92	\$296,171	\$54,325	\$290,675	\$154,042	1.887	1,748	\$166.29	UD1
22-23-22-426-003	31430 ROCKY CREST	03/02/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$159,740	45.00	\$319,480	\$58,512	\$296,488	\$166,222	1.784	2,131	\$139.13	UD1
22-23-22-476-006	31671 STAMAN CR	06/27/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$145,370	48.46	\$290,746	\$52,252	\$247,748	\$151,907	1.631	1,725	\$143.62	UD1
22-23-22-476-052	31811 STAMAN CR	04/18/22	\$422,500	WD	03-ARM'S LENGTH	\$422,500	\$186,470	44.13	\$372,949	\$55,833	\$366,667	\$201,985	1.815	2,570	\$142.67	UD1
Totals:			\$4,385,500			\$4,385,500	\$2,188,860		\$4,377,741		\$3,665,675	\$2,329,883			\$144.48	
								Sale. Ratio =>	49.91			E.C.F. =>	1.573	Std. Deviation=>		0.381876316
								Std. Dev. =>	12.30			Ave. E.C.F. =>	1.691	Ave. Variance=>		28.1714

2025 ECF 1.570

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-22-326-030	32463 SHADY RIDGE	08/09/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$257,750	53.14	\$515,503	\$58,711	\$426,289	\$304,528	1.400	2,807	\$151.87	UH1
22-23-22-451-013	24365 BROADVIEW	07/06/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$195,780	52.91	\$391,556	\$74,327	\$295,673	\$211,486	1.398	2,124	\$139.21	UH1
22-23-22-451-020	32060 TEN MILE	06/13/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$144,620	49.87	\$289,232	\$73,482	\$216,518	\$143,833	1.505	1,916	\$113.01	UH1
22-23-22-476-018	31920 DOHANY	06/13/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$180,970	42.58	\$361,949	\$88,788	\$336,212	\$182,107	1.846	2,140	\$157.11	UH1
22-23-22-476-019	31890 DOHANY	09/06/23	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$166,510	54.06	\$333,016	\$87,707	\$220,293	\$163,539	1.347	1,908	\$115.46	UH1
Totals:			\$1,878,000			\$1,878,000	\$945,630		\$1,891,256		\$1,494,985	\$1,005,494			\$135.33	
								Sale. Ratio =>	50.35			E.C.F. =>	1.487	Std. Deviation=>		0.20231281
								Std. Dev. =>	4.71			Ave. E.C.F. =>	1.499	Ave. Variance=>		14.1186

2025 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
22-23-23-127-006	25571 CRYSTAL SPRING	06/24/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$152,890	45.64	\$305,778	\$66,621	\$268,379	\$157,340	1.706	1,816	\$147.79	VB1
22-23-23-176-006	25235 HARCOURT	06/22/22	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$174,270	47.49	\$348,541	\$72,094	\$294,906	\$181,873	1.621	2,358	\$125.07	VB1
22-23-23-177-007	25551 CRYSTAL SPRING	07/05/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$153,040	40.81	\$306,075	\$62,234	\$312,766	\$160,422	1.950	1,774	\$176.31	VB1
22-23-23-251-003	25368 WESTMORELAND	10/14/22	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$124,510	37.74	\$249,015	\$57,056	\$272,844	\$126,289	2.160	1,582	\$172.47	VB1
22-23-23-252-003	25130 SPRINGBROOK	10/18/23	\$362,500	WD	03-ARM'S LENGTH	\$362,500	\$196,840	54.30	\$393,671	\$74,001	\$288,499	\$210,309	1.372	2,560	\$112.69	VB1
22-23-23-276-039	25440 SPRINGBROOK	06/27/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$205,110	57.78	\$410,222	\$61,401	\$293,599	\$229,488	1.279	2,137	\$137.39	VB1
22-23-23-376-023	30704 TEN MILE	06/16/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$85,090	42.55	\$170,174	\$63,938	\$136,062	\$69,892	1.947	1,080	\$125.98	VB1
22-23-23-377-019	24645 SPRINGBROOK	07/25/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$132,110	67.75	\$264,212	\$65,192	\$129,808	\$130,934	0.991	1,868	\$69.49	VB1
22-23-23-377-026	24399 SPRINGBROOK	04/20/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$126,840	49.74	\$253,677	\$63,216	\$191,784	\$125,303	1.531	1,606	\$119.42	VB1
22-23-23-378-003	24780 SPRINGBROOK	05/12/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$151,900	42.19	\$303,791	\$57,396	\$302,604	\$162,102	1.867	2,097	\$144.30	VB1
22-23-23-378-018	24250 SPRINGBROOK	03/10/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$216,830	50.43	\$433,656	\$63,272	\$366,728	\$243,674	1.505	2,191	\$167.38	VB1
22-23-23-403-012	24548 LAKELAND	07/13/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$150,370	54.68	\$300,733	\$59,983	\$215,017	\$158,388	1.358	1,411	\$152.39	VB1
22-23-23-403-024	24689 CREEKSIDE	07/08/22	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$125,390	44.31	\$250,780	\$60,742	\$222,258	\$125,025	1.778	1,728	\$128.62	VB1
22-23-23-403-030	24479 CREEKSIDE	03/29/24	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$193,810	58.91	\$387,615	\$61,868	\$267,132	\$214,307	1.246	2,074	\$128.80	VB1
22-23-23-454-007	24248 CREEKSIDE	11/10/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$143,220	58.46	\$286,443	\$63,001	\$181,999	\$147,001	1.238	1,400	\$130.00	VB1
Totals:			\$4,696,400			\$4,696,400	\$2,332,220		\$4,664,383		\$3,744,385	\$2,442,347			\$135.87	
								Sale. Ratio =>	49.66			E.C.F. =>	1.533	Std. Deviation=>		0.328557268
								Std. Dev. =>	8.35			Ave. E.C.F. =>	1.570	Ave. Variance=>		27.1884

2025 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
22-23-23-401-007	24825 EL MARCO	12/22/22	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$190,850	54.54	\$381,701	\$76,492	\$273,408	\$209,047	1.308	2,532	\$107.98	VD1
22-23-23-402-033	24811 DE PHILLIPE	07/12/22	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$176,310	45.68	\$352,628	\$60,589	\$325,411	\$200,027	1.627	2,020	\$161.09	VD1
22-23-23-451-020	24319 EL MARCO	08/07/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$180,460	44.56	\$360,925	\$65,798	\$339,202	\$202,142	1.678	1,940	\$174.85	VD1
22-23-23-452-008	24445 COTE D'NEL	04/07/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$167,000	55.67	\$334,009	\$60,589	\$239,411	\$187,274	1.278	1,606	\$149.07	VD1
22-23-23-453-010	24438 COTE D'NEL	02/10/23	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$152,860	47.92	\$305,712	\$63,040	\$255,960	\$166,214	1.540	1,634	\$156.65	VD1
22-23-23-453-013	24374 COTE D'NEL	01/16/24	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$214,330	50.91	\$428,652	\$62,757	\$358,243	\$250,613	1.429	2,832	\$126.50	VD1
Totals:			\$2,180,900			\$2,180,900	\$1,081,810		\$2,163,627		\$1,791,635	\$1,215,316			\$146.02	
								Sale. Ratio =>	49.60			E.C.F. =>	1.474	Std. Deviation=>		0.16561062
								Std. Dev. =>	4.61			Ave. E.C.F. =>	1.477	Ave. Variance=>		13.8180

2025 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
22-23-23-426-014	29630 EDGEHILL	10/18/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$165,230	49.32	\$330,450	\$54,495	\$280,505	\$166,238	1.687	2,128	\$131.82	VE1
22-23-23-427-005	29731 EDGEHILL	10/11/22	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$149,100	43.87	\$298,206	\$57,212	\$282,688	\$145,177	1.947	1,701	\$166.19	VE1
22-23-23-427-006	29705 EDGEHILL	05/03/22	\$535,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$535,000	\$217,530	40.66	\$435,062	\$85,585	\$449,415	\$225,469	1.993	2,263	\$198.59	VE1
22-23-23-427-015	29806 HEMLOCK DR	02/17/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$125,550	44.84	\$251,107	\$58,871	\$221,129	\$115,805	1.909	1,052	\$210.20	VE1
22-23-23-428-005	29723 HEMLOCK DR	10/13/23	\$313,500	WD	03-ARM'S LENGTH	\$313,500	\$151,590	48.35	\$303,186	\$54,121	\$259,379	\$150,039	1.729	2,080	\$124.70	VE1
22-23-23-428-006	29619 HEMLOCK DR	04/25/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$146,780	88.96	\$293,560	\$67,732	\$97,268	\$136,041	0.715	2,030	\$47.92	VE1
22-23-23-428-015	29554 MEDBURY	09/16/22	\$445,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$445,000	\$226,580	50.92	\$453,159	\$74,289	\$370,711	\$244,432	1.517	3,396	\$109.16	VE1
22-23-23-476-025	29645 MEDBURY	04/11/22	\$387,824	WD	03-ARM'S LENGTH	\$387,824	\$185,150	47.74	\$370,305	\$54,810	\$333,014	\$190,057	1.752	2,266	\$146.96	VE1
22-23-23-476-030	29536 GERALDINE	07/11/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$216,870	49.29	\$433,741	\$53,832	\$386,168	\$228,861	1.687	2,429	\$158.98	VE1
22-23-23-477-002	29617 GERALDINE	08/02/23	\$355,500	WD	03-ARM'S LENGTH	\$355,500	\$176,780	49.73	\$353,568	\$59,502	\$295,998	\$177,148	1.671	1,526	\$193.97	VE1
22-23-23-477-022	29504 OMENWOOD	12/19/23	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$174,380	48.30	\$348,766	\$53,726	\$307,274	\$177,735	1.729	1,602	\$191.81	VE1
22-23-23-478-026	29569 OMENWOOD	11/01/22	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$159,800	52.05	\$319,597	\$54,928	\$252,072	\$159,439	1.581	1,560	\$161.58	VE1
Totals:			\$4,264,724			\$4,264,724	\$2,095,340		\$4,190,707		\$3,535,621	\$2,116,442			\$153.49	
								Sale. Ratio =>	49.13			E.C.F. =>	1.671	Std. Deviation=>		0.329627919
								Std. Dev. =>	12.32			Ave. E.C.F. =>	1.660	Ave. Variance=>		19.4479

2025 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
22-23-23-352-011	24628 RIDGEVIEW	05/18/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$212,250	47.17	\$424,504	\$77,522	\$372,478	\$340,178	1.095	2,279	\$163.44	VF1
22-23-23-352-012	24606 RIDGEVIEW	05/18/23	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$209,300	46.00	\$418,591	\$77,176	\$377,824	\$334,721	1.129	2,136	\$176.88	VF1
22-23-23-354-029	24257 ELMHURST AVENUE	08/17/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$201,210	57.49	\$402,412	\$82,049	\$267,951	\$314,081	0.853	2,536	\$105.66	VF1
Totals:			\$1,255,000			\$1,255,000	\$622,760		\$1,245,507		\$1,018,253	\$988,980			\$148.66	
								Sale. Ratio =>	49.62			E.C.F. =>	1.030	Std. Deviation=>		0.150335403
								Std. Dev. =>	6.32			Ave. E.C.F. =>	1.026	Ave. Variance=>		11.4994

2025 ECF 1.020

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-24-101-011	29312 RALEIGH	03/24/23	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$170,230	42.88	\$340,460	\$59,863	\$337,137	\$182,206	1.850	2,323	\$145.13	WB1
22-23-24-102-016	25830 CASTLEREIGH	02/27/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$174,410	72.67	\$348,823	\$59,922	\$180,078	\$187,598	0.960	2,201	\$81.82	WB1
22-23-24-103-006	25793 CASTLEREIGH	05/24/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$174,230	53.61	\$348,458	\$58,624	\$266,376	\$188,204	1.415	2,155	\$123.61	WB1
22-23-24-151-001	29361 RALEIGH	12/18/23	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$139,770	47.22	\$279,545	\$57,571	\$238,429	\$144,139	1.654	1,871	\$127.43	WB1
22-23-24-153-008	25512 LYNFORD	11/18/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$176,500	51.91	\$352,991	\$57,491	\$282,509	\$191,883	1.472	2,299	\$122.88	WB1
22-23-24-153-009	25394 LYNFORD	08/30/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$187,080	55.84	\$374,160	\$59,803	\$275,197	\$204,128	1.348	2,602	\$105.76	WB1
22-23-24-154-006	25256 MIDDLEBELT	09/12/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$167,170	49.17	\$334,343	\$60,101	\$279,899	\$178,079	1.572	2,368	\$118.20	WB1
22-23-24-154-012	29247 GLENCASTLE	05/31/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$167,290	53.11	\$334,578	\$62,491	\$252,509	\$176,680	1.429	2,162	\$116.79	WB1
22-23-24-176-004	28909 GLENCASTLE	08/18/22	\$342,500	WD	03-ARM'S LENGTH	\$342,500	\$165,130	48.21	\$330,253	\$57,491	\$285,009	\$177,118	1.609	2,114	\$134.82	WB1
22-23-24-177-026	25551 CASTLEREIGH	02/24/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$149,870	44.08	\$299,749	\$59,982	\$280,018	\$155,693	1.799	1,781	\$157.23	WB1
22-23-24-178-021	25309 WYKESHIRE	07/01/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$165,490	45.97	\$330,976	\$60,161	\$299,839	\$175,854	1.705	1,932	\$155.20	WB1
22-23-24-178-025	25249 WYKESHIRE	01/05/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$183,940	52.55	\$367,883	\$61,184	\$288,816	\$199,155	1.450	2,645	\$109.19	WB1
22-23-24-179-011	25330 WYKESHIRE	09/09/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$174,970	43.74	\$349,934	\$62,035	\$337,965	\$186,947	1.808	2,164	\$156.18	WB1
22-23-24-179-021	25269 CHAPELWEIGH	09/09/22	\$358,000	WD	03-ARM'S LENGTH	\$358,000	\$179,910	50.25	\$359,812	\$66,953	\$291,047	\$190,168	1.530	2,191	\$132.84	WB1
22-23-24-179-024	25260 WYKESHIRE	08/09/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$171,910	41.42	\$343,823	\$60,822	\$354,178	\$183,767	1.927	2,279	\$155.41	WB1
22-23-24-179-025	25240 WYKESHIRE	08/11/22	\$406,000	WD	03-ARM'S LENGTH	\$406,000	\$168,360	41.47	\$336,715	\$60,833	\$345,167	\$179,144	1.927	2,128	\$162.20	WB1
22-23-24-201-031	25338 LEESTOCK	03/15/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$202,590	50.02	\$405,171	\$61,318	\$343,682	\$223,281	1.539	3,044	\$112.90	WB1
22-23-24-202-002	25780 KILREIGH DR	07/20/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$201,750	56.83	\$403,506	\$76,025	\$278,975	\$212,650	1.312	2,724	\$102.41	WB1
22-23-24-251-013	25172 CHAPELWEIGH	01/24/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$193,880	51.02	\$387,769	\$60,836	\$319,164	\$212,294	1.503	2,672	\$119.45	WB1
22-23-24-253-028	25337 BRIARWYKE	08/10/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$189,300	48.54	\$378,601	\$85,088	\$304,912	\$190,593	1.600	2,048	\$148.88	WB1
22-23-24-254-007	25276 BRIARWYKE	05/12/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$199,290	56.94	\$398,586	\$72,394	\$277,606	\$211,813	1.311	2,633	\$105.43	WB1
Totals:		\$7,439,500				\$7,439,500	\$3,703,070		\$7,406,136		\$6,118,512	\$3,951,395			\$128.27	
							Sale. Ratio =>	49.78				E.C.F. =>	1.548		Std. Deviation=>	0.23420094
							Std. Dev. =>	6.98				Ave. E.C.F. =>	1.558		Ave. Variance=>	17.8003

2025 ECF 1.540

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-24-228-005	25934 BRANCHASTER	11/17/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$202,700	46.60	\$405,401	\$66,206	\$368,794	\$216,048	1.707	2,805	\$131.48	WC1
22-23-24-228-033	27465 ELSWORTH	06/14/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$166,040	46.12	\$332,079	\$63,637	\$296,363	\$170,982	1.733	1,974	\$150.13	WC1
22-23-24-276-001	27851 CRANLEIGH	04/14/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$179,930	42.84	\$359,863	\$69,313	\$350,687	\$185,064	1.895	2,051	\$170.98	WC1
22-23-24-276-012	25221 APPLETON	03/15/24	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$217,260	49.38	\$434,521	\$63,599	\$376,401	\$236,256	1.593	2,870	\$131.15	WC1
22-23-24-277-003	25157 APPLETON	01/31/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$214,600	53.65	\$429,192	\$72,220	\$327,780	\$227,371	1.442	2,942	\$111.41	WC1
22-23-24-277-006	25115 APPLETON	07/17/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$198,810	53.73	\$397,625	\$75,101	\$294,899	\$205,429	1.436	2,562	\$115.10	WC1
22-23-24-277-007	25100 APPLETON	10/21/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$164,200	63.15	\$328,402	\$74,982	\$185,018	\$161,414	1.146	1,836	\$100.77	WC1
22-23-24-277-022	25001 ARDEN PARK DR	08/25/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$159,030	38.32	\$318,067	\$72,246	\$342,754	\$156,574	2.189	1,846	\$185.67	WC1
22-23-24-278-006	25330 ARDEN PARK DR	04/04/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$175,580	42.31	\$351,168	\$68,520	\$346,480	\$180,031	1.925	2,029	\$170.76	WC1
22-23-24-279-014	25039 BRANCHASTER	06/02/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$228,850	53.22	\$457,694	\$65,170	\$364,830	\$250,015	1.459	2,850	\$128.01	WC1
22-23-24-280-003	27449 BEACON SQUARE	12/19/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$185,620	51.56	\$371,241	\$62,017	\$297,983	\$196,958	1.513	2,442	\$122.02	WC1
22-23-24-281-007	25300 ELIZABETH WAY	08/30/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$155,400	67.57	\$310,808	\$66,279	\$163,721	\$155,751	1.051	1,592	\$102.84	WC1
22-23-24-281-011	25056 BRANCHASTER	09/13/22	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$155,010	53.92	\$310,012	\$61,151	\$226,349	\$158,510	1.428	1,684	\$134.41	WC1
Totals:			\$4,822,500			\$4,822,500	\$2,403,030		\$4,806,073		\$3,942,059	\$2,500,403			\$134.98	
								Sale. Ratio =>	49.83			E.C.F. =>	1.577	Std. Deviation=>		0.313408868
								Std. Dev. =>	8.16			Ave. E.C.F. =>	1.578	Ave. Variance=>		24.1972

2025 ECF 1.570

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-24-301-002	29358 HEMLOCK DR	04/29/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$143,430	47.81	\$286,851	\$62,913	\$237,087	\$127,238	1.863	1,914	\$123.87	WD1	
22-23-24-301-011	29134 HEMLOCK DR	10/25/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$155,110	49.24	\$310,224	\$63,302	\$251,698	\$140,297	1.794	1,898	\$132.61	WD1	
22-23-24-303-001	29359 HEMLOCK DR	05/31/22	\$297,250	WD	03-ARM'S LENGTH	\$297,250	\$142,110	47.81	\$284,222	\$60,284	\$236,966	\$127,238	1.862	1,914	\$123.81	WD1	
22-23-24-303-015	29334 MEDBURN	07/22/22	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$161,200	52.17	\$322,406	\$80,000	\$229,000	\$137,731	1.663	1,863	\$122.92	WD1	
22-23-24-351-001	29357 GERALDINE CT	11/22/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$143,010	52.00	\$286,020	\$63,183	\$211,817	\$126,612	1.673	1,842	\$114.99	WD1	
Totals:			\$1,496,250			\$1,496,250	\$744,860		\$1,489,723		\$1,166,568	\$659,114			\$123.64		
								Sale. Ratio =>	49.78					E.C.F. =>	1.770	Std. Deviation=>	0.09843547
								Std. Dev. =>	2.16					Ave. E.C.F. =>	1.771	Ave. Variance=>	8.2613

2025 ECF 1.760

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-24-326-002	28470 SHADYLANE	08/25/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$138,060	34.52	\$276,115	\$63,255	\$336,745	\$120,943	2.784	1,424	\$236.48	WE1
22-23-24-326-003	28380 WILDWOOD	12/13/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$188,070	50.15	\$376,130	\$71,887	\$303,113	\$172,865	1.753	1,989	\$152.39	WE1
22-23-24-376-008	28434 WILDWOOD	10/19/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$210,770	58.55	\$421,539	\$73,261	\$286,739	\$197,885	1.449	2,201	\$130.28	WE1
22-23-24-376-011	28474 WILDWOOD	09/01/22	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$181,630	60.34	\$363,256	\$58,429	\$242,571	\$173,197	1.401	2,120	\$114.42	WE1
22-23-24-378-002	24570 WISTARIA	06/24/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$204,170	58.33	\$408,335	\$65,452	\$284,548	\$194,820	1.461	1,824	\$156.00	WE1
22-23-24-401-003	28211 WILDWOOD	07/25/23	\$447,000	WD	03-ARM'S LENGTH	\$447,000	\$194,950	43.61	\$389,903	\$62,837	\$384,163	\$185,833	2.067	2,201	\$174.54	WE1
22-23-24-402-014	28110 WILDWOOD	01/05/24	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$133,000	52.36	\$265,995	\$61,773	\$192,227	\$116,035	1.657	1,129	\$170.26	WE1
22-23-24-452-013	28138 BRIAR HILL	09/28/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$169,720	46.50	\$339,430	\$62,376	\$302,624	\$157,417	1.922	1,812	\$167.01	WE1
Totals:			\$2,852,000			\$2,852,000	\$1,420,370		\$2,840,703		\$2,332,730	\$1,318,996			\$162.67	
								Sale. Ratio =>	49.80			E.C.F. =>	1.769	Std. Deviation=>		0.45901786
								Std. Dev. =>	8.83			Ave. E.C.F. =>	1.812	Ave. Variance=>		33.4668

2025 ECF 1.760

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-25-151-003	23516 MIDDLEBELT	03/03/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$206,760	50.43	\$413,523	\$42,703	\$367,297	\$200,443	1.832	2,153	\$170.60	XA1	
22-23-25-151-024	23440 SANS SOUCI	05/26/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$159,470	49.07	\$318,938	\$85,618	\$239,382	\$126,119	1.898	2,018	\$118.62	XA1	
Totals:			\$735,000			\$735,000	\$366,230		\$732,461		\$606,679	\$326,562			\$144.61		
								Sale. Ratio =>	49.83					E.C.F. =>	1.858	Std. Deviation=>	0.04641577
								Std. Dev. =>	0.96					Ave. E.C.F. =>	1.865	Ave. Variance=>	3.2821

2025 ECF 1.850

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-25-126-005	24105 LORI	05/15/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$223,640	47.58	\$447,271	\$67,438	\$402,562	\$251,545	1.600	2,859	\$140.81	XC1	
22-23-25-177-010	28615 RYAN	07/28/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$186,390	53.25	\$372,785	\$63,111	\$286,889	\$205,082	1.399	1,954	\$146.82	XC1	
22-23-25-177-021	23509 SCOTT	11/16/23	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$197,890	48.03	\$395,774	\$62,628	\$349,372	\$220,626	1.584	1,940	\$180.09	XC1	
22-23-25-177-028	23301 SCOTT	06/15/22	\$356,000	WD	03-ARM'S LENGTH	\$356,000	\$186,720	52.45	\$373,436	\$68,803	\$287,197	\$201,744	1.424	2,213	\$129.78	XC1	
22-23-25-179-001	28653 LORRAINE	09/09/22	\$405,001	WD	03-ARM'S LENGTH	\$405,001	\$207,070	51.13	\$414,133	\$66,273	\$338,728	\$230,371	1.470	2,386	\$141.96	XC1	
22-23-25-179-009	28604 MARC	07/29/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$188,950	44.99	\$377,891	\$60,494	\$359,506	\$210,197	1.710	1,972	\$182.31	XC1	
22-23-25-205-003	24119 SCOTT	10/11/22	\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$193,680	53.36	\$387,356	\$63,346	\$299,654	\$214,576	1.396	2,359	\$127.03	XC1	
Totals:			\$2,776,001			\$2,776,001	\$1,384,340		\$2,768,646		\$2,323,908	\$1,534,141			\$149.83		
								Sale. Ratio =>	49.87					E.C.F. =>	1.515	Std. Deviation=>	0.121070413
								Std. Dev. =>	3.26					Ave. E.C.F. =>	1.512	Ave. Variance=>	10.2407

2025 ECF 1.510

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-25-202-006	23580 W NEWELL	02/16/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$144,660	50.76	\$289,317	\$53,906	\$231,094	\$127,249	1.816	1,390	\$166.25	XD1	
22-23-25-202-008	23875 GLENCREEK DR	10/23/23	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$139,660	47.83	\$279,326	\$55,447	\$236,553	\$121,016	1.955	1,577	\$150.00	XD1	
22-23-25-202-011	23685 GLENCREEK DR	08/02/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$144,940	43.27	\$289,874	\$62,797	\$272,203	\$122,744	2.218	1,582	\$172.06	XD1	
22-23-25-203-012	23695 E NEWELL	07/28/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$138,300	46.88	\$276,593	\$54,563	\$240,437	\$120,016	2.003	1,477	\$162.79	XD1	
22-23-25-203-013	23665 E NEWELL	07/19/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$183,210	57.25	\$366,411	\$74,313	\$245,687	\$157,891	1.556	1,600	\$153.55	XD1	
22-23-25-204-010	23670 E NEWELL	03/21/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$148,830	55.12	\$297,664	\$57,214	\$212,786	\$129,973	1.637	1,692	\$125.76	XD1	
22-23-25-204-013	23582 E NEWELL	05/17/23	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$185,480	42.44	\$370,956	\$55,627	\$381,373	\$170,448	2.237	1,861	\$204.93	XD1	
22-23-25-252-001	23506 E NEWELL	02/03/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$139,210	60.53	\$278,415	\$61,525	\$168,475	\$117,238	1.437	1,399	\$120.43	XD1	
Totals:			\$2,464,000			\$2,464,000	\$1,224,290		\$2,448,556		\$1,988,608	\$1,066,575			\$156.97		
								Sale. Ratio =>	49.69					E.C.F. =>	1.864	Std. Deviation=>	0.29826632
								Std. Dev. =>	6.60					Ave. E.C.F. =>	1.857	Ave. Variance=>	24.5862

2025 ECF 1.850

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-276-011	27454 BRIDLE HILLS	04/10/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$151,560	43.30	\$303,117	\$79,956	\$270,044	\$167,790	1.609	1,820	\$148.38	XF1
22-23-25-278-008	27634 SOUTH BRIDLE HILLS	11/19/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$194,540	53.30	\$389,075	\$88,540	\$276,460	\$225,966	1.223	2,582	\$107.07	XF1
22-23-25-278-009	27646 SOUTH BRIDLE HILLS	01/10/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$222,360	51.71	\$444,710	\$89,861	\$340,139	\$266,804	1.275	2,520	\$134.98	XF1
Totals:			\$1,145,000			\$1,145,000	\$568,460		\$1,136,902		\$886,643	\$660,560			\$130.14	
								Sale. Ratio =>	49.65			E.C.F. =>	1.342	Std. Deviation=>		0.20957431
								Std. Dev. =>	5.37			Ave. E.C.F. =>	1.369	Ave. Variance=>		16.0112

2025 ECF 1.330
Used sales outside of the range

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	\$162,960	45.90	\$325,918	\$67,076	\$287,924	\$163,824	1.758	2,490	\$115.63	XI1
22-23-25-477-003	27620 SPRING VALLEY	07/19/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$168,500	53.49	\$337,001	\$80,265	\$234,735	\$162,491	1.445	1,454	\$161.44	XI1
Totals:			\$670,000			\$670,000	\$331,460		\$662,919		\$522,659	\$326,315			\$138.54	
								Sale. Ratio =>	49.47			E.C.F. =>	1.602	Std. Deviation=>	0.22126639	
								Std. Dev. =>	5.37			Ave. E.C.F. =>	1.601	Ave. Variance=>	15.6459	

2025 ECF 1.580
Used sales outside of the range

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-101-060	24583 MILLCREEK DR	02/23/24	\$436,000	WD	03-ARM'S LENGTH	\$436,000	\$190,090	43.60	\$380,172	\$77,620	\$358,380	\$270,136	1.327	2,203	\$162.68	XJ1
22-23-25-102-005	24398 MILLCREEK CT	10/11/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$199,890	48.75	\$399,787	\$77,126	\$332,874	\$288,090	1.155	2,422	\$137.44	XJ1
22-23-25-126-029	24184 SUSAN	09/19/22	\$443,900	WD	03-ARM'S LENGTH	\$443,900	\$206,570	46.54	\$413,141	\$75,806	\$368,094	\$301,192	1.222	2,445	\$150.55	XJ1
22-23-25-226-028	27414 CRANBROOK	10/27/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$253,560	50.71	\$507,114	\$80,763	\$419,237	\$380,671	1.101	2,582	\$162.37	XJ1
22-23-25-227-014	23647 PADDOCK	06/27/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$259,240	60.29	\$518,472	\$94,604	\$335,396	\$378,454	0.886	2,583	\$129.85	XJ1
22-23-25-276-030	23600 PADDOCK	10/24/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$189,410	49.20	\$378,818	\$75,428	\$309,572	\$270,884	1.143	1,854	\$166.98	XJ1
Totals:			\$2,604,900			\$2,604,900	\$1,298,760		\$2,597,504		\$2,123,553	\$1,889,426			\$151.64	
								Sale. Ratio =>	49.86			E.C.F. =>	1.124	Std. Deviation=>		0.14678404
								Std. Dev. =>	5.68			Ave. E.C.F. =>	1.139	Ave. Variance=>		9.6887

2025 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	
22-23-26-101-042	30834 LEELANE	06/29/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$177,710	50.77	\$355,411	\$45,363	\$304,637	\$146,942	2.073	1,512	\$201.48	YA1	
22-23-26-102-042	31237 LEELANE	11/09/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$208,600	59.60	\$417,199	\$40,408	\$309,592	\$178,574	1.734	1,896	\$163.29	YA1	
22-23-26-102-052	30824 WESTHILL	03/28/24	\$432,500	WD	03-ARM'S LENGTH	\$432,500	\$223,080	51.58	\$446,156	\$49,248	\$383,252	\$188,108	2.037	1,486	\$257.91	YA1	
22-23-26-132-008	30598 LAMAR	05/31/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$122,570	43.78	\$245,132	\$51,546	\$280,000	\$228,454	\$91,747	2.490	1,665	\$137.21	YA1
22-23-26-152-020	30832 ROCKDALE	04/07/22	\$281,500	WD	03-ARM'S LENGTH	\$281,500	\$108,160	38.42	\$216,324	\$38,073	\$243,427	\$84,479	2.882	1,273	\$191.22	YA1	
22-23-26-152-023	31213 LAMAR	06/16/23	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$185,870	52.80	\$371,736	\$43,025	\$308,975	\$155,787	1.983	1,344	\$229.89	YA1	
22-23-26-179-009	23485 TUCK	08/26/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$143,040	44.70	\$286,072	\$38,073	\$281,927	\$117,535	2.399	1,576	\$178.89	YA1	
22-23-26-201-014	23977 BROOKPLACE	02/21/23	\$229,500	WD	03-ARM'S LENGTH	\$229,500	\$133,280	58.07	\$266,556	\$41,816	\$187,684	\$106,512	1.762	1,422	\$131.99	YA1	
22-23-26-201-046	30042 STOCKTON	07/29/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$109,510	44.70	\$219,026	\$41,780	\$203,220	\$84,003	2.419	1,215	\$167.26	YA1	
22-23-26-202-007	24037 CREEKSIDE	02/03/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$139,580	50.76	\$279,166	\$42,692	\$232,308	\$112,073	2.073	1,666	\$139.44	YA1	
22-23-26-202-009	24112 DUNCAN	03/08/24	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$134,370	49.40	\$268,734	\$41,664	\$230,336	\$107,616	2.140	1,422	\$161.98	YA1	
22-23-26-251-011	23374 TUCK	07/06/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$140,470	46.82	\$280,937	\$41,610	\$258,390	\$113,425	2.278	1,515	\$170.55	YA1	
22-23-26-252-009	23472 N STOCKTON	09/06/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$158,330	48.72	\$316,650	\$40,375	\$284,625	\$130,936	2.174	1,866	\$152.53	YA1	
22-23-26-253-036	23377 BARFIELD	06/01/22	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$127,710	46.44	\$255,420	\$41,262	\$253,738	\$101,497	2.303	1,250	\$186.99	YA1	
22-23-26-254-004	23682 BARFIELD	11/06/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$137,000	50.74	\$274,009	\$40,341	\$229,659	\$110,743	2.074	1,652	\$139.02	YA1	
22-23-26-254-009	23488 BARFIELD	03/19/24	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$124,000	48.44	\$248,007	\$40,436	\$215,564	\$98,375	2.191	1,215	\$177.42	YA1	
22-23-26-276-007	29786 LINDEN	10/17/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$242,940	65.66	\$485,874	\$64,875	\$305,125	\$199,526	1.529	2,856	\$106.84	YA1	
22-23-26-276-014	23481 MIDDLEBELT	08/12/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$121,730	52.93	\$243,457	\$71,021	\$158,979	\$81,723	1.945	1,322	\$120.26	YA1	
22-23-26-276-017	23491 MIDDLEBELT	02/13/23	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$65,960	47.97	\$131,925	\$42,944	\$94,556	\$42,171	2.242	776	\$121.85	YA1	
22-23-26-326-047	23237 CORA	10/17/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$142,350	56.94	\$284,709	\$40,014	\$209,986	\$115,969	1.811	1,452	\$144.62	YA1	
22-23-26-327-046	23025 HAYNES	04/01/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$152,950	49.34	\$305,896	\$43,672	\$266,328	\$124,277	2.143	1,648	\$161.61	YA1	
22-23-26-327-048	30624 SHIAWASSEE	07/24/23	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$116,670	45.57	\$233,343	\$48,623	\$207,377	\$87,545	2.369	1,016	\$204.11	YA1	
22-23-26-327-070	30618 SHIAWASSEE	02/20/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$118,800	40.27	\$237,602	\$41,657	\$253,343	\$92,865	2.728	1,272	\$199.17	YA1	
22-23-26-328-008	23188 HAYNES	04/15/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$111,070	55.54	\$222,139	\$43,021	\$156,979	\$84,890	1.849	1,000	\$156.98	YA1	
22-23-26-328-020	23054 HAYNES	05/05/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$126,000	43.45	\$252,000	\$42,868	\$247,132	\$99,115	2.493	1,153	\$214.34	YA1	
22-23-26-328-075	23217 SPRINGBROOK	07/07/23	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$153,320	46.47	\$306,635	\$41,284	\$288,616	\$125,759	2.295	1,409	\$204.84	YA1	
22-23-26-329-016	23058 SPRINGBROOK	09/16/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$88,720	45.50	\$177,445	\$42,567	\$152,433	\$63,923	2.385	946	\$161.13	YA1	
22-23-26-329-026	23257 TUCK	08/16/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$113,720	45.49	\$227,444	\$41,561	\$208,439	\$88,096	2.366	1,215	\$171.55	YA1	
22-23-26-329-027	23245 TUCK	08/12/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$112,170	44.89	\$224,346	\$40,588	\$209,312	\$87,089	2.403	1,215	\$172.27	YA1	
22-23-26-329-042	23031 TUCK	08/30/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$124,980	48.07	\$249,964	\$40,992	\$219,008	\$99,039	2.211	1,050	\$208.58	YA1	
22-23-26-401-038	30195 S STOCKTON	07/18/22	\$260,300	WD	03-ARM'S LENGTH	\$260,300	\$134,500	51.67	\$269,002	\$45,582	\$214,718	\$105,886	2.028	1,374	\$156.27	YA1	
22-23-26-401-045	30139 S STOCKTON	08/10/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$126,370	47.69	\$252,736	\$40,308	\$224,692	\$100,677	2.232	1,326	\$169.45	YA1	
22-23-26-402-031	22965 ASHLEY	09/13/23	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$155,750	49.29	\$311,498	\$44,275	\$271,725	\$126,646	2.146	1,789	\$151.89	YA1	
22-23-26-402-034	22929 ASHLEY	12/18/23	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$118,070	42.95	\$236,133	\$40,308	\$234,592	\$92,808	2.528	1,050	\$223.42	YA1	
22-23-26-402-037	22761 ASHLEY	08/24/22	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$137,260	51.41	\$274,527	\$55,201	\$211,799	\$103,946	2.038	1,050	\$201.71	YA1	
22-23-26-403-004	23232 ASHLEY	03/21/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$126,520	46.01	\$253,041	\$43,242	\$231,758	\$99,431	2.331	1,310	\$176.91	YA1	
22-23-26-403-008	23152 ASHLEY	04/11/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$115,400	47.10	\$230,796	\$40,807	\$204,193	\$90,042	2.268	1,215	\$168.06	YA1	
22-23-26-404-015	22802 MONTCLAIR	03/19/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$120,760	43.13	\$241,511	\$41,854	\$238,146	\$94,624	2.517	1,050	\$226.81	YA1	
22-23-26-404-022	23009 GLENMOOR HEIGHTS	12/09/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$119,710	47.88	\$239,423	\$40,351	\$209,649	\$94,347	2.222	1,258	\$166.65	YA1	
22-23-26-404-025	22931 GLENMOOR HEIGHTS	02/29/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$125,350	42.49	\$250,697	\$40,269	\$254,731	\$99,729	2.554	1,310	\$194.45	YA1	
22-23-26-405-004	30027 FINK	03/15/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$108,830	60.46	\$217,651	\$42,835	\$137,165	\$82,851	1.656	1,034	\$132.65	YA1	
22-23-26-405-012	23116 GLENMOOR HEIGHTS	10/28/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$147,130	54.49	\$294,265	\$41,909	\$228,091	\$119,600	1.907	1,500	\$152.06	YA1	
22-23-26-405-022	22926 GLENMOOR HEIGHTS	10/24/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$123,640	44.16	\$247,288	\$41,588	\$238,412	\$97,488	2.446	1,352	\$176.34	YA1	
22-23-26-426-014	23045 PURDUE	09/13/23	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$109,730	42.86	\$219,466	\$39,532	\$216,468	\$85,277	2.538	1,034	\$209.35	YA1	
22-23-26-427-009	23116 PURDUE	09/26/23	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$130,290	68.94	\$260,573	\$42,059	\$146,941	\$103,561	1.419	1,326	\$110.82	YA1	
22-23-26-427-016	23010 PURDUE	07/01/22	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$154,640	64.46	\$309,283	\$39,699	\$200,201	\$127,765	1.567	1,028	\$194.75	YA1	
22-23-26-428-046	23182 COLGATE	11/28/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$94,740	55.73	\$189,484	\$41,854	\$128,146	\$69,967	1.832	864	\$148.32	YA1	
22-23-26-429-034	23141 TULANE	11/02/23	\$205,500	WD	03-ARM'S LENGTH	\$205,500	\$103,670	50.45	\$207,331	\$42,076	\$163,424	\$78,320	2.087	864	\$189.15	YA1	
22-23-26-429-055	23050 ALBION	03/17/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$98,260	44.66	\$196,529	\$41,117	\$178,883	\$73,655	2.429	864	\$207.04	YA1	
22-23-26-429-073	23021 TULANE	03/29/24	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$113,700	47.39	\$227,405	\$39,178	\$200,722	\$89,207	2.250	1,225	\$163.85	YA1	
22-23-26-429-076	23331 TULANE	09/16/22	\$267,400	WD	03-ARM'S LENGTH	\$267,400	\$146,480	54.78	\$292,960	\$42,132	\$225,268	\$118,876	1.895	1,560	\$144.40	YA1	
22-23-26-430-012	23070 TULANE	12/29/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$112,470	49.99	\$224,938	\$44,712	\$180,288	\$85,415	2.111	1,194	\$150.99	YA1	
22-23-26-430-041	23020 TULANE	09/27/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$113,460	45.38	\$226,921	\$41,576	\$208,424	\$87,841	2.373	1,170	\$178.14	YA1	
22-23-26-451-011	22641 GLENMOOR HEIGHTS	07/18/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$129,910	44.04	\$259,814	\$44,518	\$250,482	\$102,036	2.455	1,515	\$165.33	YA1	
22-23-26-451-017	30226 ASTOR	10/05/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$115,080	47.95	\$230,159	\$42,358	\$197,642	\$89,005	2.221	1,215	\$162.67	YA1	
22-23-26-453-007	22535 ASHLEY	10/20/23	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$114,460	43.36	\$228,925	\$39,470	\$224,530	\$89,789	2.501	1,215	\$184.80	YA1	
22-23-26-454-021	30224 SHIAWASSEE	03/01/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$121,590	48.64	\$243,183	\$40,408	\$209,592	\$96,102	2.181	1,326	\$158.06	YA1	
22-23-26-455-002	22540 GLENMOOR HEIGHTS	04/13/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$119,610	47.84	\$239,220	\$41,798	\$208,202	\$93,565	2.225	1,050	\$198.29	YA1	

22-23-26-456-015	30237 SHIAWASSEE	01/31/24	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$114,310	37.11	\$228,619	\$44,342	\$263,658	\$87,335	3.019	1,050	\$251.10	YA1
22-23-26-476-007	22771 PURDUE	07/31/23	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$68,890	40.05	\$137,771	\$37,994	\$134,006	\$47,288	2.834	720	\$186.12	YA1
22-23-26-476-022	22821 PURDUE	05/25/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$110,950	63.40	\$221,891	\$39,171	\$135,829	\$86,597	1.569	960	\$141.49	YA1
22-23-26-477-027	22741 COLGATE	03/14/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$81,740	81.74	\$163,476	\$39,710	\$60,290	\$58,657	1.028	767	\$78.60	YA1
22-23-26-478-001	22850 COLGATE	09/26/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$88,580	47.88	\$177,162	\$39,824	\$145,176	\$65,089	2.230	740	\$196.18	YA1
22-23-26-478-014	22640 COLGATE	09/06/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$96,220	50.64	\$192,431	\$39,532	\$150,468	\$72,464	2.076	1,278	\$117.74	YA1
22-23-26-479-002	22830 ALBION	12/02/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$55,990	53.32	\$111,979	\$37,994	\$67,006	\$35,064	1.911	579	\$115.73	YA1
22-23-26-479-020	22610 ALBION	01/13/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$109,420	57.59	\$218,832	\$45,571	\$144,429	\$82,114	1.759	1,231	\$117.33	YA1
22-23-26-479-032	22641 TULANE	07/15/22	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$102,360	48.77	\$204,715	\$39,789	\$170,111	\$78,164	2.176	1,444	\$117.81	YA1
22-23-26-480-011	22684 TULANE	01/17/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$88,130	62.95	\$176,257	\$43,836	\$96,164	\$62,759	1.532	1,190	\$80.81	YA1
22-23-26-480-042	22824 TULANE	04/24/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$95,850	43.57	\$191,708	\$41,615	\$178,385	\$71,134	2.508	1,056	\$168.93	YA1
22-23-26-480-043	22700 TULANE	07/11/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$95,670	41.60	\$191,347	\$41,898	\$188,102	\$70,829	2.656	1,216	\$154.69	YA1
22-23-26-484-001	22590 COLGATE	10/30/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$159,860	60.32	\$319,712	\$38,073	\$226,927	\$133,478	1.700	1,637	\$138.62	YA1
22-23-26-484-028	22535 ALBION	07/06/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$208,660	57.17	\$417,320	\$42,559	\$322,441	\$177,612	1.815	1,447	\$222.83	YA1
22-23-26-485-002	22582 ALBION	07/26/22	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$166,720	74.43	\$333,430	\$43,856	\$180,144	\$137,239	1.313	2,184	\$82.48	YA1
22-23-26-485-024	22575 TULANE	01/31/23	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$92,200	46.57	\$184,391	\$40,700	\$157,300	\$68,100	2.310	1,125	\$139.82	YA1
22-23-26-485-025	22571 TULANE	08/25/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$72,710	48.47	\$145,426	\$40,584	\$109,416	\$49,688	2.202	775	\$141.18	YA1
22-23-26-486-005	22474 TULANE	01/03/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$62,660	50.13	\$125,314	\$38,456	\$86,544	\$41,165	2.102	720	\$120.20	YA1

Totals:	\$19,008,600		\$19,008,600		\$9,472,960		\$18,945,854		\$15,768,681		\$7,443,571		\$165.39			
					Sale. Ratio =>		49.84				E.C.F. =>		2.118		Std. Deviation=>	0.3628539
					Std. Dev. =>		7.96				Ave. E.C.F. =>		2.151		Ave. Variance=>	27.6068

2025 ECF 2.110

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
22-23-26-127-010	23933 HAYNES	08/16/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$129,470	38.08	\$258,936	\$43,435	\$296,565	\$133,025	2.229	1,521	\$194.98	YB1
22-23-26-127-015	23975 CORA	05/10/22	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$144,170	52.81	\$288,335	\$43,986	\$229,014	\$150,833	1.518	1,454	\$157.51	YB1
22-23-26-128-012	23959 SPRINGBROOK	02/29/24	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$105,630	35.09	\$211,262	\$44,345	\$256,655	\$103,035	2.491	1,049	\$244.67	YB1
22-23-26-128-020	23928 HAYNES	03/22/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$308,150	66.27	\$616,301	\$45,405	\$419,595	\$352,405	1.191	2,226	\$188.50	YB1
22-23-26-130-014	23707 CORA	10/24/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$166,360	51.19	\$332,728	\$43,806	\$281,194	\$178,347	1.577	1,470	\$191.29	YB1
22-23-26-132-017	23609 SPRINGBROOK	04/21/23	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$129,390	39.22	\$258,789	\$42,827	\$287,073	\$133,310	2.153	1,573	\$182.50	YB1
22-23-26-177-025	23377 HAYNES	09/09/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$145,660	54.97	\$291,321	\$45,311	\$219,689	\$151,858	1.447	1,624	\$135.28	YB1
22-23-26-277-012	23245 TULANE	07/28/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$185,960	53.13	\$371,919	\$43,025	\$306,975	\$203,021	1.512	2,202	\$139.41	YB1
Totals:			\$2,648,900			\$2,648,900	\$1,314,790		\$2,629,591		\$2,296,760	\$1,405,834			\$179.27	
								Sale. Ratio =>	49.64			E.C.F. =>	1.634	Std. Deviation=>		0.46059409
								Std. Dev. =>	10.54			Ave. E.C.F. =>	1.765	Ave. Variance=>		39.4865

2025 ECF 1.620

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-28-326-025	34600 BEECHWOOD	03/06/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$182,480	45.06	\$364,953	\$77,219	\$327,781	\$228,360	1.435	2,582	\$126.95	1A1
22-23-29-253-020	23300 HILLVIEW	03/07/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$280,600	62.36	\$561,207	\$84,874	\$365,126	\$378,042	0.966	2,475	\$147.53	1A1
22-23-29-427-010	35646 VALLEY CREEK	04/12/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$209,890	42.83	\$419,775	\$73,100	\$416,900	\$275,139	1.515	2,298	\$181.42	1A1
22-23-29-451-010	22417 WALSHINGHAM	05/05/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$223,660	55.92	\$447,326	\$77,713	\$322,287	\$293,344	1.099	2,650	\$121.62	1A1
22-23-29-453-007	22416 HEATHERSETT CRESCENT	05/15/23	\$488,500	WD	03-ARM'S LENGTH	\$488,500	\$191,530	39.21	\$383,067	\$87,487	\$401,013	\$234,587	1.709	2,660	\$150.76	1A1
22-23-29-476-020	35886 CASTLEMEADOW	09/27/22	\$519,000	WD	03-ARM'S LENGTH	\$519,000	\$269,450	51.92	\$538,904	\$109,208	\$409,792	\$341,029	1.202	3,164	\$129.52	1A1
22-23-29-476-021	35854 CASTLEMEADOW	08/11/22	\$719,900	WD	03-ARM'S LENGTH	\$719,900	\$367,140	51.00	\$734,288	\$77,364	\$642,536	\$521,368	1.232	3,158	\$203.46	1A1
Totals:			\$3,472,400			\$3,472,400	\$1,724,750		\$3,449,520		\$2,885,435	\$2,271,869			\$151.61	
								Sale. Ratio =>	49.67			E.C.F. =>	1.270	Std. Deviation=>		0.257632855
								Std. Dev. =>	8.00			Ave. E.C.F. =>	1.308	Ave. Variance=>		20.9982

2025 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
22-23-29-351-003	37300 TINA	08/03/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$220,080	46.83	\$440,169	\$77,815	\$392,185	\$255,179	1.537	2,762	\$141.99	1C1
22-23-29-351-009	37012 TINA	02/21/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$255,990	64.00	\$511,986	\$84,386	\$315,614	\$301,127	1.048	3,528	\$89.46	1C1
22-23-29-352-014	37065 TINA	06/27/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$202,730	48.27	\$405,467	\$91,549	\$328,451	\$221,069	1.486	2,528	\$129.93	1C1
22-23-29-352-032	22511 ELENA	02/27/23	\$462,000	WD	03-ARM'S LENGTH	\$462,000	\$226,540	49.03	\$453,072	\$87,903	\$374,097	\$257,161	1.455	2,675	\$139.85	1C1
22-23-29-376-008	22487 VACRI	04/14/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$165,160	37.54	\$330,328	\$78,729	\$361,271	\$177,182	2.039	1,595	\$226.50	1C1
22-23-29-377-007	36740 DINA	05/05/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$212,260	53.74	\$424,529	\$81,910	\$313,090	\$241,281	1.298	2,690	\$116.39	1C1
22-23-29-377-011	36711 DINA	11/03/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$246,900	52.53	\$493,806	\$97,253	\$372,747	\$279,263	1.335	3,220	\$115.76	1C1
22-23-29-377-040	36634 SANDRA	06/17/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$209,350	47.58	\$418,706	\$82,785	\$357,215	\$236,564	1.510	2,281	\$156.60	1C1
22-23-29-377-045	22814 VACRI	08/10/22	\$426,000	WD	03-ARM'S LENGTH	\$426,000	\$201,940	47.40	\$403,880	\$77,313	\$348,687	\$229,977	1.516	2,622	\$132.99	1C1
22-23-29-379-014	22544 CLEAR LAKE	03/23/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$223,140	54.42	\$446,278	\$81,648	\$328,352	\$256,782	1.279	2,538	\$129.37	1C1

Totals:	\$4,333,000		\$4,333,000			\$2,164,090			\$4,328,221		\$3,491,709	\$2,455,585			\$137.88	
						Sale. Ratio =>		49.94				E.C.F. =>	1.422		Std. Deviation=>	0.256273084
						Std. Dev. =>		6.81				Ave. E.C.F. =>	1.450		Ave. Variance=>	16.8299

2025 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	
22-23-30-453-015	38300 LANA CT	12/30/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$190,240	50.06	\$380,478	\$79,483	\$300,517	\$252,937	1.188	2,100	\$143.10	2A1	
22-23-30-453-021	38372 LANA CT	07/07/23	\$505,500	WD	03-ARM'S LENGTH	\$505,500	\$196,520	38.88	\$393,033	\$95,331	\$410,169	\$250,170	1.640	2,486	\$164.99	2A1	
22-23-30-453-030	38384 LANA CT	10/17/22	\$452,000	WD	03-ARM'S LENGTH	\$452,000	\$227,830	50.40	\$455,652	\$96,675	\$355,325	\$301,661	1.178	2,501	\$142.07	2A1	
22-23-31-127-008	38800 CORNWALL	07/28/22	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$197,440	50.37	\$394,873	\$76,089	\$315,911	\$267,886	1.179	2,183	\$144.71	2A1	
22-23-31-128-001	22384 HEATHERIDGE LN	10/17/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$230,570	56.93	\$461,148	\$80,333	\$324,667	\$320,013	1.015	2,259	\$143.72	2A1	
22-23-31-128-006	38662 WAKEFIELD	08/02/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$188,620	42.87	\$377,232	\$78,823	\$361,177	\$250,764	1.440	2,931	\$123.23	2A1	
22-23-31-130-017	22165 HEATHERIDGE LN	08/01/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$250,940	54.55	\$501,883	\$84,487	\$375,513	\$350,753	1.071	2,479	\$151.48	2A1	
22-23-31-130-026	21929 HEATHERIDGE LN	03/10/23	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$217,800	40.33	\$435,597	\$79,012	\$460,988	\$299,651	1.538	3,046	\$151.34	2A1	
22-23-31-130-031	21653 HEATHERIDGE LN	06/16/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$262,260	52.45	\$524,513	\$80,238	\$419,762	\$373,340	1.124	3,048	\$137.72	2A1	
22-23-31-132-006	22056 HEATHERIDGE LN	07/21/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$218,450	51.40	\$436,890	\$83,640	\$341,360	\$296,849	1.150	2,655	\$128.57	2A1	
22-23-31-151-014	38800 CHESHIRE	04/14/22	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$267,130	49.01	\$534,265	\$83,439	\$461,561	\$378,845	1.218	3,151	\$146.48	2A1	
22-23-31-176-002	38815 CHESHIRE	07/25/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$249,830	54.31	\$499,664	\$84,981	\$375,019	\$348,473	1.076	2,723	\$137.72	2A1	
22-23-31-178-003	21605 PARKWOOD LN	05/25/23	\$502,000	WD	03-ARM'S LENGTH	\$502,000	\$261,240	52.04	\$522,477	\$80,597	\$421,403	\$371,328	1.135	3,029	\$139.12	2A1	
22-23-31-179-003	38751 WESTCHESTER	10/17/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$268,390	53.68	\$536,775	\$77,990	\$422,010	\$385,534	1.095	3,076	\$137.19	2A1	
Totals:			\$6,506,500			\$6,506,500	\$3,227,260		\$6,454,480		\$5,345,382	\$4,448,203			\$142.25		
								Sale. Ratio =>	49.60				E.C.F. =>	1.202	Std. Deviation=>		0.186584529
								Std. Dev. =>	5.42				Ave. E.C.F. =>	1.218	Ave. Variance=>		13.8008

2025 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	
22-23-30-401-002	38060 ERIC	07/14/23	\$478,000	WD	03-ARM'S LENGTH	\$478,000	\$241,610	50.55	\$483,213	\$82,470	\$395,530	\$268,955	1.471	2,699	\$146.55	2B1	
22-23-30-401-021	22875 FOX CREEK	07/07/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$250,430	52.72	\$500,856	\$86,220	\$388,780	\$278,279	1.397	2,907	\$133.74	2B1	
22-23-30-402-003	23180 FOX CREEK	07/20/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$257,560	51.51	\$515,124	\$85,362	\$414,638	\$288,431	1.438	2,392	\$173.34	2B1	
22-23-30-402-018	37858 WINDWOOD	12/22/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$251,430	47.44	\$502,867	\$75,900	\$454,100	\$286,555	1.585	2,907	\$156.21	2B1	
22-23-30-404-005	37985 BRADLEY	02/08/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$237,280	46.07	\$474,553	\$75,994	\$439,006	\$267,489	1.641	2,425	\$181.03	2B1	
22-23-30-404-008	38006 RIVER BEND	07/15/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$254,620	49.93	\$509,233	\$76,089	\$433,911	\$290,701	1.493	2,344	\$185.12	2B1	
22-23-30-428-017	23028 WILLOWBROOK	08/25/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$220,720	49.05	\$441,440	\$76,089	\$373,911	\$245,202	1.525	2,254	\$165.89	2B1	
22-23-30-428-021	22956 WILLOWBROOK	06/14/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$237,960	45.33	\$475,926	\$75,900	\$449,100	\$268,474	1.673	2,898	\$154.97	2B1	
22-23-30-429-005	23199 BAYPOINT	08/30/22	\$456,000	WD	03-ARM'S LENGTH	\$456,000	\$240,400	52.72	\$480,797	\$79,388	\$376,612	\$269,402	1.398	2,405	\$156.60	2B1	
22-23-30-429-024	37648 BRADLEY	10/28/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$250,240	57.53	\$500,470	\$78,211	\$356,789	\$283,395	1.259	2,860	\$124.75	2B1	
22-23-30-430-015	37670 RIVER BEND	06/30/22	\$531,000	WD	03-ARM'S LENGTH	\$531,000	\$236,650	44.57	\$473,293	\$82,901	\$448,099	\$262,008	1.710	2,928	\$153.04	2B1	
22-23-30-451-005	37945 RIVER BEND	10/14/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$261,490	56.85	\$522,983	\$94,669	\$365,331	\$287,459	1.271	2,918	\$125.20	2B1	
22-23-30-452-004	22752 SHADOWGLEN	09/01/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$246,100	47.33	\$492,204	\$93,443	\$426,557	\$267,625	1.594	2,234	\$190.94	2B1	
22-23-30-454-004	22763 SHADOWGLEN	09/15/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$249,360	51.95	\$498,715	\$74,956	\$405,044	\$284,402	1.424	2,945	\$137.54	2B1	
22-23-30-454-008	37872 BAYWOOD	10/12/23	\$403,000	WD	03-ARM'S LENGTH	\$403,000	\$231,850	57.53	\$463,701	\$80,049	\$322,951	\$257,485	1.254	2,445	\$132.09	2B1	
22-23-30-455-001	38035 BAYWOOD	08/18/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$250,530	47.72	\$501,061	\$84,956	\$440,044	\$279,265	1.576	2,895	\$152.00	2B1	
22-23-30-455-006	37835 BAYWOOD	07/29/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$198,620	47.29	\$397,241	\$84,956	\$335,044	\$209,587	1.599	2,361	\$141.91	2B1	
22-23-30-477-002	22716 SHADOWGLEN	11/15/23	\$426,500	WD	03-ARM'S LENGTH	\$426,500	\$256,060	60.04	\$512,119	\$88,640	\$337,860	\$284,214	1.189	2,297	\$147.09	2B1	
22-23-30-478-005	22677 SHADOWGLEN	12/15/23	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$200,800	44.13	\$401,600	\$79,081	\$375,919	\$216,456	1.737	2,522	\$149.06	2B1	
22-23-30-478-012	22495 SHADOWGLEN	07/07/23	\$439,000	WD	03-ARM'S LENGTH	\$439,000	\$233,610	53.21	\$467,224	\$80,379	\$358,621	\$259,628	1.381	2,788	\$128.63	2B1	
22-23-30-478-013	37816 BAYWOOD	06/16/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$203,660	41.56	\$407,318	\$80,922	\$409,078	\$219,058	1.867	2,107	\$194.15	2B1	
22-23-30-478-021	37592 BAYWOOD	01/10/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$228,180	53.69	\$456,363	\$75,711	\$349,289	\$255,471	1.367	2,498	\$139.83	2B1	
22-23-30-479-016	37477 BAYWOOD	03/12/24	\$543,000	WD	03-ARM'S LENGTH	\$543,000	\$236,550	43.56	\$473,091	\$75,900	\$467,100	\$266,571	1.752	2,721	\$171.66	2B1	
Totals:			\$10,991,500			\$10,991,500	\$5,475,710		\$10,951,392		\$9,123,314	\$6,096,111			\$153.97		
								Sale. Ratio =>	49.82			E.C.F. =>	1.497			Std. Deviation=>	0.17982663
								Std. Dev. =>	4.99			Ave. E.C.F. =>	1.504			Ave. Variance=>	14.8752

2025 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	
22-23-31-132-016	22085 LUJON DR	09/27/23	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$381,670	56.97	\$763,346	\$136,401	\$533,599	\$639,740	0.834	3,413	\$156.34	3B1	
22-23-31-132-019	21959 LUJON DR	07/01/22	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$431,330	60.75	\$862,659	\$145,758	\$564,242	\$731,532	0.771	3,183	\$177.27	3B1	
22-23-31-177-015	21559 LUJON DR	08/04/22	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$257,110	45.91	\$514,226	\$103,201	\$456,799	\$419,413	1.089	2,956	\$154.53	3B1	
22-23-31-251-011	38261 KLARR	12/04/23	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$195,550	33.14	\$391,094	\$97,187	\$492,813	\$299,905	1.643	3,010	\$163.73	3B1	
22-23-31-251-017	21480 LUJON CT	01/05/23	\$870,000	WD	03-ARM'S LENGTH	\$870,000	\$439,790	50.55	\$879,578	\$102,563	\$767,437	\$792,872	0.968	4,057	\$189.16	3B1	
22-23-31-253-007	38202 KLARR	01/13/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$243,610	50.23	\$487,211	\$106,280	\$378,720	\$388,705	0.974	2,532	\$149.57	3B1	
22-23-31-253-008	38136 KLARR	08/18/22	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$206,130	46.64	\$412,267	\$100,486	\$341,514	\$318,144	1.073	2,439	\$140.02	3B1	
Totals:			\$4,327,000			\$4,327,000	\$2,155,190		\$4,310,381		\$3,535,124	\$3,590,311			\$161.52		
								Sale. Ratio =>	49.81					E.C.F. =>	0.985	Std. Deviation=>	0.285992667
								Std. Dev. =>	8.87					Ave. E.C.F. =>	1.050	Ave. Variance=>	18.6955

2025 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
22-23-31-202-003	22390 INNSBROOK	05/31/23	\$425,313	WD	03-ARM'S LENGTH	\$425,313	\$196,530	46.21	\$393,051	\$78,257	\$347,056	\$205,748	1.687	2,604	\$133.28	3C1
22-23-31-202-015	37909 W MEADOWHILL	06/02/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$197,600	52.00	\$395,203	\$75,900	\$304,100	\$208,695	1.457	2,440	\$124.63	3C1
22-23-31-203-003	38040 W MEADOWHILL	09/25/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$206,150	48.51	\$412,308	\$79,671	\$345,329	\$217,410	1.588	2,604	\$132.61	3C1
22-23-31-203-014	37832 W GREENWOOD	10/31/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$209,470	47.07	\$418,934	\$81,618	\$363,382	\$220,468	1.648	2,708	\$134.19	3C1
22-23-31-226-023	22320 INNSBROOK	04/05/23	\$579,000	WD	03-ARM'S LENGTH	\$579,000	\$215,370	37.20	\$430,735	\$85,428	\$493,572	\$225,691	2.187	2,662	\$185.41	3C1
22-23-31-228-004	22341 INNSBROOK	06/21/22	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$218,070	53.45	\$436,139	\$78,257	\$329,743	\$233,910	1.410	2,644	\$124.71	3C1
22-23-31-228-013	37724 E GREENWOOD	11/01/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$201,290	47.36	\$402,570	\$80,002	\$344,998	\$210,829	1.636	2,440	\$141.39	3C1
22-23-31-253-015	38056 KLARR	04/08/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$287,170	65.27	\$574,343	\$78,611	\$361,389	\$324,008	1.115	2,618	\$138.04	3C1
22-23-31-276-012	37561 E GREENWOOD	11/10/22	\$444,500	WD	03-ARM'S LENGTH	\$444,500	\$208,570	46.92	\$417,148	\$89,671	\$354,829	\$214,037	1.658	2,604	\$136.26	3C1
22-23-31-276-013	37543 E GREENWOOD	04/25/22	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$211,480	57.31	\$422,962	\$89,671	\$279,329	\$217,837	1.282	2,604	\$107.27	3C1
22-23-31-276-040	37700 W MEADOWHILL	08/31/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$258,570	48.79	\$517,139	\$101,736	\$428,264	\$271,505	1.577	2,638	\$162.34	3C1
22-23-31-277-007	37555 E MEADOWHILL	08/04/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$236,880	52.06	\$473,764	\$76,089	\$378,911	\$259,918	1.458	2,414	\$156.96	3C1
22-23-31-277-009	21615 GLENWILD	10/26/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$222,930	53.08	\$445,859	\$76,843	\$343,157	\$241,187	1.423	2,494	\$137.59	3C1
22-23-31-278-024	37609 W MEADOWHILL	07/19/23	\$513,000	WD	03-ARM'S LENGTH	\$513,000	\$239,360	46.66	\$478,723	\$88,429	\$424,571	\$255,094	1.664	2,593	\$163.74	3C1
Totals:			\$6,258,813			\$6,258,813	\$3,109,440		\$6,218,878		\$5,098,630	\$3,306,337			\$141.32	
								Sale. Ratio =>	49.68			E.C.F. =>	1.542	Std. Deviation=>		0.2451696
								Std. Dev. =>	6.41			Ave. E.C.F. =>	1.557	Ave. Variance=>		17.0580

2025 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	
22-23-31-326-001	38695 NORTHFARM	05/18/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$261,470	65.37	\$522,949	\$77,989	\$322,011	\$278,100	1.158	3,224	\$99.88	3D1	
22-23-31-326-011	21316 WOODHILL	04/13/22	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$291,230	53.44	\$582,459	\$84,792	\$460,208	\$311,042	1.480	3,075	\$149.66	3D1	
22-23-31-326-021	38531 NORTHFARM	04/05/23	\$516,000	WD	03-ARM'S LENGTH	\$516,000	\$302,050	58.54	\$604,091	\$83,856	\$432,144	\$325,147	1.329	3,475	\$124.36	3D1	
22-23-31-327-002	21341 WOODHILL	04/29/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$285,380	65.60	\$570,765	\$84,613	\$350,387	\$303,845	1.153	3,623	\$96.71	3D1	
22-23-31-327-012	21261 WOODHILL	04/21/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$200,810	43.18	\$401,627	\$92,055	\$372,945	\$193,483	1.928	2,288	\$163.00	3D1	
22-23-31-327-013	21253 WOODHILL	10/14/22	\$530,100	WD	03-ARM'S LENGTH	\$530,100	\$215,430	40.64	\$430,859	\$75,115	\$454,985	\$222,340	2.046	2,663	\$170.85	3D1	
22-23-31-401-021	21356 LUJON DR	10/11/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$221,070	38.45	\$442,139	\$76,843	\$498,157	\$228,310	2.182	1,893	\$263.16	3D1	
22-23-31-401-024	21238 LUJON DR	11/13/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$193,630	38.73	\$387,254	\$75,539	\$424,461	\$194,822	2.179	1,775	\$239.13	3D1	
Totals:			\$3,966,100			\$3,966,100	\$1,971,070		\$3,942,143		\$3,315,298	\$2,057,088			\$163.34		
								Sale. Ratio =>	49.70					E.C.F. =>	1.612	Std. Deviation=>	0.4487393
								Std. Dev. =>	11.69					Ave. E.C.F. =>	1.682	Ave. Variance=>	40.1852

2025 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
22-23-31-327-019	21195 LUJON DR	08/03/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$231,360	43.65	\$462,722	\$86,874	\$443,126	\$218,516	2.028	2,762	\$160.44	3E1
22-23-31-376-001	21074 WESTFARM LN	11/18/22	\$448,500	WD	03-ARM'S LENGTH	\$448,500	\$228,000	50.84	\$456,006	\$73,074	\$375,426	\$222,635	1.686	2,684	\$139.88	3E1
22-23-31-376-014	38515 RHONSWOOD	10/26/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$271,050	51.14	\$542,101	\$87,286	\$442,714	\$264,427	1.674	2,060	\$214.91	3E1
22-23-31-377-002	38565 SILKEN GLEN	10/04/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$178,560	44.64	\$357,124	\$74,819	\$325,181	\$164,131	1.981	1,815	\$179.16	3E1
22-23-31-378-015	38549 SOUTHFARM LN	01/13/23	\$458,000	WD	03-ARM'S LENGTH	\$458,000	\$226,560	49.47	\$453,110	\$77,206	\$380,794	\$218,549	1.742	2,454	\$155.17	3E1
22-23-31-378-016	20757 LUJON DR	02/26/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$188,950	47.24	\$377,892	\$84,627	\$315,373	\$170,503	1.850	1,935	\$162.98	3E1
22-23-31-401-015	21261 WOODFARM	06/22/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$177,610	46.13	\$355,228	\$76,413	\$308,587	\$162,102	1.904	1,532	\$201.43	3E1
22-23-31-401-033	38108 TRALEE TR	12/27/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$186,600	51.12	\$373,207	\$73,193	\$291,807	\$174,427	1.673	2,209	\$132.10	3E1
22-23-31-401-037	38044 TRALEE TR	06/24/22	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$203,450	40.70	\$406,892	\$75,398	\$424,502	\$192,729	2.203	2,015	\$210.67	3E1
22-23-31-401-039	38012 TRALEE TR	08/29/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$199,820	44.40	\$399,649	\$74,066	\$375,934	\$189,292	1.986	2,442	\$153.95	3E1
22-23-31-401-041	37972 TRALEE TR	03/04/24	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$288,680	64.87	\$577,360	\$78,328	\$366,672	\$290,135	1.264	2,108	\$173.94	3E1
22-23-31-402-004	38259 TRALEE TR	05/22/23	\$431,000	WD	03-ARM'S LENGTH	\$431,000	\$185,360	43.01	\$370,721	\$73,675	\$357,325	\$172,701	2.069	2,253	\$158.60	3E1
22-23-31-402-006	38287 TRALEE TR	02/22/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$170,820	46.17	\$341,631	\$83,710	\$286,290	\$149,954	1.909	1,901	\$150.60	3E1
22-23-31-402-008	21112 LUJON DR	02/03/23	\$467,400	WD	03-ARM'S LENGTH	\$467,400	\$252,500	54.02	\$504,999	\$74,622	\$392,778	\$250,219	1.570	3,225	\$121.79	3E1
22-23-31-403-009	38015 TRALEE TR	10/28/22	\$404,000	WD	03-ARM'S LENGTH	\$404,000	\$223,490	55.32	\$446,988	\$78,680	\$325,320	\$214,133	1.519	2,320	\$140.22	3E1
22-23-31-403-015	37956 RHONSWOOD	01/11/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$215,500	53.88	\$431,004	\$76,331	\$323,669	\$206,205	1.570	2,450	\$132.11	3E1
22-23-31-427-005	21270 WOODFARM	10/10/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$243,020	42.26	\$486,048	\$80,355	\$494,645	\$235,868	2.097	3,010	\$164.33	3E1
22-23-31-427-011	21144 WOODFARM	03/08/24	\$460,500	WD	03-ARM'S LENGTH	\$460,500	\$255,230	55.42	\$510,457	\$75,482	\$385,018	\$252,892	1.522	3,470	\$110.96	3E1
22-23-31-427-022	21075 EASTFARM	12/21/22	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$416,590	59.94	\$833,171	\$91,301	\$603,699	\$431,320	1.400	3,350	\$180.21	3E1
22-23-31-428-002	21274 EASTFARM	03/22/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$206,360	48.56	\$412,711	\$76,939	\$348,061	\$195,216	1.783	1,860	\$187.13	3E1
22-23-31-451-005	20990 LUJON DR	10/20/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$263,260	53.18	\$526,528	\$75,914	\$419,086	\$261,985	1.600	3,203	\$130.84	3E1
22-23-31-451-008	20914 LUJON DR	10/27/23	\$428,000	WD	03-ARM'S LENGTH	\$428,000	\$211,840	49.50	\$423,686	\$75,482	\$352,518	\$202,444	1.741	2,106	\$167.39	3E1
22-23-31-452-006	38139 CONNAUGHT	12/09/22	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$221,450	44.38	\$442,895	\$76,152	\$422,848	\$213,223	1.983	2,458	\$172.03	3E1
22-23-31-476-033	37440 EIGHT MILE	05/18/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$172,730	53.15	\$345,458	\$74,721	\$250,279	\$157,405	1.590	1,804	\$138.74	3E1
Totals:			\$10,886,300			\$10,886,300	\$5,418,790		\$10,837,588		\$9,011,652	\$5,211,012			\$159.98	
								Sale. Ratio =>	49.78			E.C.F. =>	1.729	Std. Deviation=>		0.239213598
								Std. Dev. =>	5.89			Ave. E.C.F. =>	1.764	Ave. Variance=>		19.8738

2025 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	
22-23-32-326-011	21201 METROVIEW	07/26/22	\$321,000	OTH	03-ARM'S LENGTH	\$321,000	\$184,390	57.44	\$368,789	\$186,408	\$134,592	\$87,683	1.535	1,222	\$110.14	4A1	
22-23-32-326-024	36336 EIGHT MILE	01/12/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$145,560	42.81	\$291,128	\$71,185	\$268,815	\$105,742	2.542	1,109	\$242.39	4A1	
Totals:			\$661,000			\$661,000	\$329,950		\$659,917		\$403,407	\$193,425			\$176.27		
								Sale. Ratio =>	49.92				E.C.F. =>	2.086	Std. Deviation=>		0.712198867
								Std. Dev. =>	10.35				Ave. E.C.F. =>	2.039	Ave. Variance=>		50.3601

2025 ECF 2.080

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-32-301-038	37046 FOREST	08/12/22	\$417,500	WD	03-ARM'S LENGTH	\$417,500	\$196,720	47.12	\$393,447	\$84,503	\$332,997	\$259,617	1.283	1,955	\$170.33	4A2
22-23-32-326-038	21232 HETKE	05/04/23	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$381,340	49.85	\$762,675	\$79,937	\$685,063	\$573,729	1.194	3,553	\$192.81	4A2
22-23-32-326-049	36813 TEAL	06/23/23	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$265,350	52.03	\$530,697	\$87,875	\$422,125	\$372,119	1.134	2,625	\$160.81	4A2
Totals:			\$1,692,500			\$1,692,500	\$843,410		\$1,686,819		\$1,440,185	\$1,205,466			\$174.65	
								Sale. Ratio =>	49.83			E.C.F. =>	1.195	Std. Deviation=>		0.074602362
								Std. Dev. =>	2.46			Ave. E.C.F. =>	1.204	Ave. Variance=>		5.2636

2025 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	
22-23-32-102-002	22161 SHEFFIELD DR	06/02/23	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$239,810	47.02	\$479,621	\$99,369	\$410,631	\$372,796	1.101	2,698	\$152.20	4B1	
22-23-32-102-003	22115 SHEFFIELD DR	12/15/23	\$502,500	WD	03-ARM'S LENGTH	\$502,500	\$248,720	49.50	\$497,431	\$99,369	\$403,131	\$390,257	1.033	2,927	\$137.73	4B1	
22-23-32-102-013	21789 MANCHESTER	08/18/22	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$216,170	56.59	\$432,335	\$99,604	\$282,396	\$326,207	0.866	2,104	\$134.22	4B1	
22-23-32-102-017	21862 ASPEN CT	07/29/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$273,490	50.65	\$546,983	\$112,526	\$427,474	\$425,938	1.004	2,800	\$152.67	4B1	
22-23-32-102-021	21793 ASPEN CT	05/23/23	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$204,820	46.34	\$409,632	\$97,949	\$344,051	\$305,572	1.126	1,928	\$178.45	4B1	
22-23-32-131-012	22138 HARSDALE DR	07/29/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$245,520	51.69	\$491,038	\$100,486	\$374,514	\$382,894	0.978	2,706	\$138.40	4B1	
22-23-32-151-035	37031 ALDGATE	12/15/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$262,460	45.25	\$524,919	\$102,142	\$477,858	\$414,487	1.153	3,082	\$155.05	4B1	
22-23-32-151-037	36955 ALDGATE	12/23/22	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$283,090	51.94	\$566,187	\$113,159	\$431,841	\$444,145	0.972	3,451	\$125.14	4B1	
22-23-32-151-046	21587 MANCHESTER CT	07/17/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$270,600	52.54	\$541,196	\$113,408	\$401,592	\$419,400	0.958	2,721	\$147.59	4B1	
22-23-32-151-061	37054 ASPEN DR	06/13/22	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$250,850	46.03	\$501,707	\$124,719	\$420,281	\$369,596	1.137	2,427	\$173.17	4B1	
22-23-32-151-062	37026 ASPEN DR	02/14/24	\$528,000	WD	03-ARM'S LENGTH	\$528,000	\$267,430	50.65	\$534,862	\$105,859	\$422,141	\$420,591	1.004	3,055	\$138.18	4B1	
22-23-32-152-009	37235 ASPEN DR	09/14/22	\$563,000	WD	03-ARM'S LENGTH	\$563,000	\$243,690	43.28	\$487,378	\$109,014	\$453,986	\$370,945	1.224	2,608	\$174.07	4B1	
22-23-32-152-010	37199 ASPEN DR	08/08/23	\$557,000	WD	03-ARM'S LENGTH	\$557,000	\$261,820	47.01	\$523,631	\$108,942	\$448,058	\$406,558	1.102	2,874	\$155.90	4B1	
22-23-32-153-008	36914 KENMORE	09/29/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$262,150	47.66	\$524,303	\$101,376	\$448,624	\$414,634	1.082	2,855	\$157.14	4B1	
22-23-32-179-023	36703 KENMORE	12/18/23	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$538,600	56.69	\$1,077,192	\$120,318	\$829,682	\$938,112	0.884	5,388	\$153.99	4B1	
Totals:			\$8,184,500			\$8,184,500	\$4,069,220		\$8,138,415		\$6,576,260	\$6,402,132			\$151.59		
								Sale. Ratio =>	49.72					E.C.F. =>	1.027	Std. Deviation=> 0.1018476	
								Std. Dev. =>	3.96					Ave. E.C.F. =>	1.042	Ave. Variance=> 8.4573	

2025 ECF 1.020

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-32-126-014	21821 PARKLANE RD	07/15/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$189,550	49.88	\$379,099	\$85,900	\$294,100	\$187,948	1.565	1,747	\$168.35	4C1	
22-23-32-127-009	21940 CRESCENT	06/10/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$219,270	48.73	\$438,538	\$90,025	\$359,975	\$223,406	1.611	2,185	\$164.75	4C1	
22-23-32-176-003	21900 PARKLANE RD	01/23/23	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$232,460	55.22	\$464,912	\$85,900	\$335,100	\$242,956	1.379	2,399	\$139.68	4C1	
22-23-32-176-004	21880 PARKLANE RD	05/17/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$204,810	46.55	\$409,624	\$93,279	\$346,721	\$202,785	1.710	2,146	\$161.57	4C1	
22-23-32-176-009	21826 PARKLANE CT	05/25/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$217,790	46.34	\$435,579	\$93,729	\$376,271	\$219,135	1.717	2,456	\$153.20	4C1	
22-23-32-202-003	22208 WINGATE	10/13/23	\$417,300	WD	03-ARM'S LENGTH	\$417,300	\$207,980	49.84	\$415,955	\$80,025	\$337,275	\$215,340	1.566	2,037	\$165.57	4C1	
22-23-32-202-006	22154 WINGATE	05/20/22	\$413,700	WD	03-ARM'S LENGTH	\$413,700	\$214,000	51.73	\$427,991	\$90,352	\$323,348	\$216,435	1.494	2,423	\$133.45	4C1	
22-23-32-251-001	21640 WOODCREST	06/10/22	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$213,810	53.59	\$427,611	\$93,492	\$305,508	\$214,179	1.426	2,414	\$126.56	4C1	
22-23-32-251-012	21408 PARKLANE RD	03/06/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$205,460	41.51	\$410,916	\$90,485	\$404,515	\$205,404	1.969	2,120	\$190.81	4C1	
22-23-32-251-021	21310 PARKLANE RD	01/20/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$195,490	48.27	\$390,972	\$88,771	\$316,229	\$193,719	1.632	2,240	\$141.17	4C1	
22-23-32-252-007	21431 PARKLANE RD	07/06/22	\$336,000	WD	03-ARM'S LENGTH	\$336,000	\$192,230	57.21	\$384,454	\$87,224	\$248,776	\$190,532	1.306	1,827	\$136.17	4C1	
22-23-32-252-008	21415 PARKLANE RD	03/17/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$215,690	50.75	\$431,384	\$87,276	\$337,724	\$220,582	1.531	2,437	\$138.58	4C1	
22-23-32-252-011	21355 PARKLANE RD	12/04/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$177,900	50.11	\$355,800	\$85,900	\$269,100	\$173,013	1.555	1,572	\$171.18	4C1	
22-23-32-277-007	21264 PARKLANE RD	07/25/23	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$204,960	45.05	\$409,923	\$76,843	\$378,157	\$213,513	1.771	2,028	\$186.47	4C1	
22-23-32-277-027	21276 PARKLANE RD	02/25/23	\$358,500	WD	03-ARM'S LENGTH	\$358,500	\$199,710	55.71	\$399,415	\$90,900	\$267,600	\$197,766	1.353	1,712	\$156.31	4C1	
Totals:			\$6,220,500			\$6,220,500	\$3,091,110		\$6,182,173		\$4,900,399	\$3,116,713			\$155.59		
								Sale. Ratio =>	49.69					E.C.F. =>	1.572	Std. Deviation=>	0.17486116
								Std. Dev. =>	4.27					Ave. E.C.F. =>	1.572	Ave. Variance=>	13.0170

2025 ECF 1.560

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-33-176-017	34660 BRIDGEMAN	01/18/24	\$226,400	WD	03-ARM'S LENGTH	\$226,400	\$112,800	49.82	\$225,607	\$38,073	\$188,327	\$99,752	1.888	1,032	\$182.49	5A1	
22-23-33-177-008	34855 BRIDGEMAN	09/01/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$118,630	52.72	\$237,265	\$41,309	\$183,691	\$104,232	1.762	1,576	\$116.56	5A1	
22-23-33-177-021	34605 BRIDGEMAN	08/31/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$115,970	51.54	\$231,944	\$45,559	\$179,441	\$99,141	1.810	1,404	\$127.81	5A1	
22-23-33-177-028	34595 BRIDGEMAN	06/29/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$152,960	51.85	\$305,923	\$90,349	\$204,651	\$114,667	1.785	1,754	\$116.68	5A1	
22-23-33-201-008	22108 GILL	04/16/23	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$105,460	48.38	\$210,910	\$48,192	\$169,808	\$86,552	1.962	1,036	\$163.91	5A1	
22-23-33-201-009	22104 GILL	04/25/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$132,910	42.87	\$265,812	\$49,945	\$260,055	\$114,823	2.265	1,625	\$160.03	5A1	
22-23-33-201-010	22098 GILL	07/01/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$87,920	39.96	\$175,832	\$38,073	\$181,927	\$73,276	2.483	993	\$183.21	5A1	
22-23-33-201-012	34167 NINE MILE	09/30/22	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$134,300	44.47	\$268,597	\$40,972	\$261,028	\$121,077	2.156	1,868	\$139.74	5A1	
22-23-33-201-024	21944 GILL	11/21/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$71,910	34.24	\$143,812	\$51,810	\$158,190	\$48,937	3.233	730	\$216.70	5A1	
22-23-33-201-027	21830 GILL	06/15/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$68,410	32.58	\$136,811	\$46,409	\$163,591	\$48,086	3.402	840	\$194.75	5A1	
22-23-33-201-035	22025 CASS	09/18/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$136,910	41.49	\$273,828	\$40,669	\$289,331	\$124,021	2.333	1,438	\$201.20	5A1	
22-23-33-201-036	22005 CASS	05/26/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$146,180	48.73	\$292,369	\$43,128	\$256,872	\$132,575	1.938	1,226	\$209.52	5A1	
22-23-33-201-048	21420 GILL	10/27/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$211,680	66.15	\$423,367	\$69,207	\$250,793	\$188,383	1.331	2,664	\$94.14	5A1	
22-23-33-226-012	33604 BOSTWICK	06/05/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$205,010	56.17	\$410,025	\$46,414	\$318,586	\$193,410	1.647	1,860	\$171.28	5A1	
22-23-33-226-014	33610 BOSTWICK	04/18/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$195,460	50.77	\$390,915	\$44,910	\$340,090	\$184,045	1.848	2,225	\$152.85	5A1	
22-23-33-229-056	33483 BOSTWICK	06/03/22	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$136,110	52.76	\$272,226	\$45,620	\$212,380	\$120,535	1.762	1,284	\$165.40	5A1	
22-23-33-230-009	33849 LONGWOOD	01/25/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$154,040	46.68	\$308,081	\$43,638	\$286,362	\$140,661	2.036	1,814	\$157.86	5A1	
22-23-33-230-013	21845 FLANDERS	09/23/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$160,540	55.36	\$321,079	\$43,540	\$246,460	\$147,627	1.669	1,580	\$155.99	5A1	
22-23-33-231-083	33526 CADILLAC	06/17/22	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$149,050	51.75	\$298,091	\$42,026	\$245,974	\$136,205	1.806	1,452	\$169.40	5A1	
22-23-33-277-040	33695 CADILLAC	09/18/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$144,690	41.94	\$289,388	\$43,597	\$301,403	\$130,740	2.305	1,580	\$190.76	5A1	
22-23-33-278-037	21473 FLANDERS	04/28/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$154,190	46.72	\$308,383	\$46,255	\$283,745	\$139,430	2.035	1,362	\$208.33	5A1	
22-23-33-279-065	33700 COLFAX	07/21/23	\$195,950	WD	03-ARM'S LENGTH	\$195,950	\$93,710	47.82	\$187,418	\$38,073	\$157,877	\$79,439	1.987	1,056	\$149.50	5A1	
22-23-33-279-090	33610 COLFAX	05/22/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$194,180	53.20	\$388,365	\$43,968	\$321,032	\$183,190	1.752	1,740	\$184.50	5A1	
22-23-33-279-091	33503 STOCKER	11/10/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$128,850	51.54	\$257,698	\$38,073	\$211,927	\$116,822	1.814	1,442	\$146.97	5A1	
22-23-33-301-004	35200 RHONSWOOD	07/29/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$145,060	53.73	\$290,128	\$39,543	\$230,457	\$133,290	1.729	2,140	\$107.69	5A1	
22-23-33-301-041	34454 RHONSWOOD	04/20/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$152,960	47.06	\$305,910	\$47,938	\$277,062	\$137,219	2.019	1,504	\$184.22	5A1	
22-23-33-401-045	21078 GILL	08/25/22	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$256,010	52.35	\$512,018	\$45,816	\$443,184	\$247,980	1.787	2,210	\$200.54	5A1	
22-23-33-405-001	21198 CASS	09/16/22	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$128,390	54.40	\$256,788	\$38,904	\$197,096	\$115,896	1.701	1,469	\$134.17	5A1	
22-23-33-427-011	33528 RHONSWOOD	08/12/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$237,310	53.33	\$474,611	\$48,357	\$396,643	\$226,731	1.749	3,293	\$120.45	5A1	
22-23-33-427-014	33558 RHONSWOOD	10/07/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$238,620	56.81	\$477,231	\$41,667	\$378,333	\$231,683	1.633	2,149	\$176.05	5A1	
22-23-33-430-010	33817 RHONSWOOD	11/14/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$220,250	61.18	\$440,499	\$41,148	\$318,852	\$212,421	1.501	1,979	\$161.12	5A1	
22-23-33-430-044	33924 KIRBY	09/16/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$157,350	45.61	\$314,705	\$58,739	\$286,261	\$136,152	2.103	2,307	\$124.08	5A1	
22-23-33-430-047	33960 KIRBY	09/15/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$120,660	54.85	\$241,317	\$45,579	\$174,421	\$104,116	1.675	960	\$181.69	5A1	
22-23-33-451-047	20898 GILL	07/11/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$160,940	51.09	\$321,884	\$43,706	\$271,294	\$147,967	1.833	1,307	\$207.57	5A1	
22-23-33-476-003	34045 KIRBY	09/30/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$178,530	47.61	\$357,056	\$51,212	\$323,788	\$162,683	1.990	1,932	\$167.59	5A1	
22-23-33-476-010	33947 KIRBY	08/25/23	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$111,700	39.91	\$223,408	\$48,218	\$231,682	\$93,186	2.486	1,291	\$179.46	5A1	
22-23-33-476-015	33605 KIRBY	09/22/23	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$116,570	47.77	\$233,138	\$45,303	\$198,697	\$99,912	1.989	1,609	\$123.49	5A1	
22-23-33-477-038	20720 CASS	10/05/23	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$123,980	50.81	\$247,963	\$45,908	\$198,092	\$107,476	1.843	1,379	\$143.65	5A1	
Totals:			\$11,361,250			\$11,361,250	\$5,660,200		\$11,320,402		\$9,599,403	\$5,084,338			\$162.40		
								Sale. Ratio =>	49.82			E.C.F. =>	1.888			Std. Deviation=>	0.406247486
								Std. Dev. =>	6.66			Ave. E.C.F. =>	1.975			Ave. Variance=>	27.3534

2025 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	
22-23-33-302-025	34792 FENDT	09/30/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$307,340	54.40	\$614,670	\$66,677	\$498,323	\$250,225	1.991	3,402	\$146.48	5C1	
22-23-33-302-035	34520 FENDT	03/16/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$139,780	46.59	\$279,565	\$52,453	\$247,547	\$103,704	2.387	1,632	\$151.68	5C1	
22-23-33-376-061	20881 GILL	06/06/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$206,820	60.83	\$413,643	\$54,529	\$285,471	\$163,979	1.741	1,740	\$164.06	5C1	
22-23-33-376-063	34501 FENDT	10/31/23	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$191,350	48.20	\$382,705	\$45,500	\$351,500	\$153,975	2.283	1,748	\$201.09	5C1	
22-23-33-401-037	21112 GILL	10/20/22	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$114,670	42.16	\$229,335	\$40,132	\$231,868	\$86,394	2.684	1,156	\$200.58	5C1	
22-23-33-405-006	34101 HARLOWSHIRE	07/11/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$107,070	56.35	\$214,136	\$37,994	\$152,006	\$80,430	1.890	1,008	\$150.80	5C1	
22-23-33-405-020	33824 RHONSWOOD	10/11/23	\$254,400	WD	03-ARM'S LENGTH	\$254,400	\$94,640	37.20	\$189,279	\$38,073	\$216,327	\$69,044	3.133	1,008	\$214.61	5C1	
22-23-33-405-021	33776 RHONSWOOD	05/17/23	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$99,940	35.95	\$199,885	\$39,912	\$238,088	\$73,047	3.259	1,044	\$228.05	5C1	
22-23-33-405-024	21199 FLANDERS	09/14/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$93,660	59.66	\$187,313	\$39,427	\$117,573	\$67,528	1.741	930	\$126.42	5C1	
22-23-33-429-007	21116 FLANDERS	03/06/23	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$136,960	52.88	\$273,921	\$37,994	\$221,006	\$107,729	2.051	1,808	\$122.24	5C1	
22-23-33-430-001	34129 RHONSWOOD	06/28/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$119,070	66.15	\$238,142	\$51,359	\$128,641	\$85,289	1.508	1,119	\$114.96	5C1	
22-23-33-430-016	33625 RHONSWOOD	08/16/22	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$131,890	41.74	\$263,775	\$40,671	\$275,329	\$101,874	2.703	1,423	\$193.48	5C1	
Totals:			\$3,508,400			\$3,508,400	\$1,743,190		\$3,486,369		\$2,963,679	\$1,343,218			\$167.87		
								Sale. Ratio =>	49.69					E.C.F. =>	2.206	Std. Deviation=>	0.56443534
								Std. Dev. =>	9.75					Ave. E.C.F. =>	2.281	Ave. Variance=>	46.0478

2025 ECF 2.190

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	
22-23-33-202-025	33900 COLFAX	06/30/23	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$132,940	49.79	\$265,886	\$43,234	\$223,766	\$130,972	1.709	1,356	\$165.02	5H1	
Totals:			\$267,000			\$267,000	\$132,940		\$265,886		\$223,766	\$130,972			\$165.02		
								Sale. Ratio =>	49.79				E.C.F. =>	1.709	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.709	Ave. Variance=>		0.0000

2025 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
22-23-26-378-005	22416 CORA	05/27/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$140,800	53.13	\$281,593	\$38,073	\$226,927	\$153,157	1.482	1,176	\$192.97	6A1
22-23-26-379-005	22412 HAYNES	12/22/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$135,040	55.12	\$270,086	\$40,708	\$204,292	\$144,263	1.416	1,188	\$171.96	6A1
22-23-34-176-003	32735 CADILLAC	08/15/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$124,540	48.84	\$249,079	\$40,708	\$214,292	\$131,051	1.635	1,218	\$175.94	6A1
22-23-34-276-023	21407 LUNDY	10/20/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$156,170	60.07	\$312,343	\$39,704	\$220,296	\$171,471	1.285	1,884	\$116.93	6A1
22-23-34-426-003	21290 OSMUS	10/18/23	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$68,360	38.40	\$136,710	\$50,270	\$127,730	\$54,365	2.349	640	\$199.58	6A1
22-23-34-426-034	21105 SUNNYDALE	06/02/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$105,980	42.39	\$211,957	\$48,488	\$201,512	\$102,811	1.960	1,492	\$135.06	6A1
22-23-34-476-001	21341 RUTH	06/27/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$109,240	48.55	\$218,486	\$38,073	\$186,927	\$113,467	1.647	1,272	\$146.96	6A1
22-23-35-153-009	21418 RANDALL	03/29/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$294,240	49.04	\$588,482	\$82,674	\$517,326	\$318,118	1.626	2,503	\$206.68	6A1
22-23-35-326-019	21131 DUNKIRK	08/17/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$185,510	45.80	\$371,025	\$49,917	\$355,083	\$201,955	1.758	1,542	\$230.27	6A1
22-23-35-326-020	21119 DUNKIRK	04/04/23	\$177,600	WD	03-ARM'S LENGTH	\$177,600	\$81,820	46.07	\$163,641	\$37,994	\$139,606	\$79,023	1.767	1,222	\$114.24	6A1
22-23-35-327-004	21104 DUNKIRK	09/28/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$202,400	49.37	\$404,806	\$43,361	\$366,639	\$227,324	1.613	2,152	\$170.37	6A1
22-23-35-327-022	30437 SALISBURY	08/11/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$171,980	54.60	\$343,963	\$43,696	\$271,304	\$188,847	1.437	2,182	\$124.34	6A1
22-23-35-327-028	30500 AMBETH	06/06/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$127,760	48.21	\$255,515	\$42,137	\$222,863	\$134,200	1.661	1,379	\$161.61	6A1
22-23-35-377-036	20909 TUCK	07/21/22	\$304,500	WD	03-ARM'S LENGTH	\$304,500	\$173,200	56.88	\$346,401	\$48,465	\$256,035	\$187,381	1.366	1,784	\$143.52	6A1
22-23-35-402-054	21160 TUCK	06/02/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$112,480	40.90	\$224,963	\$38,073	\$236,927	\$117,541	2.016	1,750	\$135.39	6A1
22-23-35-452-003	29937 ELDRED	05/23/22	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$98,900	48.01	\$197,800	\$39,910	\$166,090	\$99,302	1.673	1,482	\$112.07	6A1
Totals:			\$4,636,100			\$4,636,100	\$2,288,420		\$4,576,850		\$3,913,849	\$2,424,276			\$158.62	
								Sale. Ratio =>	49.36			E.C.F. =>	1.614	Std. Deviation=>		0.26887576
								Std. Dev. =>	5.85			Ave. E.C.F. =>	1.668	Ave. Variance=>		18.9216

2025 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	
22-23-34-404-024	31770 JUNCTION	10/06/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$91,910	36.76	\$183,827	\$38,073	\$211,927	\$70,074	3.024	960	\$220.76	6B1	
22-23-34-406-008	21121 PARKER	11/03/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$115,990	48.33	\$231,975	\$41,942	\$198,058	\$91,362	2.168	1,000	\$198.06	6B1	
22-23-34-406-010	21001 PARKER	09/02/22	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$101,560	50.03	\$203,125	\$38,073	\$164,927	\$79,352	2.078	1,388	\$118.82	6B1	
22-23-34-408-004	21116 ROBINSON	02/08/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$78,310	78.31	\$156,618	\$37,994	\$62,006	\$57,031	1.087	836	\$74.17	6B1	
Totals:			\$793,000			\$793,000	\$387,770		\$775,545		\$636,918	\$297,819			\$152.95		
								Sale. Ratio =>	48.90					E.C.F. =>	2.139	Std. Deviation=>	0.792610846
								Std. Dev. =>	17.65					Ave. E.C.F. =>	2.089	Ave. Variance=>	50.6626

2025 ECF 2.080

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	\$192,090	56.08	\$384,189	\$41,064	\$301,436	\$250,456	1.204	2,263	\$133.20	6E1	
22-23-34-278-003	21784 RUTH	01/22/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$78,280	47.44	\$156,563	\$43,474	\$121,526	\$82,547	1.472	954	\$127.39	6E1	
22-23-34-278-003	21784 RUTH	09/06/23	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$78,280	33.74	\$156,563	\$43,474	\$188,526	\$82,547	2.284	954	\$197.62	6E1	
22-23-34-278-049	21642 RUTH	07/30/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$183,570	54.80	\$367,138	\$39,779	\$295,221	\$238,948	1.236	2,074	\$142.34	6E1	
Totals:			\$1,074,500			\$1,074,500	\$532,220		\$1,064,453		\$906,709	\$654,498			\$150.14		
								Sale. Ratio =>	49.53				E.C.F. =>	1.385	Std. Deviation=>		0.50449618
								Std. Dev. =>	10.25				Ave. E.C.F. =>	1.549	Ave. Variance=>		36.7544

2025 ECF 1.370
Used 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
22-23-34-476-067	20812 SUNNYDALE	08/23/23	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$105,960	40.52	\$211,912	\$46,280	\$215,220	\$120,899	1.780	1,098	\$196.01	6H3
22-23-34-476-077	20795 ORCHARD LAKE	10/07/22	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$85,100	64.96	\$170,197	\$37,125	\$93,875	\$97,133	0.966	1,008	\$93.13	6H3
Totals:			\$392,500			\$392,500	\$191,060		\$382,109		\$309,095	\$218,032			\$144.57	
								Sale. Ratio =>	48.68			E.C.F. =>	1.418	Std. Deviation=>		0.57537255
								Std. Dev. =>	17.28			Ave. E.C.F. =>	1.373	Ave. Variance=>		40.6850

2025 ECF 1.370
Std Deviation, Outliers

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-26-379-008	30590 NINE MILE	07/13/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$135,300	67.65	\$270,599	\$38,310	\$161,690	\$99,269	1.629	1,032	\$156.68	7B1	
22-23-26-380-011	22435 TUCK	06/13/23	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$136,090	42.20	\$272,185	\$38,073	\$284,427	\$100,048	2.843	1,528	\$186.14	7B1	
22-23-35-127-003	22126 CORA	06/29/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$83,850	43.00	\$167,690	\$37,994	\$157,006	\$55,426	2.833	768	\$204.43	7B1	
22-23-35-128-019	22027 SPRINGBROOK	07/31/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$83,120	51.95	\$166,234	\$40,071	\$119,929	\$53,916	2.224	816	\$146.97	7B1	
Totals:			\$877,500			\$877,500	\$438,360		\$876,708		\$723,052	\$308,658			\$173.56		
								Sale. Ratio =>	49.96					E.C.F. =>	2.343	Std. Deviation=> 0.57957971	
								Std. Dev. =>	11.82					Ave. E.C.F. =>	2.382	Ave. Variance=> 45.5614	

2025 ECF 2.340

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
22-23-35-228-031	21681 PURDUE	04/08/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$109,630	44.75	\$219,250	\$38,073	\$206,927	\$82,353	2.513	1,092	\$189.49	7E1
22-23-35-229-016	21814 PURDUE	01/26/24	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$97,270	51.47	\$194,533	\$41,461	\$147,539	\$69,578	2.120	1,006	\$146.66	7E1
22-23-35-229-020	22121 COLGATE	12/01/23	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$124,410	48.60	\$248,819	\$40,558	\$215,442	\$94,664	2.276	1,654	\$130.26	7E1
22-23-35-229-026	21875 COLGATE	09/29/23	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$70,130	44.96	\$140,253	\$41,367	\$114,633	\$44,948	2.550	720	\$159.21	7E1
22-23-35-229-030	21821 COLGATE	09/28/23	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$139,880	55.40	\$279,758	\$40,653	\$211,847	\$108,684	1.949	1,952	\$108.53	7E1
22-23-35-230-014	21812 COLGATE	01/05/24	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$94,850	56.80	\$189,701	\$39,542	\$127,458	\$68,254	1.867	1,218	\$104.65	7E1
22-23-35-231-023	22085 TULANE	09/28/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$87,910	44.85	\$175,817	\$38,073	\$157,927	\$62,611	2.522	1,044	\$151.27	7E1
22-23-35-231-026	21995 TULANE	08/09/23	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$94,980	48.46	\$189,959	\$38,073	\$157,927	\$69,039	2.288	1,044	\$151.27	7E1
22-23-35-232-003	22176 TULANE	03/01/23	\$200,000	OTH	03-ARM'S LENGTH	\$200,000	\$115,820	57.91	\$231,640	\$50,668	\$149,332	\$82,260	1.815	864	\$172.84	7E1
22-23-35-232-006	22086 TULANE	07/21/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$85,310	44.90	\$170,612	\$41,362	\$148,638	\$58,750	2.530	868	\$171.24	7E1
22-23-35-232-011	21934 TULANE	05/05/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$98,990	50.76	\$197,970	\$39,546	\$155,454	\$72,011	2.159	1,084	\$143.41	7E1
22-23-35-232-024	21869 MIDDLEBELT	04/22/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$85,380	71.15	\$170,751	\$38,073	\$81,927	\$60,308	1.358	1,080	\$75.86	7E1
22-23-35-276-001	21780 PURDUE	06/16/23	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$88,220	45.95	\$176,433	\$39,157	\$152,843	\$62,398	2.449	844	\$181.09	7E1
22-23-35-277-007	21630 COLGATE	10/06/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$127,070	55.25	\$254,146	\$52,399	\$177,601	\$91,703	1.937	999	\$177.78	7E1
22-23-35-277-008	21628 COLGATE	12/16/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$71,630	51.16	\$143,261	\$40,796	\$99,204	\$46,575	2.130	764	\$129.85	7E1
22-23-35-277-009	21618 COLGATE	10/11/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$168,740	51.92	\$337,488	\$41,705	\$283,295	\$134,447	2.107	1,435	\$197.42	7E1
22-23-35-277-014	21721 ALBION	04/05/22	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$77,200	34.16	\$154,398	\$40,209	\$185,791	\$51,904	3.580	680	\$273.22	7E1
22-23-35-277-021	21615 ALBION	02/08/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$102,990	55.67	\$205,986	\$43,459	\$141,541	\$73,876	1.916	1,008	\$140.42	7E1
22-23-35-278-015	21719 TULANE	03/15/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$122,000	42.81	\$243,993	\$40,940	\$244,060	\$92,297	2.644	1,533	\$159.20	7E1
22-23-35-278-020	21631 TULANE	12/29/23	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$84,260	36.96	\$168,522	\$39,171	\$188,829	\$58,796	3.212	825	\$228.88	7E1
22-23-35-278-044	21734 ALBION	09/14/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$131,070	42.28	\$262,141	\$47,498	\$262,502	\$97,565	2.691	1,430	\$183.57	7E1
22-23-35-279-001	21738 TULANE	09/15/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$82,180	43.25	\$164,369	\$38,940	\$151,060	\$57,013	2.650	844	\$178.98	7E1
22-23-35-279-004	21688 TULANE	08/31/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$92,070	51.15	\$184,142	\$38,073	\$141,927	\$66,395	2.138	1,009	\$140.66	7E1
22-23-35-279-006	21652 TULANE	10/03/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$111,800	52.00	\$223,602	\$39,546	\$175,454	\$83,662	2.097	1,352	\$129.77	7E1
22-23-35-279-022	21619 MIDDLEBELT	12/15/23	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$91,360	49.41	\$182,725	\$38,073	\$146,827	\$65,751	2.233	1,300	\$112.94	7E1
22-23-35-351-017	21117 RANDALL	06/28/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$187,360	56.78	\$374,728	\$52,318	\$277,682	\$146,550	1.895	1,908	\$145.54	7E1
22-23-35-351-018	21103 RANDALL	06/01/22	\$351,500	WD	03-ARM'S LENGTH	\$351,500	\$153,120	43.56	\$306,238	\$46,389	\$305,111	\$118,113	2.583	1,134	\$269.06	7E1
22-23-35-351-055	20801 RANDALL	12/05/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$200,920	63.78	\$401,842	\$42,553	\$272,447	\$163,313	1.668	2,118	\$128.63	7E1
22-23-35-427-002	21370 PURDUE	10/24/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$112,840	56.42	\$225,688	\$40,008	\$159,992	\$84,400	1.896	1,201	\$133.22	7E1

Totals:	\$6,449,900		\$6,449,900		\$3,209,390		\$6,418,765		\$5,241,217		\$2,368,219		\$159.14		0.45408558
			Sale. Ratio =>		49.76		E.C.F. =>		2.213		Std. Deviation=>		0.45408558		34.5002
			Std. Dev. =>		7.75		Ave. E.C.F. =>		2.268		Ave. Variance=>		34.5002		

2025 ECF 2.200

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	
22-23-36-101-015	29130 SHIAWASSEE	03/01/23	\$375,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$375,000	\$169,910	45.31	\$339,830	\$154,437	\$220,563	\$142,610	1.547	1,936	\$113.93	8A1	
22-23-36-101-024	29170 SHIAWASSEE	08/23/22	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$99,200	34.69	\$198,401	\$41,429	\$244,571	\$92,883	2.633	1,319	\$185.42	8A1	
22-23-36-127-001	28615 NINE MILE	12/30/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$158,420	55.59	\$316,844	\$50,191	\$234,809	\$157,783	1.488	1,566	\$149.94	8A1	
22-23-36-127-004	22160 HAMILTON AV	10/11/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$245,080	59.78	\$490,168	\$41,216	\$368,784	\$265,652	1.388	3,509	\$105.10	8A1	
22-23-36-127-015	22169 AVERHILL	03/05/24	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$129,690	38.26	\$259,377	\$37,994	\$301,006	\$130,996	2.298	2,028	\$148.43	8A1	
22-23-36-127-023	28508 SHIAWASSEE	04/11/22	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$164,430	53.56	\$328,856	\$52,620	\$254,380	\$163,453	1.556	1,852	\$137.35	8A1	
Totals:			\$2,002,000			\$2,002,000	\$966,730		\$1,933,476		\$1,624,113	\$953,377			\$140.03		
								Sale. Ratio =>	48.29					E.C.F. =>	1.704	Std. Deviation=>	0.51580577
								Std. Dev. =>	10.06					Ave. E.C.F. =>	1.818	Ave. Variance=>	43.1398

2025 ECF 1.690

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	08/30/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$115,270	49.05	\$230,531	\$40,786	\$194,214	\$110,317	1.761	1,388	\$139.92	8A2
22-23-25-376-019	22879 ELM GROVE	01/04/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$122,850	49.14	\$245,695	\$39,684	\$210,316	\$119,774	1.756	1,224	\$171.83	8A2
22-23-25-377-012	22740 ELM GROVE	05/16/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$57,600	52.36	\$115,203	\$45,368	\$64,632	\$40,602	1.592	713	\$90.65	8A2
Totals:			\$595,000			\$595,000	\$295,720		\$591,429		\$469,162	\$270,692			\$134.13	
								Sale. Ratio =>	49.70			E.C.F. =>	1.733	Std. Deviation=>		0.096083198
								Std. Dev. =>	1.89			Ave. E.C.F. =>	1.703	Ave. Variance=>		7.3944

2025 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
22-23-36-154-007	21761 JACKSONVILLE	08/23/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$84,040	48.02	\$168,070	\$38,073	\$136,927	\$65,325	2.096	800	\$171.16	8B1
22-23-36-156-003	21620 MIDDLEBELT	06/30/22	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$159,140	67.43	\$318,271	\$41,291	\$194,709	\$139,186	1.399	2,790	\$69.79	8B1
22-23-36-156-017	21503 WHEELER	12/10/23	\$170,800	WD	03-ARM'S LENGTH	\$170,800	\$82,130	48.09	\$164,263	\$37,994	\$132,806	\$63,452	2.093	940	\$141.28	8B1
22-23-36-156-025	21615 WHEELER	09/07/22	\$170,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$170,000	\$94,230	55.43	\$188,462	\$75,119	\$94,881	\$67,466	1.406	912	\$104.04	8B1
22-23-36-157-008	21514 WHEELER	11/29/23	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$93,730	47.10	\$187,463	\$38,888	\$160,112	\$74,661	2.145	1,160	\$138.03	8B1
22-23-36-157-015	21639 ROOSEVELT	06/29/22	\$245,500	WD	03-ARM'S LENGTH	\$245,500	\$119,440	48.65	\$238,871	\$39,698	\$205,802	\$100,087	2.056	1,804	\$114.08	8B1
22-23-36-158-020	21535 JEFFERSON	09/28/22	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$72,940	44.23	\$145,873	\$38,409	\$126,491	\$54,002	2.342	976	\$129.60	8B1
22-23-36-177-013	21717 HAMILTON AV	05/04/23	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$93,650	46.85	\$187,300	\$38,538	\$161,362	\$74,755	2.159	960	\$168.09	8B1
22-23-36-179-008	21797 WALDRON	09/01/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$71,020	52.61	\$142,039	\$38,967	\$96,033	\$51,795	1.854	800	\$120.04	8B1
22-23-36-181-011	21615 ROCKWELL	02/29/24	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$92,680	49.43	\$185,356	\$40,593	\$146,907	\$72,745	2.019	888	\$165.44	8B1
22-23-36-182-010	21675 HAMILTON AV	07/29/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$68,380	48.84	\$136,764	\$42,096	\$97,904	\$47,572	2.058	666	\$147.00	8B1
22-23-36-184-003	21632 HANCOCK	02/02/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$97,620	41.54	\$195,237	\$41,326	\$193,674	\$77,342	2.504	1,279	\$151.43	8B1
22-23-36-184-005	21526 HANCOCK	04/28/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$72,920	36.46	\$145,844	\$37,994	\$162,006	\$54,196	2.989	1,014	\$159.77	8B1
22-23-36-184-011	21629 WALDRON	08/19/22	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$78,350	51.89	\$156,692	\$39,095	\$111,905	\$59,094	1.894	900	\$124.34	8B1
22-23-36-303-004	21416 ROOSEVELT	09/15/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$102,310	43.54	\$204,617	\$42,054	\$192,946	\$81,690	2.362	1,272	\$151.69	8B1
22-23-36-303-009	21431 JEFFERSON	03/18/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$75,880	68.98	\$151,756	\$38,073	\$71,927	\$57,127	1.259	765	\$94.02	8B1
22-23-36-305-006	21400 JACKSONVILLE	05/15/23	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$80,670	58.46	\$161,347	\$39,873	\$98,127	\$61,042	1.608	858	\$114.37	8B1
22-23-36-328-009	21412 HAMILTON AV	08/19/22	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$56,080	43.47	\$112,164	\$37,994	\$91,006	\$37,271	2.442	576	\$158.00	8B1

Totals:	\$3,221,600		\$3,221,600	\$1,595,210		\$3,190,389		\$2,475,525	\$1,238,808		\$134.56					
				Sale. Ratio =>		49.52			E.C.F. =>		1.998		Std. Deviation=>		0.43183352	
				Std. Dev. =>		8.32			Ave. E.C.F. =>		2.038		Ave. Variance=>		31.4138	

2025 ECF 1.990

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-36-151-007	21704 MIDDLEBELT	01/11/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$116,810	68.71	\$233,620	\$38,982	\$131,018	\$140,027	0.936	1,342	\$97.63	8B2
22-23-36-151-015	21737 WHEELER	07/28/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$149,730	48.30	\$299,460	\$41,662	\$268,338	\$185,466	1.447	1,545	\$173.68	8B2
22-23-36-152-011	21709 ROOSEVELT	08/22/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$88,810	39.47	\$177,622	\$40,385	\$184,615	\$98,732	1.870	912	\$202.43	8B2
22-23-36-152-017	21726 WHEELER	06/27/22	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$171,720	54.34	\$343,441	\$40,891	\$275,109	\$217,662	1.264	1,689	\$162.88	8B2
22-23-36-153-007	21715 JEFFERSON	08/24/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$82,120	54.75	\$164,233	\$40,658	\$109,342	\$88,903	1.230	960	\$113.90	8B2
22-23-36-154-011	21731 JACKSONVILLE	12/19/22	\$204,000	PTA	03-ARM'S LENGTH	\$204,000	\$93,020	45.60	\$186,046	\$40,542	\$163,458	\$104,679	1.562	960	\$170.27	8B2
22-23-36-156-019	21633 WHEELER	05/19/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$143,220	51.15	\$286,442	\$41,705	\$238,295	\$176,070	1.353	1,480	\$161.01	8B2
22-23-36-156-024	21513 WHEELER	04/05/23	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$133,790	53.30	\$267,576	\$41,705	\$209,295	\$162,497	1.288	1,431	\$146.26	8B2
22-23-36-160-015	21535 WHITTINGTON	03/08/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$112,940	44.29	\$225,888	\$42,176	\$212,824	\$132,167	1.610	1,259	\$169.04	8B2
22-23-36-176-007	21730 WHITTINGTON	02/06/24	\$247,500	WD	03-ARM'S LENGTH	\$247,500	\$112,980	45.65	\$225,968	\$42,544	\$204,956	\$131,960	1.553	1,301	\$157.54	8B2
22-23-36-304-003	21426 JEFFERSON	08/18/23	\$222,050	WD	03-ARM'S LENGTH	\$222,050	\$94,330	42.48	\$188,657	\$43,317	\$178,733	\$104,561	1.709	1,073	\$166.57	8B2
22-23-36-305-005	21406 JACKSONVILLE	04/13/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$83,410	45.09	\$166,815	\$39,007	\$145,993	\$91,948	1.588	936	\$155.98	8B2
22-23-36-327-012	21315 HAMILTON AV	08/09/23	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$68,860	49.90	\$137,725	\$38,073	\$99,927	\$71,692	1.394	1,008	\$99.13	8B2
22-23-36-327-018	21415 HAMILTON AV	09/01/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$88,130	67.79	\$176,256	\$38,073	\$91,927	\$99,412	0.925	1,196	\$76.86	8B2
Totals:			\$3,083,550			\$3,083,550	\$1,539,870		\$3,079,749		\$2,513,830	\$1,805,776			\$146.66	
								Sale. Ratio =>	49.94			E.C.F. =>	1.392	Std. Deviation=>		0.27036123
								Std. Dev. =>	8.67			Ave. E.C.F. =>	1.409	Ave. Variance=>		21.0668

2025 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		
22-23-36-202-001	28053 NINE MILE	04/28/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$112,400	46.83	\$224,798	\$41,263	\$198,737	\$87,816	2.263	1,458	\$136.31	8D1		
22-23-36-202-008	27827 NINE MILE	05/05/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$113,410	47.25	\$226,816	\$41,809	\$198,191	\$88,520	2.239	1,412	\$140.36	8D1		
22-23-36-202-014	22327 TREDWELL	08/21/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$123,840	45.87	\$247,680	\$42,014	\$227,986	\$98,405	2.317	1,215	\$187.64	8D1		
22-23-36-202-017	22247 N BRANDON	08/02/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$110,490	44.20	\$220,982	\$42,076	\$207,924	\$85,601	2.429	945	\$220.03	8D1		
22-23-36-202-050	21749 MALDEN	05/23/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$116,000	42.96	\$232,001	\$39,407	\$230,593	\$92,150	2.502	1,080	\$213.51	8D1		
22-23-36-203-020	22187 MALDEN	09/13/22	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$119,560	47.44	\$239,111	\$39,407	\$212,593	\$95,552	2.225	1,080	\$196.85	8D1		
22-23-36-203-030	22067 MALDEN	02/07/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$134,740	53.90	\$269,489	\$42,076	\$207,924	\$108,810	1.911	1,169	\$177.86	8D1		
22-23-36-204-002	22256 N BRANDON	05/04/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$121,430	44.16	\$242,863	\$46,998	\$228,002	\$93,715	2.433	1,215	\$187.66	8D1		
22-23-36-204-036	21939 TREDWELL	10/07/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$117,940	45.36	\$235,887	\$40,583	\$219,417	\$93,447	2.348	1,518	\$144.54	8D1		
22-23-36-226-007	27621 NINE MILE	03/17/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$115,530	53.73	\$231,055	\$41,936	\$173,064	\$90,488	1.913	1,225	\$141.28	8D1		
22-23-36-226-021	22222 ONTAGA ST	08/01/23	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$118,110	44.91	\$236,224	\$41,660	\$221,340	\$93,093	2.378	1,518	\$145.81	8D1		
22-23-36-226-045	22123 INKSTER	03/29/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$106,170	50.56	\$212,331	\$39,505	\$170,495	\$82,692	2.062	1,518	\$112.32	8D1		
22-23-36-227-022	27526 DOREEN	05/19/23	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$118,230	39.67	\$236,457	\$39,782	\$258,218	\$94,103	2.744	1,518	\$170.10	8D1		
22-23-36-228-002	27677 DOREEN	06/21/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$156,510	66.60	\$313,011	\$44,745	\$190,255	\$128,357	1.482	1,775	\$107.19	8D1		
22-23-36-228-007	22040 TREDWELL	02/29/24	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$128,460	44.14	\$256,915	\$42,076	\$248,924	\$102,794	2.422	1,204	\$206.75	8D1		
22-23-36-229-007	21912 LEYTE	10/21/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$123,960	46.78	\$247,927	\$40,741	\$224,259	\$99,132	2.262	1,204	\$186.26	8D1		
22-23-36-229-017	21935 ONTAGA ST	07/26/23	\$210,000	MLC	03-ARM'S LENGTH	\$210,000	\$120,570	57.41	\$241,138	\$42,076	\$167,924	\$95,245	1.763	1,255	\$133.80	8D1		
22-23-36-230-015	21826 ONTAGA ST	03/15/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$122,850	61.43	\$245,703	\$44,108	\$155,892	\$96,457	1.616	1,149	\$135.68	8D1		
22-23-36-230-027	21788 S BRANDON	02/21/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$159,750	63.90	\$319,498	\$39,407	\$210,593	\$134,015	1.571	1,823	\$115.52	8D1		
22-23-36-276-016	27824 SHIAWASSEE	08/04/22	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$130,250	51.69	\$260,495	\$40,416	\$211,584	\$105,301	2.009	1,240	\$170.63	8D1		
22-23-36-276-022	27672 SHIAWASSEE	07/13/23	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$133,080	48.93	\$266,161	\$42,514	\$229,486	\$107,008	2.145	1,240	\$185.07	8D1		
22-23-36-276-026	27624 SHIAWASSEE	03/18/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$147,860	54.76	\$295,719	\$42,451	\$227,549	\$121,181	1.878	1,240	\$183.51	8D1		
22-23-36-277-007	21785 S BRANDON	07/21/22	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$102,410	48.31	\$204,818	\$39,428	\$172,572	\$79,134	2.181	919	\$187.78	8D1		
Totals:			\$5,750,000			\$5,750,000	\$2,853,550		\$5,707,079		\$4,793,522	\$2,273,015			\$164.63			
								Sale. Ratio =>	49.63					E.C.F. =>	2.109	Std. Deviation=>		0.3227984
								Std. Dev. =>	6.98					Ave. E.C.F. =>	2.134	Ave. Variance=>		26.1277

2025 ECF 2.090

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-36-251-001	28311 SHIAWASSEE	07/10/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$91,120	52.07	\$182,239	\$39,211	\$135,789	\$81,730	1.661	1,202	\$112.97	8E1	
22-23-36-251-010	21571 COLLINGHAM	10/26/22	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$45,690	66.22	\$91,370	\$14,681	\$54,319	\$43,822	1.240	831	\$65.37	8E1	
22-23-36-251-016	21503 COLLINGHAM	11/17/22	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$66,200	41.12	\$132,399	\$39,567	\$121,433	\$53,047	2.289	702	\$172.98	8E1	
22-23-36-252-015	21711 OXFORD	09/07/22	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$67,990	61.25	\$135,987	\$37,994	\$73,006	\$55,996	1.304	748	\$97.60	8E1	
22-23-36-253-026	21506 OXFORD	08/23/22	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$97,510	43.15	\$195,010	\$40,522	\$185,478	\$88,279	2.101	1,254	\$147.91	8E1	
Totals:			\$742,000			\$742,000	\$368,510		\$737,005		\$570,025	\$322,874			\$119.37		
								Sale. Ratio =>	49.66					E.C.F. =>	1.765	Std. Deviation=>	0.46815302
								Std. Dev. =>	10.97					Ave. E.C.F. =>	1.719	Ave. Variance=>	38.0894

2025 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			
22-23-36-278-018	21513 ST FRANCIS	07/19/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$64,290	42.86	\$128,586	\$40,186	\$109,814	\$49,663	2.211	696	\$157.78	8G1			
22-23-36-278-023	27729 SHIAWASSEE	03/06/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$91,770	42.68	\$183,533	\$42,187	\$172,813	\$79,408	2.176	1,000	\$172.81	8G1			
22-23-36-279-018	27619 SHIAWASSEE	09/07/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$103,030	58.87	\$206,061	\$39,724	\$135,276	\$93,448	1.448	1,025	\$131.98	8G1			
22-23-36-280-003	27533 SHIAWASSEE	09/12/22	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$72,300	39.62	\$144,604	\$46,204	\$136,296	\$55,281	2.466	1,008	\$135.21	8G1			
22-23-36-280-008	21524 ONTAGA ST	05/05/23	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$51,780	52.30	\$103,564	\$37,994	\$61,006	\$36,837	1.656	616	\$99.04	8G1			
22-23-36-307-001	21226 MIDDLEBELT	09/14/22	\$175,250	WD	03-ARM'S LENGTH	\$175,250	\$105,730	60.33	\$211,459	\$38,073	\$137,177	\$97,408	1.408	1,950	\$70.35	8G1			
22-23-36-307-003	21214 MIDDLEBELT	03/18/24	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$92,520	48.06	\$185,033	\$38,073	\$154,422	\$82,562	1.870	1,136	\$135.94	8G1			
22-23-36-351-014	29218 SCOTTEN	07/11/23	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$103,320	45.52	\$206,630	\$40,175	\$186,825	\$93,514	1.998	1,360	\$137.37	8G1			
22-23-36-354-008	28930 LIST	08/08/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$75,470	27.44	\$150,940	\$38,910	\$236,090	\$62,938	3.751	917	\$257.46	8G1			
22-23-36-356-001	29093 LIST	08/21/23	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$66,130	29.13	\$132,269	\$38,073	\$188,927	\$52,919	3.570	732	\$258.10	8G1			
22-23-36-376-012	28610 GRAYLING	08/29/23	\$154,105	WD	03-ARM'S LENGTH	\$154,105	\$107,030	69.45	\$214,053	\$48,732	\$105,373	\$92,877	1.135	1,414	\$74.52	8G1			
22-23-36-377-009	28519 GRAYLING	02/16/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$133,570	62.13	\$267,141	\$51,939	\$163,061	\$120,900	1.349	1,620	\$100.65	8G1			
22-23-36-377-012	28511 GRAYLING	09/22/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$130,740	60.81	\$261,482	\$45,515	\$169,485	\$121,330	1.397	1,983	\$85.47	8G1			
22-23-36-377-025	20908 WALDRON	12/01/22	\$129,600	WD	03-ARM'S LENGTH	\$129,600	\$75,530	58.28	\$151,067	\$37,994	\$91,606	\$63,524	1.442	832	\$110.10	8G1			
22-23-36-401-009	21319 COLLINGHAM	08/15/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$73,700	40.94	\$147,406	\$38,073	\$144,927	\$61,423	2.311	720	\$197.12	8G1			
22-23-36-401-015	21203 COLLINGHAM	04/08/22	\$271,115	WD	03-ARM'S LENGTH	\$271,115	\$138,600	51.12	\$277,195	\$41,422	\$229,693	\$132,457	1.734	1,406	\$163.37	8G1			
22-23-36-401-020	21101 COLLINGHAM	04/22/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$92,950	66.39	\$185,907	\$38,310	\$101,690	\$82,920	1.226	978	\$103.98	8G1			
22-23-36-402-004	21410 COLLINGHAM	11/28/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$122,060	48.82	\$244,125	\$40,235	\$209,765	\$114,545	1.831	1,371	\$153.00	8G1			
22-23-36-402-014	21114 COLLINGHAM	07/08/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$110,680	55.34	\$221,356	\$41,409	\$158,591	\$101,094	1.569	1,152	\$137.67	8G1			
22-23-36-402-020	21437 OXFORD	11/15/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$86,840	54.28	\$173,681	\$40,128	\$119,872	\$75,030	1.598	968	\$123.83	8G1			
22-23-36-402-036	21111 OXFORD	06/03/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$108,380	50.41	\$216,764	\$38,851	\$176,149	\$99,951	1.762	1,586	\$111.06	8G1			
22-23-36-426-022	21315 ST FRANCIS	08/08/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$65,200	43.47	\$130,403	\$38,381	\$111,619	\$51,698	2.159	888	\$125.70	8G1			
22-23-36-426-023	21311 ST FRANCIS	03/02/23	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$107,270	45.26	\$214,537	\$39,742	\$197,258	\$98,199	2.009	1,711	\$115.29	8G1			
22-23-36-429-001	21344 RENSSELAER	05/24/22	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$143,400	51.58	\$286,794	\$47,469	\$230,531	\$134,452	1.715	1,687	\$136.65	8G1			
22-23-36-429-004	21324 RENSSELAER	06/28/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$68,770	62.52	\$137,534	\$38,073	\$71,927	\$55,877	1.287	840	\$85.63	8G1			
22-23-36-429-018	21313 INKSTER	06/02/22	\$154,400	WD	03-ARM'S LENGTH	\$154,400	\$86,740	56.18	\$173,483	\$42,201	\$112,199	\$73,754	1.521	1,092	\$102.75	8G1			
22-23-36-431-003	21234 ST FRANCIS	02/23/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$85,890	40.90	\$171,782	\$39,576	\$170,424	\$74,273	2.295	936	\$182.08	8G1			
22-23-36-431-004	21226 ST FRANCIS	03/17/23	\$230,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$230,000	\$121,130	52.67	\$251,542	\$53,677	\$176,323	\$105,946	1.664	992	\$177.74	8G1			
22-23-36-431-006	21222 ST FRANCIS	11/17/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$141,820	50.65	\$283,632	\$38,809	\$241,191	\$137,541	1.754	2,636	\$91.50	8G1			
22-23-36-431-013	21217 ONTAGA ST	01/10/24	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$61,400	34.30	\$122,807	\$40,763	\$138,237	\$46,092	2.999	672	\$205.71	8G1			
22-23-36-431-020	21103 ONTAGA ST	09/07/22	\$151,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$151,000	\$76,560	50.70	\$190,258	\$78,852	\$72,148	\$41,731	1.729	682	\$105.79	8G1			
22-23-36-432-004	21228 ONTAGA ST	08/30/22	\$225,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$225,000	\$134,410	59.74	\$287,392	\$43,015	\$181,985	\$126,862	1.435	1,660	\$109.63	8G1			
22-23-36-432-018	21227 RENSSELAER	07/13/23	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$66,010	58.68	\$132,021	\$38,866	\$73,634	\$52,334	1.407	860	\$85.62	8G1			
22-23-36-432-020	21213 RENSSELAER	05/09/23	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$77,930	39.16	\$155,855	\$37,994	\$161,006	\$66,214	2.432	847	\$190.09	8G1			
22-23-36-432-021	21199 RENSSELAER	08/14/23	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$75,010	42.62	\$150,022	\$37,994	\$138,006	\$62,937	2.193	891	\$154.89	8G1			
22-23-36-432-030	21101 RENSSELAER	05/27/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$83,710	46.51	\$167,428	\$37,994	\$142,006	\$72,716	1.953	1,176	\$120.75	8G1			
22-23-36-433-005	21212 RENSSELAER	05/31/23	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$67,120	54.13	\$134,237	\$42,147	\$81,853	\$51,736	1.582	736	\$111.21	8G1			
22-23-36-433-006	21200 RENSSELAER	08/22/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$79,320	58.76	\$158,638	\$41,124	\$93,876	\$66,019	1.422	1,024	\$91.68	8G1			
22-23-36-433-007	21188 RENSSELAER	07/14/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$68,020	52.32	\$136,037	\$39,928	\$90,072	\$53,994	1.668	864	\$104.25	8G1			
22-23-36-433-012	21128 RENSSELAER	06/14/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$55,980	53.31	\$111,951	\$38,734	\$66,266	\$41,133	1.611	656	\$101.02	8G1			
22-23-36-433-013	21118 RENSSELAER	11/17/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$73,930	50.99	\$147,859	\$40,902	\$104,098	\$60,088	1.732	856	\$121.61	8G1			
22-23-36-476-008	21010 COLWELL	09/25/23	\$126,500	WD	03-ARM'S LENGTH	\$126,500	\$101,320	80.09	\$202,638	\$44,464	\$82,036	\$88,862	0.923	1,376	\$59.62	8G1			
22-23-36-477-026	20925 ONTAGA ST	08/04/23	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$83,930	41.99	\$167,867	\$42,575	\$157,325	\$70,389	2.235	972	\$161.86	8G1			
22-23-36-477-031	21042 ST FRANCIS	11/10/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$97,430	48.72	\$194,866	\$41,916	\$158,084	\$85,927	1.840	1,292	\$122.36	8G1			
22-23-36-478-005	21024 ONTAGA ST	01/18/24	\$93,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$93,000	\$63,080	67.83	\$144,732	\$37,995	\$55,005	\$49,536	1.110	1,484	\$37.07	8G1			
22-23-36-479-017	20999 INKSTER	11/29/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$55,140	58.04	\$110,276	\$37,994	\$57,006	\$40,608	1.404	762	\$74.81	8G1			
22-23-36-481-016	20731 ONTAGA ST	06/16/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$52,120	69.49	\$104,244	\$41,070	\$33,930	\$35,491	0.956	640	\$53.02	8G1			
22-23-36-482-004	20812 ONTAGA ST	07/17/23	\$255,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$255,000	\$94,730	37.15	\$208,025	\$39,533	\$215,467	\$84,230	2.558	1,152	\$187.04	8G1			
22-23-36-482-009	20722 ONTAGA ST	04/13/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$52,580	58.42	\$105,165	\$37,994	\$52,006	\$37,737	1.378	648	\$80.26	8G1			
22-23-36-482-033	20812 ONTAGA ST	07/17/23	\$255,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$255,000	\$104,010	40.79	\$226,587	\$58,095	\$196,905	\$84,230	2.338	1,152	\$170.92	8G1			
Totals:			\$8,948,370			\$8,948,370	\$4,450,380		\$9,021,468		\$6,848,286	\$3,820,633			\$127.67				
								Sale. Ratio =>	49.73										
								Std. Dev. =>	10.59										
												E.C.F. =>	1.792					Std. Deviation=>	0.577154255
												Ave. E.C.F. =>	1.824					Ave. Variance=>	42.8299

2025 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
22-23-36-305-017	21313 WHITTINGTON	09/16/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$92,410	54.36	\$184,828	\$40,963	\$129,037	\$95,275	1.354	1,175	\$109.82	8J1
22-23-36-329-017	21429 AVERHILL	02/10/23	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$116,640	46.84	\$233,287	\$40,708	\$208,292	\$127,536	1.633	1,395	\$149.31	8J1
Totals:			\$419,000			\$419,000	\$209,050		\$418,115		\$337,329	\$222,811			\$129.57	
								Sale. Ratio =>	49.89			E.C.F. =>	1.514	Std. Deviation=>		0.19716873
								Std. Dev. =>	5.31			Ave. E.C.F. =>	1.494	Ave. Variance=>		13.9419

2025 ECF 1.510

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-36-201-074	21937 ARBOR LANE	02/22/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$178,820	49.67	\$357,649	\$89,798	\$270,202	\$245,735	1.100	2,170	\$124.52	8Q1	
Totals:			\$360,000			\$360,000	\$178,820		\$357,649		\$270,202	\$245,735			\$124.52		
								Sale. Ratio =>	49.67				E.C.F. =>	1.100	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.100	Ave. Variance=>		0.0000

2025 ECF 1.090

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-06-200-016	38315 FOURTEEN MILE	11/06/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$192,230	46.32	\$384,463	\$89,248	\$325,752	\$154,563	2.108	1,475	\$220.85	0A1
22-23-06-200-017	38207 FOURTEEN MILE	09/07/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$130,580	42.12	\$261,157	\$90,619	\$219,381	\$89,287	2.457	1,248	\$175.79	0A1
22-23-07-427-076	28325 HALSTED	07/07/22	\$655,000	WD	03-ARM'S LENGTH	\$655,000	\$244,020	37.25	\$488,037	\$108,528	\$546,472	\$198,696	2.750	2,655	\$205.83	0A1
22-23-08-100-124	29000 HALSTED	08/26/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$285,850	56.05	\$571,699	\$103,437	\$406,563	\$245,163	1.658	2,441	\$166.56	0A1
22-23-08-351-028	36856 TWELVE MILE	09/06/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$138,540	40.16	\$277,089	\$50,448	\$294,552	\$118,660	2.482	1,718	\$171.45	0A1
22-23-11-476-003	28143 DAVID	07/06/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$78,190	47.39	\$156,370	\$28,369	\$136,631	\$67,016	2.039	1,080	\$126.51	0A1
22-23-12-227-023	30591 INKSTER	04/22/22	\$849,900	WD	03-ARM'S LENGTH	\$849,900	\$525,220	61.80	\$1,050,433	\$97,532	\$752,368	\$498,901	1.508	3,784	\$198.83	0A1
22-23-21-476-002	24665 FARMINGTON	06/14/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$233,870	59.97	\$467,734	\$81,975	\$308,025	\$201,968	1.525	2,814	\$109.46	0A1
22-23-22-353-012	24306 FARMINGTON	01/02/24	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$132,220	76.43	\$264,432	\$61,668	\$111,332	\$106,159	1.049	1,579	\$70.51	0A1
22-23-22-353-013	24290 FARMINGTON	02/06/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$184,590	41.02	\$369,175	\$80,606	\$369,394	\$151,083	2.445	1,584	\$233.20	0A1
22-23-22-353-025	24250 FARMINGTON	05/24/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$297,950	55.69	\$595,905	\$64,975	\$470,025	\$277,974	1.691	2,865	\$164.06	0A1
22-23-23-351-007	24560 ORCHARD LAKE	02/14/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$118,850	39.62	\$237,697	\$71,111	\$228,889	\$87,218	2.624	1,378	\$166.10	0A1
22-23-25-126-036	29087 TEN MILE	02/16/24	\$258,600	WD	03-ARM'S LENGTH	\$258,600	\$120,550	46.62	\$241,103	\$65,051	\$193,549	\$92,174	2.100	1,260	\$153.61	0A1
22-23-28-326-043	34450 FREEDOM	04/01/22	\$462,000	WD	03-ARM'S LENGTH	\$462,000	\$256,200	55.45	\$512,398	\$63,132	\$398,868	\$235,218	1.696	2,895	\$137.78	0A1
22-23-34-177-020	21655 POWER	11/29/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$77,170	67.10	\$154,345	\$38,557	\$76,443	\$60,622	1.261	938	\$81.50	0A1
22-23-34-177-025	32420 COLFAX	10/27/23	\$394,410	WD	03-ARM'S LENGTH	\$394,410	\$171,140	43.39	\$342,284	\$38,073	\$356,337	\$159,273	2.237	2,500	\$142.53	0A1
22-23-34-227-001	31625 NINE MILE	06/22/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$119,490	40.51	\$238,979	\$30,445	\$264,555	\$109,180	2.423	1,720	\$153.81	0A1

Totals:	\$6,622,910		\$6,622,910		\$3,306,660		\$6,613,300		\$5,459,136		\$2,853,155		\$157.55			
					Sale. Ratio =>		49.93				E.C.F. =>		1.913		Std. Deviation=>	0.504597148
					Std. Dev. =>		11.18				Ave. E.C.F. =>		2.003		Ave. Variance=>	42.7544

2025 ECF 1.910

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-17-301-015	36933 HOWARD	07/06/23	\$1,770,000	WD	03-ARM'S LENGTH	\$1,770,000	\$878,910	49.66	\$1,757,822	\$161,097	\$1,608,903	\$1,425,647	1.129	6,497	\$247.64	0Q1	
Totals:			\$1,770,000			\$1,770,000	\$878,910		\$1,757,822		\$1,608,903	\$1,425,647			\$247.64		
								Sale. Ratio =>	49.66				E.C.F. =>	1.129		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.129		Ave. Variance=>	0.0000

2025 ECF 1.120