

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-01-101-017	29061 RAMBLEWOOD	04/01/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$150,970	43.13	\$301,944	\$69,765	\$280,235	\$162,363	1.726	2,403	\$116.62	AA1
22-23-01-101-059	32249 TALL TIMBER	12/20/19	\$348,000	WD	03-ARM'S LENGTH	\$348,000	\$169,360	48.67	\$338,722	\$65,301	\$282,699	\$191,204	1.479	2,943	\$96.06	AA1
22-23-01-101-070	31985 OLDE FRANKLIN	04/10/19	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$142,660	50.06	\$285,320	\$56,379	\$228,621	\$160,099	1.428	2,457	\$93.05	AA1
22-23-01-128-006	32759 OLDE FRANKLIN	06/12/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$164,650	55.81	\$329,290	\$59,249	\$235,751	\$188,840	1.248	2,593	\$90.92	AA1
22-23-01-128-011	32623 OLDE FRANKLIN	05/28/19	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$156,890	59.20	\$313,776	\$56,811	\$208,189	\$179,696	1.159	2,530	\$82.29	AA1
22-23-01-128-027	28798 ROCKLEDGE	06/28/19	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$164,700	57.79	\$329,395	\$66,081	\$218,919	\$184,136	1.189	2,461	\$88.96	AA1
22-23-01-128-031	28738 ROCKLEDGE	08/09/19	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$157,470	48.45	\$314,942	\$54,700	\$270,300	\$181,987	1.485	2,366	\$114.24	AA1
22-23-01-129-002	28883 ROCKLEDGE	12/11/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$165,570	47.31	\$331,138	\$54,346	\$295,654	\$193,561	1.527	2,828	\$104.55	AA1
22-23-01-129-020	28732 RAMBLEWOOD	11/27/19	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$164,130	52.96	\$328,265	\$60,054	\$249,846	\$187,560	1.332	2,564	\$97.44	AA1
22-23-01-129-023	32461 OLDE FRANKLIN	06/23/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$150,440	50.15	\$300,884	\$56,043	\$243,957	\$171,217	1.425	2,342	\$104.17	AA1
22-23-01-177-006	32482 OLDE FRANKLIN	05/24/19	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$161,840	42.59	\$323,673	\$59,593	\$320,407	\$184,671	1.735	2,570	\$124.67	AA1
22-23-01-177-013	32362 OLDE FRANKLIN	12/11/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$175,740	43.94	\$351,478	\$69,399	\$330,601	\$197,258	1.676	2,872	\$115.11	AA1
22-23-01-177-015	32324 OLDE FRANKLIN	11/12/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$177,800	53.07	\$355,605	\$71,331	\$263,669	\$198,793	1.326	2,872	\$91.81	AA1
22-23-01-178-003	32068 OLDE FRANKLIN	08/18/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$185,280	48.12	\$370,568	\$67,597	\$317,403	\$211,868	1.498	3,029	\$104.79	AA1
22-23-01-178-007	28657 OAK CREST CT	10/05/20	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$209,870	51.82	\$419,732	\$73,555	\$331,445	\$242,082	1.369	3,210	\$103.25	AA1
Totals:			\$5,017,900			\$5,017,900	\$2,497,370		\$4,994,732		\$4,077,696	\$2,835,334			\$101.86	
								Sale. Ratio =>	49.77			E.C.F. =>	1.438	Std. Deviation=>		0.17888126
								Std. Dev. =>	5.03			Ave. E.C.F. =>	1.440	Ave. Variance=>		13.9347

2022 ECF 1.430

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-01-276-024	27740 LAKEHILLS	02/10/20	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$368,440	44.66	\$736,882	\$101,878	\$723,122	\$552,177	1.310	4,834	\$149.59	AF1
22-23-01-276-030	27880 LAKEHILLS	12/03/19	\$1,325,000	WD	03-ARM'S LENGTH	\$1,325,000	\$305,000	23.02	\$755,282	\$116,859	\$1,208,141	\$555,150	2.176	3,996	\$302.34	AF1
Totals:			\$2,150,000			\$2,150,000	\$673,440		\$1,492,164		\$1,931,263	\$1,107,328			\$225.96	
								Sale. Ratio =>	31.32			E.C.F. =>	1.744	Std. Deviation=>		0.612819699
								Std. Dev. =>	15.30			Ave. E.C.F. =>	1.743	Ave. Variance=>		43.3329

2022 ECF 1.150
City Average

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-01-376-001	31565 STONEWOOD	11/08/19	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$278,770	49.78	\$557,548	\$81,387	\$478,613	\$547,312	0.874	3,726	\$128.45	AI1
Totals:			\$560,000			\$560,000	\$278,770		\$557,548		\$478,613	\$547,312			\$128.45	
								Sale. Ratio =>	49.78			E.C.F. =>	0.874	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.874	Ave. Variance=>		0.0000

2022 ECF 0.870

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-01-377-001	31536 STONEWOOD	02/11/20	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$284,300	58.02	\$568,596	\$76,543	\$413,457	\$439,333	0.941	3,440	\$120.19	AI2
22-23-01-377-005	31416 STONEWOOD	09/25/20	\$512,500	WD	03-ARM'S LENGTH	\$512,500	\$258,400	50.42	\$516,801	\$86,571	\$425,929	\$384,134	1.109	2,834	\$150.29	AI2
22-23-01-378-007	31460 STONEWOOD	01/20/21	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$225,520	41.76	\$451,045	\$80,989	\$459,011	\$330,407	1.389	2,804	\$163.70	AI2
Totals:			\$1,542,500			\$1,542,500	\$768,220		\$1,536,442		\$1,298,397	\$1,153,874			\$144.73	
								Sale. Ratio =>	49.80			E.C.F. =>	1.125	Std. Deviation=>		0.22641398
								Std. Dev. =>	8.13			Ave. E.C.F. =>	1.146	Ave. Variance=>		16.1900

2022 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
22-23-01-378-020	31765 FRANKLIN FAIRWAY	09/18/19	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$260,470	51.58	\$520,949	\$117,616	\$387,384	\$303,258	1.277	2,912	\$133.03	AJ1
22-23-01-378-021	31685 FRANKLIN FAIRWAY	11/06/20	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$276,280	78.49	\$552,566	\$103,642	\$248,358	\$337,537	0.736	2,903	\$85.55	AJ1
Totals:			\$857,000			\$857,000	\$536,750		\$1,073,515		\$635,742	\$640,795			\$109.29	
								Sale. Ratio =>	62.63			E.C.F. =>	0.992	Std. Deviation=>		0.382977886
								Std. Dev. =>	19.03			Ave. E.C.F. =>	1.007	Ave. Variance=>		27.0806

2022 ECF 1.330
City Average
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	
22-23-02-201-004	32955 BRIARCREST KNOLL	06/27/19	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$174,100	64.48	\$348,199	\$47,206	\$222,794	\$162,699	1.369	2,203	\$101.13	BC1	
22-23-02-226-001	32970 BRIARCREST KNOLL	10/08/20	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$118,170	46.16	\$236,340	\$41,916	\$214,084	\$105,094	2.037	1,525	\$140.38	BC1	
22-23-02-226-004	32770 BRIARCREST KNOLL	09/16/19	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$131,810	54.92	\$263,619	\$55,173	\$184,827	\$112,674	1.640	1,525	\$121.20	BC1	
22-23-02-226-005	32740 BRIARCREST KNOLL	11/26/19	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$124,720	50.91	\$249,439	\$41,486	\$203,514	\$112,407	1.811	1,525	\$133.45	BC1	
22-23-02-226-006	32710 BRIARCREST KNOLL	09/30/20	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$125,410	44.81	\$250,812	\$42,337	\$237,563	\$112,689	2.108	1,525	\$155.78	BC1	
22-23-02-226-013	30040 LOCHMOOR	09/18/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$149,020	55.19	\$298,045	\$43,690	\$226,310	\$137,489	1.646	2,270	\$99.70	BC1	
22-23-02-252-003	32260 FRIAR	12/31/19	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$134,460	56.03	\$268,918	\$41,486	\$198,514	\$122,936	1.615	1,525	\$130.17	BC1	
22-23-02-252-017	32365 SHREWSBURY	06/29/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$127,670	46.43	\$255,330	\$44,241	\$230,759	\$114,102	2.022	1,525	\$151.32	BC1	
22-23-02-252-019	32305 SHREWSBURY	03/04/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$144,950	42.01	\$289,898	\$41,486	\$303,514	\$134,277	2.260	1,975	\$153.68	BC1	
22-23-02-252-028	32290 BRIARCREST	06/07/19	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$116,540	43.98	\$233,071	\$43,443	\$221,557	\$102,502	2.161	1,525	\$145.28	BC1	
22-23-02-276-015	29570 GILCHREST	09/13/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$141,220	56.49	\$282,441	\$43,882	\$206,118	\$128,951	1.598	1,825	\$112.94	BC1	
22-23-02-276-028	32035 TAREYTON	07/23/19	\$324,000	WD	03-ARM'S LENGTH	\$324,000	\$149,400	46.11	\$298,790	\$41,486	\$282,514	\$139,083	2.031	1,825	\$154.80	BC1	
22-23-02-278-003	32396 TAREYTON	09/16/20	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$127,670	48.92	\$255,342	\$43,329	\$217,671	\$114,602	1.899	1,525	\$142.74	BC1	
22-23-02-278-018	32315 MIDDLEBELT	02/16/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$113,360	47.23	\$226,716	\$43,209	\$196,791	\$99,193	1.984	1,525	\$129.04	BC1	
22-23-02-279-009	29495 GILCHREST	09/20/19	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$120,970	47.44	\$241,932	\$52,015	\$202,985	\$102,658	1.977	1,525	\$133.10	BC1	
Totals:			\$4,015,900			\$4,015,900	\$1,999,470		\$3,998,892		\$3,349,515	\$1,801,355			\$133.65		
								Sale. Ratio =>	49.79			E.C.F. =>	1.859	Std. Deviation=>		0.252373884	
								Std. Dev. =>	6.12			Ave. E.C.F. =>	1.877	Ave. Variance=>		21.1312	

2022 ECF 1.850

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22-23-02-302-034	30117 GREENING	03/29/21	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$117,390	46.40	\$234,782	\$38,027	\$214,973	\$109,308	1.967	1,284	\$167.42	BD1
22-23-02-305-013	30007 GREENING	03/15/21	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$121,390	45.46	\$242,787	\$38,027	\$228,973	\$113,756	2.013	1,284	\$178.33	BD1
Totals:			\$520,000			\$520,000	\$238,780		\$477,569		\$443,946	\$223,064			\$172.88	
							Sale. Ratio =>	45.92				E.C.F. =>	1.990		Std. Deviation=>	0.0326578
							Std. Dev. =>	0.66				Ave. E.C.F. =>	1.990		Ave. Variance=>	2.3093

2022 ECF 1.800
Limited Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-02-401-006	30179 RICHMONDHILL	01/30/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$153,460	51.15	\$306,925	\$49,890	\$250,110	\$167,997	1.489	2,481	\$100.81	BE1	
22-23-02-401-014	29959 RICHMONDHILL	07/16/20	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$341,670	61.01	\$683,343	\$61,378	\$498,622	\$406,513	1.227	4,404	\$113.22	BE1	
22-23-02-402-003	30030 RICHMONDHILL	10/02/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$116,890	36.53	\$233,789	\$51,546	\$268,454	\$119,113	2.254	1,902	\$141.14	BE1	
22-23-02-403-007	29990 WESTGATE	03/17/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$134,270	45.52	\$268,532	\$48,807	\$246,193	\$143,611	1.714	1,790	\$137.54	BE1	
22-23-02-451-006	29941 NORTHBROOK	07/10/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$157,530	50.82	\$315,051	\$57,809	\$252,191	\$168,132	1.500	1,862	\$135.44	BE1	
22-23-02-451-008	30030 SOUTHBROOK LN	08/25/20	\$344,500	WD	03-ARM'S LENGTH	\$344,500	\$164,180	47.66	\$328,352	\$57,566	\$286,934	\$176,984	1.621	2,145	\$133.77	BE1	
22-23-02-453-004	30100 THIRTEEN MILE	04/11/19	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$97,190	48.11	\$194,377	\$44,678	\$157,322	\$97,842	1.608	1,248	\$126.06	BE1	
22-23-02-454-003	29809 SOUTHBROOK LN	09/30/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$119,070	49.61	\$238,131	\$59,980	\$180,020	\$116,439	1.546	1,695	\$106.21	BE1	
Totals:			\$2,571,500			\$2,571,500	\$1,284,260		\$2,568,500		\$2,139,846	\$1,396,631			\$124.27		
								Sale. Ratio =>	49.94					E.C.F. =>	1.532	Std. Deviation=>	0.293400031
								Std. Dev. =>	6.79					Ave. E.C.F. =>	1.620	Ave. Variance=>	18.2461

2022 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	
22-23-03-101-006	31075 PEAR RIDGE	08/06/20	\$358,000	WD	03-ARM'S LENGTH	\$358,000	\$184,210	51.46	\$368,426	\$106,230	\$251,770	\$194,219	1.296	2,760	\$91.22	CA1	
22-23-03-101-019	30395 GLENMUER	02/24/20	\$324,000	WD	03-ARM'S LENGTH	\$324,000	\$144,050	44.46	\$288,101	\$77,344	\$246,656	\$156,116	1.580	2,025	\$121.81	CA1	
22-23-03-101-020	30535 PEAR RIDGE	07/31/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$129,590	44.69	\$259,189	\$86,245	\$203,755	\$128,107	1.591	1,872	\$108.84	CA1	
22-23-03-102-004	31030 PEAR RIDGE	04/17/19	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$179,000	58.69	\$357,993	\$98,717	\$206,283	\$192,056	1.074	3,372	\$61.18	CA1	
22-23-03-102-018	30975 GLENMUER	11/10/20	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$135,620	48.96	\$271,240	\$78,973	\$198,027	\$142,420	1.390	1,724	\$114.86	CA1	
Totals:			\$1,554,000			\$1,554,000	\$772,470		\$1,544,949		\$1,106,491	\$812,919			\$99.58		
								Sale. Ratio =>	49.71			E.C.F. =>	1.361			Std. Deviation=>	0.214942019
								Std. Dev. =>	5.85			Ave. E.C.F. =>	1.386			Ave. Variance=>	16.0850

2022 ECF 1.350

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22-23-03-126-029	30645 WOODSTREAM DR	11/08/19	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$166,010	51.89	\$332,016	\$58,907	\$260,993	\$202,303	1.290	2,520	\$103.57	CC1
22-23-03-202-013	30851 N WENDYBROOK	07/31/19	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$175,720	58.38	\$351,431	\$62,904	\$238,096	\$213,724	1.114	2,724	\$87.41	CC1
22-23-03-202-021	30655 S WENDYBROOK	08/27/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$151,950	43.41	\$303,894	\$62,002	\$287,998	\$179,179	1.607	1,895	\$151.98	CC1
22-23-03-203-005	30966 CLUBHOUSE LN	03/24/21	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$169,380	45.79	\$338,767	\$63,371	\$306,529	\$203,997	1.503	2,720	\$112.69	CC1
22-23-03-203-007	30922 CLUBHOUSE LN	10/16/20	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$171,610	46.38	\$343,226	\$71,954	\$298,046	\$200,942	1.483	2,129	\$139.99	CC1
22-23-03-203-009	30878 CLUBHOUSE LN	07/18/19	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$142,230	47.41	\$284,468	\$58,784	\$241,216	\$167,173	1.443	1,809	\$133.34	CC1
22-23-03-203-022	30382 CLUBHOUSE CT	05/29/20	\$284,500	WD	03-ARM'S LENGTH	\$284,500	\$172,170	60.52	\$344,347	\$63,596	\$220,904	\$207,964	1.062	2,764	\$79.92	CC1
22-23-03-203-027	30312 CLUBHOUSE CT	08/26/20	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$172,570	47.94	\$345,133	\$80,143	\$279,857	\$196,289	1.426	2,567	\$109.02	CC1
Totals:			\$2,655,300			\$2,655,300	\$1,321,640		\$2,643,282		\$2,133,639	\$1,571,571			\$114.74	
								Sale. Ratio =>	49.77			E.C.F. =>	1.358	Std. Deviation=>		0.193336336
								Std. Dev. =>	6.20			Ave. E.C.F. =>	1.366	Ave. Variance=>		15.7926

2022 ECF 1.350

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-03-303-004	33143 OAK HOLLOW	11/05/20	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$156,930	47.84	\$313,858	\$59,576	\$268,424	\$189,763	1.415	2,014	\$133.28	CD1	
22-23-03-303-010	33208 WALNUT LN	03/11/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$161,920	49.07	\$323,837	\$63,651	\$266,349	\$194,169	1.372	2,404	\$110.79	CD1	
22-23-03-305-006	33121 WALNUT LN	01/13/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$146,040	53.11	\$292,072	\$59,409	\$215,591	\$173,629	1.242	2,030	\$106.20	CD1	
Totals:			\$933,000			\$933,000	\$464,890		\$929,767		\$750,364	\$557,560			\$116.76		
								Sale. Ratio =>	49.83				E.C.F. =>	1.346	Std. Deviation=>		0.09002245
								Std. Dev. =>	2.75				Ave. E.C.F. =>	1.343	Ave. Variance=>		6.7314

2022 ECF 1.340

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-03-326-010	30151 FOX GROVE RD	03/05/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$148,480	45.69	\$296,953	\$60,066	\$264,934	\$168,005	1.577	2,247	\$117.91	CE1	
22-23-03-327-002	29925 FOX GROVE RD	09/30/20	\$347,500	LC	03-ARM'S LENGTH	\$347,500	\$185,500	53.38	\$371,001	\$61,740	\$285,760	\$219,334	1.303	3,014	\$94.81	CE1	
22-23-03-328-014	30125 FERNHILL	08/19/20	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$155,550	54.20	\$311,096	\$58,950	\$228,050	\$178,827	1.275	2,392	\$95.34	CE1	
22-23-03-376-024	29679 COLONY CIRCLE	02/08/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$139,180	44.18	\$278,359	\$58,899	\$256,101	\$155,645	1.645	2,352	\$108.89	CE1	
22-23-03-378-007	29928 FOX GROVE RD	04/16/19	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$155,050	48.61	\$310,091	\$61,182	\$257,818	\$176,531	1.460	2,331	\$110.60	CE1	
22-23-03-378-010	29870 FOX GROVE RD	05/13/19	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$171,970	52.11	\$343,933	\$63,399	\$266,601	\$198,960	1.340	2,954	\$90.25	CE1	
22-23-03-378-015	29798 FOX GROVE RD	06/18/20	\$340,800	WD	03-ARM'S LENGTH	\$340,800	\$170,680	50.08	\$341,351	\$63,450	\$277,350	\$197,093	1.407	2,853	\$97.21	CE1	
Totals:			\$2,264,300			\$2,264,300	\$1,126,410		\$2,252,784		\$1,836,614	\$1,294,396			\$102.14		
								Sale. Ratio =>	49.75					E.C.F. =>	1.419	Std. Deviation=>	0.14003549
								Std. Dev. =>	3.82					Ave. E.C.F. =>	1.430	Ave. Variance=>	11.2467

2022 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
22-23-03-401-032	30180 FERNHILL	12/23/19	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$171,310	62.29	\$342,619	\$57,089	\$217,911	\$202,504	1.076	2,706	\$80.53	CF1
22-23-03-402-037	30072 CLUBHOUSE LN	01/15/21	\$271,500	WD	03-ARM'S LENGTH	\$271,500	\$122,820	45.24	\$245,640	\$55,401	\$216,099	\$134,921	1.602	1,460	\$148.01	CF1
22-23-03-405-023	30261 ARDMORE	05/24/19	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$145,090	45.63	\$290,171	\$66,379	\$251,621	\$158,718	1.585	2,234	\$112.63	CF1
22-23-03-406-022	29917 CLUBHOUSE LN	05/15/19	\$297,500	WD	03-ARM'S LENGTH	\$297,500	\$146,260	49.16	\$292,512	\$55,350	\$242,150	\$168,200	1.440	2,146	\$112.84	CF1
22-23-03-406-041	29859 CLUBHOUSE LN	08/30/19	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$147,720	47.65	\$295,437	\$57,908	\$252,092	\$168,460	1.496	2,364	\$106.64	CF1
22-23-03-407-034	29962 CLUBHOUSE LN	06/27/19	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$149,760	47.54	\$299,514	\$59,994	\$255,006	\$169,872	1.501	2,364	\$107.87	CF1
22-23-03-407-036	29918 CLUBHOUSE LN	04/30/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$147,150	47.47	\$294,298	\$57,443	\$252,557	\$167,982	1.503	2,364	\$106.83	CF1
22-23-03-408-041	29881 MULLANE	09/22/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$149,070	46.58	\$298,139	\$57,475	\$262,525	\$170,684	1.538	2,404	\$109.20	CF1
22-23-03-410-025	29983 ARDMORE	09/10/19	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$143,270	56.18	\$286,545	\$60,726	\$194,274	\$160,155	1.213	2,101	\$92.47	CF1
22-23-03-427-026	30300 GLADSTONE	09/21/20	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$120,360	38.84	\$240,718	\$62,784	\$247,116	\$126,194	1.958	2,388	\$103.48	CF1
22-23-03-428-011	30150 GREEN ACRES	12/20/19	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$136,200	51.89	\$272,405	\$66,720	\$195,780	\$145,876	1.342	2,073	\$94.44	CF1
22-23-03-428-030	30260 GREEN ACRES	06/15/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$193,920	60.60	\$387,834	\$62,766	\$257,234	\$230,545	1.116	2,387	\$107.76	CF1
22-23-03-430-030	29914 ARDMORE	08/23/19	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$160,710	55.80	\$346,222	\$60,995	\$227,005	\$202,289	1.122	2,399	\$94.62	CF1
22-23-03-431-017	30019 GREEN ACRES	10/01/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$134,830	46.49	\$276,120	\$61,863	\$228,137	\$151,955	1.501	2,041	\$111.78	CF1
22-23-03-454-018	29633 MULLANE	03/24/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$158,560	54.68	\$317,116	\$56,580	\$233,420	\$184,777	1.263	2,621	\$89.06	CF1
22-23-03-454-044	29511 MULLANE	06/03/19	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$136,540	42.40	\$273,070	\$55,401	\$266,599	\$154,375	1.727	2,390	\$111.55	CF1
22-23-03-455-039	29534 MULLANE	05/28/19	\$332,500	WD	03-ARM'S LENGTH	\$332,500	\$162,550	48.89	\$325,095	\$61,515	\$270,985	\$186,936	1.450	2,621	\$103.39	CF1
22-23-03-456-034	29515 ARDMORE	12/02/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$131,850	48.83	\$263,702	\$59,884	\$210,116	\$144,552	1.454	2,045	\$102.75	CF1
Totals:			\$5,356,900			\$5,356,900	\$2,657,970		\$5,347,157		\$4,280,627	\$3,028,996			\$105.33	
							Sale. Ratio =>	49.62				E.C.F. =>	1.413		Std. Deviation=>	0.22408208
							Std. Dev. =>	6.08				Ave. E.C.F. =>	1.438		Ave. Variance=>	16.6321

2022 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	
22-23-04-101-010	31102 SQUIRE LN	10/31/19	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$231,390	65.18	\$462,773	\$69,401	\$285,599	\$283,001	1.009	2,894	\$98.69	DA1	
22-23-04-102-001	31019 NORTH PARK	08/21/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$165,740	51.79	\$331,474	\$64,297	\$255,703	\$192,214	1.330	2,469	\$103.57	DA1	
22-23-04-106-006	31128 CLAYMORE	05/28/19	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$196,170	51.35	\$392,347	\$59,607	\$322,393	\$239,381	1.347	3,081	\$104.64	DA1	
22-23-04-106-009	31101 WESTWOOD RD	01/10/20	\$391,000	WD	03-ARM'S LENGTH	\$391,000	\$205,080	52.45	\$410,154	\$61,400	\$329,600	\$250,902	1.314	3,253	\$101.32	DA1	
22-23-04-107-005	35315 REGENCY	03/26/21	\$413,900	WD	03-ARM'S LENGTH	\$413,900	\$220,830	53.35	\$441,660	\$71,010	\$342,890	\$266,655	1.286	2,896	\$118.40	DA1	
22-23-04-126-006	30967 OAK VALLEY CT	07/17/20	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$172,820	45.49	\$345,645	\$62,577	\$317,323	\$203,646	1.558	2,721	\$116.62	DA1	
22-23-04-126-007	30961 OAK VALLEY CT	10/15/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$169,560	47.76	\$339,116	\$59,702	\$295,298	\$201,017	1.469	2,229	\$132.48	DA1	
22-23-04-127-001	34475 COMMONS RD	08/14/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$169,110	51.25	\$338,224	\$66,019	\$263,981	\$195,831	1.348	2,437	\$108.32	DA1	
22-23-04-128-002	31129 VERONA	05/14/19	\$279,700	WD	03-ARM'S LENGTH	\$279,700	\$170,190	60.85	\$340,383	\$61,956	\$217,744	\$200,307	1.087	2,240	\$97.21	DA1	
22-23-04-128-013	31272 STONEGATE	12/17/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$149,220	47.37	\$298,447	\$59,770	\$255,230	\$171,710	1.486	2,598	\$98.24	DA1	
22-23-04-128-014	31290 STONEGATE	06/07/19	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$161,070	49.26	\$322,138	\$66,737	\$260,263	\$183,742	1.416	2,692	\$96.68	DA1	
22-23-04-128-015	31291 STONEGATE	06/28/19	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$160,540	49.40	\$321,082	\$62,498	\$262,502	\$186,032	1.411	2,482	\$105.76	DA1	
22-23-04-128-023	31163 NORTH PARK	09/01/20	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$195,810	44.50	\$391,615	\$79,214	\$360,786	\$224,749	1.605	2,896	\$124.58	DA1	
22-23-04-151-014	35280 SPRING HILL	11/14/19	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$218,860	50.90	\$437,726	\$86,872	\$343,128	\$252,413	1.359	3,050	\$112.50	DA1	
22-23-04-155-010	35108 QUAKER WAY	03/02/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$193,480	48.37	\$386,959	\$59,793	\$340,207	\$235,371	1.445	3,049	\$111.58	DA1	
22-23-04-156-004	35335 SPRING HILL	09/08/20	\$418,000	WD	03-ARM'S LENGTH	\$418,000	\$204,480	48.92	\$408,955	\$75,229	\$342,771	\$240,091	1.428	2,982	\$114.95	DA1	
22-23-04-177-003	30832 OAK VALLEY DR	06/28/19	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$145,850	49.44	\$291,697	\$63,307	\$231,693	\$164,309	1.410	2,160	\$107.27	DA1	
22-23-04-180-001	35033 OLD TIMBER	10/31/19	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$161,840	47.74	\$323,676	\$62,058	\$276,942	\$188,214	1.471	2,484	\$111.49	DA1	
22-23-04-180-004	35163 SPRING HILL	10/27/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$173,730	41.86	\$347,467	\$76,240	\$338,760	\$195,127	1.736	2,513	\$134.80	DA1	
22-23-04-201-005	30985 OAK VALLEY CT	10/22/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$160,370	45.82	\$320,745	\$61,474	\$288,526	\$186,526	1.547	2,417	\$119.37	DA1	
22-23-04-203-011	31054 CARRIAGE HILL	08/12/19	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$164,740	50.38	\$329,481	\$66,784	\$260,216	\$188,991	1.377	2,588	\$100.55	DA1	
22-23-04-203-014	31175 PERRYS CROSSING	08/27/19	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$187,010	45.84	\$374,022	\$83,340	\$324,660	\$209,124	1.552	3,492	\$92.97	DA1	
22-23-04-203-022	31045 HUNTERS WHIP	06/15/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$154,860	43.62	\$309,723	\$64,009	\$290,991	\$176,773	1.646	2,486	\$117.05	DA1	
22-23-04-203-023	31021 HUNTERS WHIP	10/06/20	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$153,700	50.73	\$307,409	\$63,909	\$239,091	\$175,180	1.365	2,420	\$98.80	DA1	
22-23-04-205-008	30945 PERRYS CROSSING	04/30/20	\$354,000	WD	03-ARM'S LENGTH	\$354,000	\$161,000	45.48	\$321,991	\$63,587	\$290,413	\$185,902	1.562	2,570	\$113.00	DA1	
22-23-04-226-004	31122 PERRYS CROSSING	01/14/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$186,090	49.62	\$372,185	\$64,753	\$310,247	\$221,174	1.403	3,094	\$100.27	DA1	
22-23-04-226-017	30943 SUTTERS HILL CT	09/11/19	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$200,960	50.88	\$401,928	\$74,746	\$320,254	\$235,383	1.361	3,164	\$101.22	DA1	
22-23-04-226-031	30978 HITCHING POST	06/17/20	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$159,210	48.69	\$318,421	\$60,693	\$266,307	\$185,416	1.436	2,852	\$93.38	DA1	
22-23-04-226-034	33464 HERITAGE HILLS	01/21/21	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$181,610	49.22	\$363,222	\$68,523	\$300,477	\$212,014	1.417	2,912	\$103.19	DA1	
22-23-04-227-006	33571 HERITAGE HILLS	10/10/19	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$210,940	74.01	\$421,887	\$73,100	\$211,900	\$250,926	0.844	2,826	\$74.98	DA1	
22-23-04-227-010	33471 HERITAGE HILLS	07/30/20	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$149,930	46.42	\$299,861	\$69,496	\$253,504	\$165,730	1.530	2,101	\$120.66	DA1	
22-23-04-227-011	33459 HERITAGE HILLS	10/01/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$166,650	46.94	\$333,306	\$69,135	\$285,865	\$190,051	1.504	2,429	\$117.69	DA1	
Totals:			\$11,436,500			\$11,436,500	\$5,702,840		\$11,405,719		\$9,285,264	\$6,657,901			\$107.88		
									Sale. Ratio =>	49.87			E.C.F. =>	1.395	Std. Deviation=>		0.17549385
									Std. Dev. =>	6.25			Ave. E.C.F. =>	1.408	Ave. Variance=>		11.7289

2022 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
22-23-04-251-006	34119 GLOUSTER CR	08/14/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$192,310	42.74	\$384,626	\$67,077	\$382,923	\$225,212	1.700	3,223	\$118.81	DC1
22-23-04-251-007	34191 GLOUSTER CR	06/28/19	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$157,800	55.37	\$315,608	\$65,780	\$219,220	\$177,183	1.237	1,843	\$118.95	DC1
22-23-04-252-005	30253 RAVENSCROFT	04/23/19	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$209,680	52.42	\$419,364	\$60,000	\$340,000	\$254,868	1.334	3,345	\$101.64	DC1
22-23-04-253-001	34198 GLOUSTER CR	09/27/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$200,980	57.42	\$401,966	\$64,205	\$285,795	\$239,547	1.193	3,264	\$87.56	DC1
22-23-04-253-006	34250 GLOUSTER CR	10/26/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$161,010	48.06	\$322,018	\$65,547	\$269,453	\$181,894	1.481	1,976	\$136.36	DC1
22-23-04-253-029	34020 OLD TIMBER	07/23/20	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$152,310	48.66	\$304,615	\$66,943	\$246,057	\$168,562	1.460	2,088	\$117.84	DC1
22-23-04-254-004	34221 OLD TIMBER	07/22/20	\$293,900	WD	03-ARM'S LENGTH	\$293,900	\$143,840	48.94	\$287,671	\$64,059	\$229,841	\$158,590	1.449	2,007	\$114.52	DC1
22-23-04-255-008	33963 GLOUSTER CR	01/22/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$147,200	47.48	\$294,391	\$65,375	\$244,625	\$162,423	1.506	1,729	\$141.48	DC1
22-23-04-276-015	30757 CHARLESTON	12/03/20	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$178,070	48.26	\$356,144	\$63,899	\$305,101	\$207,266	1.472	2,975	\$102.55	DC1
22-23-04-276-018	30712 CHARLESTON	06/12/20	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$148,450	43.92	\$296,903	\$65,542	\$272,458	\$164,086	1.660	1,872	\$145.54	DC1
22-23-04-276-023	30602 CHARLESTON	06/13/19	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$169,910	64.73	\$339,813	\$64,307	\$198,193	\$195,394	1.014	2,446	\$81.03	DC1
22-23-04-276-029	33414 OLD TIMBER	07/01/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$222,330	48.33	\$444,651	\$75,358	\$384,642	\$261,910	1.469	4,318	\$89.08	DC1
22-23-04-278-003	33669 YORK RIDGE	11/09/20	\$372,000	WD	03-ARM'S LENGTH	\$372,000	\$168,280	45.24	\$336,556	\$63,486	\$308,514	\$193,667	1.593	2,462	\$125.31	DC1
Totals:			\$4,538,400			\$4,538,400	\$2,252,170		\$4,504,326		\$3,686,822	\$2,590,601			\$113.90	
								Sale. Ratio =>	49.62			E.C.F. =>	1.423	Std. Deviation=>		0.19168888
								Std. Dev. =>	6.04			Ave. E.C.F. =>	1.428	Ave. Variance=>		14.3853

2022 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
22-23-04-301-002	30409 MIRLON	09/11/20	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$222,350	43.60	\$444,697	\$70,558	\$439,442	\$249,426	1.762	3,768	\$116.62	DD1
22-23-04-303-002	35166 MUER PLACE	08/25/20	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$163,920	66.63	\$327,833	\$55,133	\$190,867	\$181,800	1.050	2,090	\$91.32	DD1
22-23-04-304-007	29974 MIRLON	05/12/20	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$131,180	44.92	\$262,367	\$53,420	\$238,580	\$139,298	1.713	1,622	\$147.09	DD1
22-23-04-304-014	29732 MIRLON	07/13/20	\$330,100	WD	03-ARM'S LENGTH	\$330,100	\$148,960	45.13	\$297,920	\$55,692	\$274,408	\$161,485	1.699	1,900	\$144.43	DD1
22-23-04-352-003	29768 DRAKE	04/12/19	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$114,250	54.15	\$228,491	\$54,369	\$156,631	\$116,081	1.349	1,247	\$125.61	DD1
22-23-04-352-019	35335 MUER COVE	08/30/19	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$120,050	55.84	\$240,108	\$50,730	\$164,270	\$126,252	1.301	1,625	\$101.09	DD1
Totals:			\$1,804,100			\$1,804,100	\$900,710		\$1,801,416		\$1,464,198	\$974,343			\$121.03	
								Sale. Ratio =>	49.93			E.C.F. =>	1.503	Std. Deviation=>		0.288353676
								Std. Dev. =>	8.95			Ave. E.C.F. =>	1.479	Ave. Variance=>		24.5583

2022 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
22-23-04-327-002	29910 HIGH VALLEY RD	12/11/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$151,080	45.10	\$302,166	\$59,926	\$275,074	\$175,536	1.567	1,870	\$147.10	DE1
22-23-04-327-008	29821 HIGH VALLEY CT	09/04/20	\$354,000	WD	03-ARM'S LENGTH	\$354,000	\$169,050	47.75	\$338,104	\$71,774	\$282,226	\$192,993	1.462	2,639	\$106.94	DE1
22-23-04-330-011	29946 MAYFAIR DR	05/28/19	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$173,670	51.84	\$347,342	\$59,409	\$275,591	\$208,647	1.321	2,633	\$104.67	DE1
22-23-04-331-008	30015 HIGH VALLEY RD	10/08/19	\$350,000	LC	03-ARM'S LENGTH	\$350,000	\$161,770	46.22	\$323,548	\$60,227	\$289,773	\$190,812	1.519	1,984	\$146.05	DE1
22-23-04-331-017	30159 HIGH VALLEY RD	04/01/20	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$189,010	56.59	\$378,028	\$59,409	\$274,591	\$230,883	1.189	2,936	\$93.53	DE1
22-23-04-376-001	29977 HIGH VALLEY RD	06/28/19	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$180,180	55.87	\$360,357	\$78,737	\$243,763	\$204,072	1.194	2,668	\$91.37	DE1
22-23-04-376-003	29951 HIGH VALLEY RD	12/11/20	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$161,420	40.87	\$322,849	\$57,941	\$337,059	\$191,962	1.756	2,350	\$143.43	DE1
22-23-04-376-019	29509 MAYFAIR DR	01/31/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$187,650	53.61	\$375,299	\$66,916	\$283,084	\$223,466	1.267	3,316	\$85.37	DE1
22-23-04-376-023	29510 KINGS POINTE	03/13/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$163,680	55.48	\$327,354	\$76,608	\$218,392	\$181,700	1.202	2,514	\$86.87	DE1
22-23-04-376-028	29580 KINGS POINTE	12/16/20	\$347,200	WD	03-ARM'S LENGTH	\$347,200	\$167,820	48.34	\$335,630	\$69,562	\$277,638	\$192,803	1.440	2,351	\$118.09	DE1
22-23-04-376-032	29579 KINGS POINTE	07/12/19	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$158,020	47.31	\$316,048	\$57,048	\$276,952	\$187,681	1.476	2,708	\$102.27	DE1

Totals:	\$3,751,700		\$3,751,700			\$1,863,350			\$3,726,725		\$3,034,143	\$2,180,557			\$111.43	
						Sale. Ratio =>		49.67			E.C.F. =>	1.391		Std. Deviation=>	0.1815732	
						Std. Dev. =>		5.11			Ave. E.C.F. =>	1.399		Ave. Variance=>	14.9712	

2022 ECF 1.380

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-04-402-005	34128 NORTHWICK RD	08/07/20	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$168,050	44.34	\$336,092	\$59,429	\$319,571	\$163,706	1.952	2,465	\$129.64	DF1	
22-23-04-402-009	34000 NORTHWICK RD	07/28/20	\$298,000	CD	03-ARM'S LENGTH	\$298,000	\$149,250	50.08	\$298,491	\$53,082	\$244,918	\$145,212	1.687	2,320	\$105.57	DF1	
22-23-04-403-008	29967 RAVENSCROFT	03/12/20	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$150,050	55.37	\$300,099	\$51,353	\$219,647	\$147,187	1.492	2,344	\$93.71	DF1	
22-23-04-404-004	29988 RAVENSCROFT	08/27/19	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$128,320	44.25	\$256,640	\$50,242	\$239,758	\$122,129	1.963	1,798	\$133.35	DF1	
22-23-04-404-017	29925 BEACONTREE	11/02/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$127,920	49.20	\$255,835	\$49,537	\$210,463	\$122,070	1.724	1,798	\$117.05	DF1	
22-23-04-405-008	30040 BEACONTREE	06/20/19	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$162,400	70.30	\$324,809	\$52,289	\$178,711	\$161,254	1.108	2,447	\$73.03	DF1	
22-23-04-405-022	30083 OLD BEDFORD	08/09/19	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$137,610	46.33	\$275,220	\$52,799	\$244,201	\$131,610	1.855	1,904	\$128.26	DF1	
22-23-04-405-028	29915 OLD BEDFORD	05/29/20	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$135,740	51.42	\$271,479	\$50,236	\$213,764	\$130,913	1.633	2,033	\$105.15	DF1	
22-23-04-405-030	29823 OLD BEDFORD	05/16/19	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$151,060	48.73	\$302,126	\$50,287	\$259,713	\$149,017	1.743	2,287	\$113.56	DF1	
22-23-04-406-002	30160 OLD BEDFORD	06/24/19	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$134,330	51.67	\$268,654	\$48,930	\$211,070	\$130,014	1.623	1,420	\$148.64	DF1	
22-23-04-406-006	30064 OLD BEDFORD	09/21/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$146,800	47.35	\$293,602	\$49,604	\$260,396	\$144,378	1.804	2,275	\$114.46	DF1	
22-23-04-406-010	30161 BRIARTON	12/12/19	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$154,210	48.96	\$308,415	\$50,180	\$264,820	\$152,802	1.733	2,349	\$112.74	DF1	
22-23-04-453-002	29742 OLD BEDFORD	01/15/21	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$137,100	45.70	\$274,205	\$50,821	\$249,179	\$132,180	1.885	2,024	\$123.11	DF1	
22-23-04-453-010	34210 BANBURY	01/07/21	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$123,270	58.98	\$246,546	\$48,913	\$160,087	\$116,943	1.369	1,776	\$90.14	DF1	
22-23-04-453-015	34036 BANBURY	04/19/19	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$115,300	45.57	\$230,594	\$48,913	\$204,087	\$107,504	1.898	1,616	\$126.29	DF1	
22-23-04-454-001	34235 BANBURY	07/24/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$129,790	44.76	\$259,584	\$61,476	\$228,524	\$117,224	1.949	1,732	\$131.94	DF1	
22-23-04-455-001	29792 BRIARTON	04/10/20	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$161,560	52.63	\$323,113	\$53,402	\$253,598	\$159,592	1.589	2,333	\$108.70	DF1	
Totals:			\$4,844,000			\$4,844,000	\$2,412,760		\$4,825,504		\$3,962,507	\$2,333,734			\$115.02		
								Sale. Ratio =>	49.81					E.C.F. =>	1.698	Std. Deviation=>	0.22805955
								Std. Dev. =>	6.55					Ave. E.C.F. =>	1.706	Ave. Variance=>	16.9809

2022 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
22-23-04-426-001	33804 YORK RIDGE	03/11/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$182,330	43.93	\$364,653	\$65,156	\$349,844	\$251,678	1.390	3,128	\$111.84	DH1
22-23-04-427-021	33552 WALNUT LN	05/29/20	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$162,130	52.13	\$324,252	\$57,847	\$253,153	\$223,870	1.131	2,299	\$110.11	DH1
22-23-04-427-024	30165 N WILLOW CT	10/18/19	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$159,110	53.05	\$318,210	\$61,268	\$238,632	\$215,918	1.105	2,296	\$103.93	DH1
22-23-04-427-025	30181 N WILLOW CT	04/26/19	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$147,050	52.33	\$294,092	\$57,829	\$223,171	\$198,540	1.124	1,870	\$119.34	DH1
Totals:			\$1,306,900			\$1,306,900	\$650,620		\$1,301,207		\$1,064,800	\$890,006			\$111.31	
								Sale. Ratio =>	49.78			E.C.F. =>	1.196	Std. Deviation=>		0.1354463
								Std. Dev. =>	4.30			Ave. E.C.F. =>	1.188	Ave. Variance=>		10.1259

2022 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	
22-23-04-156-014	35362 NAPLES	03/09/20	\$506,900	WD	03-ARM'S LENGTH	\$506,900	\$257,530	50.80	\$515,063	\$102,168	\$404,732	\$557,966	0.725	3,418	\$118.41	DI1	
22-23-04-301-010	35360 STRATTON HILL CT	05/29/19	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$200,970	47.29	\$401,948	\$97,358	\$327,642	\$411,608	0.796	3,131	\$104.64	DI1	
22-23-04-301-011	35348 STRATTON HILL CT	06/30/20	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$239,190	50.89	\$478,380	\$101,536	\$368,464	\$509,249	0.724	3,302	\$111.59	DI1	
22-23-04-301-015	35260 STRATTON HILL CT	11/24/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$230,670	50.15	\$461,345	\$96,436	\$363,564	\$493,120	0.737	3,426	\$106.12	DI1	
Totals:			\$1,861,900			\$1,861,900	\$928,360		\$1,856,736		\$1,464,402	\$1,971,943			\$110.19		
								Sale. Ratio =>	49.86				E.C.F. =>	0.743	Std. Deviation=>		0.034184184
								Std. Dev. =>	1.70				Ave. E.C.F. =>	0.746	Ave. Variance=>		2.5228
													2022 ECF	0.740			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-05-102-005	36915 VALLEY RIDGE	09/20/19	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$201,620	55.24	\$403,242	\$76,765	\$288,235	\$351,051	0.821	2,307	\$124.94	EB1
22-23-05-102-009	36609 VALLEY RIDGE	09/21/20	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$179,520	41.75	\$359,037	\$71,378	\$358,622	\$309,311	1.159	2,552	\$140.53	EB1
22-23-05-126-026	31062 APPLEWOOD	08/23/19	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$174,950	43.74	\$349,900	\$78,779	\$321,221	\$291,528	1.102	2,598	\$123.64	EB1
22-23-05-127-001	31275 APPLEWOOD	10/22/19	\$334,200	WD	03-ARM'S LENGTH	\$334,200	\$192,530	57.61	\$385,054	\$51,567	\$282,633	\$358,588	0.788	3,490	\$80.98	EB1
22-23-05-127-014	31063 APPLEWOOD	05/08/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$184,220	59.43	\$368,447	\$81,017	\$228,983	\$309,065	0.741	3,032	\$75.52	EB1
22-23-05-151-004	30725 TURTLE CREEK	03/12/20	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$185,170	47.48	\$370,347	\$84,577	\$305,423	\$307,280	0.994	3,187	\$95.83	EB1
22-23-05-176-004	30690 TURTLE CREEK	02/06/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$216,460	59.30	\$432,914	\$95,353	\$269,647	\$362,969	0.743	3,228	\$83.53	EB1
22-23-05-177-002	30615 TURTLE CREEK	11/17/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$177,770	50.08	\$355,539	\$75,251	\$279,749	\$301,385	0.928	2,995	\$93.41	EB1
22-23-05-303-012	37036 FOX RUN	10/23/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$215,810	52.00	\$431,610	\$81,995	\$333,005	\$375,930	0.886	4,020	\$82.84	EB1
22-23-05-303-015	36964 FOX RUN	03/12/21	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$195,960	45.05	\$391,929	\$88,098	\$346,902	\$326,700	1.062	3,230	\$107.40	EB1
22-23-05-303-030	36904 FOX GLEN	09/05/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$193,700	53.07	\$387,392	\$72,452	\$292,548	\$338,645	0.864	3,300	\$88.65	EB1
22-23-05-326-007	36823 TURTLE CREEK CT	02/28/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$190,140	60.36	\$380,272	\$84,103	\$230,897	\$318,461	0.725	2,858	\$80.79	EB1
22-23-05-326-009	36800 TURTLE CREEK CT	09/04/19	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$185,490	44.70	\$370,988	\$86,572	\$328,428	\$305,824	1.074	2,954	\$111.18	EB1
22-23-05-327-012	36468 GREENSPRING	02/21/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$180,240	53.01	\$360,472	\$82,488	\$257,512	\$298,908	0.862	2,585	\$99.62	EB1
22-23-05-327-021	36575 GREENSPRING	06/18/20	\$501,000	WD	03-ARM'S LENGTH	\$501,000	\$196,910	39.30	\$393,822	\$87,865	\$413,135	\$328,986	1.256	2,944	\$140.33	EB1
22-23-05-327-027	30096 DEER RUN	10/14/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$196,830	43.74	\$393,666	\$80,927	\$369,073	\$336,279	1.098	3,051	\$120.97	EB1
22-23-05-329-001	36891 FOX GLEN	08/31/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$183,420	50.25	\$366,838	\$73,235	\$291,765	\$315,702	0.924	3,029	\$96.32	EB1
22-23-05-376-011	29851 DEER RUN	01/29/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$193,160	54.41	\$386,317	\$84,074	\$270,926	\$324,992	0.834	3,132	\$86.50	EB1
22-23-05-378-004	29812 DEER RUN	01/28/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$200,210	44.49	\$400,418	\$74,410	\$375,590	\$350,546	1.071	2,756	\$136.28	EB1
Totals:			\$7,355,200			\$7,355,200	\$3,644,110		\$7,288,204		\$5,844,294	\$6,212,148			\$103.65	
								Sale. Ratio =>	49.54			E.C.F. =>	0.941	Std. Deviation=>		0.15635889
								Std. Dev. =>	6.49			Ave. E.C.F. =>	0.944	Ave. Variance=>		13.3244

2022 ECF 0.930

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-05-201-018	36105 FOURTEEN MILE	08/14/19	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$110,460	32.02	\$220,927	\$117,872	\$227,128	\$84,471	2.689	1,323	\$171.68	ED1
22-23-05-252-014	30642 SUDBURY CT	01/04/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$208,490	49.06	\$416,978	\$78,232	\$346,768	\$277,661	1.249	3,490	\$99.36	ED1
22-23-05-252-017	30768 SUDBURY CT	07/09/19	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$265,050	59.97	\$530,105	\$81,528	\$360,472	\$367,686	0.980	3,097	\$116.39	ED1
Totals:			\$1,212,000			\$1,212,000	\$584,000		\$1,168,010		\$934,368	\$729,818			\$129.14	
								Sale. Ratio =>	48.18			E.C.F. =>	1.280	Std. Deviation=>		0.91871733
								Std. Dev. =>	14.09			Ave. E.C.F. =>	1.639	Ave. Variance=>		69.9637

2022 ECF 1.220
Early '21 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-05-201-006	35964 FORESTVILLE	05/08/19	\$180,000	LC	03-ARM'S LENGTH	\$180,000	\$119,130	66.18	\$238,251	\$62,093	\$117,907	\$122,332	0.964	1,374	\$85.81	EF1	
22-23-05-201-007	35936 FORESTVILLE	12/29/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$162,010	54.00	\$324,011	\$63,575	\$236,425	\$180,858	1.307	1,940	\$121.87	EF1	
22-23-05-201-008	31231 BERRYHILL	12/30/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$145,480	46.18	\$290,961	\$58,338	\$256,662	\$161,544	1.589	2,366	\$108.48	EF1	
22-23-05-202-010	31199 STURBRIDGE	10/30/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$134,410	47.16	\$268,826	\$54,993	\$230,007	\$148,495	1.549	2,014	\$114.20	EF1	
22-23-05-202-012	35871 SPRINGVALE	12/28/20	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$163,010	48.95	\$326,024	\$68,366	\$264,634	\$178,929	1.479	2,268	\$116.68	EF1	
22-23-05-203-012	35598 SPRINGVALE	08/14/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$184,030	43.30	\$368,051	\$68,817	\$356,183	\$207,801	1.714	2,190	\$162.64	EF1	
22-23-05-203-017	31095 BERRYHILL	10/09/19	\$275,000	OTH	03-ARM'S LENGTH	\$275,000	\$157,350	57.22	\$314,706	\$57,390	\$217,610	\$178,692	1.218	2,014	\$108.05	EF1	
22-23-05-227-012	31120 BERRYHILL	05/29/19	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$157,030	49.38	\$314,058	\$54,993	\$263,007	\$179,906	1.462	2,629	\$100.04	EF1	
22-23-05-228-002	31172 TIVERTON	11/20/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$143,730	44.22	\$287,464	\$53,989	\$271,011	\$162,135	1.672	2,027	\$133.70	EF1	
22-23-05-229-006	31132 BYCROFT	08/20/20	\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$143,340	39.49	\$286,681	\$55,143	\$307,857	\$160,790	1.915	2,214	\$139.05	EF1	
22-23-05-229-008	31080 BYCROFT	06/23/20	\$380,900	WD	03-ARM'S LENGTH	\$380,900	\$214,890	56.42	\$429,775	\$56,096	\$324,804	\$259,499	1.252	3,266	\$99.45	EF1	
22-23-05-251-001	35888 SPRINGVALE	09/09/20	\$343,500	WD	03-ARM'S LENGTH	\$343,500	\$164,320	47.84	\$328,631	\$54,500	\$289,000	\$190,369	1.518	2,931	\$98.60	EF1	
22-23-05-251-007	31129 STURBRIDGE	03/24/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$164,630	56.77	\$329,255	\$54,993	\$235,007	\$190,460	1.234	2,931	\$80.18	EF1	
Totals:			\$4,133,400			\$4,133,400	\$2,053,360		\$4,106,694		\$3,370,114	\$2,321,811			\$112.98		
								Sale. Ratio =>	49.68			E.C.F. =>	1.452	Std. Deviation=>		0.252658117	
								Std. Dev. =>	7.25			Ave. E.C.F. =>	1.452	Ave. Variance=>		19.7508	

2022 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
22-23-05-276-011	30827 W HUNTSMAN	01/23/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$226,160	66.52	\$452,326	\$78,310	\$261,690	\$406,539	0.644	2,225	\$117.61	EG1
22-23-05-277-015	30982 W HUNTSMAN	08/13/20	\$438,000	WD	03-ARM'S LENGTH	\$438,000	\$226,350	51.68	\$452,707	\$77,076	\$360,924	\$408,295	0.884	3,331	\$108.35	EG1
Totals:			\$778,000			\$778,000	\$452,510		\$905,033		\$622,614	\$814,834			\$112.98	
								Sale. Ratio =>	58.16			E.C.F. =>	0.764	Std. Deviation=>		0.169901893
								Std. Dev. =>	10.49			Ave. E.C.F. =>	0.764	Ave. Variance=>		12.0139

2022 ECF 0.920
1 Outlier
City Average

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-05-401-017	30466 FOX CLUB CT	01/03/20	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$181,810	48.35	\$363,623	\$87,595	\$288,405	\$324,739	0.888	2,223	\$129.74	EH1
22-23-05-401-023	30506 FOX CLUB DR	06/26/19	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$238,990	61.28	\$477,976	\$87,323	\$302,677	\$459,592	0.659	2,659	\$113.83	EH1
22-23-05-402-010	30062 WHITE HALL	08/19/20	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$227,850	58.13	\$455,699	\$85,250	\$306,750	\$435,822	0.704	3,226	\$95.09	EH1
22-23-05-402-015	30369 FOX CLUB DR	08/12/20	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$198,350	44.57	\$396,704	\$89,656	\$355,344	\$361,233	0.984	3,343	\$106.29	EH1
22-23-05-402-022	30439 FOX CLUB DR	08/13/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$218,900	48.64	\$437,793	\$84,645	\$365,355	\$415,468	0.879	3,906	\$93.54	EH1
22-23-05-402-024	30457 FOX CLUB DR	04/12/19	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$234,040	53.80	\$468,071	\$94,263	\$340,737	\$439,774	0.775	3,471	\$98.17	EH1
22-23-05-402-028	30143 WHITE HALL CT	03/04/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$227,520	50.56	\$455,042	\$88,663	\$361,337	\$431,034	0.838	2,914	\$124.00	EH1
22-23-05-403-002	30061 WHITE HALL	05/29/20	\$393,000	WD	03-ARM'S LENGTH	\$393,000	\$169,380	43.10	\$338,762	\$89,613	\$303,387	\$293,116	1.035	2,623	\$115.66	EH1
22-23-05-404-017	30578 FOX CLUB DR	11/06/20	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$273,800	47.62	\$547,604	\$115,223	\$459,777	\$508,684	0.904	3,579	\$128.47	EH1
22-23-05-427-002	30095 FOX CLUB DR	06/15/20	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$180,940	44.46	\$361,877	\$91,999	\$315,001	\$317,504	0.992	2,892	\$108.92	EH1
22-23-05-427-003	30045 FOX CLUB DR	11/18/19	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$247,170	62.57	\$494,347	\$87,490	\$307,510	\$478,655	0.642	3,438	\$89.44	EH1
22-23-05-451-004	29891 WHITE HALL	03/08/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$202,420	46.00	\$404,833	\$91,713	\$348,287	\$368,376	0.945	3,329	\$104.62	EH1
22-23-05-451-008	29803 WHITE HALL	02/09/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$191,770	46.21	\$383,537	\$99,029	\$315,971	\$334,715	0.944	2,985	\$105.85	EH1
22-23-05-451-018	29725 WHITE HALL	10/16/19	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$172,590	43.15	\$345,172	\$98,406	\$301,594	\$290,313	1.039	2,535	\$118.97	EH1
22-23-05-452-007	29793 HARROW	07/30/20	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$230,930	42.76	\$461,861	\$99,776	\$440,224	\$425,982	1.033	3,648	\$120.68	EH1
22-23-05-452-009	29729 HARROW	08/23/19	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$195,830	45.54	\$391,667	\$87,790	\$342,210	\$357,502	0.957	3,113	\$109.93	EH1
22-23-05-453-003	29828 HARROW	02/21/20	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$265,850	58.95	\$531,705	\$93,060	\$357,940	\$516,053	0.694	3,475	\$103.00	EH1
22-23-05-453-009	29632 HARROW	05/29/20	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$212,260	48.24	\$424,527	\$99,755	\$340,245	\$382,085	0.890	3,083	\$110.36	EH1
22-23-05-453-014	29741 KENLOCH DR	12/01/20	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$288,550	54.96	\$577,097	\$102,850	\$422,150	\$557,938	0.757	3,651	\$115.63	EH1
22-23-05-453-015	29709 KENLOCH DR	08/05/19	\$537,000	WD	03-ARM'S LENGTH	\$537,000	\$277,450	51.67	\$554,894	\$90,050	\$446,950	\$546,875	0.817	4,004	\$111.63	EH1
22-23-05-454-003	29506 ANDOVER BD	07/17/20	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$216,240	46.01	\$432,471	\$90,050	\$379,950	\$402,848	0.943	3,742	\$101.54	EH1
22-23-05-454-012	29648 KENLOCH DR	07/10/20	\$469,000	WD	03-ARM'S LENGTH	\$469,000	\$256,190	54.62	\$512,387	\$97,250	\$371,750	\$488,396	0.761	3,304	\$112.52	EH1
22-23-05-476-003	35901 KING EDWARD	04/14/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$174,720	45.38	\$349,434	\$94,153	\$290,847	\$300,331	0.968	2,543	\$114.37	EH1
22-23-05-476-005	29892 WHITE HALL	10/16/19	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$171,980	51.34	\$343,956	\$88,086	\$246,914	\$301,024	0.820	3,020	\$81.76	EH1
22-23-05-476-017	29883 FOX CLUB DR	10/02/20	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$209,970	54.12	\$419,944	\$94,398	\$293,602	\$382,995	0.767	3,109	\$94.44	EH1
22-23-05-479-009	29548 FOX CLUB DR	11/17/20	\$406,000	WD	03-ARM'S LENGTH	\$406,000	\$169,890	41.84	\$339,784	\$91,167	\$314,833	\$292,491	1.076	2,484	\$126.74	EH1
Totals:			\$11,339,000			\$11,339,000	\$5,635,390		\$11,270,767		\$8,919,747	\$10,413,546			\$109.05	
								Sale. Ratio =>	49.70			E.C.F. =>	0.857	Std. Deviation=>		0.1255834
								Std. Dev. =>	5.96			Ave. E.C.F. =>	0.874	Ave. Variance=>		10.5840

2022 ECF 0.850

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
22-23-05-477-007	29853 STANHURST	03/20/20	\$444,500	WD	03-ARM'S LENGTH	\$444,500	\$214,900	48.35	\$429,801	\$96,450	\$348,050	\$456,645	0.762	3,220	\$108.09	EJ1
22-23-05-481-003	35736 LANCASHIRE	11/13/19	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$241,500	53.08	\$482,992	\$94,530	\$360,470	\$532,140	0.677	3,469	\$103.91	EJ1
Totals:			\$899,500			\$899,500	\$456,400		\$912,793		\$708,520	\$988,785			\$106.00	
								Sale. Ratio =>	50.74			E.C.F. =>	0.717	Std. Deviation=>		0.059956884
								Std. Dev. =>	3.34			Ave. E.C.F. =>	0.720	Ave. Variance=>		4.2396

2022 ECF 0.730
Late '21 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	
22-23-06-103-004	31045 PINE CONE	05/22/19	\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$190,150	52.38	\$380,298	\$71,918	\$291,082	\$367,119	0.793	3,172	\$91.77	FA1	
22-23-06-178-021	38661 MYSTIC CT	07/12/19	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$216,600	58.70	\$433,201	\$75,512	\$293,488	\$425,820	0.689	3,221	\$91.12	FA1	
22-23-06-178-024	38666 MYSTIC CT	01/05/21	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$195,690	43.01	\$391,384	\$72,365	\$382,635	\$379,785	1.008	2,976	\$128.57	FA1	
22-23-06-179-015	30722 KNIGHTON	06/10/19	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$219,880	49.97	\$439,754	\$82,211	\$357,789	\$425,646	0.841	3,008	\$118.95	FA1	
22-23-06-179-020	30802 KNIGHTON	08/06/20	\$432,000	WD	03-ARM'S LENGTH	\$432,000	\$213,380	49.39	\$426,768	\$78,187	\$353,813	\$414,977	0.853	3,340	\$105.93	FA1	
22-23-06-203-004	31170 COUNTRY RIDGE CR	10/02/20	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$174,760	42.62	\$349,510	\$78,572	\$331,428	\$322,545	1.028	2,964	\$111.82	FA1	
22-23-06-204-005	30989 COUNTRY RIDGE CR	08/23/19	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$183,820	54.06	\$367,631	\$80,727	\$259,273	\$341,552	0.759	2,950	\$87.89	FA1	
22-23-06-204-021	30840 SUNDERLAND DR	10/10/19	\$364,000	WD	03-ARM'S LENGTH	\$364,000	\$188,410	51.76	\$376,828	\$80,116	\$283,884	\$353,229	0.804	2,809	\$101.06	FA1	
22-23-06-205-014	30953 SUNDERLAND DR	11/17/20	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$179,980	46.15	\$359,950	\$69,797	\$320,203	\$345,420	0.927	2,944	\$108.76	FA1	
22-23-06-227-006	31231 COUNTRY RIDGE CR	10/18/19	\$430,300	WD	03-ARM'S LENGTH	\$430,300	\$200,730	46.65	\$401,451	\$82,124	\$348,176	\$380,151	0.916	3,048	\$114.23	FA1	
22-23-06-228-002	31226 COUNTRY RIDGE CR	08/15/19	\$422,400	WD	03-ARM'S LENGTH	\$422,400	\$189,650	44.90	\$379,306	\$78,572	\$343,828	\$358,017	0.960	2,648	\$129.84	FA1	
22-23-06-230-017	31281 COUNTRY RIDGE CR	10/07/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$173,070	44.95	\$346,133	\$69,602	\$315,398	\$329,204	0.958	2,702	\$116.73	FA1	
22-23-06-252-013	37853 GLENGROVE	09/25/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$181,920	51.98	\$363,831	\$78,963	\$271,037	\$339,129	0.799	2,754	\$98.42	FA1	
22-23-06-253-002	30753 SUNDERLAND DR	01/29/21	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$181,410	44.03	\$362,822	\$78,352	\$333,648	\$338,655	0.985	2,745	\$121.55	FA1	
22-23-06-253-011	37766 GLENGROVE	09/18/20	\$356,000	WD	03-ARM'S LENGTH	\$356,000	\$195,620	54.95	\$391,233	\$69,650	\$286,350	\$382,837	0.748	3,213	\$89.12	FA1	
22-23-06-254-003	37908 SUNDERLAND CT	08/02/19	\$382,500	WD	03-ARM'S LENGTH	\$382,500	\$176,490	46.14	\$352,981	\$78,082	\$304,418	\$327,261	0.930	2,604	\$116.90	FA1	
22-23-06-276-001	30769 COUNTRY RIDGE CR	07/23/19	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$187,470	54.66	\$374,938	\$81,508	\$261,492	\$349,321	0.749	2,446	\$106.91	FA1	
22-23-06-276-013	30841 COUNTRY RIDGE CR	05/28/19	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$212,170	55.11	\$424,341	\$78,180	\$306,820	\$412,096	0.745	3,027	\$101.36	FA1	
22-23-06-278-004	37569 EMERALD FOREST	10/18/19	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$156,430	49.66	\$312,863	\$69,797	\$245,203	\$289,364	0.847	2,427	\$101.03	FA1	
22-23-06-278-005	37581 EMERALD FOREST	10/13/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$174,040	55.25	\$348,081	\$69,993	\$245,007	\$331,057	0.740	2,708	\$90.48	FA1	
Totals:			\$7,659,200			\$7,659,200	\$3,791,670		\$7,583,304		\$6,134,972	\$7,213,186			\$106.62		
								Sale. Ratio =>	49.50					E.C.F. =>	0.851	Std. Deviation=>	0.102847487
								Std. Dev. =>	4.79					Ave. E.C.F. =>	0.854	Ave. Variance=>	8.8073

2022 ECF 0.840

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-06-301-017	30416 STRATFORD	03/25/21	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$151,570	49.21	\$303,131	\$61,328	\$246,672	\$183,184	1.347	1,932	\$127.68	FB1
22-23-06-301-021	39101 OXBOW	05/29/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$155,120	46.30	\$310,230	\$60,793	\$274,207	\$188,967	1.451	1,968	\$139.33	FB1
22-23-06-301-026	30304 STRATFORD	03/04/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$191,200	47.80	\$382,390	\$59,566	\$340,434	\$244,564	1.392	2,636	\$129.15	FB1
22-23-06-301-031	39000 LANCASTER	07/18/19	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$159,400	49.05	\$318,798	\$54,992	\$270,008	\$199,853	1.351	2,182	\$123.74	FB1
22-23-06-301-034	38916 LANCASTER	06/26/20	\$310,200	WD	03-ARM'S LENGTH	\$310,200	\$154,800	49.90	\$309,594	\$60,827	\$249,373	\$188,460	1.323	1,827	\$136.49	FB1
22-23-06-303-009	38853 LANCASTER	08/08/19	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$155,390	48.26	\$310,773	\$54,909	\$267,091	\$193,836	1.378	2,132	\$125.28	FB1
22-23-06-327-003	38859 HOLSWORTH	07/27/20	\$350,800	WD	03-ARM'S LENGTH	\$350,800	\$188,520	53.74	\$377,034	\$61,244	\$289,556	\$239,235	1.210	2,626	\$110.27	FB1
22-23-06-328-001	30498 KNIGHTON	12/09/19	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$151,860	48.99	\$303,714	\$61,412	\$248,588	\$183,562	1.354	1,980	\$125.55	FB1
22-23-06-328-007	30426 KNIGHTON	01/25/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$147,320	43.33	\$294,635	\$62,429	\$277,571	\$175,914	1.578	1,916	\$144.87	FB1
22-23-06-328-010	38680 LANCASTER	03/06/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$151,090	47.97	\$302,184	\$60,576	\$254,424	\$183,036	1.390	1,765	\$144.15	FB1
22-23-06-328-014	38540 LANCASTER	05/20/19	\$344,500	WD	03-ARM'S LENGTH	\$344,500	\$168,970	49.05	\$337,937	\$60,576	\$283,924	\$210,122	1.351	2,193	\$129.47	FB1
22-23-06-328-019	30422 ASTON	03/19/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$191,490	43.03	\$382,979	\$68,745	\$376,255	\$238,056	1.581	2,434	\$154.58	FB1
22-23-06-401-003	38326 LANCASTER	03/13/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$186,890	53.40	\$373,770	\$59,286	\$290,714	\$238,245	1.220	2,584	\$112.51	FB1
22-23-06-401-016	38168 LANCASTER	10/08/19	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$148,750	52.19	\$297,501	\$54,909	\$230,091	\$183,782	1.252	1,765	\$130.36	FB1
22-23-06-402-003	30448 SUNDERLAND DR	10/16/20	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$167,720	45.58	\$335,433	\$60,576	\$307,424	\$208,225	1.476	1,786	\$172.13	FB1
22-23-06-403-004	38293 LANCASTER	08/30/19	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$165,830	60.30	\$331,657	\$59,401	\$215,599	\$206,255	1.045	2,041	\$105.63	FB1
22-23-06-403-005	38265 LANCASTER	10/07/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$152,530	47.67	\$305,060	\$54,909	\$265,091	\$189,508	1.399	2,184	\$121.38	FB1
22-23-06-403-008	30329 CASTLEFORD	12/12/19	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$181,660	52.66	\$363,315	\$59,475	\$285,525	\$230,182	1.240	2,479	\$115.18	FB1
22-23-06-403-014	30342 CASTLEFORD	10/15/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$174,280	52.02	\$348,555	\$74,686	\$260,314	\$207,477	1.255	1,887	\$137.95	FB1
22-23-06-403-022	37993 LANCASTER	02/11/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$174,980	46.05	\$349,952	\$62,372	\$317,628	\$217,864	1.458	2,213	\$143.53	FB1
22-23-06-427-012	37753 HOLLYHEAD	07/18/19	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$179,930	65.43	\$359,862	\$58,584	\$216,416	\$228,241	0.948	2,898	\$74.68	FB1
Totals:			\$7,038,500			\$7,038,500	\$3,499,300		\$6,998,504		\$5,766,905	\$4,338,567			\$128.76	
								Sale. Ratio =>	49.72			E.C.F. =>	1.329	Std. Deviation=>	0.15259437	
								Std. Dev. =>	5.24			Ave. E.C.F. =>	1.333	Ave. Variance=>	11.1650	

2022 ECF 1.320

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-06-378-004	30226 KINGSWAY DR	08/20/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$197,630	52.70	\$395,250	\$70,656	\$304,344	\$287,251	1.060	2,801	\$108.66	FC1
22-23-06-403-036	38412 KINGSWAY CT	05/15/19	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$211,060	51.48	\$422,126	\$76,884	\$333,116	\$305,524	1.090	2,639	\$126.23	FC1
22-23-06-403-045	30100 KINGSWAY DR	04/26/19	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$182,100	44.96	\$364,195	\$71,133	\$333,867	\$259,347	1.287	2,555	\$130.67	FC1
22-23-06-430-008	30290 ESSEX DR	08/21/20	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$200,380	48.87	\$400,752	\$74,965	\$335,035	\$288,307	1.162	2,988	\$112.13	FC1
22-23-06-430-014	29751 ESSEX CT	08/26/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$205,840	58.81	\$411,684	\$73,691	\$276,309	\$299,109	0.924	3,102	\$89.07	FC1
22-23-06-451-008	29951 WERTHAM	12/04/19	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$166,680	43.98	\$333,369	\$64,707	\$314,293	\$237,754	1.322	2,425	\$129.61	FC1
22-23-06-451-012	29775 WERTHAM	06/10/19	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$200,730	53.53	\$401,459	\$75,755	\$299,245	\$288,234	1.038	2,734	\$109.45	FC1
22-23-06-452-018	37774 FLEETWOOD	09/17/19	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$171,980	52.12	\$343,965	\$70,405	\$259,595	\$242,089	1.072	2,412	\$107.63	FC1
22-23-06-453-006	37725 BLOSSOM LN	08/09/19	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$158,780	52.93	\$317,550	\$64,540	\$235,460	\$223,903	1.052	2,266	\$103.91	FC1
22-23-06-453-010	30030 KINGSWAY DR	10/13/20	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$187,130	46.20	\$374,258	\$64,639	\$340,361	\$273,999	1.242	2,848	\$119.51	FC1
22-23-06-477-004	37627 DORCHESTER DR	08/21/20	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$176,460	57.39	\$352,919	\$69,564	\$237,936	\$250,757	0.949	2,456	\$96.88	FC1
22-23-06-478-022	29676 DORCHESTER CT	05/16/19	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$208,420	41.27	\$416,849	\$82,524	\$422,476	\$295,863	1.428	2,856	\$147.93	FC1
22-23-06-478-023	37636 DORCHESTER DR	04/29/19	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$173,790	49.67	\$347,588	\$64,456	\$285,444	\$250,559	1.139	2,640	\$108.12	FC1
Totals:			\$4,901,400			\$4,901,400	\$2,440,980		\$4,881,964		\$3,977,481	\$3,502,695			\$114.60	
								Sale. Ratio =>	49.80			E.C.F. =>	1.136	Std. Deviation=>		0.1481574
								Std. Dev. =>	5.16			Ave. E.C.F. =>	1.136	Ave. Variance=>		11.7839

2022 ECF 1.130

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-06-403-028	30329 SOUTHAMPTON	03/27/20	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$166,070	52.06	\$332,145	\$60,576	\$258,424	\$212,163	1.218	2,222	\$116.30	FD1
22-23-06-431-004	30177 SOUTHAMPTON	12/16/19	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$154,400	47.51	\$308,807	\$55,076	\$269,924	\$198,227	1.362	2,182	\$123.70	FD1
Totals:			\$644,000			\$644,000	\$320,470		\$640,952		\$528,348	\$410,391			\$120.00	
								Sale. Ratio =>	49.76			E.C.F. =>	1.287	Std. Deviation=>		0.10157308
								Std. Dev. =>	3.22			Ave. E.C.F. =>	1.290	Ave. Variance=>		7.1823

2022 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
22-23-06-101-009	31177 ESTATE WOODS	05/10/19	\$700,000	LC	03-ARM'S LENGTH	\$700,000	\$384,560	54.94	\$769,110	\$135,377	\$564,623	\$1,005,925	0.561	4,123	\$136.94	FE1
22-23-06-101-013	31238 ESTATE WOODS	07/23/20	\$700,000	LC	03-ARM'S LENGTH	\$700,000	\$308,370	44.05	\$616,731	\$116,513	\$583,487	\$793,997	0.735	3,703	\$157.57	FE1
Totals:			\$1,400,000			\$1,400,000	\$692,930		\$1,385,841		\$1,148,110	\$1,799,922			\$147.26	
								Sale. Ratio =>	49.50			E.C.F. =>	0.638	Std. Deviation=>		0.12273685
								Std. Dev. =>	7.70			Ave. E.C.F. =>	0.648	Ave. Variance=>		8.6788

2022 ECF 0.630

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	
22-23-06-151-002	39366 LILLY COURT	03/04/21	\$487,000	WD	03-ARM'S LENGTH	\$487,000	\$218,160	44.80	\$436,326	\$106,227	\$380,773	\$507,845	0.750	3,223	\$118.14	FF1	
Totals:			\$487,000			\$487,000	\$218,160		\$436,326		\$380,773	\$507,845			\$118.14		
								Sale. Ratio =>	44.80				E.C.F. =>	0.750		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.750		Ave. Variance=>	0.0000

2022 ECF 0.650
Early '21 Sale
FE1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-07-101-010	39025 KENNEDY	06/14/19	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$235,720	53.58	\$471,436	\$83,107	\$356,793	\$473,572	0.753	3,533	\$100.99	GA1
22-23-07-101-023	39100 GENEVA	10/16/20	\$337,500	WD	03-ARM'S LENGTH	\$337,500	\$172,760	51.19	\$345,512	\$74,145	\$263,355	\$330,935	0.796	2,230	\$118.10	GA1
22-23-07-103-001	29649 STRATHMORE	09/26/19	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$178,470	41.99	\$356,941	\$93,848	\$331,152	\$320,845	1.032	2,737	\$120.99	GA1
22-23-07-103-017	39341 FULTON	11/13/19	\$300,000	LC	03-ARM'S LENGTH	\$300,000	\$178,670	59.56	\$357,334	\$83,070	\$216,930	\$334,468	0.649	2,988	\$72.60	GA1
22-23-07-103-020	39222 GENEVA	10/05/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$202,280	53.23	\$404,551	\$82,640	\$297,360	\$392,574	0.757	3,050	\$97.50	GA1
22-23-07-103-027	39334 KENNEDY	06/21/19	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$194,640	58.80	\$389,288	\$84,884	\$246,116	\$371,224	0.663	2,822	\$87.21	GA1
22-23-07-104-002	29628 STRATHMORE	11/16/20	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$198,020	49.52	\$396,044	\$77,880	\$322,020	\$388,005	0.830	2,794	\$115.25	GA1
22-23-07-151-007	29161 WILTON DR	11/01/19	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$163,190	45.33	\$326,387	\$78,109	\$281,891	\$302,778	0.931	2,377	\$118.59	GA1
22-23-07-152-016	39118 POINT	06/10/19	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$188,960	48.83	\$377,911	\$88,997	\$298,003	\$352,334	0.846	2,768	\$107.66	GA1
22-23-07-152-017	28867 PIEDMONT	10/13/20	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$196,710	46.84	\$393,424	\$76,920	\$343,080	\$385,981	0.889	3,100	\$110.67	GA1
22-23-07-152-020	39151 HORTON	02/19/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$195,170	41.97	\$390,333	\$77,880	\$387,120	\$381,040	1.016	2,844	\$136.12	GA1
22-23-07-152-022	39239 HORTON	11/03/20	\$432,000	WD	03-ARM'S LENGTH	\$432,000	\$202,200	46.81	\$404,390	\$78,467	\$353,533	\$397,467	0.889	2,877	\$122.88	GA1
22-23-07-152-024	39319 HORTON	08/11/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$190,700	50.85	\$381,394	\$75,828	\$299,172	\$372,641	0.803	2,790	\$107.23	GA1
22-23-07-154-008	29157 GLENBROOK	07/30/19	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$187,730	56.89	\$375,458	\$76,066	\$253,934	\$365,112	0.695	2,655	\$95.64	GA1
22-23-07-155-005	39088 WILTON CT	11/18/20	\$404,000	WD	03-ARM'S LENGTH	\$404,000	\$191,140	47.31	\$382,283	\$78,200	\$325,800	\$370,833	0.879	2,919	\$111.61	GA1
22-23-07-155-008	39003 WILTON CT	11/04/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$213,170	44.88	\$426,345	\$84,211	\$390,789	\$417,237	0.937	3,221	\$121.33	GA1
22-23-07-155-012	39167 WILTON CT	09/30/19	\$295,500	WD	03-ARM'S LENGTH	\$295,500	\$175,530	59.40	\$351,058	\$78,438	\$217,062	\$332,463	0.653	2,184	\$99.39	GA1
22-23-07-155-013	39205 WILTON CT	08/20/19	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$246,320	55.35	\$492,636	\$82,292	\$362,708	\$500,420	0.725	4,019	\$90.25	GA1
22-23-07-155-016	39284 HORTON	02/26/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$165,630	46.01	\$331,266	\$81,607	\$278,393	\$304,462	0.914	2,575	\$108.11	GA1
22-23-07-155-018	39198 HORTON	06/03/19	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$186,500	46.05	\$373,006	\$77,653	\$327,347	\$360,187	0.909	2,857	\$114.58	GA1
22-23-07-155-026	38874 HORTON	07/31/20	\$393,900	WD	03-ARM'S LENGTH	\$393,900	\$179,980	45.69	\$359,954	\$77,346	\$316,554	\$344,644	0.918	2,696	\$117.42	GA1
22-23-07-155-045	39217 GENEVA	09/24/20	\$356,500	WD	03-ARM'S LENGTH	\$356,500	\$181,540	50.92	\$363,084	\$78,200	\$278,300	\$347,420	0.801	2,470	\$112.67	GA1
22-23-07-155-046	39239 GENEVA	10/28/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$185,100	49.36	\$370,196	\$74,360	\$300,640	\$360,776	0.833	2,677	\$112.30	GA1
22-23-07-176-002	28918 GLENBROOK	05/17/19	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$185,860	47.67	\$371,719	\$93,924	\$295,976	\$338,774	0.874	2,690	\$110.03	GA1
22-23-07-177-001	28853 GLENBROOK	06/21/19	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$186,200	52.16	\$372,401	\$76,066	\$280,934	\$361,384	0.777	2,919	\$96.24	GA1
Totals:			\$9,639,100			\$9,639,100	\$4,782,190		\$9,564,351		\$7,624,962	\$9,207,577			\$108.21	
							Sale. Ratio =>	49.61				E.C.F. =>	0.828		Std. Deviation=>	0.10560394
							Std. Dev. =>	5.11				Ave. E.C.F. =>	0.831		Ave. Variance=>	8.5346

2022 ECF 0.820

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-07-302-010	39137 PLUM BROOK CT	09/03/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$187,060	46.77	\$374,117	\$70,884	\$329,116	\$242,586	1.357	2,470	\$133.25	GB1	
22-23-07-302-012	39171 PLUMBROOK DR	10/08/20	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$183,290	46.40	\$366,582	\$69,077	\$325,923	\$238,004	1.369	2,428	\$134.24	GB1	
22-23-07-302-013	39376 HEATHERBROOK DR	12/31/19	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$252,940	58.82	\$505,873	\$70,355	\$359,645	\$348,414	1.032	2,814	\$127.81	GB1	
22-23-07-302-017	28519 HEATHERBROOK CT	07/10/20	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$188,680	47.77	\$377,355	\$71,312	\$323,688	\$244,834	1.322	2,576	\$125.66	GB1	
22-23-07-302-026	39284 HEATHERBROOK DR	08/02/19	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$192,890	51.44	\$385,777	\$76,812	\$298,188	\$247,172	1.206	2,554	\$116.75	GB1	
22-23-07-304-002	39339 HEATHERBROOK DR	11/06/20	\$398,400	WD	03-ARM'S LENGTH	\$398,400	\$189,640	47.60	\$379,288	\$71,579	\$326,821	\$246,167	1.328	2,629	\$124.31	GB1	
22-23-07-304-008	39249 PLUMBROOK DR	01/28/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$186,190	54.76	\$372,381	\$70,330	\$269,670	\$241,641	1.116	2,566	\$105.09	GB1	
22-23-07-304-012	39335 PLUMBROOK DR	11/10/20	\$393,000	WD	03-ARM'S LENGTH	\$393,000	\$193,820	49.32	\$387,649	\$73,506	\$319,494	\$251,314	1.271	2,446	\$130.62	GB1	
22-23-07-304-014	39365 PLUMBROOK DR	01/04/21	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$188,850	48.18	\$377,700	\$71,166	\$320,834	\$245,227	1.308	2,570	\$124.84	GB1	
22-23-07-305-007	39316 PLUMBROOK DR	02/24/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$174,550	54.55	\$349,091	\$71,166	\$248,834	\$222,340	1.119	2,271	\$109.57	GB1	
22-23-07-305-012	39386 PLUMBROOK DR	01/13/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$186,500	54.85	\$372,995	\$72,169	\$267,831	\$240,661	1.113	2,298	\$116.55	GB1	
22-23-07-306-001	39214 HEATHERBROOK DR	10/02/20	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$203,590	46.80	\$407,189	\$77,204	\$357,796	\$263,988	1.355	2,802	\$127.69	GB1	
22-23-07-326-004	38870 PLUMBROOK DR	09/30/19	\$425,304	WD	03-ARM'S LENGTH	\$425,304	\$199,440	46.89	\$398,880	\$70,999	\$354,305	\$262,305	1.351	2,876	\$123.19	GB1	
22-23-07-327-010	38655 CEDARBROOK	12/21/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$244,300	53.11	\$488,601	\$77,470	\$382,530	\$328,905	1.163	2,916	\$131.18	GB1	
22-23-07-327-012	38666 OAKBROOK	03/31/21	\$452,565	WD	03-ARM'S LENGTH	\$452,565	\$190,920	42.19	\$381,840	\$69,327	\$383,238	\$250,010	1.533	2,648	\$144.73	GB1	
22-23-07-328-006	38827 PLUMBROOK DR	04/02/19	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$177,930	54.75	\$355,865	\$56,906	\$268,094	\$239,167	1.121	2,412	\$111.15	GB1	
22-23-07-328-013	38729 PLUMBROOK DR	12/29/20	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$214,220	48.69	\$428,444	\$77,418	\$362,582	\$280,821	1.291	3,152	\$115.03	GB1	
Totals:			\$6,716,269			\$6,716,269	\$3,354,810		\$6,709,627		\$5,498,589	\$4,393,558			\$123.63		
								Sale. Ratio =>	49.95			E.C.F. =>	1.252	Std. Deviation=>	0.130007467		
								Std. Dev. =>	4.32			Ave. E.C.F. =>	1.256	Ave. Variance=>	10.8595		

2022 ECF 1.250

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-07-351-002	28003 COPPER CREEK	11/15/19	\$429,500	WD	03-ARM'S LENGTH	\$429,500	\$218,620	50.90	\$437,240	\$95,323	\$334,177	\$432,806	0.772	2,855	\$117.05	GC1	
22-23-07-351-006	27939 COPPER CREEK	08/09/19	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$202,360	48.76	\$404,711	\$93,617	\$321,383	\$393,790	0.816	2,779	\$115.65	GC1	
22-23-07-351-008	27907 COPPER CREEK	03/05/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$210,160	39.65	\$420,323	\$94,043	\$435,957	\$413,013	1.056	3,124	\$139.55	GC1	
22-23-07-376-015	28030 COPPER CREEK	09/13/19	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$261,230	55.00	\$522,455	\$127,203	\$347,797	\$500,319	0.695	3,343	\$104.04	GC1	
22-23-07-376-020	27934 COPPER CREEK	02/08/21	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$289,610	54.13	\$579,214	\$118,341	\$416,659	\$583,384	0.714	3,641	\$114.44	GC1	
Totals:			\$2,384,500			\$2,384,500	\$1,181,980		\$2,363,943		\$1,855,973	\$2,323,311			\$118.14		
								Sale. Ratio =>	49.57					E.C.F. =>	0.799	Std. Deviation=>	0.14502862
								Std. Dev. =>	6.14					Ave. E.C.F. =>	0.811	Ave. Variance=>	10.0167

2022 ECF 0.790

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-07-226-005	37573 TURNBERRY	05/02/19	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$253,550	44.88	\$507,098	\$110,904	\$454,096	\$514,538	0.883	3,493	\$130.00	GD1
22-23-07-227-010	29260 AUGUSTA	04/12/19	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$249,450	44.15	\$498,905	\$101,117	\$463,883	\$516,608	0.898	3,458	\$134.15	GD1
22-23-07-251-007	28875 SPYGLASS	12/20/19	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$222,830	46.91	\$445,655	\$100,690	\$374,310	\$448,007	0.836	3,132	\$119.51	GD1
22-23-07-251-008	28853 SPYGLASS	06/24/20	\$551,500	WD	03-ARM'S LENGTH	\$551,500	\$271,370	49.21	\$542,737	\$102,250	\$449,250	\$572,061	0.785	3,672	\$122.34	GD1
22-23-07-276-005	37566 CHERRY HILL	12/22/20	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$244,800	45.76	\$489,609	\$112,950	\$422,050	\$489,168	0.863	3,220	\$131.07	GD1
22-23-07-278-003	37651 EAGLE TRACE	12/13/19	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$313,240	71.19	\$626,477	\$112,850	\$327,150	\$667,048	0.490	4,129	\$79.23	GD1
Totals:			\$3,131,500			\$3,131,500	\$1,555,240		\$3,110,481		\$2,490,739	\$3,207,429			\$119.38	
							Sale. Ratio =>	49.66				E.C.F. =>	0.777		Std. Deviation=>	0.153168336
							Std. Dev. =>	10.36				Ave. E.C.F. =>	0.792		Ave. Variance=>	10.3027

2022 ECF 0.770

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
22-23-08-126-004	29469 ARLINGTON WAY	08/06/19	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$167,400	53.14	\$334,800	\$75,259	\$239,741	\$204,363	1.173	2,200	\$108.97	HB1
22-23-08-126-019	29153 SHENANDOAH	02/12/20	\$424,000	WD	03-ARM'S LENGTH	\$424,000	\$202,030	47.65	\$404,066	\$71,235	\$352,765	\$262,072	1.346	2,978	\$118.46	HB1
22-23-08-126-020	29147 SHENANDOAH	09/18/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$165,720	51.79	\$331,437	\$68,964	\$251,036	\$206,672	1.215	2,168	\$115.79	HB1
22-23-08-126-025	29107 SHENANDOAH	06/19/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$163,940	48.94	\$327,882	\$62,176	\$272,824	\$209,217	1.304	2,258	\$120.83	HB1
22-23-08-128-003	29504 SHENANDOAH	10/09/20	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$161,110	41.31	\$322,225	\$74,289	\$315,711	\$195,225	1.617	1,866	\$169.19	HB1
22-23-08-128-014	29266 VALLEY BEND CT	11/10/20	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$178,350	45.50	\$356,705	\$68,570	\$323,430	\$226,878	1.426	2,421	\$133.59	HB1
22-23-08-129-022	29144 SHENANDOAH	11/17/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$177,990	55.62	\$355,985	\$70,222	\$249,778	\$225,010	1.110	2,470	\$101.12	HB1
22-23-08-176-009	29147 LEESBURG	01/10/20	\$337,500	WD	03-ARM'S LENGTH	\$337,500	\$157,300	46.61	\$314,604	\$70,044	\$267,456	\$192,567	1.389	2,234	\$119.72	HB1
22-23-08-176-014	29059 FOREST HILL DR	02/07/20	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$165,200	48.45	\$330,391	\$69,376	\$271,624	\$205,524	1.322	2,480	\$109.53	HB1
22-23-08-178-006	29114 FOREST HILL CT	02/06/20	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$179,380	54.19	\$358,752	\$67,563	\$263,437	\$229,283	1.149	2,340	\$112.58	HB1
22-23-08-178-008	28997 FOREST HILL DR	08/03/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$167,100	47.74	\$334,198	\$63,876	\$286,124	\$212,852	1.344	2,630	\$108.79	HB1
22-23-08-179-012	29034 FOREST HILL DR	03/27/20	\$279,500	WD	03-ARM'S LENGTH	\$279,500	\$169,210	60.54	\$338,420	\$66,885	\$212,615	\$213,807	0.994	2,634	\$80.72	HB1
22-23-08-204-004	29445 VALLEY BEND	01/11/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$190,960	55.35	\$381,919	\$71,047	\$273,953	\$244,781	1.119	2,700	\$101.46	HB1
22-23-08-205-001	29544 SHENANDOAH	05/07/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$179,660	49.22	\$359,312	\$67,837	\$297,163	\$229,508	1.295	2,298	\$129.31	HB1
22-23-08-206-012	29137 FOREST HILL DR	12/11/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$153,350	46.47	\$306,708	\$76,849	\$253,151	\$180,991	1.399	2,188	\$115.70	HB1
Totals:			\$5,175,000			\$5,175,000	\$2,578,700		\$5,157,404		\$4,130,808	\$3,238,750			\$116.38	
								Sale. Ratio =>	49.83				E.C.F. =>	1.275	Std. Deviation=> 0.156065939	
								Std. Dev. =>	4.90				Ave. E.C.F. =>	1.280	Ave. Variance=> 12.2690	

2022 ECF 1.270

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-08-276-012	35850 SEMINARY RIDGE	07/12/19	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$162,970	48.65	\$325,948	\$60,737	\$274,263	\$192,182	1.427	2,620	\$104.68	HC1	
22-23-08-277-016	35472 FREDERICKSBURG	01/10/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$135,890	51.28	\$271,786	\$57,326	\$207,674	\$155,406	1.336	1,680	\$123.62	HC1	
22-23-08-277-017	35444 FREDERICKSBURG	06/30/20	\$331,900	WD	03-ARM'S LENGTH	\$331,900	\$171,500	51.67	\$342,999	\$61,732	\$270,168	\$203,817	1.326	2,686	\$100.58	HC1	
22-23-08-279-004	35799 FREDERICKSBURG	08/27/19	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$149,260	51.47	\$298,519	\$64,921	\$225,079	\$169,274	1.330	2,440	\$92.25	HC1	
22-23-08-403-012	28547 PERRYVILLE	02/25/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$170,440	49.40	\$340,887	\$61,839	\$283,161	\$202,209	1.400	2,646	\$107.01	HC1	
22-23-08-403-016	28516 PERRYVILLE	12/27/19	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$186,370	54.83	\$372,736	\$61,917	\$277,983	\$225,231	1.234	2,899	\$95.89	HC1	
22-23-08-403-019	28564 PERRYVILLE	09/20/19	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$170,190	61.89	\$340,385	\$70,776	\$204,224	\$195,369	1.045	2,686	\$76.03	HC1	
22-23-08-403-024	35929 FREDERICKSBURG	03/19/20	\$324,900	WD	03-ARM'S LENGTH	\$324,900	\$160,310	49.34	\$320,612	\$67,953	\$256,947	\$183,086	1.403	2,440	\$105.31	HC1	
22-23-08-427-001	35549 FREDERICKSBURG	07/10/19	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$169,530	47.10	\$339,052	\$71,492	\$288,408	\$193,884	1.488	2,708	\$106.50	HC1	
22-23-08-431-002	28104 GETTYSBURG	03/05/20	\$272,500	WD	03-ARM'S LENGTH	\$272,500	\$141,780	52.03	\$283,563	\$60,660	\$211,840	\$161,524	1.312	2,050	\$103.34	HC1	
22-23-08-431-010	28240 GETTYSBURG	03/05/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$146,670	52.38	\$293,334	\$57,326	\$222,674	\$171,020	1.302	2,040	\$109.15	HC1	
22-23-08-431-011	35788 VICKSBURG	08/07/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$146,120	44.96	\$292,238	\$63,248	\$261,752	\$165,935	1.577	2,062	\$126.94	HC1	
22-23-08-431-012	35756 VICKSBURG	06/24/19	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$146,850	47.83	\$293,700	\$60,168	\$246,832	\$169,226	1.459	2,104	\$117.32	HC1	
22-23-08-431-013	35724 VICKSBURG	09/18/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$128,570	49.45	\$257,132	\$60,252	\$199,748	\$142,667	1.400	1,610	\$124.07	HC1	
22-23-08-431-015	35660 VICKSBURG	08/28/20	\$314,900	WD	03-ARM'S LENGTH	\$314,900	\$141,010	44.78	\$282,026	\$62,149	\$252,751	\$159,331	1.586	2,046	\$123.53	HC1	
22-23-08-452-007	36197 FREDERICKSBURG	07/07/20	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$152,680	45.99	\$305,352	\$57,159	\$274,841	\$179,850	1.528	2,440	\$112.64	HC1	
22-23-08-452-013	36249 FREDERICKSBURG	11/22/19	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$173,280	55.01	\$346,564	\$66,000	\$249,000	\$203,307	1.225	2,604	\$95.62	HC1	
22-23-08-452-032	35935 FAIR OAKS	07/29/19	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$146,260	50.43	\$292,520	\$73,638	\$216,362	\$158,610	1.364	2,062	\$104.93	HC1	
22-23-08-452-046	27987 GAINES MILL WAY	03/05/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$138,780	34.70	\$277,550	\$63,076	\$336,924	\$155,416	2.168	1,909	\$176.49	HC1	
22-23-08-453-002	28046 GETTYSBURG	10/08/20	\$270,225	WD	03-ARM'S LENGTH	\$270,225	\$141,280	52.28	\$282,554	\$57,326	\$212,899	\$163,209	1.304	1,897	\$112.23	HC1	
22-23-08-454-002	36318 FREDERICKSBURG	07/17/20	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$147,070	58.25	\$294,142	\$63,076	\$189,424	\$167,439	1.131	1,897	\$99.85	HC1	
22-23-08-454-012	27835 GETTYSBURG	09/18/20	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$144,170	47.58	\$288,338	\$63,076	\$239,924	\$163,233	1.470	1,897	\$126.48	HC1	
22-23-08-455-002	27976 GETTYSBURG	06/26/19	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$141,360	57.23	\$282,726	\$57,326	\$189,674	\$163,333	1.161	1,909	\$99.36	HC1	
22-23-08-476-006	35625 VICKSBURG	08/07/19	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$141,480	49.64	\$282,959	\$62,816	\$222,184	\$159,524	1.393	2,092	\$106.21	HC1	
22-23-08-476-008	35565 VICKSBURG	11/10/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$136,690	45.56	\$273,375	\$57,326	\$242,674	\$156,557	1.550	1,851	\$131.10	HC1	
Totals:			\$7,620,725			\$7,620,725	\$3,790,510		\$7,580,997		\$6,057,410	\$4,360,639			\$111.25		
								Sale. Ratio =>	49.74			E.C.F. =>	1.389			Std. Deviation=>	0.210839738
								Std. Dev. =>	5.31			Ave. E.C.F. =>	1.397			Ave. Variance=>	13.5611

2022 ECF 1.380

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-08-201-003	29405 BIRCHCREST WAY	11/06/20	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$164,260	46.94	\$328,517	\$67,902	\$281,998	\$208,492	1.353	2,709	\$104.10	HD1	
22-23-08-201-006	29307 BIRCHCREST WAY	04/29/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$184,750	52.79	\$369,491	\$67,902	\$282,098	\$241,271	1.169	3,133	\$90.04	HD1	
22-23-08-202-005	29298 APPLE BLOSSOM	07/31/20	\$391,250	WD	03-ARM'S LENGTH	\$391,250	\$174,910	44.71	\$349,812	\$72,121	\$319,129	\$222,153	1.437	2,700	\$118.20	HD1	
22-23-08-202-007	29234 APPLE BLOSSOM	07/31/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$186,300	49.68	\$372,594	\$65,018	\$309,982	\$246,061	1.260	3,066	\$101.10	HD1	
22-23-08-202-008	29202 APPLE BLOSSOM	10/18/19	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$171,950	57.32	\$343,905	\$66,146	\$233,854	\$222,207	1.052	2,741	\$85.32	HD1	
22-23-08-202-012	29072 APPLE BLOSSOM	07/10/20	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$190,000	46.34	\$380,001	\$69,901	\$340,099	\$248,080	1.371	3,183	\$106.85	HD1	
22-23-08-252-005	28856 APPLE BLOSSOM	02/28/20	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$173,130	52.15	\$346,255	\$67,515	\$264,485	\$222,992	1.186	2,816	\$93.92	HD1	
Totals:			\$2,508,150			\$2,508,150	\$1,245,300		\$2,490,575		\$2,031,645	\$1,611,256			\$99.93		
								Sale. Ratio =>	49.65					E.C.F. =>	1.261	Std. Deviation=>	0.134675607
								Std. Dev. =>	4.41					Ave. E.C.F. =>	1.261	Ave. Variance=>	10.7658

2022 ECF 1.250

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-08-228-007	28840 NOTTOWAY	11/13/20	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$167,150	53.75	\$334,297	\$54,573	\$256,427	\$235,062	1.091	2,842	\$90.23	HE1
Totals:			\$311,000			\$311,000	\$167,150		\$334,297		\$256,427	\$235,062			\$90.23	
								Sale. Ratio =>	53.75			E.C.F. =>	1.091	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.091	Ave. Variance=>		0.0000

2022 ECF 1.190
Late '21 Sale
City Average

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-08-352-014	27897 LARSON LANE	09/22/20	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$262,960	56.55	\$525,926	\$101,467	\$363,533	\$487,884	0.745	3,131	\$116.11	HF1
Totals:			\$465,000			\$465,000	\$262,960		\$525,926		\$363,533	\$487,884			\$116.11	
								Sale. Ratio =>	56.55				E.C.F. =>	0.745	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.745	Ave. Variance=>	0.0000

2022 ECF 0.870
19 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-09-101-003	35315 THIRTEEN MILE	04/12/19	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$122,200	76.86	\$244,394	\$39,906	\$119,094	\$130,247	0.914	2,098	\$56.77	IA1
22-23-09-101-011	35384 EDYTHE	08/04/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$101,660	40.66	\$203,320	\$46,474	\$203,526	\$99,902	2.037	1,620	\$125.63	IA1
22-23-09-101-012	35370 EDYTHE	05/16/19	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$129,070	52.68	\$258,139	\$47,121	\$197,879	\$134,406	1.472	1,609	\$122.98	IA1
22-23-09-102-009	35289 EDYTHE	09/09/20	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$82,810	32.16	\$165,622	\$49,605	\$207,895	\$73,896	2.813	1,125	\$184.80	IA1
22-23-09-102-010	35277 EDYTHE	08/29/19	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$127,630	51.26	\$255,264	\$46,573	\$202,427	\$132,924	1.523	1,725	\$117.35	IA1
22-23-09-102-011	35209 EDYTHE	02/20/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$105,560	62.09	\$211,127	\$41,364	\$128,636	\$108,129	1.190	1,827	\$70.41	IA1
22-23-09-102-041	35115 THIRTEEN MILE	03/22/21	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$125,230	47.44	\$250,450	\$44,831	\$219,169	\$130,968	1.673	1,326	\$165.29	IA1
Totals:			\$1,594,500			\$1,594,500	\$794,160		\$1,588,316		\$1,278,626	\$810,473			\$120.46	
								Sale. Ratio =>	49.81				E.C.F. =>	1.578	Std. Deviation=>	0.61966978
								Std. Dev. =>	14.51				Ave. E.C.F. =>	1.660	Ave. Variance=>	44.0768

2022 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
22-23-09-102-024	35190 GARY	07/17/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$98,440	49.22	\$196,888	\$44,596	\$155,404	\$78,908	1.969	1,305	\$119.08	IB1
22-23-09-102-026	35154 GARY	07/10/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$136,110	50.41	\$272,219	\$42,394	\$227,606	\$119,080	1.911	2,233	\$101.93	IB1
Totals:			\$470,000			\$470,000	\$234,550		\$469,107		\$383,010	\$197,988			\$110.51	
								Sale. Ratio =>	49.90			E.C.F. =>	1.935	Std. Deviation=>		0.04106376
								Std. Dev. =>	0.84			Ave. E.C.F. =>	1.940	Ave. Variance=>		2.9036

2022 ECF 1.930

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-09-127-001	29268 LAKE PARK	12/04/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$149,830	47.57	\$299,654	\$56,168	\$258,832	\$185,867	1.393	2,415	\$107.18	ID1	
22-23-09-127-020	28858 WILLOW CREEK	12/21/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$150,890	45.04	\$301,779	\$66,411	\$268,589	\$179,670	1.495	2,234	\$120.23	ID1	
22-23-09-153-030	35110 GLENGARY CIRCLE	02/14/20	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$187,600	50.70	\$375,201	\$68,298	\$301,702	\$234,277	1.288	3,192	\$94.52	ID1	
22-23-09-153-034	35220 GLENGARY CIRCLE	01/06/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$167,750	45.34	\$335,503	\$68,902	\$301,098	\$203,512	1.480	2,611	\$115.32	ID1	
22-23-09-154-007	35337 GLENGARY CIRCLE	08/29/19	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$158,010	55.44	\$316,017	\$74,165	\$210,835	\$184,620	1.142	2,288	\$92.15	ID1	
22-23-09-176-009	28727 LAKE PARK	11/26/19	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$159,610	51.49	\$319,215	\$56,077	\$253,923	\$200,869	1.264	2,784	\$91.21	ID1	
22-23-09-176-010	28707 LAKE PARK	11/06/19	\$298,500	WD	03-ARM'S LENGTH	\$298,500	\$152,690	51.15	\$305,378	\$59,300	\$239,200	\$187,846	1.273	2,067	\$115.72	ID1	
22-23-09-177-007	34645 LAKEHURST	06/19/20	\$316,250	WD	03-ARM'S LENGTH	\$316,250	\$157,880	49.92	\$315,768	\$58,382	\$257,868	\$196,478	1.312	2,418	\$106.65	ID1	
22-23-09-179-005	28932 LAKE PARK	11/19/19	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$156,490	53.96	\$312,973	\$60,869	\$229,131	\$192,446	1.191	2,052	\$111.66	ID1	
22-23-09-179-006	28918 LAKE PARK	07/17/19	\$314,900	WD	03-ARM'S LENGTH	\$314,900	\$167,820	53.29	\$335,648	\$64,262	\$250,638	\$207,165	1.210	2,576	\$97.30	ID1	
22-23-09-179-020	28835 WILLOW CREEK	06/26/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$158,400	47.28	\$316,797	\$59,757	\$275,243	\$196,214	1.403	2,348	\$117.22	ID1	
22-23-09-255-005	28836 CREEKBEND	07/29/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$165,180	47.88	\$330,360	\$56,032	\$288,968	\$209,411	1.380	2,840	\$101.75	ID1	
Totals:			\$3,884,650			\$3,884,650	\$1,932,150		\$3,864,293		\$3,136,027	\$2,378,374			\$105.91		
								Sale. Ratio =>	49.74				E.C.F. =>	1.319	Std. Deviation=>		0.112280433
								Std. Dev. =>	3.36				Ave. E.C.F. =>	1.319	Ave. Variance=>		9.2311

2022 ECF 1.310

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-09-203-012	29255 NEW BRADFORD	10/25/19	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$184,540	51.98	\$369,076	\$64,373	\$290,627	\$197,859	1.469	2,516	\$115.51	IE1
22-23-09-226-001	33742 OAK POINT CR	01/22/21	\$296,500	WD	03-ARM'S LENGTH	\$296,500	\$136,970	46.20	\$273,933	\$58,031	\$238,469	\$140,196	1.701	2,083	\$114.48	IE1
22-23-09-226-007	33610 OAK POINT CR	12/06/19	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$139,560	59.39	\$279,112	\$59,654	\$175,346	\$142,505	1.230	2,012	\$87.15	IE1
22-23-09-227-009	33523 OAK POINT CR	08/05/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$178,590	47.62	\$357,175	\$58,507	\$316,493	\$193,940	1.632	2,778	\$113.93	IE1
22-23-09-227-010	29231 OAK POINT DR	03/25/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$174,460	39.65	\$348,927	\$69,765	\$370,235	\$181,274	2.042	2,238	\$165.43	IE1
22-23-09-228-016	29204 OAK POINT DR	12/03/19	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$164,670	48.86	\$329,346	\$61,854	\$275,146	\$173,696	1.584	2,164	\$127.15	IE1
22-23-09-228-019	29234 OAK POINT DR	06/28/19	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$148,030	50.35	\$296,050	\$64,573	\$229,427	\$150,310	1.526	2,059	\$111.43	IE1
22-23-09-228-030	33426 COLONY PARK	04/10/20	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$172,840	56.30	\$345,685	\$61,808	\$245,192	\$184,336	1.330	2,394	\$102.42	IE1
22-23-09-276-001	33877 HUNTERS POINTE	11/20/19	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$168,960	53.13	\$337,916	\$55,918	\$262,082	\$183,116	1.431	2,577	\$101.70	IE1
22-23-09-277-015	28782 OAK POINT DR	11/05/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$185,910	53.89	\$371,820	\$55,918	\$289,082	\$205,131	1.409	2,863	\$100.97	IE1
22-23-09-279-015	28733 OAK POINT DR	09/25/20	\$394,000	WD	03-ARM'S LENGTH	\$394,000	\$189,640	48.13	\$379,285	\$58,769	\$335,231	\$208,127	1.611	2,915	\$115.00	IE1

Totals:	\$3,696,500		\$3,696,500			\$1,844,170			\$3,688,325		\$3,027,330	\$1,960,490			\$114.11	
						Sale. Ratio =>		49.89				E.C.F. =>	1.544		Std. Deviation=>	0.216258596
						Std. Dev. =>		5.35				Ave. E.C.F. =>	1.542		Ave. Variance=>	15.6013

2022 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
22-23-09-205-018	29425 PARKSIDE	10/08/19	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$160,000	40.82	\$320,000	\$69,044	\$322,956	\$199,171	1.621	2,211	\$146.07	IF1
Totals:			\$392,000			\$392,000	\$160,000		\$320,000		\$322,956	\$199,171			\$146.07	
								Sale. Ratio =>	40.82			E.C.F. =>	1.621		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.621		Ave. Variance=>	0.0000

2022 ECF 1.260
City Average

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-09-351-007	35136 BUNKER HILL	07/16/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$140,590	41.97	\$281,187	\$52,209	\$282,791	\$149,659	1.890	1,745	\$162.06	IG1
22-23-09-351-019	35040 BUNKER HILL	07/16/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$150,040	54.56	\$300,086	\$52,209	\$222,791	\$162,011	1.375	2,050	\$108.68	IG1
22-23-09-351-024	35000 BUNKER HILL	02/08/21	\$286,500	WD	03-ARM'S LENGTH	\$286,500	\$129,710	45.27	\$259,411	\$52,209	\$234,291	\$135,426	1.730	1,566	\$149.61	IG1
22-23-09-352-010	35165 BUNKER HILL	07/24/19	\$255,500	WD	03-ARM'S LENGTH	\$255,500	\$128,300	50.22	\$256,606	\$54,857	\$200,643	\$131,862	1.522	1,616	\$124.16	IG1
22-23-09-352-015	35111 BUNKER HILL	09/24/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$148,440	51.19	\$296,882	\$53,142	\$236,858	\$159,307	1.487	2,060	\$114.98	IG1
22-23-09-352-027	34951 BUNKER HILL	09/26/19	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$145,900	49.46	\$291,793	\$52,209	\$242,791	\$156,591	1.550	2,050	\$118.43	IG1
22-23-09-353-016	34920 BUNKER HILL	04/10/19	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$155,650	55.10	\$311,301	\$54,474	\$228,026	\$167,861	1.358	1,934	\$117.90	IG1
22-23-09-354-007	35025 CONCORD	07/03/19	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$150,360	48.98	\$300,716	\$52,209	\$254,791	\$162,423	1.569	2,040	\$124.90	IG1
22-23-09-354-008	35001 CONCORD	08/10/20	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$153,180	52.46	\$306,354	\$52,943	\$239,057	\$165,628	1.443	1,934	\$123.61	IG1
22-23-09-355-001	35125 LEXINGTON	08/27/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$128,510	52.45	\$257,010	\$52,209	\$192,791	\$133,857	1.440	1,566	\$123.11	IG1
22-23-09-356-004	27880 WHITE PLAINS	01/08/20	\$312,500	WD	03-ARM'S LENGTH	\$312,500	\$148,030	47.37	\$296,068	\$52,209	\$260,291	\$159,385	1.633	2,040	\$127.59	IG1
22-23-09-376-011	28188 YORKTOWN	07/30/20	\$273,050	WD	03-ARM'S LENGTH	\$273,050	\$131,080	48.01	\$262,161	\$57,155	\$215,895	\$133,991	1.611	1,566	\$137.86	IG1
22-23-09-376-014	28122 YORKTOWN	05/22/19	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$128,480	49.42	\$256,969	\$52,209	\$207,791	\$133,830	1.553	1,616	\$128.58	IG1
22-23-09-379-004	34960 BUNKER HILL	03/18/21	\$301,093	WD	03-ARM'S LENGTH	\$301,093	\$145,150	48.21	\$290,300	\$51,525	\$249,568	\$156,062	1.599	2,050	\$121.74	IG1
22-23-09-381-007	34680 PRINCETON	05/03/19	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$147,750	53.73	\$295,503	\$52,209	\$222,791	\$159,016	1.401	2,098	\$106.19	IG1
22-23-09-381-010	34651 BUNKER HILL	08/16/19	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$149,310	54.29	\$298,614	\$52,209	\$222,791	\$161,049	1.383	2,050	\$108.68	IG1
22-23-09-382-003	34745 BUNKER HILL	06/06/19	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$149,850	45.41	\$299,694	\$52,209	\$277,791	\$161,755	1.717	2,064	\$134.59	IG1
Totals:			\$4,890,143			\$4,890,143	\$2,430,330		\$4,860,655		\$3,991,748	\$2,589,712			\$125.45	
								Sale. Ratio =>	49.70			E.C.F. =>	1.541	Std. Deviation=>		0.14451226
								Std. Dev. =>	3.68			Ave. E.C.F. =>	1.545	Ave. Variance=>		11.1612

2022 ECF 1.530

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-09-301-010	35122 SAVANNAH LN	07/21/20	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$170,140	50.49	\$340,289	\$56,109	\$280,891	\$198,727	1.413	2,298	\$122.23	IG3	
22-23-09-303-017	28473 NEWPORT	04/08/19	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$169,690	52.21	\$339,385	\$56,109	\$268,891	\$198,095	1.357	2,298	\$117.01	IG3	
22-23-09-304-010	35034 VALLEY FORGE	10/11/19	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$173,860	49.25	\$347,721	\$63,546	\$289,454	\$198,724	1.457	2,360	\$122.65	IG3	
22-23-09-304-011	35046 VALLEY FORGE	09/20/19	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$158,330	50.75	\$316,661	\$56,109	\$255,891	\$182,204	1.404	2,272	\$112.63	IG3	
22-23-09-305-005	35253 VALLEY FORGE	08/14/20	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$162,930	49.52	\$325,857	\$56,109	\$272,891	\$188,635	1.447	2,381	\$114.61	IG3	
22-23-09-305-020	35073 VALLEY FORGE	03/06/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$154,720	50.73	\$309,434	\$56,109	\$248,891	\$177,150	1.405	1,978	\$125.83	IG3	
22-23-09-305-025	34985 VALLEY FORGE	10/08/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$158,700	50.38	\$317,399	\$58,616	\$256,384	\$180,967	1.417	2,202	\$116.43	IG3	
22-23-09-327-015	34686 VALLEY FORGE	07/31/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$163,470	53.60	\$326,943	\$56,527	\$248,473	\$189,102	1.314	2,088	\$119.00	IG3	
22-23-09-327-018	34650 VALLEY FORGE	01/26/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$156,260	47.35	\$312,522	\$56,109	\$273,891	\$179,310	1.527	2,088	\$131.17	IG3	
22-23-09-328-001	28576 LAKE PARK	03/08/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$141,790	48.89	\$283,578	\$56,109	\$233,891	\$159,069	1.470	1,803	\$129.72	IG3	
22-23-09-328-011	28505 LAKE PARK	11/23/20	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$155,300	50.59	\$310,605	\$56,109	\$250,891	\$177,969	1.410	2,202	\$113.94	IG3	
22-23-09-329-025	34811 VALLEY FORGE	09/04/19	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$155,830	47.22	\$311,668	\$56,109	\$273,891	\$178,713	1.533	2,149	\$127.45	IG3	
22-23-09-329-038	34618 BUNKER HILL	07/12/19	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$141,880	42.10	\$283,769	\$57,216	\$279,784	\$158,429	1.766	1,787	\$156.57	IG3	
22-23-09-376-008	34516 PRINCETON	03/09/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$181,650	52.65	\$363,309	\$56,944	\$288,056	\$214,241	1.345	2,275	\$126.62	IG3	
22-23-09-378-004	34527 BUNKER HILL	12/09/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$164,480	52.22	\$328,963	\$56,109	\$258,891	\$190,807	1.357	2,095	\$123.58	IG3	
Totals:			\$4,835,000			\$4,835,000	\$2,409,030		\$4,818,103		\$3,981,061	\$2,772,143			\$123.96		
								Sale. Ratio =>	49.82			E.C.F. =>	1.436			Std. Deviation=>	0.1092509
								Std. Dev. =>	2.81			Ave. E.C.F. =>	1.441			Ave. Variance=>	7.3463

2022 ECF 1.430

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-09-401-004	28501 QUAIL HOLLOW RD	06/20/19	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$111,140	46.31	\$222,279	\$41,784	\$198,216	\$109,391	1.812	1,257	\$157.69	IH1
22-23-09-401-013	28263 QUAIL HOLLOW RD	03/26/21	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$127,080	48.69	\$254,167	\$42,459	\$218,541	\$128,308	1.703	1,600	\$136.59	IH1
22-23-09-402-002	28536 QUAIL HOLLOW RD	09/25/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$118,940	41.73	\$237,878	\$43,619	\$241,381	\$117,733	2.050	1,251	\$192.95	IH1
22-23-09-402-010	28262 QUAIL HOLLOW RD	07/02/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$161,600	44.27	\$323,190	\$47,335	\$317,665	\$167,185	1.900	1,973	\$161.01	IH1
22-23-09-402-012	28218 QUAIL HOLLOW RD	04/10/20	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$137,620	52.73	\$275,234	\$42,368	\$218,632	\$141,131	1.549	1,661	\$131.63	IH1
22-23-09-402-017	28349 HAWBERRY	08/21/20	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$114,620	46.59	\$229,248	\$42,273	\$203,727	\$113,318	1.798	1,428	\$142.67	IH1
22-23-09-426-006	28520 GREENWILLOW	11/23/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$119,940	43.61	\$239,883	\$41,535	\$233,465	\$120,211	1.942	1,608	\$145.19	IH1
22-23-09-426-011	28451 BAYBERRY	04/22/19	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$114,020	51.83	\$228,042	\$43,056	\$176,944	\$112,113	1.578	1,275	\$138.78	IH1
22-23-09-426-015	28491 BAYBERRY	04/26/19	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$94,570	46.59	\$189,130	\$40,543	\$162,457	\$90,053	1.804	1,160	\$140.05	IH1
22-23-09-428-011	28260 NEW CASTLE	11/23/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$129,480	55.10	\$258,968	\$52,260	\$182,740	\$125,278	1.459	1,889	\$96.74	IH1
22-23-09-428-020	28229 BAYBERRY	10/17/19	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$117,310	53.57	\$234,625	\$42,102	\$176,898	\$116,681	1.516	1,694	\$104.43	IH1
22-23-09-429-005	28300 THORNY BRAE RD	05/28/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$128,120	61.01	\$256,239	\$42,813	\$167,187	\$129,349	1.293	1,725	\$96.92	IH1
22-23-09-429-015	28265 GREENWILLOW	09/03/20	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$137,640	48.72	\$275,288	\$42,640	\$239,860	\$140,999	1.701	1,778	\$134.90	IH1
22-23-09-430-005	28352 GREENWILLOW	03/02/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$108,750	51.79	\$217,504	\$41,404	\$168,596	\$106,727	1.580	1,257	\$134.13	IH1
22-23-09-452-005	28110 QUAIL HOLLOW RD	06/19/20	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$118,620	48.81	\$237,238	\$41,404	\$201,596	\$118,687	1.699	1,363	\$147.91	IH1
22-23-09-453-002	28322 HAWBERRY	06/30/20	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$141,380	53.76	\$282,754	\$41,404	\$221,596	\$146,273	1.515	1,704	\$130.04	IH1
22-23-09-453-004	28232 HAWBERRY	09/23/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$102,330	47.60	\$204,665	\$42,110	\$172,890	\$98,518	1.755	1,375	\$125.74	IH1
22-23-09-453-018	28403 PEPPERMILL	10/30/20	\$268,100	WD	03-ARM'S LENGTH	\$268,100	\$113,150	42.20	\$226,295	\$45,739	\$222,361	\$109,428	2.032	1,275	\$174.40	IH1
22-23-09-454-010	28220 PEPPERMILL	10/30/20	\$253,500	WD	03-ARM'S LENGTH	\$253,500	\$113,100	44.62	\$226,199	\$41,404	\$212,096	\$111,997	1.894	1,275	\$166.35	IH1
22-23-09-454-018	28357 NEW CASTLE	04/07/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$103,390	48.09	\$206,786	\$42,400	\$172,600	\$99,628	1.732	1,375	\$125.53	IH1
22-23-09-454-023	28257 NEW CASTLE	08/16/19	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$123,360	50.35	\$246,722	\$42,033	\$202,967	\$124,054	1.636	1,679	\$120.89	IH1
22-23-09-454-024	28237 NEW CASTLE	02/03/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$122,150	46.09	\$244,294	\$41,494	\$223,506	\$122,909	1.818	1,714	\$130.40	IH1
22-23-09-476-003	28350 BAYBERRY	12/19/19	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$160,610	71.38	\$321,223	\$44,868	\$180,132	\$167,488	1.075	1,685	\$106.90	IH1
22-23-09-477-014	27870 PEPPERMILL	11/10/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$129,260	45.35	\$258,528	\$42,776	\$242,224	\$130,759	1.852	1,885	\$128.50	IH1
22-23-09-478-001	28036 GREENWILLOW	09/11/19	\$202,730	WD	03-ARM'S LENGTH	\$202,730	\$121,070	59.72	\$242,136	\$43,540	\$159,190	\$120,361	1.323	1,494	\$106.55	IH1
22-23-09-479-006	27850 BAYBERRY	05/10/19	\$249,000	LC	03-ARM'S LENGTH	\$249,000	\$128,760	51.71	\$257,526	\$43,640	\$205,360	\$129,628	1.584	1,738	\$118.16	IH1
22-23-09-479-012	28043 PEPPERMILL	11/18/19	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$133,080	56.63	\$266,155	\$41,404	\$193,596	\$136,213	1.421	1,664	\$116.34	IH1
Totals:			\$6,676,830			\$6,676,830	\$3,331,090		\$6,662,196		\$5,516,423	\$3,334,418			\$133.75	
							Sale. Ratio =>	49.89				E.C.F. =>	1.654		Std. Deviation=>	0.230958201
							Std. Dev. =>	6.51				Ave. E.C.F. =>	1.667		Ave. Variance=>	18.3769

2022 ECF 1.650

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-09-126-033	34811 STONERIDGE	06/20/19	\$418,000	WD	03-ARM'S LENGTH	\$418,000	\$213,050	50.97	\$426,099	\$66,060	\$351,940	\$352,979	0.997	2,859	\$123.10	IK1
22-23-09-382-011	34648 BUTTON COURT	05/28/19	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$175,290	50.52	\$350,580	\$66,991	\$280,009	\$278,028	1.007	2,543	\$110.11	IK1
Totals:			\$765,000			\$765,000	\$388,340		\$776,679		\$631,949	\$631,008			\$116.60	
								Sale. Ratio =>	50.76			E.C.F. =>	1.001	Std. Deviation=>		0.00711934
								Std. Dev. =>	0.32			Ave. E.C.F. =>	1.002	Ave. Variance=>		0.5034

2022 ECF 1.020
Both '19 Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-10-101-006	29024 KENDALLWOOD	08/12/19	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$142,700	50.25	\$285,390	\$50,613	\$233,387	\$145,824	1.600	2,518	\$92.69	JA1	
22-23-10-151-021	28815 LEAMINGTON	04/30/20	\$321,500	WD	03-ARM'S LENGTH	\$321,500	\$146,360	45.52	\$292,716	\$44,491	\$277,009	\$154,177	1.797	2,392	\$115.81	JA1	
22-23-10-152-007	28832 LEAMINGTON	08/20/20	\$240,000	LC	03-ARM'S LENGTH	\$240,000	\$135,530	56.47	\$271,053	\$46,763	\$193,237	\$139,311	1.387	2,063	\$93.67	JA1	
22-23-10-152-015	28829 KIRKSIDE	06/28/19	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$183,220	54.69	\$366,431	\$46,464	\$288,536	\$198,737	1.452	2,940	\$98.14	JA1	
22-23-10-152-018	28745 KIRKSIDE	07/19/19	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$144,680	50.24	\$289,369	\$45,784	\$242,216	\$151,295	1.601	2,400	\$100.92	JA1	
22-23-10-153-010	28710 KIRKSIDE	03/03/20	\$314,000	WD	03-ARM'S LENGTH	\$314,000	\$149,790	47.70	\$299,586	\$45,963	\$268,037	\$157,530	1.702	2,411	\$111.17	JA1	
22-23-10-153-021	28789 KENDALLWOOD	04/29/19	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$151,160	53.99	\$302,327	\$47,995	\$232,005	\$157,970	1.469	2,332	\$99.49	JA1	
22-23-10-154-007	28619 WESTERLEIGH	02/19/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$156,890	42.98	\$313,786	\$49,435	\$315,565	\$164,193	1.922	2,590	\$121.84	JA1	
22-23-10-301-003	28390 FARMINGTON	08/11/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$108,660	46.24	\$217,328	\$48,317	\$186,683	\$104,976	1.778	1,275	\$146.42	JA1	
22-23-10-301-007	28306 FARMINGTON	12/05/19	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$105,440	50.69	\$210,877	\$46,539	\$161,461	\$102,073	1.582	1,302	\$124.01	JA1	
22-23-10-303-006	28382 KENDALLWOOD	02/05/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$115,910	53.91	\$231,810	\$49,231	\$165,769	\$113,403	1.462	1,296	\$127.91	JA1	
22-23-10-303-008	28338 KENDALLWOOD	12/11/20	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$104,750	44.76	\$209,505	\$44,826	\$189,174	\$102,285	1.849	1,156	\$163.65	JA1	
22-23-10-303-010	28282 KENDALLWOOD	07/02/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$124,440	51.85	\$248,884	\$44,998	\$195,002	\$126,637	1.540	1,404	\$138.89	JA1	
22-23-10-303-022	28473 WESTERLEIGH	07/26/19	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$130,480	47.45	\$260,957	\$46,748	\$228,252	\$133,049	1.716	1,650	\$138.33	JA1	
22-23-10-303-036	28231 WESTERLEIGH	05/15/19	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$124,320	56.51	\$248,644	\$44,803	\$175,197	\$126,609	1.384	1,609	\$108.89	JA1	
22-23-10-303-038	28071 RIDGEBROOK	02/07/20	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$109,900	58.15	\$219,808	\$47,554	\$141,446	\$106,990	1.322	1,220	\$115.94	JA1	
22-23-10-303-040	28015 RIDGEBROOK	09/04/20	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$131,010	50.58	\$262,019	\$49,410	\$209,590	\$132,055	1.587	1,600	\$130.99	JA1	
22-23-10-304-006	28400 WESTERLEIGH	06/11/20	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$127,000	51.21	\$254,003	\$49,074	\$198,926	\$127,285	1.563	1,458	\$136.44	JA1	
22-23-10-304-016	28369 BAYTREE	02/19/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$126,340	41.42	\$252,681	\$46,374	\$258,626	\$128,141	2.018	1,478	\$174.98	JA1	
22-23-10-329-005	28356 RIDGEBROOK	01/27/20	\$231,900	LC	03-ARM'S LENGTH	\$231,900	\$117,420	50.63	\$234,834	\$46,369	\$185,531	\$117,059	1.585	1,291	\$143.71	JA1	
22-23-10-329-009	28232 RIDGEBROOK	11/20/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$141,350	49.60	\$282,690	\$44,941	\$240,059	\$147,670	1.626	1,523	\$157.62	JA1	
22-23-10-330-001	32447 BONNET HILL	08/20/19	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$127,010	54.05	\$254,016	\$45,000	\$190,000	\$129,824	1.464	1,955	\$97.19	JA1	
22-23-10-331-012	32314 CRAFTSBURY	06/28/19	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$127,900	43.36	\$255,794	\$45,690	\$249,310	\$130,499	1.910	1,938	\$128.64	JA1	
22-23-10-332-003	32333 CRAFTSBURY	04/27/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$154,760	51.59	\$309,523	\$44,849	\$255,151	\$164,394	1.552	2,115	\$120.64	JA1	
22-23-10-376-003	28149 KENDALLWOOD	06/15/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$106,650	46.37	\$213,291	\$45,737	\$184,263	\$104,071	1.771	1,220	\$151.04	JA1	
22-23-10-378-001	32451 RED CLOVER RD	05/17/19	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$111,210	48.35	\$222,427	\$47,324	\$182,676	\$108,760	1.680	1,300	\$140.52	JA1	
22-23-10-378-006	27848 KENDALLWOOD	02/25/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$112,990	49.13	\$225,985	\$51,925	\$178,075	\$108,112	1.647	1,299	\$137.09	JA1	
22-23-10-401-001	32354 BONNET HILL	06/24/20	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$175,690	52.13	\$351,382	\$47,958	\$289,042	\$188,462	1.534	2,007	\$144.02	JA1	
22-23-10-401-003	32318 BONNET HILL	11/27/19	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$129,210	53.84	\$258,416	\$45,983	\$194,017	\$131,946	1.470	2,200	\$88.19	JA1	
22-23-10-401-008	32208 BONNET HILL	06/05/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$121,890	48.76	\$243,774	\$45,585	\$204,415	\$123,099	1.661	1,942	\$105.26	JA1	
22-23-10-402-011	32115 BONNET HILL	06/26/20	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$128,590	47.28	\$257,178	\$45,872	\$226,128	\$131,246	1.723	1,512	\$149.56	JA1	
22-23-10-403-003	32343 HEARTHSTONE	09/27/19	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$125,210	43.93	\$250,424	\$49,200	\$235,800	\$124,984	1.887	1,883	\$125.23	JA1	
22-23-10-403-010	32143 HEARTHSTONE	02/10/20	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$129,160	51.68	\$258,329	\$46,712	\$203,188	\$131,439	1.546	1,548	\$131.26	JA1	
22-23-10-404-002	32287 CRAFTSBURY	05/16/19	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$129,640	58.93	\$259,283	\$45,378	\$174,622	\$132,860	1.314	2,242	\$77.89	JA1	
22-23-10-405-002	32064 BONNET HILL	06/30/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$145,230	47.62	\$290,467	\$58,086	\$246,914	\$144,336	1.711	1,942	\$127.14	JA1	
22-23-10-451-003	32321 OLD FORGE	06/26/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$128,680	43.62	\$257,356	\$45,652	\$249,348	\$131,493	1.896	1,870	\$133.34	JA1	
22-23-10-451-016	32250 BAINTREE	04/05/19	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$146,130	54.12	\$292,250	\$44,661	\$225,339	\$153,782	1.465	2,328	\$96.80	JA1	
22-23-10-452-005	32269 BAINTREE	10/16/20	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$128,980	51.80	\$257,962	\$45,002	\$203,998	\$132,273	1.542	1,963	\$103.92	JA1	
22-23-10-452-007	32237 BAINTREE	06/26/20	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$123,220	49.49	\$246,443	\$44,849	\$204,151	\$125,214	1.630	1,693	\$120.59	JA1	
22-23-10-452-015	32015 FARMERSVILLE	01/22/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$137,180	49.88	\$274,369	\$48,623	\$226,377	\$140,215	1.615	2,108	\$107.39	JA1	
22-23-10-452-029	32230 RED CLOVER RD	11/10/20	\$274,100	WD	03-ARM'S LENGTH	\$274,100	\$117,820	42.98	\$235,645	\$51,632	\$222,468	\$114,294	1.946	1,300	\$171.13	JA1	
22-23-10-453-001	31949 FARMERSVILLE	08/09/19	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$126,380	45.54	\$252,754	\$48,152	\$229,348	\$127,082	1.805	1,567	\$146.36	JA1	
22-23-10-453-014	32307 RED CLOVER RD	04/30/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$139,250	55.70	\$278,506	\$47,625	\$202,375	\$143,404	1.411	1,863	\$108.63	JA1	
Totals:			\$11,390,900			\$11,390,900	\$5,650,130		\$11,300,272		\$9,362,713	\$5,759,059			\$124.50		
									Sale. Ratio =>	49.60				E.C.F. =>	1.626	Std. Deviation=>	0.176630003
									Std. Dev. =>	4.37				Ave. E.C.F. =>	1.631	Ave. Variance=>	14.2566

2022 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	
22-23-10-126-011	32461 THIRTEEN MILE	07/30/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$135,960	60.43	\$271,922	\$45,612	\$179,388	\$137,158	1.308	1,695	\$105.83	JB1	
22-23-10-127-002	29308 GLENARDEN	07/01/19	\$227,500	OTH	03-ARM'S LENGTH	\$227,500	\$144,990	63.73	\$289,977	\$45,673	\$181,827	\$148,063	1.228	1,819	\$99.96	JB1	
22-23-10-127-005	29160 GLENARDEN	02/14/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$133,800	63.71	\$267,597	\$46,291	\$163,709	\$134,125	1.221	1,968	\$83.19	JB1	
22-23-10-127-014	29151 BANNOCKBURN	09/29/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$136,080	50.40	\$272,167	\$49,331	\$220,669	\$135,052	1.634	1,635	\$134.97	JB1	
22-23-10-129-002	32521 SPRUCEWOOD	07/19/19	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$146,400	51.37	\$292,803	\$44,871	\$240,129	\$150,262	1.598	1,865	\$128.76	JB1	
22-23-10-129-005	32443 SPRUCEWOOD	08/10/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$153,860	49.63	\$307,711	\$45,940	\$264,060	\$158,649	1.664	1,877	\$140.68	JB1	
22-23-10-176-005	29031 GLENARDEN	09/28/20	\$258,500	WD	03-ARM'S LENGTH	\$258,500	\$132,790	51.37	\$265,571	\$47,719	\$210,781	\$132,032	1.596	1,968	\$107.10	JB1	
22-23-10-176-010	28815 BANNOCKBURN	10/06/20	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$125,970	50.41	\$251,947	\$47,441	\$202,459	\$123,943	1.633	1,698	\$119.23	JB1	
22-23-10-176-011	28777 BANNOCKBURN	08/03/20	\$277,400	WD	03-ARM'S LENGTH	\$277,400	\$152,960	55.14	\$305,926	\$45,508	\$231,892	\$157,829	1.469	2,354	\$98.51	JB1	
22-23-10-177-008	28986 GLENARDEN	03/04/20	\$291,500	WD	03-ARM'S LENGTH	\$291,500	\$143,420	49.20	\$286,835	\$46,541	\$244,959	\$145,633	1.682	2,272	\$107.82	JB1	
22-23-10-177-015	28872 GLENARDEN	07/21/20	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$139,640	53.10	\$279,287	\$46,970	\$216,030	\$140,798	1.534	1,918	\$112.63	JB1	
22-23-10-178-009	28925 GLENARDEN	09/22/20	\$302,500	WD	03-ARM'S LENGTH	\$302,500	\$126,150	41.70	\$252,306	\$44,871	\$257,629	\$125,718	2.049	1,725	\$149.35	JB1	
22-23-10-178-015	32466 NESTLEWOOD	06/19/20	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$131,240	46.54	\$262,483	\$46,970	\$235,030	\$130,614	1.799	2,116	\$111.07	JB1	
22-23-10-178-016	32450 NESTLEWOOD	07/20/20	\$238,500	WD	03-ARM'S LENGTH	\$238,500	\$140,270	58.81	\$280,541	\$46,763	\$191,737	\$141,684	1.353	1,914	\$100.18	JB1	
22-23-10-179-004	32467 NESTLEWOOD	12/21/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$134,690	51.80	\$269,383	\$45,970	\$214,030	\$135,402	1.581	2,166	\$98.81	JB1	
22-23-10-179-009	32373 NESTLEWOOD	09/24/19	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$149,310	55.30	\$298,619	\$48,269	\$221,731	\$151,727	1.461	2,334	\$95.00	JB1	
22-23-10-179-020	32364 NOTTINGWOOD	06/17/19	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$131,340	49.56	\$262,671	\$44,871	\$220,129	\$132,000	1.668	1,914	\$115.01	JB1	
22-23-10-179-021	32348 NOTTINGWOOD	09/28/20	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$136,820	49.93	\$273,640	\$44,871	\$229,129	\$138,648	1.653	2,134	\$107.37	JB1	
22-23-10-180-001	32551 NOTTINGWOOD	03/09/20	\$271,500	WD	03-ARM'S LENGTH	\$271,500	\$150,390	55.39	\$300,788	\$47,389	\$224,111	\$153,575	1.459	2,297	\$97.57	JB1	
22-23-10-180-017	32444 DUNFORD	11/19/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$156,810	54.07	\$313,620	\$44,894	\$245,106	\$162,864	1.505	2,334	\$105.02	JB1	
22-23-10-181-002	32463 DUNFORD	12/06/19	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$147,910	58.23	\$295,824	\$64,431	\$189,569	\$140,238	1.352	1,988	\$95.36	JB1	
22-23-10-181-003	32447 DUNFORD	07/17/19	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$115,110	47.57	\$230,219	\$44,871	\$197,129	\$112,332	1.755	1,725	\$114.28	JB1	
22-23-10-181-006	32391 DUNFORD	07/17/19	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$155,960	59.53	\$311,928	\$45,699	\$216,301	\$161,351	1.341	2,242	\$96.48	JB1	
22-23-10-201-003	32332 WAYBURN WEST	10/23/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$113,730	49.45	\$227,467	\$45,368	\$184,632	\$110,363	1.673	1,700	\$108.61	JB1	
22-23-10-202-002	32311 WAYBURN WEST	11/25/20	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$134,840	47.99	\$269,689	\$46,480	\$234,520	\$135,278	1.734	1,968	\$119.17	JB1	
22-23-10-205-001	32045 THIRTEEN MILE	10/25/19	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$129,250	56.20	\$258,498	\$44,249	\$185,751	\$129,848	1.431	1,865	\$99.60	JB1	
22-23-10-205-010	31767 THIRTEEN MILE	09/11/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$110,060	48.92	\$220,128	\$50,434	\$174,566	\$102,845	1.697	1,160	\$150.49	JB1	
22-23-10-205-013	31701 THIRTEEN MILE	01/03/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$122,410	54.40	\$244,813	\$45,252	\$179,748	\$120,946	1.486	2,016	\$89.16	JB1	
22-23-10-205-018	31942 WAYBURN	04/22/19	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$111,310	45.43	\$222,618	\$53,785	\$191,215	\$102,323	1.869	1,160	\$164.84	JB1	
22-23-10-205-026	31702 WAYBURN	01/28/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$127,940	55.63	\$255,874	\$47,068	\$182,932	\$126,549	1.446	1,602	\$114.19	JB1	
22-23-10-206-003	32007 WAYBURN	03/22/21	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$115,450	39.54	\$230,894	\$45,010	\$246,990	\$112,657	2.192	1,228	\$201.13	JB1	
22-23-10-206-016	29154 ARANEL	05/06/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$109,360	44.64	\$218,719	\$50,473	\$194,527	\$101,967	1.908	1,160	\$167.70	JB1	
22-23-10-206-029	31732 BELLA VISTA	10/02/19	\$256,900	WD	03-ARM'S LENGTH	\$256,900	\$119,950	46.69	\$239,909	\$46,340	\$210,560	\$117,315	1.795	1,382	\$152.36	JB1	
22-23-10-207-011	31711 N MARKLAWN	07/16/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$122,080	46.95	\$244,164	\$46,984	\$213,016	\$119,503	1.783	1,466	\$145.30	JB1	
22-23-10-226-005	31759 BELLA VISTA	09/30/20	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$107,640	47.42	\$215,284	\$46,749	\$180,251	\$102,142	1.765	1,160	\$155.39	JB1	
22-23-10-226-019	31702 N MARKLAWN	09/04/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$114,200	45.68	\$228,409	\$45,749	\$204,251	\$110,703	1.845	1,228	\$166.33	JB1	
22-23-10-251-001	32407 CHESTERBROOK	10/05/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$145,000	46.77	\$289,990	\$49,407	\$260,593	\$145,808	1.787	2,100	\$124.09	JB1	
22-23-10-251-008	28838 RAVENWOOD	08/03/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$128,970	48.67	\$257,944	\$44,425	\$220,575	\$129,405	1.705	2,058	\$107.18	JB1	
22-23-10-251-010	28788 RAVENWOOD	11/12/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$140,360	46.02	\$280,728	\$45,639	\$259,361	\$142,478	1.820	2,216	\$117.04	JB1	
22-23-10-251-033	28841 ARANEL	07/09/20	\$244,500	WD	03-ARM'S LENGTH	\$244,500	\$133,650	54.66	\$267,291	\$51,018	\$193,482	\$131,075	1.476	1,622	\$119.29	JB1	
22-23-10-251-037	28761 ARANEL	10/23/20	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$133,070	42.79	\$266,148	\$45,010	\$265,990	\$134,023	1.985	1,742	\$152.69	JB1	
22-23-10-251-039	28721 ARANEL	02/26/20	\$267,500	WD	03-ARM'S LENGTH	\$267,500	\$122,510	45.80	\$245,022	\$50,745	\$216,755	\$117,744	1.841	1,382	\$156.84	JB1	
22-23-10-251-048	32010 NOTTINGWOOD	07/31/19	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$133,520	50.38	\$267,041	\$46,395	\$218,605	\$133,725	1.635	1,560	\$140.13	JB1	
22-23-10-253-016	31729 CORONET	09/04/20	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$122,840	48.19	\$245,681	\$48,008	\$206,892	\$119,802	1.727	1,382	\$149.70	JB1	
22-23-10-253-020	31762 NOTTINGWOOD	10/02/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$138,560	48.62	\$277,124	\$45,743	\$239,257	\$140,231	1.706	2,050	\$116.71	JB1	
22-23-10-253-025	31840 NOTTINGWOOD	09/27/19	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$112,640	48.34	\$225,271	\$45,010	\$187,990	\$109,249	1.721	1,228	\$153.09	JB1	
22-23-10-253-026	31860 NOTTINGWOOD	06/12/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$125,100	45.49	\$250,209	\$45,010	\$229,990	\$124,363	1.849	1,390	\$165.46	JB1	
22-23-10-254-006	32079 NOTTINGWOOD	07/29/19	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$120,080	44.47	\$240,163	\$44,826	\$225,174	\$118,386	1.902	1,382	\$162.93	JB1	
22-23-10-254-007	32045 NOTTINGWOOD	07/16/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$139,280	48.03	\$278,551	\$45,010	\$244,990	\$141,540	1.731	1,896	\$129.21	JB1	
22-23-10-276-001	31815 NOTTINGWOOD	08/08/19	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$130,320	49.74	\$260,649	\$45,010	\$216,990	\$130,690	1.660	1,560	\$139.10	JB1	
22-23-10-276-007	28946 E MARKLAWN	09/03/19	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$123,000	51.46	\$246,008	\$45,010	\$193,990	\$121,817	1.592	1,382	\$140.37	JB1	
22-23-10-276-008	28962 E MARKLAWN	07/10/20	\$267,500	WD	03-ARM'S LENGTH	\$267,500	\$127,460	47.65	\$254,926	\$44,457	\$212,043	\$127,557	1.749	1,382	\$161.39	JB1	
22-23-10-276-010	28943 LORIKAY	11/09/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$109,450	41.30	\$218,892	\$45,010	\$219,990	\$105,383	2.088	1,228	\$179.14	JB1	
22-23-10-276-015	28755 LORIKAY	09/08/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$126,740	41.55	\$253,482	\$47,075	\$257,925	\$125,095	2.062	1,560	\$165.34	JB1	
22-23-10-277-016	28906 LORIKAY	06/28/19	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$109,350	48.60	\$218,693	\$52,541	\$172,459	\$100,698	1.713	1,259	\$136.98	JB1	
22-23-10-277-018	28878 LORIKAY	08/26/20	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$124,520	43.39	\$249,033	\$47,535	\$239,465	\$122,120	1.961	2,025	\$118.25	JB1	
Totals:			\$14,702,600			\$14,702,600	\$7,306,510		\$14,613,077		\$12,074,009	\$7,263,325			\$128.45		
									Sale. Ratio =>	49.70				E.C.F. =>	1.662	Std. Deviation=>	0.213657793
									Std. Dev. =>	5.41				Ave. E.C.F. =>	1.676	Ave. Variance=>	16.4421

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-10-278-001	31898 BRISTOL LN	12/11/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$213,530	51.45	\$427,067	\$62,961	\$352,039	\$400,116	0.880	3,205	\$109.84	JD1	
22-23-10-278-004	31843 BRISTOL LN	08/26/19	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$171,150	54.68	\$342,306	\$64,007	\$248,993	\$305,823	0.814	2,493	\$99.88	JD1	
22-23-10-278-005	31721 BRISTOL LN	08/02/19	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$190,480	52.19	\$380,953	\$67,396	\$297,604	\$344,568	0.864	2,770	\$107.44	JD1	
22-23-10-278-011	28597 BRISTOL CT	09/25/20	\$338,150	WD	03-ARM'S LENGTH	\$338,150	\$164,180	48.55	\$328,355	\$69,133	\$269,017	\$284,859	0.944	2,372	\$113.41	JD1	
Totals:			\$1,431,150			\$1,431,150	\$739,340		\$1,478,681		\$1,167,653	\$1,335,367			\$107.64		
								Sale. Ratio =>	51.66			E.C.F. =>	0.874	Std. Deviation=>		0.05374073	
								Std. Dev. =>	2.52			Ave. E.C.F. =>	0.876	Ave. Variance=>		3.6588	

2022 ECF 0.910
19/20 Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-11-101-024	29215 GREENING	09/24/19	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$110,890	42.65	\$221,776	\$48,790	\$211,210	\$93,003	2.271	1,659	\$127.31	KA1
22-23-11-102-003	29410 GREENING	03/20/20	\$239,500	WD	03-ARM'S LENGTH	\$239,500	\$142,450	59.48	\$284,892	\$56,938	\$182,562	\$122,556	1.490	2,264	\$80.64	KA1
22-23-11-152-009	28819 GREENING	11/24/20	\$197,500	WD	03-ARM'S LENGTH	\$197,500	\$96,720	48.97	\$193,437	\$48,018	\$149,482	\$78,182	1.912	1,111	\$134.55	KA1
22-23-11-352-009	28024 GREENING	09/18/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$159,860	52.41	\$330,593	\$71,936	\$233,064	\$139,916	1.666	2,439	\$95.56	KA1
Totals:			\$1,002,000			\$1,002,000	\$509,920		\$1,030,698		\$776,318	\$433,658			\$109.51	
								Sale. Ratio =>	50.89			E.C.F. =>	1.790	Std. Deviation=>		0.338600505
								Std. Dev. =>	7.02			Ave. E.C.F. =>	1.835	Ave. Variance=>		25.6900

2022 ECF 1.860
Std Dev

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-11-152-011	28791 GREENING	10/14/20	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$149,830	46.68	\$299,666	\$41,358	\$279,642	\$197,182	1.418	3,249	\$86.07	KA2	
22-23-11-153-011	28759 BARTLETT	04/26/19	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$115,910	49.11	\$231,814	\$45,604	\$190,396	\$142,145	1.339	1,720	\$110.70	KA2	
22-23-11-301-007	28555 GREENING	07/11/19	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$102,740	55.54	\$205,478	\$46,230	\$138,770	\$121,563	1.142	1,232	\$112.64	KA2	
Totals:			\$742,000			\$742,000	\$368,480		\$736,958		\$608,808	\$460,890			\$103.13		
								Sale. Ratio =>	49.66				E.C.F. =>	1.321	Std. Deviation=>		0.14253786
								Std. Dev. =>	4.58				Ave. E.C.F. =>	1.300	Ave. Variance=>		10.5457

2022 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
22-23-11-177-004	28680 ALYCEKAY	09/28/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$102,510	46.60	\$205,010	\$38,484	\$181,516	\$111,017	1.635	1,941	\$93.52	KB1
22-23-11-376-025	28185 ALYCEKAY	11/04/19	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$98,770	53.42	\$197,546	\$42,752	\$142,148	\$103,196	1.377	1,995	\$71.25	KB1
22-23-11-376-031	28055 ALYCEKAY	12/06/19	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$145,840	48.61	\$291,683	\$121,952	\$178,048	\$113,154	1.574	1,952	\$91.21	KB1
22-23-11-377-001	28474 ALYCEKAY	08/21/20	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$123,860	61.62	\$247,719	\$90,912	\$110,088	\$104,538	1.053	1,870	\$58.87	KB1
22-23-11-451-005	28391 ROLLCREST	08/24/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$91,070	56.92	\$182,136	\$77,034	\$82,966	\$70,068	1.184	924	\$89.79	KB1
Totals:			\$1,065,900			\$1,065,900	\$562,050		\$1,124,094		\$694,766	\$501,973			\$80.93	
								Sale. Ratio =>	52.73			E.C.F. =>	1.384	Std. Deviation=>		0.24827422
								Std. Dev. =>	6.11			Ave. E.C.F. =>	1.365	Ave. Variance=>		19.6837

2022 ECF 1.500
Std Dev/
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
22-23-11-176-021	28681 ALYCEKAY	08/13/19	\$429,000	WD	03-ARM'S LENGTH	\$429,000	\$214,190	49.93	\$428,375	\$66,836	\$362,164	\$267,807	1.352	2,388	\$151.66	KB3
Totals:			\$429,000			\$429,000	\$214,190		\$428,375		\$362,164	\$267,807			\$151.66	
								Sale. Ratio =>	49.93			E.C.F. =>	1.352	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.352	Ave. Variance=>		0.0000

2022 ECF 1.350

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-11-201-014	29892 WOODBROOK ST	09/16/20	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$138,660	46.69	\$277,319	\$48,265	\$248,735	\$131,640	1.890	2,136	\$116.45	KE1	
22-23-11-202-002	30024 WOODBROOK ST	09/26/19	\$312,500	WD	03-ARM'S LENGTH	\$312,500	\$172,770	55.29	\$345,542	\$48,787	\$263,713	\$170,549	1.546	2,581	\$102.17	KE1	
22-23-11-203-010	29833 WOODBROOK ST	11/02/20	\$443,000	WD	03-ARM'S LENGTH	\$443,000	\$175,270	39.56	\$350,536	\$47,366	\$395,634	\$174,236	2.271	2,177	\$181.73	KE1	
22-23-11-203-013	29165 SUMMERWOOD CT	01/03/20	\$399,250	WD	03-ARM'S LENGTH	\$399,250	\$208,960	52.34	\$417,923	\$47,343	\$351,907	\$212,977	1.652	3,137	\$112.18	KE1	
22-23-11-203-015	29139 SUMMERWOOD CT	08/27/19	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$173,140	59.70	\$346,287	\$58,032	\$231,968	\$165,664	1.400	2,583	\$89.81	KE1	
22-23-11-204-010	29012 SUMMERWOOD DR	07/20/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$197,070	59.72	\$394,135	\$54,988	\$275,012	\$194,912	1.411	2,743	\$100.26	KE1	
22-23-11-204-013	29726 HIGHMEADOW	06/10/19	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$142,290	53.90	\$284,579	\$46,875	\$217,125	\$136,612	1.589	2,106	\$103.10	KE1	
22-23-11-204-017	29830 HIGHMEADOW	08/13/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$154,530	42.34	\$309,064	\$47,622	\$317,378	\$150,254	2.112	2,211	\$143.55	KE1	
22-23-11-226-007	29644 HIGHMEADOW	06/18/19	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$126,200	45.23	\$252,402	\$46,875	\$232,125	\$118,119	1.965	1,599	\$145.17	KE1	
22-23-11-227-004	29845 HIGHMEADOW	07/30/20	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$123,940	37.67	\$247,876	\$47,426	\$281,574	\$115,201	2.444	1,574	\$178.89	KE1	
22-23-11-227-013	29545 HIGHMEADOW	02/05/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$158,480	46.61	\$316,950	\$54,622	\$285,378	\$150,763	1.893	2,266	\$125.94	KE1	
22-23-11-227-021	29632 POND RIDGE	04/03/20	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$219,710	61.03	\$439,421	\$45,730	\$314,270	\$226,259	1.389	3,406	\$92.27	KE1	
22-23-11-251-001	28841 SUMMERWOOD DR	08/28/19	\$355,250	WD	03-ARM'S LENGTH	\$355,250	\$200,520	56.44	\$401,043	\$59,742	\$295,508	\$196,150	1.507	2,595	\$113.88	KE1	
22-23-11-251-002	28815 SUMMERWOOD DR	12/01/20	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$179,390	52.61	\$358,787	\$49,450	\$291,550	\$177,780	1.640	2,564	\$113.71	KE1	
22-23-11-276-009	29520 SUGARSPRING	05/17/19	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$148,950	70.93	\$297,899	\$64,041	\$145,959	\$134,401	1.086	1,951	\$74.81	KE1	
22-23-11-276-010	29498 SUGARSPRING	08/30/19	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$137,650	52.94	\$275,294	\$46,625	\$213,375	\$131,419	1.624	1,994	\$107.01	KE1	
22-23-11-277-003	29473 SUGARSPRING	05/20/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$101,340	38.98	\$202,681	\$58,130	\$201,870	\$83,075	2.430	1,560	\$129.40	KE1	
22-23-11-278-004	29649 SUGARSPRING	03/19/21	\$401,500	WD	03-ARM'S LENGTH	\$401,500	\$163,910	40.82	\$327,810	\$47,491	\$354,009	\$161,103	2.197	2,699	\$131.16	KE1	
22-23-11-278-005	29625 SUGARSPRING	03/01/21	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$139,690	44.07	\$279,384	\$45,730	\$271,270	\$134,284	2.020	1,991	\$136.25	KE1	
Totals:			\$6,153,500			\$6,153,500	\$3,062,470		\$6,124,932		\$5,188,360	\$2,965,398			\$120.93		
								Sale. Ratio =>	49.77					E.C.F. =>	1.750	Std. Deviation=>	0.38323093
								Std. Dev. =>	9.00					Ave. E.C.F. =>	1.793	Ave. Variance=>	32.4788

2022 ECF 1.740

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-11-251-007	30085 MINGLEWOOD LN	10/27/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$149,900	50.81	\$299,808	\$59,936	\$235,064	\$149,920	1.568	2,116	\$111.09	KF1
22-23-11-251-008	30075 MINGLEWOOD LN	08/20/19	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$113,830	58.37	\$227,664	\$46,072	\$148,928	\$113,495	1.312	1,599	\$93.14	KF1
22-23-11-252-011	30090 MINGLEWOOD LN	11/27/19	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$128,660	39.59	\$257,320	\$46,072	\$278,928	\$132,030	2.113	1,793	\$155.56	KF1
22-23-11-252-021	29762 MINGLEWOOD LN	05/07/20	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$152,910	67.21	\$305,825	\$48,162	\$179,338	\$161,039	1.114	2,141	\$83.76	KF1
22-23-11-279-010	29533 MINGLEWOOD CT	10/18/19	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$111,120	50.53	\$222,234	\$46,072	\$173,828	\$110,101	1.579	1,593	\$109.12	KF1
Totals:			\$1,262,400			\$1,262,400	\$656,420		\$1,312,851		\$1,016,086	\$666,586			\$110.54	
								Sale. Ratio =>	52.00			E.C.F. =>	1.524	Std. Deviation=>		0.375436732
								Std. Dev. =>	10.26			Ave. E.C.F. =>	1.537	Ave. Variance=>		25.9296

2022 ECF 1.600
Std Dev/
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
22-23-12-126-013	29140 MILLBROOK	10/30/20	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$200,180	48.82	\$400,368	\$81,138	\$328,862	\$159,615	2.060	2,261	\$145.45	LA1
22-23-12-126-015	29200 WESTMONT	05/03/19	\$452,500	WD	03-ARM'S LENGTH	\$452,500	\$217,810	48.13	\$435,611	\$71,371	\$381,129	\$182,120	2.093	2,259	\$168.72	LA1
Totals:			\$862,500			\$862,500	\$417,990		\$835,979		\$709,991	\$341,735			\$157.08	
								Sale. Ratio =>	48.46			E.C.F. =>	2.078	Std. Deviation=>		0.022903438
								Std. Dev. =>	0.49			Ave. E.C.F. =>	2.077	Ave. Variance=>		1.6195

2022 ECF 2.000
Limited Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-12-126-024	28880 MILLBROOK	10/09/20	\$391,230	WD	03-ARM'S LENGTH	\$391,230	\$156,830	40.09	\$313,664	\$65,523	\$325,707	\$196,937	1.654	2,234	\$145.80	LB1
22-23-12-126-044	28866 VILLAGE	03/30/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$215,290	71.76	\$430,572	\$68,706	\$231,294	\$287,195	0.805	3,929	\$58.87	LB1
22-23-12-126-046	28810 VILLAGE	07/30/20	\$559,000	WD	03-ARM'S LENGTH	\$559,000	\$229,290	41.02	\$458,575	\$86,628	\$472,372	\$295,196	1.600	3,408	\$138.61	LB1
22-23-12-178-002	28735 SALEM	07/31/20	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$167,350	42.91	\$334,704	\$69,809	\$320,191	\$210,234	1.523	2,231	\$143.52	LB1
22-23-12-178-009	28660 MILLBROOK	05/09/19	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$206,480	44.40	\$412,957	\$63,166	\$401,834	\$277,612	1.447	3,128	\$128.46	LB1
22-23-12-226-009	27726 WELLINGTON	10/25/19	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$300,520	60.12	\$601,044	\$70,100	\$429,800	\$421,384	1.020	3,343	\$128.57	LB1
22-23-12-226-010	30750 VALLEY	05/16/19	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$250,230	69.51	\$500,451	\$65,878	\$294,122	\$344,899	0.853	3,134	\$93.85	LB1
22-23-12-252-007	28200 WELLINGTON	04/15/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$158,850	55.74	\$317,701	\$73,647	\$211,353	\$193,694	1.091	1,409	\$150.00	LB1
22-23-12-254-006	28271 WELLINGTON	05/29/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$165,090	41.27	\$330,170	\$74,293	\$325,707	\$203,077	1.604	2,177	\$149.61	LB1
22-23-12-276-007	27593 OLD COLONY	08/06/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$191,400	42.53	\$382,809	\$57,144	\$392,856	\$258,464	1.520	2,067	\$190.06	LB1
Totals:			\$4,100,130			\$4,100,130	\$2,041,330		\$4,082,647		\$3,405,236	\$2,688,693			\$132.73	
								Sale. Ratio =>	49.79			E.C.F. =>	1.267	Std. Deviation=>		0.33214111
								Std. Dev. =>	12.35			Ave. E.C.F. =>	1.312	Ave. Variance=>		29.5557

2022 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
22-23-12-151-004	29331 WELLINGTON	11/04/20	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$326,300	60.43	\$652,604	\$89,881	\$450,119	\$399,094	1.128	3,352	\$134.28	LB2
22-23-12-152-014	28859 MILLBROOK	01/15/21	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$224,380	44.43	\$448,754	\$69,680	\$435,320	\$268,847	1.619	3,071	\$141.75	LB2
22-23-12-328-010	28477 EASTBROOK	10/12/20	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$195,690	45.51	\$391,375	\$80,760	\$349,240	\$220,294	1.585	2,236	\$156.19	LB2
Totals:			\$1,475,000			\$1,475,000	\$746,370		\$1,492,733		\$1,234,679	\$888,235			\$144.08	
								Sale. Ratio =>	50.60			E.C.F. =>	1.390	Std. Deviation=>		0.27443074
								Std. Dev. =>	8.94			Ave. E.C.F. =>	1.444	Ave. Variance=>		21.0854

2022 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	
22-23-12-302-002	29223 SPRING	12/15/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$147,600	61.50	\$295,192	\$58,626	\$181,374	\$167,777	1.081	1,750	\$103.64	LB3	
22-23-12-302-013	29204 UTLEY	04/01/19	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$122,530	41.54	\$245,067	\$50,927	\$244,073	\$137,688	1.773	2,077	\$117.51	LB3	
22-23-12-302-017	29098 UTLEY	10/07/19	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$124,740	51.98	\$249,474	\$51,744	\$188,256	\$140,234	1.342	1,930	\$97.54	LB3	
22-23-12-303-010	29015 UTLEY	10/18/19	\$211,500	WD	03-ARM'S LENGTH	\$211,500	\$111,130	52.54	\$222,264	\$50,285	\$161,215	\$121,971	1.322	1,679	\$96.02	LB3	
Totals:			\$986,500			\$986,500	\$506,000		\$1,011,997		\$774,918	\$567,670			\$103.68		
								Sale. Ratio =>	51.29				E.C.F. =>	1.365	Std. Deviation=>		0.28772465
								Std. Dev. =>	8.16				Ave. E.C.F. =>	1.379	Ave. Variance=>		19.6591

2022 ECF 1.410
Std Dev/
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
22-23-12-351-004	28155 WESTBROOK	05/29/19	\$389,500	WD	03-ARM'S LENGTH	\$389,500	\$193,910	49.78	\$387,810	\$67,261	\$322,239	\$202,879	1.588	1,968	\$163.74	LC1
Totals:			\$389,500			\$389,500	\$193,910		\$387,810		\$322,239	\$202,879			\$163.74	
								Sale. Ratio =>	49.78				E.C.F. =>	1.588	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.588	Ave. Variance=>	0.0000

2022 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
22-23-12-376-013	28493 S HARWICH DR	09/21/20	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$228,570	48.12	\$457,146	\$82,310	\$392,690	\$371,125	1.058	4,142	\$94.81	LD1
22-23-12-402-007	28022 WEYMOUTH	12/12/19	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$191,860	58.14	\$383,721	\$83,983	\$246,017	\$296,770	0.829	2,872	\$85.66	LD1
22-23-12-403-007	28141 HARWICH DR	09/30/20	\$529,000	WD	03-ARM'S LENGTH	\$529,000	\$266,530	50.38	\$533,057	\$91,041	\$437,959	\$437,640	1.001	4,459	\$98.22	LD1
22-23-12-403-012	28160 NEW BEDFORD	09/08/20	\$459,000	WD	03-ARM'S LENGTH	\$459,000	\$201,710	43.95	\$403,417	\$91,337	\$367,663	\$308,990	1.190	2,894	\$127.04	LD1
22-23-12-403-014	28104 NEW BEDFORD	03/02/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$189,820	44.66	\$379,638	\$78,974	\$346,026	\$297,687	1.162	3,052	\$113.38	LD1
22-23-12-452-003	28209 DANVERS DR	11/13/19	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$188,280	60.74	\$376,555	\$75,316	\$234,684	\$298,256	0.787	3,156	\$74.36	LD1
22-23-12-452-011	28370 DANVERS CT	04/09/19	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$194,860	53.24	\$389,723	\$76,741	\$289,259	\$309,883	0.933	2,648	\$109.24	LD1
22-23-12-454-009	28025 DANVERS CT	08/24/20	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$222,230	46.30	\$444,461	\$103,538	\$376,462	\$337,548	1.115	2,761	\$136.35	LD1
Totals:			\$3,374,000			\$3,374,000	\$1,683,860		\$3,367,718		\$2,690,760	\$2,657,899			\$104.88	
							Sale. Ratio =>	49.91				E.C.F. =>	1.012		Std. Deviation=>	0.14999293
							Std. Dev. =>	6.22				Ave. E.C.F. =>	1.009		Ave. Variance=>	12.1956

2022 ECF 1.010

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	
22-23-13-451-029	27343 ARDEN PARK CR	05/28/19	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$116,290	50.56	\$232,585	\$41,103	\$188,897	\$142,897	1.322	1,612	\$117.18	MA1	
22-23-13-451-031	27379 ARDEN PARK CR	09/25/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$104,580	41.83	\$209,157	\$41,154	\$208,846	\$125,375	1.666	1,564	\$133.53	MA1	
22-23-13-453-013	27191 ARDEN PARK CT	03/30/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$118,440	44.69	\$236,886	\$41,103	\$223,897	\$146,107	1.532	1,772	\$126.35	MA1	
22-23-13-453-014	27175 ARDEN PARK CT	09/04/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$121,430	44.16	\$242,860	\$43,208	\$231,792	\$148,994	1.556	1,592	\$145.60	MA1	
22-23-13-453-021	28020 ELEVEN MILE	11/12/19	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$101,640	45.78	\$203,279	\$40,728	\$181,272	\$121,307	1.494	1,323	\$137.02	MA1	
22-23-13-453-025	27922 ELEVEN MILE	07/16/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$93,930	62.62	\$187,863	\$41,154	\$108,846	\$109,484	0.994	1,323	\$82.27	MA1	
22-23-13-454-006	27268 ARDEN PARK CR	07/31/20	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$118,430	53.11	\$236,868	\$46,353	\$176,647	\$142,175	1.242	1,792	\$98.58	MA1	
22-23-13-455-005	27072 ARDEN PARK CR	10/18/19	\$207,500	WD	03-ARM'S LENGTH	\$207,500	\$120,560	58.10	\$241,114	\$41,103	\$166,397	\$149,262	1.115	1,612	\$103.22	MA1	
22-23-13-455-006	27066 ARDEN PARK CR	04/23/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$116,440	51.75	\$232,884	\$41,154	\$183,846	\$143,082	1.285	1,792	\$102.59	MA1	
22-23-13-476-010	27626 WESTCOTT CRESCENT	08/16/19	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$119,540	56.92	\$239,087	\$42,894	\$167,106	\$146,413	1.141	1,377	\$121.36	MA1	
22-23-13-476-016	27564 WESTCOTT CRESCENT	12/28/20	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$113,720	47.40	\$227,447	\$46,124	\$193,776	\$135,316	1.432	1,564	\$123.90	MA1	
22-23-13-476-017	27556 WESTCOTT CRESCENT	04/24/20	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$138,030	54.34	\$276,053	\$41,205	\$212,795	\$175,260	1.214	2,108	\$100.95	MA1	
22-23-13-477-013	27721 WESTCOTT CRESCENT	08/26/19	\$233,900	WD	03-ARM'S LENGTH	\$233,900	\$119,970	51.29	\$239,944	\$45,610	\$188,290	\$145,025	1.298	1,592	\$118.27	MA1	
22-23-13-479-016	27827 WESTCOTT CRESCENT	01/19/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$117,740	44.43	\$235,488	\$41,154	\$223,846	\$145,025	1.543	1,592	\$140.61	MA1	
22-23-13-480-010	27716 WESTCOTT CRESCENT	08/19/19	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$115,700	51.45	\$231,405	\$41,154	\$183,746	\$141,978	1.294	1,592	\$115.42	MA1	
22-23-13-480-025	27812 WESTCOTT CRESCENT	11/21/19	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$117,550	48.98	\$235,101	\$42,597	\$197,403	\$143,660	1.374	1,948	\$101.34	MA1	
Totals:			\$3,715,200			\$3,715,200	\$1,853,990		\$3,708,021		\$3,037,402	\$2,261,360			\$116.76		
								Sale. Ratio =>	49.90			E.C.F. =>	1.343	Std. Deviation=>		0.18377762	
								Std. Dev. =>	5.72			Ave. E.C.F. =>	1.344	Ave. Variance=>		14.8726	

2022 ECF 1.340

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-13-451-005	27464 E SKYE	09/09/19	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$141,280	53.31	\$282,555	\$51,523	\$213,477	\$183,359	1.164	2,633	\$81.08	MB1	
22-23-13-451-006	27432 E SKYE	06/25/19	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$129,000	52.87	\$257,998	\$51,523	\$192,477	\$163,869	1.175	2,104	\$91.48	MB1	
22-23-13-451-018	27265 W SKYE	03/20/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$143,320	45.50	\$286,630	\$53,249	\$261,751	\$185,223	1.413	2,561	\$102.21	MB1	
22-23-13-452-001	27456 W SKYE	07/23/20	\$274,500	WD	03-ARM'S LENGTH	\$274,500	\$136,110	49.58	\$272,222	\$51,523	\$222,977	\$175,158	1.273	2,237	\$99.68	MB1	
Totals:			\$1,098,500			\$1,098,500	\$549,710		\$1,099,405		\$890,682	\$707,609			\$93.61		
								Sale. Ratio =>	50.04				E.C.F. =>	1.259	Std. Deviation=>		0.11552242
								Std. Dev. =>	3.62				Ave. E.C.F. =>	1.256	Ave. Variance=>		8.6834

2022 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
22-23-13-226-004	28885 HERNDONWOOD	07/12/19	\$374,000	WD	03-ARM'S LENGTH	\$374,000	\$217,810	58.24	\$435,629	\$73,394	\$300,606	\$335,403	0.896	2,756	\$109.07	MC1
22-23-13-227-015	28845 INKSTER	11/25/20	\$288,600	WD	03-ARM'S LENGTH	\$288,600	\$111,440	38.61	\$222,874	\$60,253	\$228,347	\$150,575	1.517	1,968	\$116.03	MC1
Totals:			\$662,600			\$662,600	\$329,250		\$658,503		\$528,953	\$485,978			\$112.55	
								Sale. Ratio =>	49.69			E.C.F. =>	1.088	Std. Deviation=>		0.43858039
								Std. Dev. =>	13.88			Ave. E.C.F. =>	1.206	Ave. Variance=>		31.0123

2021 ECF 1.080

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
22-23-13-277-009	28058 GRAND DUKE	04/03/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$177,810	42.85	\$355,629	\$70,782	\$344,218	\$237,373	1.450	2,652	\$129.80	MD1
22-23-13-277-013	27757 FORESTBROOK DR	10/04/19	\$443,500	WD	03-ARM'S LENGTH	\$443,500	\$238,840	53.85	\$477,675	\$82,931	\$360,569	\$328,953	1.096	4,364	\$82.62	MD1
22-23-13-277-023	28005 INKSTER	08/05/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$193,160	51.51	\$386,315	\$68,643	\$306,357	\$264,727	1.157	2,928	\$104.63	MD1
Totals:			\$1,233,500			\$1,233,500	\$609,810		\$1,219,619		\$1,011,144	\$831,053			\$105.68	
								Sale. Ratio =>	49.44				E.C.F. =>	1.217	Std. Deviation=>	0.189220851
								Std. Dev. =>	5.80				Ave. E.C.F. =>	1.234	Ave. Variance=>	14.3748

2022 ECF 1.200

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-13-202-005	28209 TWELVE MILE	07/13/20	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$121,070	46.39	\$242,140	\$44,306	\$216,694	\$122,878	1.763	1,864	\$116.25	MF1	
22-23-13-202-010	28206 BROOKHILL	06/25/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$152,810	54.58	\$305,623	\$43,657	\$236,343	\$162,712	1.453	2,539	\$93.09	MF1	
22-23-13-202-011	28150 BROOKHILL	11/09/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$125,240	42.45	\$250,470	\$43,680	\$251,320	\$128,441	1.957	2,000	\$125.66	MF1	
22-23-13-203-010	28226 BELLCREST	08/28/20	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$164,160	50.36	\$328,328	\$48,959	\$277,041	\$173,521	1.597	2,166	\$127.90	MF1	
22-23-13-203-015	28042 BELLCREST	09/03/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$167,260	51.46	\$334,513	\$44,043	\$280,957	\$180,416	1.557	2,452	\$114.58	MF1	
22-23-13-204-005	28127 BELLCREST	02/22/21	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$168,220	45.46	\$336,430	\$48,703	\$321,297	\$178,712	1.798	2,272	\$141.42	MF1	
22-23-13-204-010	28528 BALMORAL WAY	06/18/20	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$163,850	50.26	\$327,705	\$45,124	\$280,876	\$175,516	1.600	2,242	\$125.28	MF1	
22-23-13-205-010	28127 STATLER	04/02/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$174,050	55.25	\$348,107	\$43,975	\$271,025	\$188,902	1.435	2,398	\$113.02	MF1	
Totals:			\$2,498,000			\$2,498,000	\$1,236,660		\$2,473,316		\$2,135,553	\$1,311,099			\$119.65		
								Sale. Ratio =>	49.51			E.C.F. =>	1.629			Std. Deviation=>	0.18041621
								Std. Dev. =>	4.47			Ave. E.C.F. =>	1.645			Ave. Variance=>	14.5810

2020 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
22-23-13-126-008	28777 GREENCASTLE	10/16/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$109,340	52.07	\$218,684	\$47,684	\$162,316	\$117,123	1.386	1,464	\$110.87	MG1
22-23-13-127-004	28816 GREENCASTLE	08/05/20	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$85,070	43.40	\$170,135	\$47,096	\$148,904	\$84,273	1.767	1,383	\$107.67	MG1
22-23-13-177-003	28280 W GREENMEADOW	06/12/20	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$112,990	53.17	\$225,971	\$47,616	\$164,884	\$122,161	1.350	1,862	\$88.55	MG1
Totals:			\$618,500			\$618,500	\$307,400		\$614,790		\$476,104	\$323,558			\$102.36	
								Sale. Ratio =>	49.70			E.C.F. =>	1.471	Std. Deviation=>		0.23114272
								Std. Dev. =>	5.35			Ave. E.C.F. =>	1.501	Ave. Variance=>		17.7390

2022 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
22-23-14-177-002	27276 BRAMWELL	04/05/19	\$245,900	WD	03-ARM'S LENGTH	\$245,900	\$127,110	51.69	\$254,216	\$45,233	\$200,667	\$172,713	1.162	2,490	\$80.59	NA1
Totals:			\$245,900			\$245,900	\$127,110		\$254,216		\$200,667	\$172,713			\$80.59	
								Sale. Ratio =>	51.69			E.C.F. =>	1.162	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.162	Ave. Variance=>		0.0000

2022 ECF 1.210

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-14-302-016	30864 RIDGEWAY	12/14/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$91,580	34.56	\$183,161	\$44,941	\$220,059	\$93,392	2.356	1,538	\$143.08	NB1
22-23-14-302-028	26299 SPRINGFIELD	06/26/19	\$324,500	WD	03-ARM'S LENGTH	\$324,500	\$185,870	57.28	\$371,730	\$40,500	\$284,000	\$223,804	1.269	2,591	\$109.61	NB1
22-23-14-326-019	26823 SHADY CREEK	04/15/19	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$453,230	57.37	\$906,460	\$61,315	\$728,685	\$571,044	1.276	6,343	\$114.88	NB1
22-23-14-326-020	26831 SHADY CREEK	06/22/20	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$285,220	53.31	\$570,436	\$64,911	\$470,089	\$341,571	1.376	4,125	\$113.96	NB1
22-23-14-327-010	26332 SPRINGFIELD	05/21/19	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$130,910	50.35	\$261,812	\$54,326	\$205,674	\$140,193	1.467	2,469	\$83.30	NB1
22-23-14-327-021	26435 SPRINGLAND	10/09/20	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$199,680	48.70	\$399,362	\$49,276	\$360,724	\$236,545	1.525	2,363	\$152.66	NB1
22-23-14-327-025	26303 SPRINGLAND	07/28/20	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$96,630	41.65	\$193,266	\$41,909	\$190,091	\$102,268	1.859	1,332	\$142.71	NB1
22-23-14-353-013	30800 ELEVEN MILE	08/15/19	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$126,030	42.01	\$252,067	\$42,363	\$257,637	\$141,692	1.818	1,733	\$148.67	NB1
22-23-14-353-015	30740 ELEVEN MILE	07/09/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$86,000	36.60	\$172,006	\$43,993	\$191,007	\$86,495	2.208	1,205	\$158.51	NB1
22-23-14-376-001	26150 BARBADOS	06/26/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$114,550	52.07	\$229,107	\$41,804	\$178,196	\$126,556	1.408	1,711	\$104.15	NB1
22-23-14-376-011	30660 ELEVEN MILE	05/31/19	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$116,550	52.98	\$233,104	\$44,790	\$175,210	\$127,239	1.377	1,530	\$114.52	NB1
22-23-14-377-013	26050 SPRINGLAND	02/08/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$153,820	53.97	\$307,646	\$50,799	\$234,201	\$173,545	1.350	2,064	\$113.47	NB1
Totals:			\$4,076,500			\$4,076,500	\$2,040,070		\$4,080,157		\$3,495,573	\$2,364,345			\$124.96	
								Sale. Ratio =>	50.04			E.C.F. =>	1.478	Std. Deviation=>		0.36842893
								Std. Dev. =>	7.81			Ave. E.C.F. =>	1.607	Ave. Variance=>		30.1965

2022 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
22-23-14-377-019	26331 LA MUERA	04/29/20	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$154,130	40.67	\$308,259	\$68,632	\$310,368	\$155,602	1.995	2,018	\$153.80	NC1
22-23-14-377-027	26065 LA MUERA	03/17/21	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$126,860	49.94	\$253,717	\$48,027	\$205,973	\$133,565	1.542	1,549	\$132.97	NC1
22-23-14-378-012	26332 LA MUERA	12/13/19	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$100,640	52.15	\$201,282	\$58,307	\$134,693	\$92,841	1.451	1,258	\$107.07	NC1
22-23-14-378-015	26228 LA MUERA	07/25/19	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$130,870	50.53	\$261,744	\$49,452	\$209,548	\$137,852	1.520	1,518	\$138.04	NC1
Totals:			\$1,085,000			\$1,085,000	\$512,500		\$1,025,002		\$860,582	\$519,860			\$132.97	
								Sale. Ratio =>	47.24				E.C.F. =>	1.655	Std. Deviation=>	0.2482153
								Std. Dev. =>	5.19				Ave. E.C.F. =>	1.627	Ave. Variance=>	18.3860

2022 ECF 1.540
21 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-14-401-011	26445 WESTMEATH	07/31/19	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$145,530	52.35	\$291,055	\$49,575	\$228,425	\$170,056	1.343	2,546	\$89.72	ND1
22-23-14-402-002	26778 GREYTHORNE	09/16/19	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$131,470	51.56	\$262,935	\$51,301	\$203,699	\$149,038	1.367	1,999	\$101.90	ND1
22-23-14-402-003	26762 GREYTHORNE	10/27/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$143,510	47.05	\$287,023	\$49,598	\$255,402	\$167,201	1.528	2,431	\$105.06	ND1
22-23-14-402-004	26746 GREYTHORNE	05/01/19	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$145,450	49.31	\$290,893	\$50,023	\$244,977	\$169,627	1.444	2,312	\$105.96	ND1
22-23-14-402-013	26602 GREYTHORNE	03/04/20	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$141,960	55.24	\$283,913	\$49,552	\$207,448	\$165,043	1.257	2,633	\$78.79	ND1
22-23-14-402-014	26588 GREYTHORNE	08/31/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$134,520	52.75	\$269,036	\$49,575	\$205,425	\$154,550	1.329	2,082	\$98.67	ND1
22-23-14-403-012	26607 GREYTHORNE	08/02/19	\$274,225	WD	03-ARM'S LENGTH	\$274,225	\$141,230	51.50	\$282,458	\$50,332	\$223,893	\$163,469	1.370	2,129	\$105.16	ND1
22-23-14-403-014	26511 GREYTHORNE	03/11/20	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$131,760	49.53	\$263,528	\$50,502	\$215,498	\$150,018	1.436	2,041	\$105.58	ND1
22-23-14-403-018	26414 KILTARTAN	12/18/19	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$131,760	47.91	\$263,512	\$50,533	\$224,467	\$149,985	1.497	2,107	\$106.53	ND1
22-23-14-403-019	30344 PIPERS LN	12/28/20	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$164,600	50.34	\$329,202	\$52,626	\$274,374	\$194,772	1.409	2,842	\$96.54	ND1
22-23-14-403-031	30134 FIDDLERS GREEN	07/24/20	\$290,828	WD	03-ARM'S LENGTH	\$290,828	\$150,820	51.86	\$301,647	\$53,488	\$237,340	\$174,760	1.358	2,575	\$92.17	ND1
22-23-14-404-007	30157 FIDDLERS GREEN	09/09/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$132,920	40.90	\$265,830	\$53,226	\$271,774	\$149,721	1.815	2,100	\$129.42	ND1
22-23-14-426-003	26470 GREYTHORNE	11/10/20	\$273,250	WD	03-ARM'S LENGTH	\$273,250	\$134,290	49.15	\$268,584	\$50,925	\$222,325	\$153,281	1.450	2,299	\$96.71	ND1
22-23-14-426-004	26452 GREYTHORNE	08/26/19	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$138,390	58.89	\$276,774	\$49,575	\$185,425	\$159,999	1.159	2,400	\$77.26	ND1
22-23-14-426-011	26350 KILTARTAN	06/28/19	\$323,500	WD	03-ARM'S LENGTH	\$323,500	\$141,590	43.77	\$283,187	\$50,138	\$273,362	\$164,119	1.666	2,354	\$116.13	ND1
22-23-14-426-021	26230 KILTARTAN	12/21/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$137,660	51.95	\$275,312	\$49,552	\$215,448	\$158,986	1.355	2,349	\$91.72	ND1
22-23-14-426-037	26269 MIDDLEBELT	12/23/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$115,970	41.42	\$231,937	\$51,081	\$228,919	\$127,363	1.797	2,409	\$95.03	ND1
22-23-14-426-039	26225 MIDDLEBELT	09/14/20	\$295,000	WD	22-OUTLIER	\$295,000	\$114,640	38.86	\$229,274	\$49,552	\$245,448	\$126,565	1.939	2,160	\$113.63	ND1
22-23-14-426-042	26159 MIDDLEBELT	08/07/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$114,580	42.44	\$229,157	\$49,575	\$220,425	\$126,466	1.743	1,982	\$111.21	ND1
22-23-14-426-043	26137 MIDDLEBELT	02/03/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$110,900	41.85	\$221,793	\$51,551	\$213,449	\$119,889	1.780	2,228	\$95.80	ND1
22-23-14-427-011	26347 GREYTHORNE	05/06/19	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$157,140	47.62	\$314,283	\$69,550	\$260,450	\$172,347	1.511	2,300	\$113.24	ND1
22-23-14-428-012	26381 DUNDALK	08/04/20	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$142,850	54.32	\$285,708	\$49,575	\$213,425	\$166,291	1.283	2,307	\$92.51	ND1
22-23-14-451-037	30032 WICKLOW RD	12/23/19	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$154,420	48.41	\$308,837	\$64,302	\$254,698	\$172,208	1.479	2,680	\$95.04	ND1
22-23-14-452-009	26100 WESTMEATH	03/26/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$149,470	46.71	\$298,935	\$50,138	\$269,862	\$175,209	1.540	2,822	\$95.63	ND1
22-23-14-452-013	30279 WICKLOW CT	06/05/19	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$153,450	53.47	\$306,904	\$58,151	\$228,849	\$175,178	1.306	2,531	\$90.42	ND1
22-23-14-452-014	30271 WICKLOW CT	09/20/19	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$132,960	49.98	\$265,926	\$49,575	\$216,425	\$152,360	1.420	2,125	\$101.85	ND1
22-23-14-452-021	30215 WICKLOW CT	07/09/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$130,350	44.95	\$260,704	\$51,482	\$238,518	\$147,339	1.619	2,129	\$112.03	ND1
22-23-14-452-024	30091 WICKLOW RD	06/28/19	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$150,070	53.60	\$300,143	\$49,598	\$230,402	\$176,440	1.306	2,842	\$81.07	ND1
22-23-14-452-027	30244 BARWELL	12/24/19	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$134,900	58.65	\$269,793	\$49,598	\$180,402	\$155,067	1.163	2,129	\$84.74	ND1
22-23-14-453-001	26052 WESTMEATH	07/20/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$134,080	49.66	\$268,155	\$50,105	\$219,895	\$153,556	1.432	2,204	\$99.77	ND1
22-23-14-453-002	30249 BARWELL	11/30/20	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$144,740	58.84	\$289,475	\$60,074	\$185,926	\$161,550	1.151	2,386	\$77.92	ND1
22-23-14-453-004	30209 BARWELL	06/30/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$129,700	43.97	\$259,404	\$50,773	\$244,227	\$146,923	1.662	2,051	\$119.08	ND1
22-23-14-453-005	30069 BARWELL	12/23/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$140,320	62.36	\$280,641	\$51,982	\$173,018	\$161,027	1.074	2,349	\$73.66	ND1
22-23-14-453-007	30029 BARWELL	01/28/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$124,600	53.02	\$249,195	\$52,174	\$182,826	\$138,747	1.318	1,970	\$92.81	ND1
22-23-14-453-008	30011 BARWELL	11/30/20	\$298,500	WD	03-ARM'S LENGTH	\$298,500	\$137,560	46.08	\$275,121	\$50,107	\$248,393	\$158,461	1.568	2,204	\$112.70	ND1
22-23-14-453-025	30046 ELEVEN MILE	08/04/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$131,470	53.66	\$262,947	\$51,846	\$193,154	\$148,663	1.299	2,332	\$82.83	ND1
22-23-14-476-004	26342 DUNDALK	12/14/20	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$123,930	46.07	\$247,852	\$50,263	\$218,737	\$139,147	1.572	2,085	\$104.91	ND1
22-23-14-477-010	26119 KILTARTAN	05/29/19	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$152,580	47.68	\$305,159	\$60,051	\$259,949	\$172,611	1.506	2,548	\$102.02	ND1

Totals:	\$10,598,303		\$10,598,303	\$5,228,140		\$10,456,232		\$8,616,679	\$5,968,034		\$98.56					
				Sale. Ratio =>		49.33			E.C.F. =>		1.444		Std. Deviation=>		0.198956386	
				Std. Dev. =>		5.39			Ave. E.C.F. =>		1.454		Ave. Variance=>		15.5650	

2022 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	
22-23-15-426-007	26740 HOLLY HILL	08/18/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$152,260	49.12	\$304,516	\$98,555	\$211,445	\$130,355	1.622	1,650	\$128.15	OA1	
22-23-15-426-043	26781 HOLLY HILL	12/06/19	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$167,110	58.64	\$334,223	\$44,808	\$240,192	\$183,174	1.311	1,760	\$136.47	OA1	
22-23-15-427-014	26575 ROSE HILL	05/23/19	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$111,510	49.78	\$223,023	\$50,190	\$173,810	\$109,388	1.589	1,384	\$125.59	OA1	
22-23-15-477-015	31850 ALLISON	01/15/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$119,970	49.99	\$239,946	\$46,230	\$193,770	\$122,605	1.580	1,761	\$110.03	OA1	
22-23-15-479-033	26150 ROSE HILL	06/28/19	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$131,620	50.62	\$263,230	\$53,272	\$206,728	\$132,885	1.556	1,944	\$106.34	OA1	
Totals:			\$1,319,000			\$1,319,000	\$682,470		\$1,364,938		\$1,025,945	\$678,407			\$121.32		
								Sale. Ratio =>	51.74			E.C.F. =>	1.512			Std. Deviation=>	0.125478611
								Std. Dev. =>	3.95			Ave. E.C.F. =>	1.532			Ave. Variance=>	8.8162

2022 ECF 1.580
20/'21 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
22-23-15-401-018	32120 ELEVEN MILE	09/22/20	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$356,450	45.41	\$712,905	\$166,667	\$618,333	\$390,170	1.585	3,715	\$166.44	OB1
Totals:			\$785,000			\$785,000	\$356,450		\$712,905		\$618,333	\$390,170			\$166.44	
								Sale. Ratio =>	45.41			E.C.F. =>	1.585	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.585	Ave. Variance=>		0.0000

2022 ECF 1.400
Limited Sales
Sec 15

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-15-302-003	33041 BIDDESTONE	09/17/19	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$234,490	52.69	\$468,989	\$66,982	\$378,018	\$277,246	1.363	2,749	\$137.51	OC1
Totals:			\$445,000			\$445,000	\$234,490		\$468,989		\$378,018	\$277,246			\$137.51	
								Sale. Ratio =>	52.69			E.C.F. =>	1.363		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.363		Ave. Variance=>	0.0000

2022 ECF 1.450
19 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-15-351-014	26071 PILLSBURY	12/01/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$140,950	48.60	\$281,892	\$61,788	\$228,212	\$135,033	1.690	1,813	\$125.88	OD1
22-23-15-351-019	26025 PILLSBURY	09/03/20	\$344,700	WD	03-ARM'S LENGTH	\$344,700	\$119,010	34.53	\$238,018	\$59,634	\$285,066	\$109,438	2.605	2,225	\$128.12	OD1
22-23-15-352-001	26362 PILLSBURY	02/09/21	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$152,910	47.49	\$305,811	\$60,126	\$261,874	\$150,727	1.737	1,564	\$167.44	OD1
22-23-15-352-002	26350 PILLSBURY	03/25/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$285,850	60.82	\$571,702	\$66,105	\$403,895	\$310,182	1.302	3,302	\$122.32	OD1
22-23-15-352-017	32754 ELEVEN MILE	08/29/19	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$137,560	62.53	\$275,121	\$64,217	\$155,783	\$129,389	1.204	1,975	\$78.88	OD1
22-23-15-352-021	26094 PILLSBURY	10/29/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$143,380	44.12	\$286,767	\$93,581	\$231,419	\$118,519	1.953	1,415	\$163.55	OD1
Totals:			\$1,971,700			\$1,971,700	\$979,660		\$1,959,311		\$1,566,249	\$953,288			\$131.03	
								Sale. Ratio =>	49.69			E.C.F. =>	1.643	Std. Deviation=>		0.504819835
								Std. Dev. =>	10.54			Ave. E.C.F. =>	1.748	Ave. Variance=>		35.3472

2022 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
22-23-15-376-019	26199 POWER	06/26/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$113,970	46.52	\$227,943	\$45,579	\$199,421	\$117,654	1.695	1,708	\$116.76	OE1
Totals:			\$245,000			\$245,000	\$113,970		\$227,943		\$199,421	\$117,654			\$116.76	
								Sale. Ratio =>	46.52			E.C.F. =>	1.695	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.695	Ave. Variance=>		0.0000

2022 ECF
OB1, OD1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-15-376-049	32574 OAKWOOD	03/24/21	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$268,640	46.32	\$537,289	\$120,883	\$459,117	\$586,487	0.783	3,329	\$137.91	OF1
22-23-15-376-054	32487 OAKWOOD	08/25/20	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$301,440	52.88	\$602,878	\$126,196	\$443,804	\$671,383	0.661	3,734	\$118.85	OF1
22-23-15-376-058	32454 OAKWOOD	07/08/19	\$569,000	WD	03-ARM'S LENGTH	\$569,000	\$296,420	52.09	\$592,836	\$127,271	\$441,729	\$655,725	0.674	3,736	\$118.24	OF1
Totals:			\$1,719,000			\$1,719,000	\$866,500		\$1,733,003		\$1,344,650	\$1,913,596			\$125.00	
								Sale. Ratio =>	50.41			E.C.F. =>	0.703	Std. Deviation=>		0.06697362
								Std. Dev. =>	3.59			Ave. E.C.F. =>	0.706	Ave. Variance=>		5.1327

2022 ECF 0.710

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-16-476-005	33640 LYNCROFT	08/14/19	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$142,280	51.74	\$284,564	\$52,623	\$222,377	\$174,392	1.275	2,200	\$101.08	PB1
Totals:			\$275,000			\$275,000	\$142,280		\$284,564		\$222,377	\$174,392			\$101.08	
								Sale. Ratio =>	51.74				E.C.F. =>	1.275	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.275	Ave. Variance=>	0.0000

2022 ECF 1.330
19 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-16-455-001	34323 RAMBLE HILLS	01/05/21	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$306,830	53.36	\$613,659	\$136,577	\$438,423	\$574,798	0.763	3,694	\$118.69	PC1
22-23-16-455-003	34231 RAMBLE HILLS	12/12/19	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$308,840	51.47	\$617,670	\$111,406	\$488,594	\$609,957	0.801	4,464	\$109.45	PC1
22-23-16-479-008	33811 RAMBLE HILLS	03/19/20	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$197,880	44.07	\$395,764	\$109,133	\$339,867	\$345,339	0.984	3,021	\$112.50	PC1
Totals:			\$1,624,000			\$1,624,000	\$813,550		\$1,627,093		\$1,266,884	\$1,530,093			\$113.55	
								Sale. Ratio =>	50.10			E.C.F. =>	0.828	Std. Deviation=>		0.11833873
								Std. Dev. =>	4.91			Ave. E.C.F. =>	0.849	Ave. Variance=>		8.9897

2022 ECF 0.830

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-16-251-002	34536 QUAKER VALLEY RD	06/12/20	\$1,125,000	WD	03-ARM'S LENGTH	\$1,125,000	\$441,420	39.24	\$882,849	\$267,128	\$857,872	\$424,635	2.020	4,029	\$212.92	PD1
22-23-16-251-005	26705 FARMINGTON	06/21/19	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$288,120	44.33	\$576,239	\$123,998	\$526,002	\$311,890	1.686	6,065	\$86.73	PD1
22-23-16-327-003	34501 QUAKER VALLEY RD	06/24/19	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$188,910	47.23	\$377,824	\$60,990	\$339,010	\$218,506	1.551	2,762	\$122.74	PD1
22-23-16-328-008	34100 QUAKER VALLEY RD	10/29/19	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$242,170	60.39	\$484,331	\$82,819	\$318,181	\$276,905	1.149	2,510	\$126.77	PD1
22-23-16-401-004	34468 QUAKER VALLEY RD	07/19/19	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$201,260	69.40	\$402,516	\$59,324	\$230,676	\$236,684	0.975	2,598	\$88.79	PD1
22-23-16-401-007	34412 QUAKER VALLEY RD	08/24/20	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$283,280	53.45	\$566,569	\$77,622	\$452,378	\$337,205	1.342	3,560	\$127.07	PD1
Totals:			\$3,396,000			\$3,396,000	\$1,645,160		\$3,290,328		\$2,724,119	\$1,805,826			\$127.50	
								Sale. Ratio =>	48.44			E.C.F. =>	1.509	Std. Deviation=>		0.379380009
								Std. Dev. =>	11.13			Ave. E.C.F. =>	1.454	Ave. Variance=>		29.8835

2022 ECF 1.450
Std Dev

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-16-302-008	26390 HIDDEN VALLEY DR	01/29/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$280,250	53.38	\$560,500	\$72,448	\$452,552	\$325,368	1.391	3,217	\$140.68	PE1	
22-23-16-302-013	26320 HIDDEN VALLEY CT	09/09/19	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$177,540	44.95	\$355,072	\$73,616	\$321,384	\$187,637	1.713	1,889	\$170.13	PE1	
22-23-16-351-007	26090 PLEASANT VALLEY DR	05/15/19	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$139,520	48.11	\$279,038	\$71,219	\$218,781	\$138,546	1.579	1,690	\$129.46	PE1	
22-23-16-351-012	26221 HIDDEN VALLEY DR	12/31/20	\$426,500	WD	03-ARM'S LENGTH	\$426,500	\$156,950	36.80	\$313,901	\$85,581	\$340,919	\$152,213	2.240	1,512	\$225.48	PE1	
22-23-16-352-002	26180 HIDDEN VALLEY DR	06/19/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$245,250	53.32	\$490,505	\$72,231	\$387,769	\$278,849	1.391	2,878	\$134.74	PE1	
22-23-16-352-003	26150 HIDDEN VALLEY DR	07/03/19	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$209,050	69.68	\$418,102	\$63,220	\$236,780	\$236,588	1.001	2,093	\$113.13	PE1	
22-23-16-352-006	26110 HIDDEN VALLEY DR	02/28/20	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$163,610	62.21	\$327,222	\$67,461	\$195,539	\$173,174	1.129	2,260	\$86.52	PE1	
22-23-16-353-013	26117 HIDDEN VALLEY DR	06/14/19	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$191,590	51.10	\$383,187	\$86,941	\$287,959	\$197,497	1.458	1,830	\$157.35	PE1	
Totals:			\$3,034,400			\$3,034,400	\$1,563,760		\$3,127,527		\$2,441,683	\$1,689,873			\$144.69		
								Sale. Ratio =>	51.53			E.C.F. =>	1.445	Std. Deviation=>		0.37982994	
								Std. Dev. =>	10.11			Ave. E.C.F. =>	1.488	Ave. Variance=>		26.7182	

2022 ECF 1.500
Std Dev

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-17-478-029	35650 PLEASANT VALLEY RD	07/01/19	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$155,180	51.73	\$310,366	\$77,277	\$222,723	\$187,975	1.185	2,298	\$96.92	PE2
Totals:			\$300,000			\$300,000	\$155,180		\$310,366		\$222,723	\$187,975			\$96.92	
							Sale. Ratio =>	51.73					E.C.F. =>	1.185	Std. Deviation=>	#DIV/0!
							Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	1.185	Ave. Variance=>	0.0000

2022 ECF 1.240
19 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-17-327-003	26428 OLD HOMESTEAD DR	07/15/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$202,560	58.71	\$405,128	\$58,100	\$286,900	\$206,564	1.389	2,356	\$121.77	QA1
22-23-17-401-017	35970 QUAKERTOWN	06/20/19	\$323,900	WD	03-ARM'S LENGTH	\$323,900	\$144,230	44.53	\$288,453	\$58,884	\$265,016	\$136,648	1.939	1,728	\$153.37	QA1
22-23-17-403-008	36357 PADDLEFORD	08/16/19	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$155,330	64.72	\$310,664	\$57,281	\$182,719	\$150,823	1.211	1,652	\$110.60	QA1
22-23-17-403-012	36110 QUAKERTOWN	08/27/19	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$141,030	50.37	\$282,058	\$60,911	\$219,089	\$131,635	1.664	1,777	\$123.29	QA1
22-23-17-403-015	36248 QUAKERTOWN	09/26/19	\$324,888	WD	03-ARM'S LENGTH	\$324,888	\$158,440	48.77	\$316,873	\$67,242	\$257,646	\$148,590	1.734	1,802	\$142.98	QA1
22-23-17-427-004	35630 E LYMAN	01/29/20	\$248,500	WD	28-RELOCATION	\$248,500	\$126,390	50.86	\$252,778	\$59,780	\$188,720	\$114,880	1.643	1,507	\$125.23	QA1
22-23-17-451-003	36047 QUAKERTOWN	12/22/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$151,380	55.05	\$302,756	\$63,600	\$211,400	\$142,355	1.485	1,932	\$109.42	QA1
22-23-17-453-008	36221 W LYMAN	01/15/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$158,660	52.89	\$317,315	\$55,368	\$244,632	\$155,921	1.569	1,646	\$148.62	QA1
22-23-17-476-007	26184 STEELE	03/31/21	\$348,000	WD	03-ARM'S LENGTH	\$348,000	\$163,080	46.86	\$326,164	\$56,307	\$291,693	\$160,629	1.816	2,178	\$133.93	QA1
22-23-17-478-017	26457 PLEASANT VALLEY DR	07/08/20	\$299,999	WD	03-ARM'S LENGTH	\$299,999	\$146,150	48.72	\$292,297	\$56,245	\$243,754	\$140,507	1.735	1,634	\$149.18	QA1
22-23-17-478-020	26347 PLEASANT VALLEY DR	01/05/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$201,800	38.44	\$403,597	\$72,827	\$452,173	\$196,887	2.297	2,816	\$160.57	QA1
Totals:			\$3,510,287			\$3,510,287	\$1,749,050		\$3,498,083		\$2,843,742	\$1,685,439			\$134.45	
								Sale. Ratio =>	49.83			E.C.F. =>	1.687	Std. Deviation=>		0.28777053
								Std. Dev. =>	7.04			Ave. E.C.F. =>	1.680	Ave. Variance=>		20.3584

2022 ECF 1.680

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-17-379-001	36669 W LYMAN	11/04/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$182,400	51.38	\$364,798	\$57,216	\$297,784	\$229,539	1.297	2,620	\$113.66	QA2	
22-23-17-379-019	36650 ELEVEN MILE	05/24/19	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$141,230	50.80	\$282,464	\$67,342	\$210,658	\$160,539	1.312	1,594	\$132.16	QA2	
22-23-17-476-006	26198 STEELE	11/26/19	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$178,090	52.69	\$356,183	\$58,698	\$279,302	\$222,004	1.258	2,101	\$132.94	QA2	
Totals:			\$971,000			\$971,000	\$501,720		\$1,003,445		\$787,744	\$612,081			\$126.25		
								Sale. Ratio =>	51.67				E.C.F. =>	1.287	Std. Deviation=>		0.027946464
								Std. Dev. =>	0.97				Ave. E.C.F. =>	1.289	Ave. Variance=>		2.0737

2022 ECF 1.340
19 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	
22-23-18-426-005	37900 WENDY LEE	07/28/20	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$102,400	45.53	\$204,801	\$38,036	\$186,864	\$88,235	2.118	1,502	\$124.41	RA1	
22-23-18-427-005	37841 WENDY LEE	07/31/19	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$109,280	48.57	\$218,564	\$36,829	\$188,171	\$96,156	1.957	1,728	\$108.90	RA1	
22-23-18-428-003	37921 CARSON	12/08/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$113,500	51.59	\$226,997	\$40,273	\$179,727	\$98,796	1.819	1,302	\$138.04	RA1	
22-23-18-428-011	37711 CARSON	04/24/19	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$101,050	54.62	\$202,104	\$37,774	\$147,226	\$86,947	1.693	1,340	\$109.87	RA1	
Totals:			\$854,900			\$854,900	\$426,230		\$852,466		\$701,988	\$370,134			\$120.30		
								Sale. Ratio =>	49.86					E.C.F. =>	1.897	Std. Deviation=>	0.18247957
								Std. Dev. =>	3.91					Ave. E.C.F. =>	1.897	Ave. Variance=>	14.0565

2022 ECF 1.890

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-20-102-005	37190 CHESAPEAKE RD	02/26/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$179,570	47.89	\$359,146	\$66,576	\$308,424	\$234,056	1.318	2,593	\$118.94	SA1
22-23-20-102-010	25817 HUNT CLUB	10/25/19	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$153,980	48.12	\$307,966	\$69,292	\$250,708	\$190,939	1.313	2,532	\$99.02	SA1
22-23-20-103-003	25900 HUNT CLUB	07/31/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$176,260	50.36	\$352,521	\$67,045	\$282,955	\$228,381	1.239	2,548	\$111.05	SA1
22-23-20-103-011	36896 CHESAPEAKE RD	06/24/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$186,120	48.98	\$372,240	\$72,311	\$307,689	\$239,943	1.282	2,669	\$115.28	SA1
22-23-20-103-013	25751 CHESAPEAKE CT	10/29/20	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$193,510	50.00	\$387,022	\$73,512	\$313,488	\$250,808	1.250	2,242	\$139.83	SA1
22-23-20-126-018	36798 CHESAPEAKE RD	07/15/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$159,970	49.99	\$319,941	\$71,576	\$248,424	\$198,692	1.250	2,197	\$113.07	SA1
22-23-20-126-019	36780 CHESAPEAKE RD	07/30/20	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$168,840	48.38	\$337,686	\$73,247	\$275,753	\$211,551	1.303	2,419	\$113.99	SA1
22-23-20-126-029	25730 SURREY CT	12/20/19	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$173,280	54.15	\$346,561	\$66,576	\$253,424	\$223,988	1.131	2,594	\$97.70	SA1
22-23-20-126-030	25700 SURREY CT	03/19/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$165,940	46.09	\$331,880	\$66,409	\$293,591	\$212,377	1.382	2,333	\$125.84	SA1
22-23-20-128-018	25408 RANCHWOOD DR	08/04/20	\$371,500	WD	03-ARM'S LENGTH	\$371,500	\$173,510	46.71	\$347,027	\$66,576	\$304,924	\$224,361	1.359	2,528	\$120.62	SA1
22-23-20-152-002	25550 HUNT CLUB	04/09/20	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$177,130	53.84	\$354,262	\$69,083	\$259,917	\$228,143	1.139	2,324	\$111.84	SA1
22-23-20-152-013	25547 BRIDLEPATH	12/04/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$169,910	47.86	\$339,815	\$66,576	\$288,424	\$218,591	1.319	2,434	\$118.50	SA1
22-23-20-153-023	25511 RANCHWOOD DR	12/14/20	\$346,500	WD	03-ARM'S LENGTH	\$346,500	\$164,850	47.58	\$329,697	\$66,576	\$279,924	\$210,497	1.330	2,284	\$122.56	SA1
22-23-20-176-023	25456 SURREY LN	08/31/20	\$348,000	WD	03-ARM'S LENGTH	\$348,000	\$186,680	53.64	\$373,359	\$71,173	\$276,827	\$241,749	1.145	2,498	\$110.82	SA1
22-23-20-178-001	25495 RANCHWOOD DR	09/10/19	\$314,000	WD	03-ARM'S LENGTH	\$314,000	\$165,620	52.75	\$331,242	\$66,576	\$247,424	\$211,733	1.169	2,260	\$109.48	SA1
22-23-20-178-010	37700 STABLEVIEW	06/21/19	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$173,440	53.04	\$346,879	\$66,576	\$260,424	\$224,242	1.161	2,499	\$104.21	SA1
Totals:			\$5,552,000			\$5,552,000	\$2,768,610		\$5,537,244		\$4,452,320	\$3,550,051			\$114.55	
								Sale. Ratio =>	49.87			E.C.F. =>	1.254	Std. Deviation=>		0.083466716
								Std. Dev. =>	2.71			Ave. E.C.F. =>	1.256	Ave. Variance=>		7.0155

2022 ECF 1.250

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-20-126-005	25853 LIVINGSTON CR	07/08/19	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$160,980	48.05	\$321,952	\$67,238	\$267,762	\$189,097	1.416	2,260	\$118.48	SB1
22-23-20-126-012	25719 LIVINGSTON CR	12/18/20	\$406,000	WD	03-ARM'S LENGTH	\$406,000	\$200,600	49.41	\$401,208	\$67,785	\$338,215	\$247,530	1.366	3,644	\$92.81	SB1
22-23-20-176-001	25631 LIVINGSTON CR	05/15/20	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$170,150	47.40	\$340,294	\$64,676	\$294,324	\$204,616	1.438	2,771	\$106.22	SB1
22-23-20-177-006	36246 CROMPTON	09/10/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$159,160	54.88	\$318,314	\$71,954	\$218,046	\$182,895	1.192	2,420	\$90.10	SB1
22-23-20-203-013	25842 GLOVER	08/20/19	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$211,080	55.26	\$422,166	\$88,179	\$293,821	\$247,949	1.185	3,625	\$81.05	SB1
22-23-20-203-018	36101 CONGRESS	06/17/20	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$170,110	43.40	\$340,219	\$71,358	\$320,642	\$199,600	1.606	2,724	\$117.71	SB1
22-23-20-203-044	36172 OLD HOMESTEAD DR	08/12/19	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$156,760	48.99	\$313,526	\$75,341	\$244,659	\$176,826	1.384	2,292	\$106.74	SB1
22-23-20-203-046	25311 CROWN POINT	11/18/19	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$166,690	49.04	\$333,379	\$68,075	\$271,825	\$196,959	1.380	2,876	\$94.51	SB1
22-23-20-203-083	25451 LIBERTY LANE	03/04/21	\$423,000	WD	03-ARM'S LENGTH	\$423,000	\$185,250	43.79	\$370,497	\$71,205	\$351,795	\$222,192	1.583	3,104	\$113.34	SB1
22-23-20-226-006	36028 CONGRESS	07/29/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$162,280	46.37	\$324,562	\$69,365	\$280,635	\$189,456	1.481	2,744	\$102.27	SB1
22-23-20-252-009	36077 JOHNSTOWN	09/23/19	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$177,070	57.12	\$354,134	\$78,725	\$231,275	\$204,461	1.131	3,012	\$76.78	SB1
22-23-20-252-011	36072 CROMPTON	10/23/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$172,550	51.51	\$345,092	\$71,693	\$263,307	\$202,969	1.297	2,769	\$95.09	SB1
22-23-20-252-012	36054 CROMPTON	04/30/19	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$176,710	55.39	\$353,427	\$70,425	\$248,575	\$210,098	1.183	2,613	\$95.13	SB1
22-23-20-253-008	35984 CHARTER CREST	11/04/19	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$145,410	44.06	\$290,819	\$66,258	\$263,742	\$166,712	1.582	2,056	\$128.28	SB1
22-23-20-254-004	35955 CHARTER CREST	04/17/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$183,510	53.97	\$367,029	\$66,853	\$273,147	\$222,848	1.226	3,175	\$86.03	SB1
22-23-20-254-006	35897 CHARTER CREST	08/16/19	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$186,730	51.16	\$373,458	\$80,569	\$284,431	\$217,438	1.308	3,184	\$89.33	SB1
22-23-20-255-004	36025 CROMPTON	08/01/19	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$162,990	62.69	\$325,975	\$66,258	\$193,742	\$192,811	1.005	2,574	\$75.27	SB1
22-23-20-255-009	35925 JOHNSTOWN	08/26/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$177,210	50.63	\$354,414	\$65,927	\$284,073	\$214,170	1.326	3,019	\$94.10	SB1
22-23-20-276-026	35701 CONGRESS	06/12/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$196,630	51.07	\$393,253	\$71,154	\$313,846	\$239,123	1.312	3,560	\$88.16	SB1
22-23-20-278-013	35473 OLD HOMESTEAD DR	05/22/19	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$172,920	48.71	\$345,838	\$69,707	\$285,293	\$204,997	1.392	2,714	\$105.12	SB1
22-23-20-278-018	35718 JOHNSTOWN	02/20/20	\$345,500	WD	03-ARM'S LENGTH	\$345,500	\$163,740	47.39	\$327,475	\$72,431	\$273,069	\$189,342	1.442	2,618	\$104.30	SB1
22-23-20-279-001	35873 JOHNSTOWN	02/20/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$174,720	50.64	\$349,448	\$65,517	\$279,483	\$210,788	1.326	3,040	\$91.94	SB1
22-23-20-279-005	35779 JOHNSTOWN	12/18/20	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$180,960	46.40	\$361,911	\$67,387	\$322,613	\$218,652	1.475	2,982	\$108.19	SB1
Totals:			\$8,026,400			\$8,026,400	\$4,014,210		\$8,028,390		\$6,398,320	\$4,751,529			\$98.30	
								Sale. Ratio =>	50.01			E.C.F. =>	1.347	Std. Deviation=>		0.150942471
								Std. Dev. =>	4.65			Ave. E.C.F. =>	1.350	Ave. Variance=>		11.7616

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-21-101-009	25735 RUTLEDGE CROSSING	08/18/20	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$170,050	43.60	\$340,103	\$65,991	\$324,009	\$217,549	1.489	2,779	\$116.59	TA1
22-23-21-102-007	35230 BRAXTON	09/15/20	\$387,500	WD	03-ARM'S LENGTH	\$387,500	\$197,780	51.04	\$395,565	\$77,334	\$310,166	\$252,564	1.228	2,924	\$106.08	TA1
22-23-21-102-016	25452 WITHERSPOON	09/12/20	\$407,500	WD	03-ARM'S LENGTH	\$407,500	\$208,220	51.10	\$416,449	\$74,763	\$332,737	\$271,179	1.227	3,021	\$110.14	TA1
22-23-21-102-017	25446 WITHERSPOON	07/31/20	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$210,720	52.03	\$421,449	\$74,250	\$330,750	\$275,555	1.200	3,178	\$104.07	TA1
22-23-21-151-004	25325 RUTLEDGE CROSSING	11/23/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$211,680	47.04	\$423,359	\$79,077	\$370,923	\$273,240	1.358	3,042	\$121.93	TA1
22-23-21-152-022	25383 CAROLLTON	10/13/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$173,430	47.52	\$346,863	\$68,916	\$296,084	\$220,593	1.342	2,765	\$107.08	TA1
22-23-21-153-028	25437 WITHERSPOON	07/01/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$205,960	53.50	\$411,916	\$84,728	\$300,272	\$259,673	1.156	2,900	\$103.54	TA1
22-23-21-154-004	25308 WITHERSPOON	02/14/20	\$474,000	WD	03-ARM'S LENGTH	\$474,000	\$250,430	52.83	\$500,857	\$68,383	\$405,617	\$343,233	1.182	2,568	\$157.95	TA1
Totals:			\$3,264,000			\$3,264,000	\$1,628,270		\$3,256,561		\$2,670,558	\$2,113,587			\$115.92	
								Sale. Ratio =>	49.89				E.C.F. =>	1.264	Std. Deviation=>	0.113449995
								Std. Dev. =>	3.43				Ave. E.C.F. =>	1.273	Ave. Variance=>	9.2656

2022 ECF 1.260

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-21-126-005	34634 THORNBROOK	02/23/21	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$196,590	56.65	\$393,175	\$56,140	\$290,860	\$259,258	1.122	2,668	\$109.02	TB1	
22-23-21-127-002	34695 THORNBROOK	10/13/20	\$413,500	WD	03-ARM'S LENGTH	\$413,500	\$146,570	35.45	\$293,130	\$61,194	\$352,306	\$178,412	1.975	2,875	\$122.54	TB1	
22-23-21-128-004	34650 VERSAILLES	10/16/19	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$167,800	59.93	\$335,599	\$60,991	\$219,009	\$211,237	1.037	2,198	\$99.64	TB1	
22-23-21-128-010	34660 BRITTANY	03/19/21	\$419,900	WD	03-ARM'S LENGTH	\$419,900	\$203,620	48.49	\$407,230	\$59,726	\$360,174	\$267,311	1.347	3,052	\$118.01	TB1	
22-23-21-128-011	34630 BRITTANY	08/23/19	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$168,890	58.24	\$337,771	\$70,809	\$219,191	\$205,355	1.067	2,208	\$99.27	TB1	
22-23-21-201-018	33730 BRITTANY	05/15/19	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$155,730	47.92	\$311,462	\$61,324	\$263,676	\$192,414	1.370	2,285	\$115.39	TB1	
22-23-21-203-009	33951 BRITTANY	10/03/19	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$130,780	39.63	\$261,552	\$57,586	\$272,414	\$156,897	1.736	1,996	\$136.48	TB1	
22-23-21-203-018	33870 COTSWOLD	07/12/19	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$130,460	54.82	\$260,914	\$59,722	\$178,278	\$154,763	1.152	2,173	\$82.04	TB1	
22-23-21-227-003	33675 BERNADINE	03/20/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$176,210	50.35	\$352,428	\$58,136	\$291,864	\$226,378	1.289	3,030	\$96.32	TB1	
22-23-21-227-010	25839 FARMINGTON	04/03/19	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$199,930	63.47	\$399,869	\$65,330	\$249,670	\$257,338	0.970	2,786	\$89.62	TB1	
22-23-21-228-003	33947 ARGONNE	09/02/20	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$115,990	37.18	\$231,974	\$55,648	\$256,352	\$135,635	1.890	1,710	\$149.91	TB1	
22-23-21-228-007	33727 ARGONNE	03/30/21	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$167,770	45.71	\$335,540	\$69,310	\$297,690	\$204,792	1.454	2,318	\$128.43	TB1	
Totals:			\$3,987,400			\$3,987,400	\$1,960,340		\$3,920,644		\$3,251,484	\$2,449,791			\$112.22		
								Sale. Ratio =>	49.16					E.C.F. =>	1.327	Std. Deviation=>	0.33786505
								Std. Dev. =>	9.16					Ave. E.C.F. =>	1.367	Ave. Variance=>	26.4584

2022 ECF 1.300

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-22-101-019	25919 RIDGEWOOD	07/10/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$135,960	41.83	\$271,914	\$62,992	\$262,008	\$141,642	1.850	1,965	\$133.34	UA1	
22-23-22-101-035	25393 RIDGEWOOD	05/15/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$146,820	50.63	\$293,640	\$53,439	\$236,561	\$162,848	1.453	1,974	\$119.84	UA1	
22-23-22-101-040	25547 RIDGEWOOD	10/15/19	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$154,110	46.00	\$308,225	\$52,394	\$282,606	\$172,859	1.635	2,340	\$120.77	UA1	
22-23-22-126-007	25780 RIDGEWOOD	09/28/20	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$208,550	41.71	\$417,094	\$74,686	\$425,314	\$232,141	1.832	2,942	\$144.57	UA1	
22-23-22-126-009	25740 RIDGEWOOD	08/29/19	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$178,990	46.49	\$357,970	\$61,498	\$323,502	\$200,319	1.615	2,544	\$127.16	UA1	
22-23-22-126-010	25716 RIDGEWOOD	11/04/20	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$282,940	52.40	\$565,870	\$63,267	\$476,733	\$340,748	1.399	3,831	\$124.44	UA1	
22-23-22-126-020	32671 ELEVEN MILE	08/07/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$196,590	56.98	\$393,187	\$63,107	\$281,893	\$223,783	1.260	3,331	\$84.63	UA1	
22-23-22-126-061	25966 RIDGEWOOD	12/20/19	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$149,950	46.14	\$299,895	\$53,694	\$271,306	\$166,352	1.631	1,862	\$145.71	UA1	
22-23-22-126-064	32781 ELEVEN MILE	06/19/20	\$715,000	WD	13-GOVERNMENT	\$715,000	\$422,150	59.04	\$844,301	\$107,339	\$607,661	\$499,635	1.216	6,747	\$90.06	UA1	
Totals:			\$3,760,000			\$3,760,000	\$1,876,060		\$3,752,096		\$3,167,584	\$2,140,327			\$121.17		
								Sale. Ratio =>	49.90			E.C.F. =>	1.480			Std. Deviation=>	0.227763986
								Std. Dev. =>	6.19			Ave. E.C.F. =>	1.543			Ave. Variance=>	18.7967

2022 ECF 1.475

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-22-278-004	31580 ROCKY CREST	03/16/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$145,120	61.75	\$290,242	\$50,891	\$184,109	\$165,641	1.111	2,283	\$80.64	UD1	
22-23-22-401-012	32213 STAMAN CR	10/28/19	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$142,700	51.42	\$285,398	\$51,941	\$225,559	\$161,562	1.396	2,205	\$102.29	UD1	
22-23-22-401-023	31901 STAMAN CT	11/12/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$139,080	44.86	\$278,169	\$49,658	\$260,342	\$158,139	1.646	2,100	\$123.97	UD1	
22-23-22-401-024	31881 STAMAN CT	04/30/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$145,340	46.14	\$290,688	\$49,119	\$265,881	\$167,176	1.590	2,424	\$109.69	UD1	
22-23-22-403-002	31964 STAMAN CT	11/06/20	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$201,270	49.70	\$402,539	\$55,365	\$349,635	\$240,259	1.455	2,807	\$124.56	UD1	
22-23-22-476-030	24619 ORCHARD LAKE	10/30/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$105,250	48.95	\$210,496	\$51,204	\$163,796	\$110,237	1.486	1,800	\$91.00	UD1	
Totals:			\$1,757,500			\$1,757,500	\$878,760		\$1,757,532		\$1,449,322	\$1,003,013			\$105.36		
								Sale. Ratio =>	50.00				E.C.F. =>	1.445		Std. Deviation=>	0.188156641
								Std. Dev. =>	6.02				Ave. E.C.F. =>	1.448		Ave. Variance=>	12.9177

2022 ECF

1.445

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-22-201-022	32194 HULL	07/31/19	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$76,010	47.81	\$152,023	\$62,184	\$96,816	\$61,958	1.563	967	\$100.12	UE1
22-23-22-202-018	25710 POWER	07/15/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$177,550	50.73	\$355,090	\$158,303	\$191,697	\$135,715	1.412	3,560	\$53.85	UE1
Totals:			\$509,000			\$509,000	\$253,560		\$507,113		\$288,513	\$197,673			\$76.98	
								Sale. Ratio =>	49.82			E.C.F. =>	1.460	Std. Deviation=>		0.10614642
								Std. Dev. =>	2.07			Ave. E.C.F. =>	1.488	Ave. Variance=>		7.5057

2022 ECF 1.660
LATE 21 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	
22-23-22-227-037	31875 HULL	09/23/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$139,550	46.52	\$279,102	\$60,142	\$239,858	\$147,946	1.621	2,744	\$87.41	UF1	
22-23-22-276-002	31775 TRESTAIN	01/25/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$68,660	39.92	\$137,327	\$38,093	\$133,907	\$67,050	1.997	1,188	\$112.72	UF1	
22-23-22-276-007	31581 TRESTAIN	07/31/19	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$111,480	53.60	\$222,967	\$38,822	\$169,178	\$124,422	1.360	2,139	\$79.09	UF1	
Totals:			\$680,000			\$680,000	\$319,690		\$639,396		\$542,943	\$339,418			\$93.07		
								Sale. Ratio =>	47.01				E.C.F. =>	1.600	Std. Deviation=>		0.32041083
								Std. Dev. =>	6.84				Ave. E.C.F. =>	1.659	Ave. Variance=>		22.5174

2022 ecf 1.480
Outlier

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-22-302-004	24931 GLEN ORCHARD	07/22/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$157,370	46.29	\$314,738	\$68,604	\$271,396	\$173,946	1.560	2,357	\$115.14	UG1
22-23-22-302-012	24685 IVYWOOD	05/26/20	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$153,850	57.41	\$307,702	\$42,453	\$225,547	\$187,455	1.203	1,808	\$124.75	UG1
22-23-22-303-010	24525 GLEN ORCHARD	12/11/19	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$135,320	45.87	\$270,635	\$48,599	\$246,401	\$156,916	1.570	1,779	\$138.51	UG1
22-23-22-303-014	32880 RAPHAEL	06/17/20	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$148,740	42.51	\$297,476	\$47,237	\$302,663	\$176,847	1.711	2,432	\$124.45	UG1
22-23-22-326-013	24482 GLEN ORCHARD	07/29/19	\$245,900	WD	03-ARM'S LENGTH	\$245,900	\$122,590	49.85	\$245,173	\$44,430	\$201,470	\$141,868	1.420	1,744	\$115.52	UG1
22-23-22-351-001	33365 RAPHAEL	07/29/19	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$259,800	61.13	\$519,607	\$85,092	\$339,908	\$307,078	1.107	3,395	\$100.12	UG1
22-23-22-353-008	32855 RAPHAEL	10/01/20	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$127,190	44.47	\$254,376	\$67,231	\$218,769	\$132,258	1.654	1,710	\$127.94	UG1
Totals:			\$2,209,800			\$2,209,800	\$1,104,860		\$2,209,707		\$1,806,154	\$1,276,368			\$120.92	
								Sale. Ratio =>	50.00			E.C.F. =>	1.415	Std. Deviation=>		0.22923924
								Std. Dev. =>	7.02			Ave. E.C.F. =>	1.461	Ave. Variance=>		18.6415

2022 ECF 1.415

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-22-451-019	32300 TEN MILE	01/08/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$176,040	50.30	\$352,085	\$55,522	\$294,478	\$203,125	1.450	1,809	\$162.78	UH1	
22-23-22-476-018	31920 DOHANY	12/19/19	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$135,370	44.38	\$270,746	\$67,180	\$237,820	\$139,429	1.706	2,140	\$111.13	UH1	
22-23-22-477-003	24422 BROADVIEW	07/16/20	\$292,500	WD	03-ARM'S LENGTH	\$292,500	\$129,590	44.30	\$259,189	\$58,713	\$233,787	\$137,312	1.703	1,672	\$139.82	UH1	
22-23-22-477-005	24346 BROADVIEW	12/06/19	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$227,370	58.30	\$454,734	\$59,792	\$330,208	\$270,508	1.221	2,162	\$152.73	UH1	
Totals:			\$1,337,500			\$1,337,500	\$668,370		\$1,336,754		\$1,096,293	\$750,375			\$141.62		
								Sale. Ratio =>	49.97					E.C.F. =>	1.461	Std. Deviation=>	0.232619289
								Std. Dev. =>	6.61					Ave. E.C.F. =>	1.520	Ave. Variance=>	18.4459

2022 ECF
removed -020 sale
due to condition

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-22-326-018	24875 POWER	07/07/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$122,920	48.20	\$245,834	\$54,297	\$200,703	\$110,651	1.814	1,680	\$119.47	UH2	
22-23-22-326-022	32534 SHADY RIDGE	10/29/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$111,070	58.46	\$222,143	\$49,230	\$140,770	\$99,892	1.409	1,304	\$107.95	UH2	
22-23-22-326-026	32573 SHADY RIDGE	12/18/20	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$148,420	40.12	\$296,848	\$61,790	\$308,110	\$135,793	2.269	1,798	\$171.36	UH2	
22-23-22-326-029	32493 SHADY RIDGE	05/29/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$140,510	46.07	\$281,026	\$52,963	\$252,037	\$131,752	1.913	1,720	\$146.53	UH2	
22-23-22-326-043	32512 DOHANY	06/28/19	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$171,190	60.71	\$342,377	\$63,745	\$218,255	\$160,966	1.356	2,272	\$96.06	UH2	
22-23-22-376-007	32510 RAPHAEL	02/14/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$176,720	51.98	\$353,445	\$49,230	\$290,770	\$175,745	1.654	2,389	\$121.71	UH2	
Totals:			\$1,741,900			\$1,741,900	\$870,830		\$1,741,673		\$1,410,645	\$814,800			\$127.18		
								Sale. Ratio =>	49.99					E.C.F. =>	1.731	Std. Deviation=>	0.3403887
								Std. Dev. =>	7.76					Ave. E.C.F. =>	1.736	Ave. Variance=>	26.2690

2022 ECF 1.731

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-23-126-003	30615 ELEVEN MILE	09/29/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$97,080	34.06	\$194,168	\$57,066	\$227,934	\$99,349	2.294	1,761	\$129.43	VB1
22-23-23-127-009	25799 WESTMORELAND	12/10/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$77,700	37.00	\$155,409	\$52,606	\$157,394	\$74,495	2.113	1,008	\$156.14	VB1
22-23-23-176-003	25359 HARCOURT	04/03/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$159,060	48.94	\$318,117	\$61,289	\$263,711	\$186,107	1.417	2,803	\$94.08	VB1
22-23-23-177-002	25376 HARCOURT	11/18/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$175,810	50.23	\$351,613	\$59,907	\$290,093	\$211,381	1.372	3,278	\$88.50	VB1
22-23-23-177-013	25236 HARCOURT	06/18/20	\$318,619	WD	03-ARM'S LENGTH	\$318,619	\$120,280	37.75	\$240,569	\$60,250	\$258,369	\$130,666	1.977	2,252	\$114.73	VB1
22-23-23-177-020	25407 WESTMORELAND	10/29/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$167,420	43.49	\$334,844	\$60,240	\$324,760	\$198,988	1.632	2,143	\$151.54	VB1
22-23-23-177-022	25195 WESTMORELAND	02/14/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$131,550	38.69	\$263,100	\$61,258	\$278,742	\$146,262	1.906	2,470	\$112.85	VB1
22-23-23-178-001	25194 WESTMORELAND	06/10/19	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$110,750	47.13	\$258,244	\$74,228	\$160,772	\$133,345	1.206	2,139	\$75.16	VB1
22-23-23-178-001	25194 WESTMORELAND	06/15/20	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$129,120	47.84	\$258,244	\$74,228	\$195,672	\$133,345	1.467	2,139	\$91.48	VB1
22-23-23-178-002	25174 WESTMORELAND	06/10/19	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$110,750	47.13	\$480,593	\$73,768	\$161,232	\$294,801	0.547	2,945	\$54.75	VB1
22-23-23-178-004	25136 WESTMORELAND	11/06/19	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$128,950	56.68	\$257,906	\$62,782	\$164,718	\$141,394	1.165	2,050	\$80.35	VB1
22-23-23-201-015	25400 BROOKVIEW	01/14/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$234,340	66.95	\$468,683	\$73,390	\$276,610	\$286,444	0.966	2,170	\$127.47	VB1
22-23-23-201-018	25288 BROOKVIEW	10/01/20	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$189,620	49.51	\$379,230	\$74,559	\$308,441	\$220,776	1.397	2,462	\$125.28	VB1
22-23-23-201-019	25250 BROOKVIEW	04/17/20	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$254,870	53.10	\$509,738	\$81,783	\$398,217	\$310,112	1.284	3,214	\$123.90	VB1
22-23-23-201-020	25218 BROOKVIEW	04/17/20	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$131,450	41.47	\$262,906	\$70,051	\$246,949	\$139,750	1.767	2,216	\$111.44	VB1
22-23-23-201-024	25893 SPRINGBROOK	08/29/19	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$218,650	68.54	\$437,306	\$65,593	\$253,407	\$269,357	0.941	2,824	\$89.73	VB1
22-23-23-201-034	25483 SPRINGBROOK	02/28/20	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$205,360	60.05	\$410,728	\$68,648	\$273,352	\$247,884	1.103	2,801	\$97.59	VB1
22-23-23-201-035	25441 SPRINGBROOK	10/02/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$112,340	43.21	\$224,674	\$61,830	\$198,170	\$118,003	1.679	1,898	\$104.41	VB1
22-23-23-202-002	30125 ELEVEN MILE	08/05/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$117,050	41.07	\$234,092	\$55,617	\$229,383	\$129,330	1.774	1,621	\$141.51	VB1
22-23-23-251-010	25435 BROOKVIEW	11/08/19	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$99,620	49.32	\$199,243	\$52,606	\$149,394	\$106,259	1.406	1,365	\$109.45	VB1
22-23-23-251-011	25391 BROOKVIEW	12/17/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$111,870	45.66	\$223,744	\$59,690	\$185,310	\$118,880	1.559	1,689	\$109.72	VB1
22-23-23-276-039	25440 SPRINGBROOK	08/23/19	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$170,250	66.50	\$340,501	\$56,037	\$199,963	\$206,133	0.970	2,137	\$93.57	VB1
22-23-23-276-039	25440 SPRINGBROOK	01/06/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$170,250	53.20	\$340,501	\$56,037	\$263,963	\$206,133	1.281	2,137	\$123.52	VB1
22-23-23-376-018	24419 WESTMORELAND	10/23/20	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$153,670	41.99	\$307,342	\$67,815	\$298,185	\$173,570	1.718	2,117	\$140.85	VB1
22-23-23-377-015	24789 SPRINGBROOK	12/22/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$159,670	52.35	\$319,332	\$63,717	\$241,283	\$185,228	1.303	2,747	\$87.84	VB1
22-23-23-377-018	24677 SPRINGBROOK	12/16/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$110,850	44.34	\$221,694	\$59,329	\$190,671	\$117,656	1.621	1,676	\$113.77	VB1
22-23-23-377-021	24577 SPRINGBROOK	05/29/20	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$97,790	41.44	\$195,580	\$60,053	\$175,947	\$98,208	1.792	1,328	\$132.49	VB1
22-23-23-378-005	24712 SPRINGBROOK	09/30/20	\$306,500	WD	03-ARM'S LENGTH	\$306,500	\$126,470	41.26	\$252,936	\$57,845	\$248,655	\$141,370	1.759	2,050	\$121.30	VB1
22-23-23-378-007	24644 SPRINGBROOK	07/02/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$139,620	39.89	\$279,242	\$59,142	\$290,858	\$159,493	1.824	2,772	\$104.93	VB1
22-23-23-378-010	24542 SPRINGBROOK	02/05/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$110,440	42.48	\$220,879	\$55,091	\$204,909	\$120,136	1.706	2,338	\$87.64	VB1
22-23-23-378-015	24376 SPRINGBROOK	07/02/19	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$102,940	42.02	\$205,880	\$55,942	\$189,058	\$108,651	1.740	1,709	\$110.62	VB1
22-23-23-378-018	24250 SPRINGBROOK	10/19/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$177,280	54.55	\$354,553	\$54,787	\$270,213	\$217,222	1.244	2,191	\$123.33	VB1
22-23-23-378-020	30406 TEN MILE	07/09/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$157,540	54.32	\$315,073	\$55,964	\$234,036	\$187,760	1.246	1,839	\$127.26	VB1
22-23-23-401-024	24975 LAKELAND	06/19/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$164,520	53.07	\$329,032	\$60,335	\$249,665	\$194,708	1.282	1,545	\$161.60	VB1
22-23-23-401-028	24885 LAKELAND	04/05/19	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$99,290	46.40	\$198,576	\$51,258	\$162,742	\$106,752	1.524	1,400	\$116.24	VB1
22-23-23-403-016	24410 LAKELAND	07/03/19	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$114,460	48.71	\$228,925	\$50,314	\$184,686	\$129,428	1.427	1,669	\$110.66	VB1
22-23-23-453-025	24355 LAKELAND	07/17/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$164,050	54.68	\$328,091	\$57,590	\$242,410	\$196,015	1.237	2,109	\$114.94	VB1
22-23-23-454-003	24442 CREEKSIDE	10/28/19	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$112,120	52.15	\$224,238	\$48,934	\$166,066	\$127,032	1.307	1,400	\$118.62	VB1

Totals:	\$11,147,519		\$11,147,519	\$5,414,850		\$11,125,526		\$8,815,940	\$6,372,425		\$112.60					
				Sale. Ratio =>		48.57		E.C.F. =>	1.383		Std. Deviation=>	0.352564495				
				Std. Dev. =>		8.24		Ave. E.C.F. =>	1.472		Ave. Variance=>	28.1739				

2022 ECF 1.380

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-23-401-009	24771 EL MARCO	01/31/20	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$127,680	48.00	\$255,352	\$52,218	\$213,782	\$157,958	1.353	1,606	\$133.11	VD1
22-23-23-401-014	30300 LEMANS	12/04/19	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$132,510	50.00	\$265,029	\$52,636	\$212,364	\$165,158	1.286	1,540	\$137.90	VD1
22-23-23-401-015	24840 DE PHILLIPE	10/17/19	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$132,520	50.01	\$265,034	\$52,218	\$212,782	\$165,487	1.286	1,508	\$141.10	VD1
22-23-23-402-027	24740 EL MARCO	06/26/19	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$138,160	48.99	\$276,328	\$53,723	\$228,277	\$173,099	1.319	1,638	\$139.36	VD1
22-23-23-402-033	24811 DE PHILLIPE	04/10/19	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$139,470	47.28	\$278,949	\$50,714	\$244,286	\$177,477	1.376	2,020	\$120.93	VD1
22-23-23-451-014	24345 EL MARCO	10/27/20	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$134,900	48.61	\$269,795	\$50,547	\$226,953	\$170,488	1.331	1,619	\$140.18	VD1
22-23-23-452-011	24375 COTE D'NEL	01/14/21	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$131,240	54.12	\$262,477	\$50,714	\$191,786	\$164,668	1.165	1,884	\$101.80	VD1
22-23-23-453-006	24560 DE PHILLIPE	12/17/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$124,560	48.85	\$249,129	\$50,714	\$204,286	\$154,288	1.324	1,306	\$156.42	VD1
22-23-23-453-009	24456 COTE D'NEL	12/27/19	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$124,340	49.34	\$248,675	\$52,887	\$199,113	\$152,246	1.308	1,634	\$121.86	VD1
22-23-23-453-012	24392 COTE D'NEL	03/25/20	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$188,170	54.23	\$376,347	\$57,011	\$289,989	\$248,317	1.168	2,615	\$110.89	VD1
Totals:			\$2,747,000			\$2,747,000	\$1,373,550		\$2,747,115		\$2,223,618	\$1,729,186			\$130.36	
								Sale. Ratio =>	50.00			E.C.F. =>	1.286	Std. Deviation=>		0.0715994
								Std. Dev. =>	2.38			Ave. E.C.F. =>	1.292	Ave. Variance=>		5.2442

2022 ECF 1.286

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-23-427-019	29610 HEMLOCK DR	06/05/20	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$71,380	44.06	\$142,761	\$39,500	\$122,500	\$71,709	1.708	1,032	\$118.70	VE1	
22-23-23-427-031	29506 HEMLOCK DR	05/30/19	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$126,730	55.12	\$253,466	\$44,332	\$185,568	\$145,232	1.278	1,322	\$140.37	VE1	
22-23-23-428-003	29835 HEMLOCK DR	07/24/20	\$250,290	WD	03-ARM'S LENGTH	\$250,290	\$99,470	39.74	\$198,933	\$41,135	\$209,155	\$109,582	1.909	1,733	\$120.69	VE1	
22-23-23-428-013	29594 MEDBURY	11/08/19	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$111,160	41.17	\$222,326	\$43,685	\$226,315	\$124,056	1.824	1,866	\$121.28	VE1	
22-23-23-476-034	29693 MEDBURY	08/14/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$100,770	57.58	\$201,536	\$42,531	\$132,469	\$110,420	1.200	1,461	\$90.67	VE1	
22-23-23-477-011	29453 GERALDINE	05/05/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$139,370	58.07	\$278,731	\$44,492	\$195,508	\$162,666	1.202	1,820	\$107.42	VE1	
22-23-23-477-034	29447 GERALDINE	04/24/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$169,720	54.75	\$339,447	\$47,992	\$262,008	\$202,399	1.295	2,106	\$124.41	VE1	
Totals:			\$1,637,190			\$1,637,190	\$818,600		\$1,637,200		\$1,333,523	\$926,065			\$117.65		
								Sale. Ratio =>	50.00					E.C.F. =>	1.440	Std. Deviation=>	0.312306
								Std. Dev. =>	8.06					Ave. E.C.F. =>	1.488	Ave. Variance=>	27.9327

2022 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
22-23-23-351-042	24479 RIDGEVIEW	07/13/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$174,460	58.15	\$348,911	\$66,429	\$233,571	\$307,046	0.761	2,238	\$104.37	VF1
22-23-23-352-019	24466 RIDGEVIEW	11/21/19	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$163,110	51.78	\$326,210	\$70,564	\$244,436	\$277,876	0.880	1,834	\$133.28	VF1
Totals:			\$615,000			\$615,000	\$337,570		\$675,121		\$478,007	\$584,922			\$118.82	
								Sale. Ratio =>	54.89			E.C.F. =>	0.817	Std. Deviation=>		0.08411304
								Std. Dev. =>	4.51			Ave. E.C.F. =>	0.820	Ave. Variance=>		5.9477

2022 ECF 0.920
LATE 21 SALE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-23-354-004	24337 ELMHURST AVENUE	10/21/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$169,120	47.64	\$338,248	\$73,545	\$281,455	\$282,501	0.996	2,574	\$109.35	VG1	
22-23-23-354-010	24469 ELMHURST AVENUE	10/21/19	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$171,050	51.99	\$342,105	\$67,199	\$261,801	\$293,390	0.892	2,467	\$106.12	VG1	
22-23-23-354-016	24587 ELMHURST AVENUE	10/29/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$171,740	50.51	\$343,476	\$67,199	\$272,801	\$294,853	0.925	2,604	\$104.76	VG1	
Totals:			\$1,024,000			\$1,024,000	\$511,910		\$1,023,829		\$816,057	\$870,743			\$106.74		
								Sale. Ratio =>	49.99				E.C.F. =>	0.937	Std. Deviation=>		0.05314061
								Std. Dev. =>	2.21				Ave. E.C.F. =>	0.938	Ave. Variance=>		3.8901

2022 ECF 0.937

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-24-101-003	25937 LYNFORD	12/02/20	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$121,570	45.04	\$243,142	\$54,124	\$215,776	\$138,984	1.553	1,882	\$114.65	WB1
22-23-24-101-004	25915 LYNFORD	07/19/19	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$124,220	55.33	\$248,436	\$49,894	\$174,606	\$145,987	1.196	1,882	\$92.78	WB1
22-23-24-102-001	29045 ELEVEN MILE	11/24/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$117,020	43.34	\$234,044	\$54,064	\$215,936	\$132,338	1.632	1,906	\$113.29	WB1
22-23-24-102-012	25861 BEECHAM	10/07/19	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$171,100	62.22	\$342,209	\$56,574	\$218,426	\$210,026	1.040	2,932	\$74.50	WB1
22-23-24-103-018	28846 RALEIGH	05/30/19	\$271,613	WD	03-ARM'S LENGTH	\$271,613	\$146,610	53.98	\$293,219	\$50,824	\$220,789	\$178,232	1.239	2,299	\$96.04	WB1
22-23-24-103-022	28780 RALEIGH	12/30/19	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$137,290	48.17	\$274,577	\$51,900	\$233,100	\$163,733	1.424	2,340	\$99.62	WB1
22-23-24-126-016	25989 KILREIGH DR	11/15/19	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$121,730	50.72	\$243,463	\$49,917	\$190,083	\$142,313	1.336	1,763	\$107.82	WB1
22-23-24-126-032	25447 WYKESHIRE	01/26/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$146,990	52.50	\$293,986	\$54,096	\$225,904	\$176,390	1.281	2,600	\$86.89	WB1
22-23-24-127-001	25982 KILREIGH DR	10/02/20	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$131,650	45.24	\$263,309	\$58,931	\$232,069	\$150,278	1.544	2,176	\$106.65	WB1
22-23-24-127-004	25928 KILREIGH DR	09/15/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$133,740	48.63	\$267,489	\$59,273	\$215,727	\$153,100	1.409	1,766	\$122.16	WB1
22-23-24-128-013	25779 KILREIGH DR	02/14/20	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$145,970	47.55	\$291,934	\$54,008	\$252,992	\$174,946	1.446	2,463	\$102.72	WB1
22-23-24-151-010	25349 WESSEX	09/27/19	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$150,340	49.78	\$300,689	\$51,916	\$250,084	\$182,921	1.367	2,434	\$102.75	WB1
22-23-24-151-011	29392 GLENCASTLE	08/31/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$126,910	45.33	\$253,820	\$49,735	\$230,265	\$150,063	1.534	2,360	\$97.57	WB1
22-23-24-151-020	29106 GLENCASTLE	04/30/19	\$178,500	CD	03-ARM'S LENGTH	\$178,500	\$121,560	68.10	\$243,120	\$51,967	\$126,533	\$140,554	0.900	1,781	\$71.05	WB1
22-23-24-151-020	29106 GLENCASTLE	10/30/19	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$121,560	43.88	\$243,120	\$51,967	\$225,033	\$140,554	1.601	1,781	\$126.35	WB1
22-23-24-152-003	25524 WESSEX	03/16/21	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$139,650	48.83	\$279,308	\$52,229	\$233,771	\$166,970	1.400	2,146	\$108.93	WB1
22-23-24-152-006	25362 WESSEX	09/06/19	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$139,490	54.70	\$278,978	\$51,865	\$203,135	\$166,995	1.216	2,404	\$84.50	WB1
22-23-24-153-003	25585 LYNCASTLE	09/30/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$145,810	46.29	\$291,619	\$53,668	\$261,332	\$174,964	1.494	2,445	\$106.88	WB1
22-23-24-153-021	25385 LYNCASTLE	06/06/19	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$146,120	47.91	\$292,230	\$51,916	\$253,084	\$176,701	1.432	2,586	\$97.87	WB1
22-23-24-154-012	29247 GLENCASTLE	05/01/19	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$133,810	53.74	\$267,615	\$49,758	\$199,242	\$160,189	1.244	2,162	\$95.16	WB1
22-23-24-154-014	29223 GLENCASTLE	12/20/19	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$135,630	48.44	\$271,256	\$51,663	\$228,337	\$161,465	1.414	2,318	\$98.51	WB1
22-23-24-154-016	29143 GLENCASTLE	06/17/19	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$126,080	49.06	\$252,160	\$51,967	\$205,033	\$147,201	1.393	1,781	\$115.12	WB1
22-23-24-176-003	28927 GLENCASTLE	02/12/21	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$143,610	52.80	\$287,212	\$51,763	\$220,237	\$173,124	1.272	2,416	\$91.16	WB1
22-23-24-176-009	25127 LYNCASTLE	06/22/20	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$143,490	50.00	\$286,976	\$53,702	\$233,298	\$171,525	1.360	2,340	\$99.70	WB1
22-23-24-177-000	25530 LYNCASTLE	03/10/21	\$284,900	WD	03-ARM'S LENGTH	\$284,900	\$133,900	47.00	\$267,798	\$50,108	\$234,792	\$160,066	1.467	2,118	\$110.86	WB1
22-23-24-177-023	25092 LYNCASTLE	11/11/20	\$300,000	LC	03-ARM'S LENGTH	\$300,000	\$131,220	43.74	\$262,433	\$51,712	\$248,288	\$154,942	1.602	2,104	\$118.01	WB1
22-23-24-177-035	25155 CASTLEREIGH	02/17/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$134,900	44.97	\$269,803	\$49,758	\$250,242	\$161,798	1.547	2,306	\$108.52	WB1
22-23-24-178-002	25180 CASTLEREIGH	09/23/20	\$274,275	WD	03-ARM'S LENGTH	\$274,275	\$134,990	49.22	\$269,980	\$50,420	\$223,855	\$161,441	1.387	2,360	\$94.85	WB1
22-23-24-178-011	25028 CASTLEREIGH	03/26/20	\$313,500	WD	03-ARM'S LENGTH	\$313,500	\$142,590	45.48	\$285,182	\$49,758	\$263,742	\$173,106	1.524	2,768	\$95.28	WB1
22-23-24-178-021	25309 WYKESHIRE	10/24/19	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$133,740	48.63	\$267,470	\$52,120	\$222,880	\$158,346	1.408	1,932	\$115.36	WB1
22-23-24-178-027	25215 WYKESHIRE	06/25/19	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$143,440	45.54	\$286,887	\$52,069	\$262,931	\$172,660	1.523	2,370	\$110.94	WB1
22-23-24-179-010	25342 WYKESHIRE	04/23/19	\$297,500	WD	03-ARM'S LENGTH	\$297,500	\$160,220	53.86	\$320,444	\$64,889	\$232,611	\$187,908	1.238	2,796	\$83.19	WB1
22-23-24-179-011	25330 WYKESHIRE	10/29/19	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$138,970	47.11	\$277,940	\$53,811	\$241,189	\$164,801	1.464	2,164	\$111.46	WB1
22-23-24-180-010	25234 CHAPELWEIGH	07/03/19	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$152,830	51.29	\$305,662	\$53,722	\$244,278	\$185,250	1.319	2,630	\$92.88	WB1
22-23-24-201-005	25739 KILREIGH CT	06/19/19	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$149,440	49.16	\$298,875	\$51,967	\$252,033	\$181,550	1.388	2,673	\$94.29	WB1
22-23-24-201-006	25731 KILREIGH CT	06/27/19	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$136,950	48.91	\$273,906	\$55,062	\$224,938	\$160,915	1.398	1,803	\$124.76	WB1
22-23-24-201-026	25426 LEESTOCK	07/12/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$140,290	56.12	\$280,582	\$52,120	\$197,880	\$167,987	1.178	1,832	\$108.01	WB1
22-23-24-201-027	25408 LEESTOCK	07/08/19	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$173,070	53.25	\$346,145	\$52,745	\$272,255	\$215,735	1.262	2,983	\$91.27	WB1
22-23-24-201-030	25356 LEESTOCK	09/04/20	\$313,500	WD	03-ARM'S LENGTH	\$313,500	\$147,300	46.99	\$294,600	\$53,093	\$260,407	\$177,579	1.466	2,250	\$115.74	WB1
22-23-24-201-036	25235 SKYE DR	12/11/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$167,530	53.18	\$335,057	\$52,995	\$262,005	\$207,399	1.263	3,095	\$84.65	WB1
22-23-24-201-038	25211 SKYE DR	05/22/19	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$162,600	51.13	\$325,206	\$60,619	\$257,381	\$194,549	1.323	2,762	\$93.19	WB1
22-23-24-202-010	25566 KILREIGH DR	03/13/20	\$274,430	WD	03-ARM'S LENGTH	\$274,430	\$150,970	55.01	\$301,932	\$53,465	\$220,965	\$182,696	1.209	2,664	\$82.94	WB1
22-23-24-203-003	28057 ELEVEN MILE	11/08/19	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$123,750	48.91	\$247,498	\$52,222	\$200,778	\$143,585	1.398	2,094	\$95.88	WB1
22-23-24-203-017	25640 SKYE DR	08/09/19	\$266,500	WD	03-ARM'S LENGTH	\$266,500	\$157,120	58.96	\$314,237	\$62,443	\$204,057	\$185,143	1.102	2,556	\$79.83	WB1
22-23-24-251-003	25383 LEESTOCK	10/29/19	\$207,500	WD	03-ARM'S LENGTH	\$207,500	\$139,360	67.16	\$278,718	\$51,916	\$155,584	\$166,766	0.933	2,278	\$68.30	WB1
22-23-24-251-004	25365 LEESTOCK	06/14/19	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$146,820	45.88	\$293,642	\$51,916	\$268,084	\$177,740	1.508	2,278	\$117.68	WB1
22-23-24-251-009	25271 LEESTOCK	03/25/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$145,470	42.79	\$290,949	\$52,493	\$287,507	\$175,335	1.640	2,152	\$133.60	WB1
22-23-24-251-013	25172 CHAPELWEIGH	01/04/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$156,830	52.28	\$313,651	\$52,738	\$247,262	\$191,848	1.289	2,672	\$92.54	WB1
22-23-24-251-017	25075 SKYE DR	05/20/19	\$286,500	WD	03-ARM'S LENGTH	\$286,500	\$143,040	49.93	\$286,086	\$52,120	\$234,380	\$172,034	1.362	2,080	\$112.68	WB1
22-23-24-252-014	25029 SKYE DR	11/17/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$134,350	44.05	\$268,707	\$50,556	\$254,444	\$160,405	1.586	2,090	\$121.74	WB1
22-23-24-253-002	25480 SKYE DR	04/10/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$141,660	48.85	\$283,321	\$53,933	\$236,067	\$168,668	1.400	2,258	\$104.55	WB1
22-23-24-253-010	25252 SKYE DR	10/09/20	\$270,000	CD	03-ARM'S LENGTH	\$270,000	\$137,940	51.09	\$275,883	\$58,288	\$211,712	\$159,996	1.323	1,764	\$120.02	WB1
22-23-24-253-016	25034 SKYE DR	12/16/20	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$177,660	49.36	\$355,315	\$57,789	\$302,111	\$218,769	1.381	3,154	\$95.79	WB1
22-23-24-253-017	25012 SKYE DR	10/18/19	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$161,040	47.79	\$322,080	\$62,033	\$274,967	\$191,211	1.438	2,539	\$108.30	WB1
22-23-24-253-030	25329 BRIARWYKE	04/24/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$161,350	52.05	\$322,690	\$52,069	\$257,931	\$198,986	1.296	2,750	\$93.79	WB1
22-23-24-253-035	25237 BRIARWYKE	09/22/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$155,830	48.70	\$311,655	\$58,492	\$261,508	\$186,149	1.405	2,408	\$108.60	WB1
22-23-24-253-039	25050 SKYE DR	03/10/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$187,940	52.21	\$375,876	\$69,752	\$290,248	\$225,091	1.289	3,345	\$86.77	WB1
22-23-24-253-040	25000 SKYE DR	07/17/19	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$148,230	50.25	\$296,468	\$60,033	\$234,967	\$173,849	1.352	2,225	\$105.60	WB1

Totals:	\$16,686,018		\$16,686,018		\$8,325,290		\$16,650,589		\$13,559,071		\$9,943,854		1.364		\$101.58		0.1556667
					Sale. Ratio =>		49.89		E.C.F. =>		1.364		1.364		Std. Deviation=>		11.7260
					Std. Dev. =>		5.12		Ave. E.C.F. =>		1.369						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-24-226-003	25857 ARDEN PARK DR	10/22/20	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$151,340	42.04	\$302,686	\$50,366	\$309,634	\$177,067	1.749	2,456	\$126.07	WC1
22-23-24-226-013	25521 ARDEN PARK DR	06/29/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$144,160	47.27	\$288,312	\$56,725	\$248,275	\$162,517	1.528	2,076	\$119.59	WC1
22-23-24-228-028	27401 ELSWORTH	08/13/19	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$134,380	45.55	\$268,759	\$50,107	\$244,893	\$153,440	1.596	2,202	\$111.21	WC1
22-23-24-277-002	25171 APPLETON	07/09/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$183,200	57.25	\$366,395	\$52,648	\$267,352	\$220,173	1.214	2,683	\$99.65	WC1
22-23-24-278-006	25330 ARDEN PARK DR	08/30/19	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$144,150	47.26	\$288,306	\$56,613	\$248,387	\$162,592	1.528	2,029	\$122.42	WC1
22-23-24-278-008	25290 ARDEN PARK DR	12/01/20	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$141,760	56.93	\$283,516	\$49,718	\$199,282	\$164,069	1.215	2,111	\$94.40	WC1
22-23-24-279-004	25074 ARDEN PARK DR	09/08/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$136,940	44.90	\$273,872	\$50,017	\$254,983	\$157,091	1.623	2,150	\$118.60	WC1
22-23-24-279-010	25101 BRANCHASTER	02/09/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$153,350	48.68	\$306,698	\$53,568	\$261,432	\$177,635	1.472	2,377	\$109.98	WC1
22-23-24-280-010	25246 BRANCHASTER	09/20/19	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$135,520	51.73	\$271,045	\$50,030	\$211,970	\$155,098	1.367	2,180	\$97.23	WC1
22-23-24-281-011	25056 BRANCHASTER	11/21/19	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$126,790	67.62	\$253,581	\$50,095	\$137,405	\$142,797	0.962	1,684	\$81.59	WC1
Totals:			\$2,903,500			\$2,903,500	\$1,451,590		\$2,903,170		\$2,383,613	\$1,672,479			\$108.08	
								Sale. Ratio =>	49.99			E.C.F. =>	1.425	Std. Deviation=>		0.236352696
								Std. Dev. =>	7.68			Ave. E.C.F. =>	1.425	Ave. Variance=>		18.8657

2022 ECF 1.425

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-24-301-003	29340 HEMLOCK DR	04/23/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$125,250	52.19	\$250,491	\$44,559	\$195,441	\$132,008	1.481	1,898	\$102.97	WD1	
22-23-24-302-006	29198 HEMLOCK DR	04/26/19	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$141,540	49.32	\$283,088	\$44,559	\$242,441	\$152,903	1.586	2,178	\$111.31	WD1	
22-23-24-303-009	29183 HEMLOCK DR	10/07/19	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$127,730	58.86	\$255,461	\$57,302	\$159,698	\$127,025	1.257	1,448	\$110.29	WD1	
Totals:			\$744,000			\$744,000	\$394,520		\$789,040		\$597,580	\$411,936			\$108.19		
								Sale. Ratio =>	53.03				E.C.F. =>	1.451	Std. Deviation=>		0.16769513
								Std. Dev. =>	4.90				Ave. E.C.F. =>	1.441	Ave. Variance=>		12.2595

2022 ECF 1.560
2 19 & 1 EARLY 20
SALE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E. C. F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-24-327-004	28291 WILDWOOD	06/16/20	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$122,280	47.05	\$244,558	\$59,427	\$200,473	\$128,563	1.559	2,040	\$98.27	WE1
22-23-24-327-006	28326 SHADYLANE	10/16/20	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$133,020	48.55	\$266,042	\$67,331	\$206,669	\$137,994	1.498	2,348	\$88.02	WE1
22-23-24-376-023	28638 BRIAR HILL	05/31/19	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$157,870	54.44	\$315,737	\$70,429	\$219,571	\$170,353	1.289	2,435	\$90.17	WE1
22-23-24-378-001	24592 WISTARIA	09/10/19	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$134,630	47.57	\$269,253	\$59,750	\$223,250	\$145,488	1.534	1,713	\$130.33	WE1
22-23-24-378-005	24496 WISTARIA	01/25/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$107,710	35.31	\$215,413	\$63,850	\$241,150	\$105,252	2.291	1,378	\$175.00	WE1
22-23-24-401-008	28147 WILDWOOD	07/31/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$140,930	67.11	\$281,861	\$79,514	\$130,486	\$140,519	0.929	1,900	\$68.68	WE1
22-23-24-401-009	28236 SHADYLANE	04/03/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$116,260	50.55	\$232,526	\$53,341	\$176,659	\$124,434	1.420	1,527	\$115.69	WE1
22-23-24-401-011	28200 SHADYLANE	08/20/19	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$134,860	49.04	\$269,718	\$55,810	\$219,190	\$148,547	1.476	2,300	\$95.30	WE1
22-23-24-401-014	28114 SHADYLANE	08/16/19	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$123,690	57.53	\$247,373	\$85,565	\$129,435	\$112,367	1.152	1,559	\$83.02	WE1
22-23-24-402-012	28126 WILDWOOD	01/03/20	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$115,430	43.97	\$230,857	\$50,920	\$211,580	\$124,956	1.693	1,646	\$128.54	WE1
22-23-24-402-020	28054 WILDWOOD	08/23/19	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$145,240	52.81	\$290,471	\$67,118	\$207,882	\$155,106	1.340	1,809	\$114.92	WE1
22-23-24-402-029	28150 WILDWOOD	07/31/19	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$194,580	50.28	\$389,165	\$98,052	\$288,948	\$202,162	1.429	3,154	\$91.61	WE1
22-23-24-451-006	24467 PENROSE	05/23/19	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$131,330	49.56	\$262,663	\$76,853	\$188,147	\$129,035	1.458	1,776	\$105.94	WE1
22-23-24-452-012	28162 BRIAR HILL	01/07/21	\$373,400	WD	03-ARM'S LENGTH	\$373,400	\$189,820	50.84	\$379,643	\$53,114	\$320,286	\$226,756	1.412	2,896	\$110.60	WE1
Totals:			\$3,904,800			\$3,904,800	\$1,947,650		\$3,895,280		\$2,963,726	\$2,051,532			\$106.86	
								Sale. Ratio =>	49.88			E.C.F. =>	1.445	Std. Deviation=>		0.30229132
								Std. Dev. =>	7.05			Ave. E.C.F. =>	1.463	Ave. Variance=>		18.2001

2022 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
22-23-24-426-006	27401 ROYAL CRESCENT	09/10/20	\$300,900	WD	03-ARM'S LENGTH	\$300,900	\$138,060	45.88	\$276,120	\$61,247	\$239,653	\$159,165	1.506	1,909	\$125.54	WF1
Totals:			\$300,900			\$300,900	\$138,060		\$276,120		\$239,653	\$159,165			\$125.54	
								Sale. Ratio =>	45.88				E.C.F. =>	1.506	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.506	Ave. Variance=>	0.0000

2022 ECF 1.350

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-151-003	23516 MIDDLEBELT	10/25/19	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$145,880	55.05	\$291,755	\$40,230	\$224,770	\$179,661	1.251	2,153	\$104.40	XA1
22-23-25-151-012	23451 SANS SOUCI	09/10/20	\$387,500	WD	03-ARM'S LENGTH	\$387,500	\$211,660	54.62	\$423,326	\$39,684	\$347,816	\$274,030	1.269	2,637	\$131.90	XA1
22-23-25-151-013	23447 SANS SOUCI	06/19/20	\$240,100	WD	03-ARM'S LENGTH	\$240,100	\$81,800	34.07	\$163,598	\$36,281	\$203,819	\$90,941	2.241	1,706	\$119.47	XA1
22-23-25-151-041	29160 ELDON	09/25/19	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$162,620	58.50	\$325,244	\$41,702	\$236,298	\$202,530	1.167	2,188	\$108.00	XA1
22-23-25-151-077	23500 MIDDLEBELT	08/28/20	\$288,500	WD	03-ARM'S LENGTH	\$288,500	\$67,480	23.39	\$146,303	\$36,150	\$252,350	\$78,681	3.207	1,095	\$230.46	XA1
22-23-25-176-031	23332 ELM GROVE	10/09/19	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$172,580	57.53	\$345,152	\$40,091	\$259,909	\$217,901	1.193	1,998	\$130.08	XA1
22-23-25-301-029	29177 ELDON	01/06/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$131,550	54.81	\$263,099	\$38,942	\$201,058	\$160,112	1.256	1,784	\$112.70	XA1
Totals:			\$1,999,100			\$1,999,100	\$973,570		\$1,958,477		\$1,726,020	\$1,203,855			\$133.86	
							Sale. Ratio =>	48.70				E.C.F. =>	1.434		Std. Deviation=>	0.782794477
							Std. Dev. =>	13.78				Ave. E.C.F. =>	1.655		Ave. Variance=>	61.1073

2022 ecf 1.400

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-177-014	23795 SCOTT	02/27/20	\$322,200	WD	03-ARM'S LENGTH	\$322,200	\$169,480	52.60	\$338,965	\$57,056	\$265,144	\$210,537	1.259	2,406	\$110.20	XC1
22-23-25-177-025	23389 SCOTT	06/13/19	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$133,140	50.05	\$266,270	\$61,313	\$204,687	\$153,067	1.337	1,602	\$127.77	XC1
22-23-25-205-003	24119 SCOTT	03/23/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$158,940	47.44	\$317,877	\$59,501	\$275,499	\$192,962	1.428	2,359	\$116.79	XC1
Totals:			\$923,200			\$923,200	\$461,560		\$923,112		\$745,330	\$556,566			\$118.25	
								Sale. Ratio =>	50.00			E.C.F. =>	1.339	Std. Deviation=>		0.084262734
								Std. Dev. =>	2.58			Ave. E.C.F. =>	1.341	Ave. Variance=>		5.7526

2022 ECF 1.339

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-25-202-003	23690 W NEWELL	11/27/19	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$144,160	55.45	\$288,324	\$49,083	\$210,917	\$162,749	1.296	2,050	\$102.89	XD1	
22-23-25-202-004	23600 W NEWELL	12/04/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$106,670	49.61	\$213,332	\$48,626	\$166,374	\$112,045	1.485	1,695	\$98.16	XD1	
22-23-25-202-008	23875 GLENCREEK DR	03/31/20	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$100,400	43.09	\$200,808	\$49,490	\$183,510	\$102,937	1.783	1,577	\$116.37	XD1	
22-23-25-203-003	23820 GLENCREEK DR	06/09/20	\$186,400	WD	03-ARM'S LENGTH	\$186,400	\$103,170	55.35	\$206,334	\$48,319	\$138,081	\$107,493	1.285	1,644	\$83.99	XD1	
22-23-25-203-007	23600 GLENCREEK DR	10/05/20	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$99,120	44.65	\$198,233	\$49,713	\$172,287	\$101,034	1.705	1,235	\$139.50	XD1	
22-23-25-203-010	23761 E NEWELL	09/06/19	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$132,050	50.30	\$264,090	\$46,846	\$215,654	\$147,785	1.459	2,122	\$101.63	XD1	
22-23-25-203-012	23695 E NEWELL	06/10/20	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$104,620	44.54	\$209,249	\$48,694	\$186,206	\$109,221	1.705	1,477	\$126.07	XD1	
22-23-25-204-008	23730 E NEWELL	05/10/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$139,600	55.84	\$279,209	\$51,572	\$198,428	\$154,855	1.281	2,010	\$98.72	XD1	
22-23-25-251-002	23421 GLENCREEK CT	02/14/20	\$240,500	WD	03-ARM'S LENGTH	\$240,500	\$151,810	63.12	\$303,611	\$59,409	\$181,091	\$166,124	1.090	1,687	\$107.34	XD1	
22-23-25-252-003	23514 CREEKDALE	02/22/21	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$133,090	42.95	\$266,183	\$61,011	\$248,889	\$139,573	1.783	2,314	\$107.56	XD1	
22-23-25-252-006	23511 CLIFFVIEW	10/05/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$142,750	47.58	\$285,492	\$59,045	\$240,955	\$154,046	1.564	1,648	\$146.21	XD1	
Totals:			\$2,714,200			\$2,714,200	\$1,357,440		\$2,714,865		\$2,142,392	\$1,457,862			\$111.68		
								Sale. Ratio =>	50.01			E.C.F. =>	1.470			Std. Deviation=>	0.235317369
								Std. Dev. =>	6.53			Ave. E.C.F. =>	1.494			Ave. Variance=>	19.4392

2022 ECF 1.470

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-25-277-003	27529 BRIDLE HILLS	04/26/19	\$297,500	WD	03-ARM'S LENGTH	\$297,500	\$127,220	42.76	\$254,447	\$59,469	\$238,031	\$167,363	1.422	1,834	\$129.79	XF1	
22-23-25-278-005	27590 BRIDLE HILLS	04/24/19	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$152,570	58.23	\$305,140	\$65,636	\$196,364	\$205,583	0.955	2,291	\$85.71	XF1	
Totals:			\$559,500			\$559,500	\$279,790		\$559,587		\$434,395	\$372,946			\$107.75		
								Sale. Ratio =>	50.01				E.C.F. =>	1.165	Std. Deviation=>		0.3302793
								Std. Dev. =>	10.94				Ave. E.C.F. =>	1.189	Ave. Variance=>		23.3543

2022 ECF 1.165
late 21 sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-326-013	23197 ELM GROVE	12/18/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$120,140	48.06	\$240,282	\$41,057	\$208,943	\$172,639	1.210	1,567	\$133.34	XG1
22-23-25-326-016	23089 ELM GROVE	09/10/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$132,070	52.83	\$264,137	\$41,315	\$208,685	\$193,087	1.081	1,205	\$173.18	XG1
22-23-25-327-008	22915 WATT	06/02/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$146,330	48.78	\$292,668	\$50,583	\$249,417	\$209,779	1.189	1,870	\$133.38	XG1
22-23-25-377-029	28543 GRAYFIELD	02/28/20	\$190,500	WD	03-ARM'S LENGTH	\$190,500	\$96,480	50.65	\$192,951	\$38,842	\$151,658	\$133,543	1.136	1,113	\$136.26	XG1
Totals:			\$990,500			\$990,500	\$495,020		\$990,038		\$818,703	\$709,048			\$144.04	
								Sale. Ratio =>	49.98			E.C.F. =>	1.155	Std. Deviation=>		0.05798748
								Std. Dev. =>	2.13			Ave. E.C.F. =>	1.154	Ave. Variance=>		4.5703

2022 ECF 1.154

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-25-328-010	22778 WATT	07/23/19	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$67,500	50.00	\$134,998	\$35,964	\$99,036	\$59,125	1.675	880	\$112.54	XG2	
Totals:			\$135,000			\$135,000	\$67,500		\$134,998		\$99,036	\$59,125			\$112.54		
								Sale. Ratio =>	50.00				E.C.F. =>	1.675	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.675	Ave. Variance=>		0.0000

2022 ECF 1.675

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-476-008	27675 SPRING VALLEY	08/23/19	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$127,450	50.00	\$254,905	\$45,584	\$209,316	\$165,602	1.264	1,876	\$111.58	XI1
Totals:			\$254,900			\$254,900	\$127,450		\$254,905		\$209,316	\$165,602			\$111.58	
								Sale. Ratio =>	50.00			E.C.F. =>	1.264	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.264	Ave. Variance=>		0.0000

2022 ECF 1.264

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-101-059	24605 MILLCREEK DR	06/28/19	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$156,900	49.81	\$313,795	\$61,311	\$253,689	\$279,916	0.906	2,518	\$100.75	X11
22-23-25-101-063	24497 MILLCREEK DR	10/19/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$141,700	48.86	\$283,406	\$73,334	\$216,666	\$232,896	0.930	2,173	\$99.71	X11
22-23-25-101-064	24465 MILLCREEK DR	09/18/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$171,590	51.22	\$343,180	\$71,559	\$263,441	\$301,132	0.875	2,704	\$97.43	X11
Totals:			\$940,000			\$940,000	\$470,190		\$940,381		\$733,796	\$813,943			\$99.29	
								Sale. Ratio =>	50.02			E.C.F. =>	0.902	Std. Deviation=>		0.02782214
								Std. Dev. =>	1.19			Ave. E.C.F. =>	0.904	Ave. Variance=>		1.9321

2022 ECF 0.902

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-226-024	27446 CRANBROOK	04/15/19	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$125,000	46.30	\$250,000	\$61,311	\$208,689	\$245,051	0.852	1,838	\$113.54	XX1
22-23-25-227-010	23811 STONY CREEK	04/05/19	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$166,980	54.39	\$333,955	\$74,598	\$232,402	\$336,827	0.690	2,610	\$89.04	XX1
22-23-25-227-015	23641 PADDOCK	08/09/19	\$346,000	WD	03-ARM'S LENGTH	\$346,000	\$175,930	50.85	\$351,854	\$69,189	\$276,811	\$367,097	0.754	2,774	\$99.79	XX1
22-23-25-227-022	23583 PADDOCK	01/02/20	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$143,970	47.83	\$287,934	\$62,446	\$238,554	\$292,842	0.815	2,178	\$109.53	XX1
Totals:			\$1,224,000			\$1,224,000	\$611,880		\$1,223,743		\$956,456	\$1,241,817			\$102.98	
								Sale. Ratio =>	49.99			E.C.F. =>	0.770	Std. Deviation=>		0.07090241
								Std. Dev. =>	3.57			Ave. E.C.F. =>	0.778	Ave. Variance=>		5.5552

2022 ECF 49.99

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-26-101-021	31224 LEELANE	05/01/19	\$121,500	WD	03-ARM'S LENGTH	\$121,500	\$55,650	45.80	\$111,303	\$30,152	\$91,348	\$50,815	1.798	782	\$116.81	YA1
22-23-26-101-042	30834 LEELANE	03/23/20	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$124,110	54.43	\$248,229	\$36,809	\$191,191	\$132,386	1.444	1,512	\$126.45	YA1
22-23-26-102-046	30905 LEELANE	08/21/19	\$228,900	WD	03-ARM'S LENGTH	\$228,900	\$101,760	44.46	\$203,518	\$31,620	\$197,280	\$107,638	1.833	1,448	\$136.24	YA1
22-23-26-151-021	30804 LAMAR	01/31/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$71,370	44.61	\$142,730	\$35,075	\$124,925	\$67,411	1.853	1,320	\$94.64	YA1
22-23-26-151-031	31197 WESTHILL	06/22/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$124,660	53.05	\$249,322	\$34,136	\$200,864	\$134,744	1.491	1,184	\$169.65	YA1
22-23-26-153-009	31120 FINK	05/30/19	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$146,770	62.46	\$293,537	\$37,429	\$197,571	\$160,368	1.232	2,430	\$81.30	YA1
22-23-26-153-016	30941 ROCKDALE	12/05/19	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$77,690	47.66	\$155,378	\$31,884	\$131,116	\$77,329	1.696	960	\$136.58	YA1
22-23-26-153-017	31142 FINK	10/08/19	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$74,950	41.07	\$149,899	\$34,712	\$147,788	\$72,127	2.049	1,296	\$114.03	YA1
Totals:			\$1,553,900			\$1,553,900	\$776,960		\$1,553,916		\$1,282,083	\$802,817			\$121.96	
								Sale. Ratio =>	50.00			E.C.F. =>	1.597	Std. Deviation=>		0.26605351
								Std. Dev. =>	6.99			Ave. E.C.F. =>	1.674	Ave. Variance=>		21.4070

2022 ECF 50.00

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-26-127-006	24015 HAYNES	09/04/20	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$90,670	38.75	\$181,330	\$36,484	\$197,516	\$113,605	1.739	1,597	\$123.68	YB1	
22-23-26-127-009	23947 HAYNES	07/08/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$71,870	43.56	\$143,738	\$36,484	\$128,516	\$84,121	1.528	960	\$133.87	YB1	
22-23-26-127-019	23948 CORA	03/30/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$131,300	47.75	\$262,598	\$41,920	\$233,080	\$173,081	1.347	1,609	\$144.86	YB1	
22-23-26-128-019	23940 HAYNES	07/03/19	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$181,200	55.41	\$362,397	\$38,794	\$288,206	\$253,806	1.136	2,226	\$129.47	YB1	
22-23-26-178-027	23459 SPRINGBROOK	12/05/19	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$116,490	64.01	\$232,974	\$41,152	\$140,848	\$150,449	0.936	1,680	\$83.84	YB1	
Totals:			\$1,183,000			\$1,183,000	\$591,530		\$1,183,037		\$988,166	\$775,061			\$123.14		
								Sale. Ratio =>	50.00					E.C.F. =>	1.275	Std. Deviation=> 0.315841355	
								Std. Dev. =>	9.98					Ave. E.C.F. =>	1.337	Ave. Variance=> 24.0872	

2022 ECF 1.275

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-26-129-019	23900 SPRINGBROOK	08/09/19	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$129,750	56.41	\$259,499	\$49,641	\$180,359	\$115,688	1.559	1,944	\$92.78	YB2
22-23-26-131-025	23755 HAYNES	11/12/19	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$121,370	61.92	\$242,732	\$53,062	\$142,938	\$104,559	1.367	1,751	\$81.63	YB2
22-23-26-131-027	30634 LAMAR	05/10/19	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$128,840	52.80	\$257,683	\$45,227	\$198,773	\$117,120	1.697	1,689	\$117.69	YB2
22-23-26-132-005	23670 HAYNES	06/28/19	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$78,990	42.70	\$157,981	\$42,322	\$142,678	\$63,759	2.238	1,032	\$138.25	YB2
22-23-26-177-001	30629 LAMAR	09/18/20	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$145,500	47.32	\$319,092	\$42,569	\$264,931	\$152,438	1.738	2,887	\$91.77	YB2
22-23-26-178-017	23351 SPRINGBROOK	08/26/19	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$74,740	42.73	\$149,486	\$43,173	\$131,727	\$58,607	2.248	844	\$156.07	YB2
22-23-26-179-012	23401 TUCK	03/15/21	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$67,740	43.42	\$135,488	\$36,402	\$119,598	\$54,623	2.190	968	\$123.55	YB2
22-23-26-179-023	23309 TUCK	10/23/20	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$99,590	43.68	\$199,186	\$44,111	\$183,889	\$85,488	2.151	1,584	\$116.09	YB2
Totals:			\$1,721,400			\$1,721,400	\$846,520		\$1,721,147		\$1,364,893	\$752,282			\$114.73	
								Sale. Ratio =>	49.18			E.C.F. =>	1.814	Std. Deviation=>		0.3483563
								Std. Dev. =>	7.34			Ave. E.C.F. =>	1.898	Ave. Variance=>		30.8097

2022 ECF 1.814

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-26-201-006	24175 DUNCAN	12/07/20	\$244,900	WD	03-ARM'S LENGTH	\$244,900	\$122,900	50.18	\$245,804	\$42,723	\$202,177	\$112,823	1.792	1,831	\$110.42	YC1	
22-23-26-201-007	24163 DUNCAN	11/22/19	\$219,500	WD	03-ARM'S LENGTH	\$219,500	\$137,570	62.67	\$275,143	\$36,738	\$182,762	\$132,447	1.380	2,113	\$86.49	YC1	
22-23-26-201-016	23941 BROOKPLACE	12/28/20	\$255,100	WD	03-ARM'S LENGTH	\$255,100	\$104,660	41.03	\$209,325	\$35,180	\$219,920	\$96,747	2.273	1,720	\$127.86	YC1	
22-23-26-201-017	23923 BROOKPLACE	03/19/21	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$107,840	43.66	\$215,673	\$35,180	\$211,820	\$100,274	2.112	1,720	\$123.15	YC1	
22-23-26-202-009	24112 DUNCAN	08/26/20	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$105,990	47.13	\$211,985	\$36,359	\$188,541	\$97,570	1.932	1,422	\$132.59	YC1	
22-23-26-204-012	23898 BARFIELD	09/17/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$115,120	46.99	\$230,242	\$35,180	\$209,820	\$108,368	1.936	1,974	\$106.29	YC1	
22-23-26-204-015	23862 BARFIELD	10/30/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$115,240	47.04	\$230,476	\$36,245	\$208,755	\$107,906	1.935	1,974	\$105.75	YC1	
22-23-26-204-016	23850 BARFIELD	12/11/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$113,770	44.62	\$227,534	\$36,522	\$218,478	\$106,118	2.059	1,720	\$127.02	YC1	
Totals:			\$1,936,400			\$1,936,400	\$923,090		\$1,846,182		\$1,642,273	\$862,253			\$114.95		
								Sale. Ratio =>	47.67			E.C.F. =>	1.905			Std. Deviation=>	0.264386522
								Std. Dev. =>	6.56			Ave. E.C.F. =>	1.927			Ave. Variance=>	17.0744

2022 ecf
high ecf does not
match remainder
of sect 26

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area		
22-23-26-201-032	30330 LAMAR	08/09/19	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$97,530	52.02	\$195,068	\$31,558	\$155,942	\$88,384	1.764	1,326	\$117.60	YD1		
22-23-26-251-025	30328 FINK	09/30/19	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$104,390	50.92	\$208,787	\$32,985	\$172,015	\$95,028	1.810	1,515	\$113.54	YD1		
22-23-26-252-014	23412 N STOCKTON	05/29/19	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$125,970	53.60	\$251,934	\$30,883	\$204,117	\$119,487	1.708	1,690	\$120.78	YD1		
22-23-26-252-022	23455 LARKSHIRE	10/04/19	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$116,940	54.14	\$233,876	\$32,215	\$183,785	\$109,006	1.686	1,512	\$121.55	YD1		
22-23-26-253-001	30049 STOCKTON	06/27/19	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$93,100	44.76	\$186,209	\$31,908	\$176,092	\$83,406	2.111	1,050	\$167.71	YD1		
22-23-26-253-004	30015 STOCKTON	04/23/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$105,320	55.43	\$210,633	\$31,980	\$158,020	\$96,569	1.636	1,515	\$104.30	YD1		
22-23-26-253-005	23684 LARKSHIRE	06/02/20	\$216,600	WD	03-ARM'S LENGTH	\$216,600	\$100,350	46.33	\$200,704	\$30,115	\$186,485	\$92,210	2.022	1,326	\$140.64	YD1		
22-23-26-253-019	23380 LARKSHIRE	11/16/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$99,560	38.29	\$199,113	\$30,883	\$229,117	\$90,935	2.520	1,326	\$172.79	YD1		
22-23-26-253-020	23372 LARKSHIRE	12/05/19	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$105,220	57.50	\$210,435	\$37,375	\$145,625	\$93,546	1.557	1,515	\$96.12	YD1		
22-23-26-253-030	23609 BARFIELD	01/11/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$92,230	70.95	\$184,450	\$32,250	\$97,750	\$82,270	1.188	1,050	\$93.10	YD1		
22-23-26-253-034	23425 BARFIELD	07/15/19	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$97,690	44.42	\$195,388	\$33,434	\$187,466	\$88,083	2.128	1,326	\$141.38	YD1		
22-23-26-254-002	23724 BARFIELD	04/12/19	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$91,300	42.86	\$182,596	\$32,202	\$180,798	\$81,294	2.224	1,050	\$172.19	YD1		
22-23-26-254-007	23630 BARFIELD	05/03/19	\$153,700	WD	03-ARM'S LENGTH	\$153,700	\$88,520	57.59	\$177,038	\$30,969	\$122,731	\$78,956	1.554	1,215	\$101.01	YD1		
22-23-26-254-007	23630 BARFIELD	03/02/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$88,520	46.59	\$177,038	\$30,969	\$159,031	\$78,956	2.014	1,215	\$130.89	YD1		
22-23-26-254-009	23488 BARFIELD	01/07/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$97,970	54.43	\$195,937	\$30,939	\$149,061	\$89,188	1.671	1,215	\$122.68	YD1		
22-23-26-254-011	23442 BARFIELD	05/01/20	\$254,000	WD	08-ESTATE	\$254,000	\$167,940	66.12	\$335,872	\$46,405	\$207,955	\$156,663	1.327	2,172	\$95.74	YD1		
22-23-26-329-041	23049 TUCK	04/17/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$116,940	48.73	\$233,884	\$30,883	\$209,117	\$109,730	1.906	1,806	\$115.79	YD1		
22-23-26-329-043	23015 TUCK	04/27/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$84,310	49.59	\$168,628	\$33,400	\$136,600	\$73,096	1.869	912	\$149.78	YD1		
22-23-26-401-020	23048 TUCK	03/05/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$95,300	43.32	\$190,592	\$32,250	\$187,750	\$85,590	2.194	1,050	\$178.81	YD1		
22-23-26-401-033	30235 S STOCKTON	07/22/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$99,890	44.40	\$199,772	\$32,155	\$192,845	\$90,604	2.128	1,326	\$145.43	YD1		
22-23-26-401-036	30211 S STOCKTON	09/06/19	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$163,950	64.32	\$327,901	\$34,188	\$220,712	\$158,764	1.390	2,268	\$97.32	YD1		
22-23-26-402-012	30206 S STOCKTON	06/13/19	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$109,460	49.75	\$218,920	\$34,001	\$185,999	\$99,956	1.861	1,358	\$136.97	YD1		
22-23-26-402-016	30174 S STOCKTON	11/06/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$88,970	43.40	\$177,942	\$30,079	\$174,921	\$79,926	2.189	1,214	\$144.09	YD1		
22-23-26-402-024	23207 ASHLEY	01/22/21	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$99,510	48.07	\$199,022	\$32,570	\$174,430	\$89,974	1.939	1,310	\$133.15	YD1		
22-23-26-402-029	23115 ASHLEY	06/17/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$88,720	47.96	\$177,434	\$31,365	\$153,635	\$78,956	1.946	1,215	\$126.45	YD1		
22-23-26-402-034	22929 ASHLEY	07/12/19	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$93,240	49.07	\$186,481	\$30,826	\$159,174	\$84,138	1.892	1,050	\$151.59	YD1		
22-23-26-403-001	30145 FINK	03/31/20	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$88,360	49.78	\$176,726	\$31,444	\$146,056	\$78,531	1.860	1,215	\$120.21	YD1		
22-23-26-403-004	23232 ASHLEY	06/05/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$100,100	44.49	\$200,204	\$33,441	\$191,559	\$90,142	2.125	1,310	\$146.23	YD1		
22-23-26-403-006	23208 ASHLEY	10/28/20	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$88,640	44.34	\$177,287	\$31,218	\$168,682	\$78,956	2.136	1,215	\$138.83	YD1		
22-23-26-403-007	23164 ASHLEY	03/12/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$104,870	63.56	\$209,749	\$31,194	\$133,806	\$96,516	1.386	1,527	\$87.63	YD1		
22-23-26-403-021	22734 ASHLEY	06/29/20	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$94,690	44.67	\$189,383	\$32,155	\$179,845	\$84,988	2.116	1,050	\$171.28	YD1		
22-23-26-403-022	23227 MONTCLAIR	09/02/20	\$225,500	WD	03-ARM'S LENGTH	\$225,500	\$117,430	52.08	\$234,869	\$30,771	\$194,729	\$110,323	1.765	1,442	\$135.04	YD1		
22-23-26-404-015	22802 MONTCLAIR	05/28/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$95,450	56.15	\$190,901	\$32,202	\$137,798	\$85,783	1.606	1,050	\$131.24	YD1		
22-23-26-404-024	22943 GLENMOOR HEIGHTS	05/08/20	\$163,500	WD	03-ARM'S LENGTH	\$163,500	\$86,320	52.80	\$172,636	\$30,097	\$133,403	\$77,048	1.731	1,215	\$109.80	YD1		
22-23-26-404-027	22907 GLENMOOR HEIGHTS	09/12/19	\$135,500	WD	03-ARM'S LENGTH	\$135,500	\$96,450	71.18	\$192,908	\$30,097	\$105,403	\$88,006	1.198	1,310	\$80.46	YD1		
22-23-26-404-027	22907 GLENMOOR HEIGHTS	01/29/20	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$96,450	48.47	\$192,908	\$30,097	\$168,903	\$88,006	1.919	1,310	\$128.93	YD1		
22-23-26-404-037	29926 S STOCKTON	07/02/20	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$83,460	49.98	\$166,924	\$30,079	\$136,921	\$73,970	1.851	1,028	\$133.19	YD1		
22-23-26-405-006	30003 FINK	07/29/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$111,500	43.73	\$223,002	\$30,826	\$224,174	\$103,879	2.158	1,646	\$136.19	YD1		
22-23-26-405-009	23152 GLENMOOR HEIGHTS	10/23/20	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$94,480	39.04	\$188,958	\$31,175	\$210,825	\$85,288	2.472	1,322	\$159.47	YD1		
22-23-26-405-022	22926 GLENMOOR HEIGHTS	10/29/20	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$97,740	42.31	\$195,474	\$31,967	\$199,033	\$88,382	2.252	1,352	\$147.21	YD1		
22-23-26-405-023	22912 GLENMOOR HEIGHTS	11/04/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$132,310	54.00	\$264,623	\$35,787	\$209,213	\$123,695	1.691	1,969	\$106.25	YD1		
22-23-26-451-011	22641 GLENMOOR HEIGHTS	09/12/19	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$102,860	48.98	\$205,713	\$34,582	\$175,418	\$92,503	1.896	1,515	\$115.79	YD1		
22-23-26-451-021	30056 ASTOR	08/05/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$83,750	42.95	\$167,508	\$32,155	\$162,845	\$73,164	2.226	912	\$178.56	YD1		
22-23-26-451-022	30044 ASTOR	06/12/19	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$112,690	52.17	\$225,371	\$29,722	\$186,278	\$105,756	1.761	1,476	\$126.20	YD1		
22-23-26-453-001	22953 TUCK	09/30/19	\$200,100	WD	03-ARM'S LENGTH	\$200,100	\$103,380	51.66	\$206,752	\$32,458	\$167,642	\$94,213	1.779	1,515	\$110.65	YD1		
22-23-26-454-001	22548 ASHLEY	12/29/20	\$148,500	WD	03-ARM'S LENGTH	\$148,500	\$93,410	62.90	\$186,816	\$31,325	\$117,175	\$84,049	1.394	1,050	\$111.60	YD1		
22-23-26-454-004	30271 ASTOR	09/09/20	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$92,170	44.31	\$184,336	\$31,054	\$176,946	\$82,855	2.136	1,050	\$168.52	YD1		
22-23-26-454-007	30235 ASTOR	08/07/20	\$163,500	WD	03-ARM'S LENGTH	\$163,500	\$88,750	54.28	\$177,493	\$31,424	\$132,076	\$78,956	1.673	1,215	\$108.70	YD1		
22-23-26-454-009	30211 ASTOR	06/10/19	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$108,450	55.62	\$216,909	\$32,452	\$162,548	\$99,706	1.630	1,515	\$107.29	YD1		
22-23-26-454-014	30029 ASTOR	06/17/19	\$163,500	WD	03-ARM'S LENGTH	\$163,500	\$92,640	56.66	\$185,271	\$30,909	\$132,591	\$83,439	1.589	1,215	\$109.13	YD1		
22-23-26-454-023	30090 SHIAWASSEE	08/27/19	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$93,300	48.34	\$186,606	\$32,608	\$160,392	\$83,242	1.927	1,152	\$139.23	YD1		
22-23-26-454-026	30054 SHIAWASSEE	08/12/19	\$168,300	WD	03-ARM'S LENGTH	\$168,300	\$84,230	50.05	\$168,456	\$30,864	\$137,436	\$74,374	1.848	1,215	\$113.12	YD1		
22-23-26-455-004	22516 GLENMOOR HEIGHTS	08/05/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$86,410	52.37	\$172,819	\$30,079	\$134,921	\$77,157	1.749	1,215	\$111.05	YD1		
22-23-26-456-007	22434 TUCK	01/19/21	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$104,400	45.41	\$208,808	\$30,912	\$198,988	\$96,160	2.069	1,352	\$147.18	YD1		
22-23-26-456-008	22426 TUCK	06/03/19	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$96,780	51.21	\$193,554	\$32,297	\$156,703	\$87,166	1.798	1,050	\$149.24	YD1		
22-23-26-456-017	30211 SHIAWASSEE	10/16/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$95,760	43.53	\$191,511	\$31,197	\$188,803	\$86,656	2.179	1,326	\$142.39	YD1		
22-23-26-456-025	30005 SHIAWASSEE	03/05/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$100,620	43.75	\$201,248	\$32,169	\$197,831	\$91,394	2.165	1,326	\$149.19	YD1		
Totals:			\$11,466,300			\$11,466,300	\$5,740,690		\$11,481,377		\$9,640,116	\$5,219,023			\$130.02			
									Sale. Ratio =>	50.07				E.C.F. =>	1.847	Std. Deviation=>		0.29367018
									Std. Dev. =>	7.26				Ave. E.C.F. =>	1.865	Ave. Variance=>		23.2591

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-26-277-007	29705 LINDEN	02/21/20	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$116,040	41.08	\$232,075	\$42,020	\$240,480	\$129,289	1.860	2,134	\$112.69	YE1
Totals:			\$282,500			\$282,500	\$116,040		\$232,075		\$240,480	\$129,289			\$112.69	
								Sale. Ratio =>	41.08				E.C.F. =>	1.860	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.860	Ave. Variance=>	0.0000

2022 ecf
outlier deleted

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-26-227-026	23725 MIDDLEBELT	03/19/21	\$462,000	WD	03-ARM'S LENGTH	\$462,000	\$230,070	49.80	\$460,141	\$44,760	\$417,240	\$327,072	1.276	3,232	\$129.10	YE2	
Totals:			\$462,000			\$462,000	\$230,070		\$460,141		\$417,240	\$327,072			\$129.10		
								Sale. Ratio =>	49.80					E.C.F. =>	1.276	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	1.276	Ave. Variance=>	0.0000
												2022 ECF	1.270				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-26-326-046	23257 CORA	02/05/20	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$98,500	49.27	\$196,998	\$34,504	\$165,396	\$96,780	1.709	1,240	\$133.38	YF1
22-23-26-326-048	23217 CORA	07/19/19	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$100,140	57.22	\$200,282	\$33,008	\$141,992	\$99,627	1.425	1,220	\$116.39	YF1
22-23-26-327-023	23028 CORA	02/21/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$82,860	47.35	\$165,727	\$32,760	\$142,240	\$79,194	1.796	1,000	\$142.24	YF1
22-23-26-327-033	23169 HAYNES	10/03/19	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$100,610	47.23	\$201,219	\$34,096	\$178,904	\$99,537	1.797	1,305	\$137.09	YF1
22-23-26-327-046	23025 HAYNES	06/21/19	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$110,420	48.54	\$220,837	\$32,307	\$195,193	\$112,287	1.738	1,648	\$118.44	YF1
22-23-26-327-063	23088 CORA	12/24/19	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$97,170	48.83	\$194,340	\$33,650	\$165,350	\$95,706	1.728	1,180	\$140.13	YF1
22-23-26-328-071	23265 SPRINGBROOK	07/12/19	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$97,310	57.92	\$194,615	\$38,238	\$129,762	\$93,137	1.393	1,025	\$126.60	YF1
22-23-26-328-074	23225 SPRINGBROOK	11/24/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$93,000	44.29	\$186,006	\$34,617	\$175,383	\$90,166	1.945	1,025	\$171.11	YF1
22-23-26-328-076	23201 SPRINGBROOK	11/02/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$93,860	49.40	\$187,719	\$34,077	\$155,923	\$91,508	1.704	1,025	\$152.12	YF1
22-23-26-329-016	23058 SPRINGBROOK	02/03/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$65,950	47.11	\$131,895	\$34,239	\$105,761	\$58,163	1.818	946	\$111.80	YF1
22-23-26-329-060	23274 SPRINGBROOK	01/29/21	\$120,000	LC	03-ARM'S LENGTH	\$120,000	\$68,100	56.75	\$136,209	\$32,673	\$87,327	\$61,665	1.416	1,130	\$77.28	YF1
Totals:			\$2,017,400			\$2,017,400	\$1,007,920		\$2,015,847		\$1,643,231	\$977,771			\$129.69	
								Sale. Ratio =>	49.96			E.C.F. =>	1.681	Std. Deviation=>		0.184529918
								Std. Dev. =>	4.68			Ave. E.C.F. =>	1.679	Ave. Variance=>		14.5960

2022 ECF 1.679

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-26-427-036	23031 COLGATE	12/04/20	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$94,630	53.31	\$189,261	\$28,886	\$148,614	\$94,338	1.575	1,340	\$110.91	YH1
22-23-26-427-048	23109 COLGATE	12/19/19	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$66,930	57.21	\$133,868	\$29,017	\$87,983	\$61,677	1.427	864	\$101.83	YH1
22-23-26-428-051	23052 COLGATE	11/10/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$71,340	64.85	\$142,671	\$29,065	\$80,935	\$66,827	1.211	864	\$93.67	YH1
22-23-26-428-059	23130 COLGATE	05/16/19	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$85,800	61.29	\$171,609	\$35,665	\$104,335	\$79,967	1.305	1,428	\$73.06	YH1
22-23-26-428-063	23031 ALBION	12/29/20	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$50,660	36.84	\$101,311	\$25,472	\$112,028	\$44,611	2.511	952	\$117.68	YH1
22-23-26-429-055	23050 ALBION	06/21/19	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$69,340	66.04	\$138,672	\$25,528	\$79,472	\$66,555	1.194	864	\$91.98	YH1
22-23-26-429-056	23020 ALBION	06/25/20	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$60,990	50.40	\$121,978	\$23,660	\$97,340	\$57,834	1.683	996	\$97.73	YH1
22-23-26-429-058	23237 TULANE	10/01/20	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$83,240	45.02	\$166,476	\$26,906	\$157,994	\$82,100	1.924	1,104	\$143.11	YH1
22-23-26-429-059	23227 TULANE	06/28/19	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$82,590	52.44	\$165,185	\$29,159	\$128,341	\$80,015	1.604	1,104	\$116.25	YH1
22-23-26-429-059	23227 TULANE	12/18/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$82,590	44.64	\$165,185	\$29,159	\$155,841	\$80,015	1.948	1,104	\$141.16	YH1
22-23-26-430-008	23130 TULANE	07/09/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$64,900	43.27	\$129,790	\$28,202	\$121,798	\$59,758	2.038	1,080	\$112.78	YH1
22-23-26-430-046	23150 TULANE	06/26/19	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$86,260	60.32	\$172,525	\$27,888	\$115,112	\$85,081	1.353	1,014	\$113.52	YH1
22-23-26-476-007	22771 PURDUE	10/09/20	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$45,710	62.62	\$91,419	\$22,742	\$50,258	\$40,398	1.244	720	\$69.80	YH1
22-23-26-476-020	22721 PURDUE	10/15/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$68,650	44.29	\$137,297	\$27,973	\$127,027	\$64,308	1.975	1,113	\$114.13	YH1
22-23-26-476-021	22851 PURDUE	01/08/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$86,680	48.16	\$173,355	\$28,279	\$151,721	\$85,339	1.778	1,498	\$101.28	YH1
22-23-26-477-036	22615 COLGATE	09/04/20	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$75,380	58.03	\$150,750	\$24,158	\$105,742	\$74,466	1.420	864	\$122.39	YH1
22-23-26-477-044	22820 PURDUE	10/22/20	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$92,680	46.81	\$185,351	\$26,527	\$171,473	\$93,426	1.835	960	\$178.62	YH1
22-23-26-477-048	22851 COLGATE	07/29/19	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$70,740	70.74	\$141,484	\$25,554	\$74,446	\$68,194	1.092	1,578	\$47.18	YH1
22-23-26-477-051	22715 COLGATE	09/23/19	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$86,520	46.77	\$173,038	\$33,744	\$151,256	\$81,938	1.846	1,545	\$97.90	YH1
22-23-26-478-014	22640 COLGATE	05/03/19	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$67,410	56.18	\$134,811	\$29,567	\$90,433	\$61,908	1.461	1,278	\$70.76	YH1
22-23-26-478-021	22801 ALBION	02/13/20	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$68,150	35.49	\$136,306	\$29,694	\$162,306	\$62,713	2.588	1,188	\$136.62	YH1
22-23-26-479-001	22850 ALBION	11/02/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$58,840	43.59	\$117,687	\$26,094	\$108,906	\$53,878	2.021	1,168	\$93.24	YH1
22-23-26-479-020	22610 ALBION	07/02/20	\$141,900	WD	03-ARM'S LENGTH	\$141,900	\$77,080	54.32	\$154,152	\$34,907	\$106,993	\$70,144	1.525	1,231	\$86.92	YH1
22-23-26-479-024	22811 TULANE	06/26/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$49,630	36.76	\$99,259	\$16,814	\$118,186	\$48,497	2.437	993	\$119.02	YH1
22-23-26-480-018	22819 MIDDLEBELT	03/22/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$36,110	45.14	\$72,215	\$28,202	\$51,798	\$25,890	2.001	598	\$86.62	YH1
22-23-26-480-044	22801 MIDDLEBELT	10/20/20	\$149,500	WD	03-ARM'S LENGTH	\$149,500	\$81,690	54.64	\$163,380	\$39,093	\$110,407	\$73,110	1.510	1,166	\$94.69	YH1
22-23-26-484-023	22591 ALBION	07/15/19	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$47,830	56.27	\$95,658	\$28,202	\$56,798	\$39,680	1.431	696	\$81.61	YH1
22-23-26-484-028	22535 ALBION	06/18/19	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$148,010	56.28	\$296,028	\$29,551	\$233,449	\$156,751	1.489	1,447	\$161.33	YH1
22-23-26-485-001	22590 ALBION	10/30/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$47,710	36.70	\$95,429	\$25,095	\$104,905	\$41,373	2.536	840	\$124.89	YH1
22-23-26-485-024	22575 TULANE	07/28/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$65,260	37.29	\$130,513	\$25,172	\$149,828	\$61,965	2.418	1,125	\$133.18	YH1
22-23-26-486-001	22580 TULANE	05/23/19	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$84,980	54.83	\$169,954	\$28,284	\$126,716	\$83,335	1.521	1,486	\$85.27	YH1
Totals:			\$4,510,700			\$4,510,700	\$2,258,330		\$4,516,617		\$3,642,441	\$2,146,093			\$107.07	
							Sale. Ratio =>	50.07				E.C.F. =>	1.697		Std. Deviation=>	0.4281168
							Std. Dev. =>	9.49				Ave. E.C.F. =>	1.739		Ave. Variance=>	35.5738

2022 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
22-23-26-426-012	23073 PURDUE	10/09/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$118,350	48.31	\$236,691	\$27,632	\$217,368	\$117,449	1.851	1,646	\$132.06	YH3
22-23-26-427-008	23134 PURDUE	07/11/19	\$187,775	WD	03-ARM'S LENGTH	\$187,775	\$96,340	51.31	\$192,676	\$26,835	\$160,940	\$93,169	1.727	1,326	\$121.37	YH3
Totals:			\$432,775			\$432,775	\$214,690		\$429,367		\$378,308	\$210,618			\$126.72	
								Sale. Ratio =>	49.61			E.C.F. =>	1.796	Std. Deviation=>		0.0872209
								Std. Dev. =>	2.12			Ave. E.C.F. =>	1.789	Ave. Variance=>		6.1674

2022 ECF 1.780

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-28-326-038	34437 BEECHWOOD	12/16/19	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$160,030	50.01	\$320,052	\$48,088	\$271,912	\$234,250	1.161	2,452	\$110.89	ZA1
Totals:			\$320,000			\$320,000	\$160,030		\$320,052		\$271,912	\$234,250			\$110.89	
								Sale. Ratio =>	50.01			E.C.F. =>	1.161		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.161		Ave. Variance=>	0.0000

2022 ECF 1.161

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-04-476-002	33800 ANNLAND	02/26/21	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$104,100	43.56	\$208,203	\$46,674	\$192,326	\$95,017	2.024	1,460	\$131.73	0A1	
Totals:			\$239,000			\$239,000	\$104,100		\$208,203		\$192,326	\$95,017			\$131.73		
								Sale. Ratio =>					E.C.F. =>	2.024		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	2.024		Ave. Variance=>	0.0000

2022 ECF 1.700
ALL ACREAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-08-351-028	36856 TWELVE MILE	07/30/19	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$114,220	43.93	\$228,446	\$45,984	\$214,016	\$101,368	2.111	1,718	\$124.57	0B1	
22-23-09-102-037	35115 THIRTEEN MILE	06/12/20	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$137,960	58.96	\$275,921	\$62,951	\$171,049	\$118,317	1.446	1,326	\$129.00	0B1	
22-23-11-476-013	29800 TWELVE MILE	07/20/20	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$62,660	42.63	\$125,320	\$25,902	\$121,098	\$55,232	2.193	1,265	\$95.73	0B1	
Totals:			\$641,000			\$641,000	\$314,840		\$629,687		\$506,163	\$274,917			\$116.43		
								Sale. Ratio =>	49.12				E.C.F. =>	1.841	Std. Deviation=>		0.409752021
								Std. Dev. =>	9.08				Ave. E.C.F. =>	1.916	Ave. Variance=>		31.3873

2022 ECF 1.800
ALL ACREAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-23-351-005	24602 ORCHARD LAKE	11/25/20	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$86,540	40.06	\$173,072	\$68,764	\$147,236	\$74,506	1.976	1,120	\$131.46	0C1
22-23-25-102-007	29101 TEN MILE	05/22/20	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$100,290	50.17	\$200,585	\$60,415	\$139,485	\$100,121	1.393	1,608	\$86.74	0C1
22-23-25-126-037	28751 TEN MILE	03/31/20	\$158,000	PTA	03-ARM'S LENGTH	\$158,000	\$92,620	58.62	\$185,235	\$59,472	\$98,528	\$89,831	1.097	1,623	\$60.71	0C1
Totals:			\$573,900			\$573,900	\$279,450		\$558,892		\$385,249	\$264,458			\$92.97	
								Sale. Ratio =>	48.69			E.C.F. =>	1.457	Std. Deviation=>		0.44739627
								Std. Dev. =>	9.29			Ave. E.C.F. =>	1.489	Ave. Variance=>		32.4970

2022 ECF 1.400
ALL ACREAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-21-476-004	24637 FARMINGTON	10/29/20	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$227,520	51.71	\$455,037	\$146,724	\$293,276	\$171,285	1.712	1,738	\$168.74	OF1
22-23-29-453-010	35704 NINE MILE	06/06/19	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$94,530	46.34	\$189,064	\$49,652	\$154,348	\$77,451	1.993	1,324	\$116.58	OF1
22-23-31-226-026	22311 HALSTED	03/26/21	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$196,720	49.06	\$393,445	\$57,413	\$343,587	\$186,684	1.840	2,334	\$147.21	OF1
22-23-33-101-016	34435 NINE MILE	04/30/19	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$116,790	49.70	\$233,570	\$52,245	\$182,755	\$100,736	1.814	1,744	\$104.79	OF1
22-23-33-279-048	21515 FARMINGTON	08/22/19	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$136,970	64.91	\$273,940	\$47,693	\$163,307	\$125,693	1.299	1,690	\$96.63	OF1
22-23-33-279-049	21505 FARMINGTON	09/21/20	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$25,510	35.43	\$51,024	\$35,949	\$36,051	\$8,375	4.305	0	#DIV/0!	OF1
22-23-34-177-022	21545 POWER	04/20/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$120,420	43.79	\$240,838	\$62,613	\$212,387	\$99,014	2.145	2,096	\$101.33	OF1
22-23-34-227-003	31395 NINE MILE	10/30/19	\$220,000	OTH	03-ARM'S LENGTH	\$220,000	\$89,460	40.66	\$178,910	\$39,027	\$180,973	\$77,713	2.329	1,441	\$125.59	OF1
22-23-36-103-015	21907 JEFFERSON	08/12/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$96,300	52.05	\$192,601	\$36,633	\$148,367	\$86,649	1.712	1,092	\$135.87	OF1
22-23-36-104-008	21817 WHITTINGTON	09/02/20	\$260,000	CD	03-ARM'S LENGTH	\$260,000	\$138,030	53.09	\$276,064	\$38,867	\$221,133	\$131,776	1.678	1,851	\$119.47	OF1
22-23-36-201-024	28395 NINE MILE	06/15/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$85,210	41.57	\$183,467	\$34,987	\$170,013	\$82,489	2.061	1,540	\$110.40	OF1

Totals:		\$2,708,000				\$2,708,000	\$1,327,460		\$2,667,960		\$2,106,197	\$1,147,865			#DIV/0!	
							Sale. Ratio =>	49.02				E.C.F. =>	1.835		Std. Deviation=>	0.78692345
							Std. Dev. =>	7.87				Ave. E.C.F. =>	2.081		Ave. Variance=>	46.1086

2022 ECF 1.800
ALL ACREAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-17-176-012	36660 HOWARD	10/29/19	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$203,440	51.90	\$406,884	\$66,786	\$325,214	\$340,098	0.956	3,562	\$91.30	0Q1
22-23-17-176-019	36640 HOWARD	03/19/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$100,980	41.22	\$201,958	\$72,491	\$172,509	\$129,467	1.332	2,268	\$76.06	0Q1
22-23-17-177-009	36663 HOWARD	05/08/20	\$1,450,000	WD	03-ARM'S LENGTH	\$1,450,000	\$718,220	49.53	\$1,436,430	\$128,688	\$1,321,312	\$1,307,742	1.010	8,355	\$158.15	0Q1
22-23-17-301-018	37211 HOWARD	09/03/20	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$237,180	47.44	\$474,357	\$75,896	\$424,104	\$398,461	1.064	3,175	\$133.58	0Q1
22-23-17-427-017	26900 DRAKE	02/07/20	\$547,000	WD	03-ARM'S LENGTH	\$547,000	\$301,180	55.06	\$602,356	\$65,097	\$481,903	\$537,259	0.897	3,510	\$137.29	0Q1
Totals:			\$3,134,000			\$3,134,000	\$1,561,000		\$3,121,985		\$2,725,042	\$2,713,027			\$119.28	
								Sale. Ratio =>	49.81			E.C.F. =>	1.004	Std. Deviation=>		0.1686317
								Std. Dev. =>	5.21			Ave. E.C.F. =>	1.052	Ave. Variance=>		11.7062

2022 ECF 1.000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-29-451-004	22733 WALSINGHAM	05/17/19	\$375,000	OTH	03-ARM'S LENGTH	\$375,000	\$192,000	51.20	\$384,005	\$75,749	\$299,251	\$296,400	1.010	3,265	\$91.65	1A1
22-23-29-451-007	22619 WALSINGHAM	03/15/21	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$151,140	42.94	\$302,285	\$67,628	\$284,372	\$225,632	1.260	2,499	\$113.79	1A1
22-23-29-453-003	22532 HEATHERSETT CRESCENT	06/25/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$205,350	60.40	\$410,709	\$73,983	\$266,017	\$323,775	0.822	3,246	\$81.95	1A1
22-23-29-453-013	36051 CASTLEMEADOW	06/25/19	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$175,640	59.54	\$351,270	\$85,517	\$209,483	\$255,532	0.820	1,952	\$107.32	1A1
22-23-29-453-023	35671 CASTLEMEADOW	07/18/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$170,080	48.59	\$340,162	\$76,867	\$273,133	\$253,168	1.079	3,148	\$86.76	1A1
22-23-29-476-024	35762 CASTLEMEADOW	09/24/20	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$151,130	40.85	\$302,253	\$82,213	\$287,787	\$211,577	1.360	2,394	\$120.21	1A1
22-23-29-476-027	35698 CASTLEMEADOW	12/15/20	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$216,600	44.20	\$433,198	\$89,212	\$400,788	\$330,756	1.212	2,601	\$154.09	1A1
22-23-29-476-031	35451 VALLEY CREEK	09/10/19	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$211,190	54.29	\$422,378	\$91,662	\$297,338	\$317,996	0.935	2,364	\$125.78	1A1
Totals:			\$2,961,000			\$2,961,000	\$1,473,130		\$2,946,260		\$2,318,169	\$2,214,836			\$110.20	
								Sale. Ratio =>	49.75			E.C.F. =>	1.047	Std. Deviation=>		0.20223053
								Std. Dev. =>	7.44			Ave. E.C.F. =>	1.062	Ave. Variance=>		16.5634

2022 ECF 1.040

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-29-326-010	22819 LISA	01/22/21	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$193,750	48.80	\$387,500	\$65,143	\$331,857	\$235,297	1.410	3,017	\$110.00	1C1
22-23-29-326-019	22831 VACRI	01/27/21	\$487,500	WD	03-ARM'S LENGTH	\$487,500	\$234,390	48.08	\$468,778	\$62,009	\$425,491	\$296,912	1.433	3,117	\$136.51	1C1
22-23-29-326-022	36540 ECHO	06/26/19	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$172,910	78.60	\$345,822	\$65,169	\$154,831	\$204,856	0.756	1,983	\$78.08	1C1
22-23-29-351-002	37350 TINA	08/08/19	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$168,310	55.18	\$336,621	\$63,262	\$241,738	\$199,532	1.212	2,675	\$90.37	1C1
22-23-29-351-003	37300 TINA	10/18/19	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$189,060	56.60	\$378,110	\$63,706	\$270,294	\$229,492	1.178	2,762	\$97.86	1C1
22-23-29-351-010	36964 TINA	02/03/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$151,620	46.65	\$303,230	\$62,844	\$262,156	\$175,464	1.494	1,935	\$135.48	1C1
22-23-29-352-008	22660 CAMILLE	05/21/19	\$439,000	WD	03-ARM'S LENGTH	\$439,000	\$215,960	49.19	\$431,928	\$63,120	\$375,880	\$269,203	1.396	2,786	\$134.92	1C1
22-23-29-352-021	36982 CARLA	07/29/20	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$210,720	42.14	\$421,442	\$66,883	\$433,117	\$258,802	1.674	3,133	\$138.24	1C1
22-23-29-377-003	22674 VACRI	12/14/20	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$181,280	43.16	\$362,551	\$62,844	\$357,156	\$218,764	1.633	2,666	\$133.97	1C1
22-23-29-377-025	22515 CLEAR LAKE	12/31/20	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$161,800	47.87	\$323,609	\$64,657	\$273,343	\$189,016	1.446	2,237	\$122.19	1C1
22-23-29-377-035	36609 SANDRA	09/18/20	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$167,250	46.46	\$334,501	\$62,844	\$297,156	\$198,290	1.499	2,488	\$119.44	1C1

Totals:	\$4,125,500		\$4,125,500		\$2,047,050		\$4,094,092		\$3,423,019		\$2,475,628				\$117.91	
					Sale. Ratio =>		49.62		E.C.F. =>		1.383		Std. Deviation=>		0.25379041	
					Std. Dev. =>		10.08		Ave. E.C.F. =>		1.375		Ave. Variance=>		17.8397	

2022 ECF 1.370

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-30-453-016	38312 LANA CT	06/17/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$160,830	47.30	\$321,669	\$70,799	\$269,201	\$223,991	1.202	2,496	\$107.85	2A1
Totals:			\$340,000			\$340,000	\$160,830		\$321,669		\$269,201	\$223,991			\$107.85	
								Sale. Ratio =>	47.30			E.C.F. =>	1.202	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.202	Ave. Variance=>		0.0000

2022 ECF 1.120 2019 sale outlier

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-30-401-009	38011 ERIC	02/05/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$177,930	45.05	\$355,862	\$69,127	\$325,873	\$222,275	1.466	2,459	\$132.52	2B1
22-23-30-401-021	22875 FOX CREEK	08/20/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$198,720	52.99	\$397,441	\$75,671	\$299,329	\$249,434	1.200	2,907	\$102.97	2B1
22-23-30-402-011	23010 FOX CREEK	08/31/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$201,350	53.69	\$402,706	\$72,371	\$302,629	\$256,074	1.182	2,907	\$104.10	2B1
22-23-30-403-001	37805 WINDWOOD	11/20/20	\$436,000	WD	03-ARM'S LENGTH	\$436,000	\$214,400	49.17	\$428,791	\$69,802	\$366,198	\$278,286	1.316	3,000	\$122.07	2B1
22-23-30-404-008	38006 RIVER BEND	09/27/19	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$180,830	53.98	\$361,663	\$66,709	\$268,291	\$254,271	1.055	2,344	\$114.46	2B1
22-23-30-427-003	23276 FOX CREEK	11/05/20	\$411,000	WD	03-ARM'S LENGTH	\$411,000	\$179,070	43.57	\$358,138	\$68,871	\$342,129	\$224,238	1.526	2,439	\$140.27	2B1
22-23-30-427-007	37700 WINDWOOD	07/28/20	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$186,680	45.53	\$373,351	\$79,608	\$330,392	\$227,708	1.451	2,407	\$137.26	2B1
22-23-30-428-011	23126 BAYPOINT	01/15/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$165,840	43.64	\$331,683	\$67,126	\$312,874	\$205,083	1.526	2,282	\$137.11	2B1
22-23-30-428-013	23090 BAYPOINT	06/22/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$181,630	47.18	\$363,266	\$67,210	\$317,790	\$229,501	1.385	2,424	\$131.10	2B1
22-23-30-429-019	37768 BRADLEY	10/16/19	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$173,030	51.81	\$346,061	\$71,477	\$262,523	\$236,710	1.109	2,306	\$113.84	2B1
22-23-30-429-032	22939 WILLOWBROOK	12/03/20	\$364,000	WD	03-ARM'S LENGTH	\$364,000	\$170,490	46.84	\$340,972	\$73,641	\$290,359	\$207,233	1.401	1,956	\$148.45	2B1
22-23-30-453-011	38036 BAYWOOD	09/23/19	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$173,540	50.30	\$347,081	\$71,176	\$273,824	\$237,849	1.151	2,928	\$93.52	2B1
22-23-30-454-009	37844 BAYWOOD	01/27/21	\$384,000	WD	03-ARM'S LENGTH	\$384,000	\$170,830	44.49	\$341,667	\$67,011	\$316,989	\$212,912	1.489	2,748	\$115.35	2B1
22-23-30-476-013	37455 RIVER BEND	04/17/20	\$338,500	WD	03-ARM'S LENGTH	\$338,500	\$198,820	58.74	\$397,642	\$70,849	\$267,651	\$253,328	1.057	3,040	\$88.04	2B1
22-23-30-477-004	22680 SHADOWGLEN	08/12/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$211,940	46.07	\$423,885	\$86,440	\$373,560	\$261,585	1.428	2,946	\$126.80	2B1
22-23-30-478-007	22615 SHADOWGLEN	07/25/19	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$156,430	53.57	\$312,867	\$67,377	\$224,623	\$211,629	1.061	2,547	\$88.19	2B1
22-23-30-478-011	22535 SHADOWGLEN	09/23/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$163,840	46.81	\$327,671	\$70,647	\$279,353	\$221,572	1.261	2,852	\$97.95	2B1
22-23-30-478-016	37732 BAYWOOD	10/21/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$165,990	43.11	\$331,970	\$68,789	\$316,211	\$204,016	1.550	2,338	\$135.25	2B1
22-23-30-478-018	37676 BAYWOOD	11/20/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$201,230	56.68	\$402,465	\$66,639	\$288,361	\$260,330	1.108	3,164	\$91.14	2B1
22-23-30-478-024	22451 SHADOWGLEN	11/12/19	\$334,900	WD	03-ARM'S LENGTH	\$334,900	\$156,450	46.72	\$312,901	\$65,706	\$269,194	\$213,099	1.263	2,764	\$97.39	2B1
22-23-30-480-002	22464 SHADOWGLEN	11/27/19	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$156,050	50.34	\$312,100	\$71,987	\$238,013	\$206,994	1.150	2,476	\$96.13	2B1
Totals:			\$7,754,400			\$7,754,400	\$3,785,090		\$7,570,183		\$6,266,166	\$4,874,128			\$114.95	
								Sale. Ratio =>	48.81			E.C.F. =>	1.286	Std. Deviation=>		0.173812199
								Std. Dev. =>	4.56			Ave. E.C.F. =>	1.292	Ave. Variance=>		15.3916

2022 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
22-23-30-401-001	38050 ERIC	11/26/19	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$209,490	59.68	\$418,989	\$70,892	\$280,108	\$290,081	0.966	3,104	\$90.24	2B2
22-23-30-401-018	22945 FOX CREEK	12/24/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$157,970	44.50	\$315,932	\$68,370	\$286,630	\$206,302	1.389	2,352	\$121.87	2B2
22-23-30-426-003	23265 FOX CREEK	03/12/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$158,190	43.94	\$316,377	\$66,542	\$293,458	\$208,196	1.410	1,969	\$149.04	2B2
Totals:			\$1,066,000			\$1,066,000	\$525,650		\$1,051,298		\$860,196	\$704,578			\$120.38	
								Sale. Ratio =>	49.31			E.C.F. =>	1.221	Std. Deviation=>		0.250674792
								Std. Dev. =>	8.93			Ave. E.C.F. =>	1.255	Ave. Variance=>		19.2814

2022 ecf 1.200

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-31-129-001	38719 WAKEFIELD	09/20/19	\$338,500	WD	03-ARM'S LENGTH	\$338,500	\$194,760	57.54	\$389,521	\$65,852	\$272,648	\$311,220	0.876	2,639	\$103.31	3A1
22-23-31-130-006	21860 PARKWOOD LN	02/06/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$158,910	51.26	\$317,829	\$70,647	\$239,353	\$237,675	1.007	2,378	\$100.65	3A1
22-23-31-130-018	38700 HARVARD	11/06/20	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$192,570	46.97	\$385,139	\$74,595	\$335,405	\$298,600	1.123	2,743	\$122.28	3A1
22-23-31-130-021	38755 HARVARD	03/31/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$172,780	43.20	\$345,562	\$74,794	\$325,206	\$260,354	1.249	2,712	\$119.91	3A1
22-23-31-180-001	21536 PARKWOOD LN	09/04/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$220,030	62.87	\$440,056	\$66,770	\$283,230	\$358,929	0.789	3,070	\$92.26	3A1
22-23-31-180-002	21494 PARKWOOD LN	07/08/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$188,600	41.91	\$377,205	\$66,033	\$383,967	\$299,204	1.283	3,187	\$120.48	3A1
Totals:			\$2,258,500			\$2,258,500	\$1,127,650		\$2,255,312		\$1,839,809	\$1,765,982			\$109.82	
								Sale. Ratio =>	49.93			E.C.F. =>	1.042	Std. Deviation=>		0.199735029
								Std. Dev. =>	8.28			Ave. E.C.F. =>	1.055	Ave. Variance=>		16.3905

2022 ECF 1.040

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-31-102-005	38801 CORNWALL	08/27/19	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$172,850	48.69	\$345,707	\$63,503	\$291,497	\$293,963	0.992	2,492	\$116.97	3A2
22-23-31-127-005	22275 HEATHERIDGE LN	09/10/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$186,890	49.18	\$373,778	\$66,635	\$313,365	\$319,941	0.979	2,868	\$109.26	3A2
22-23-31-131-001	21857 PARKWOOD LN	06/14/19	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$150,930	47.91	\$301,868	\$64,216	\$250,784	\$247,554	1.013	2,204	\$113.79	3A2
22-23-31-151-005	38865 PARKWOOD CT	07/31/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$179,630	52.07	\$359,264	\$65,461	\$279,539	\$306,045	0.913	2,504	\$111.64	3A2
22-23-31-151-013	38817 WESTCHESTER	08/31/20	\$375,628	WD	03-ARM'S LENGTH	\$375,628	\$182,230	48.51	\$364,461	\$68,691	\$306,937	\$308,094	0.996	2,660	\$115.39	3A2
22-23-31-178-006	38814 WESTCHESTER	03/01/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$198,780	51.63	\$397,560	\$63,992	\$321,008	\$347,467	0.924	2,817	\$113.95	3A2
Totals:			\$2,155,628			\$2,155,628	\$1,071,310		\$2,142,638		\$1,763,130	\$1,823,062			\$113.50	
								Sale. Ratio =>	49.70			E.C.F. =>	0.967	Std. Deviation=>		0.041064
								Std. Dev. =>	1.74			Ave. E.C.F. =>	0.970	Ave. Variance=>		3.3985

2022 ECF 0.960

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-31-177-020	21441 LUJON DR	11/08/19	\$458,000	WD	03-ARM'S LENGTH	\$458,000	\$203,440	44.42	\$406,887	\$85,084	\$372,916	\$322,448	1.157	3,026	\$123.24	3B1
22-23-31-253-007	38202 KLARR	09/25/20	\$390,000	OTH	03-ARM'S LENGTH	\$390,000	\$220,530	56.55	\$441,059	\$88,264	\$301,736	\$353,502	0.854	2,532	\$119.17	3B1
Totals:			\$848,000			\$848,000	\$423,970		\$847,946		\$674,652	\$675,950			\$121.20	
								Sale. Ratio =>	50.00			E.C.F. =>	0.998	Std. Deviation=>		0.21422022
								Std. Dev. =>	8.58			Ave. E.C.F. =>	1.005	Ave. Variance=>		15.1477

2022 ECF 0.998

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-31-202-001	22378 INNSBROOK	05/10/19	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$166,780	52.78	\$333,569	\$59,469	\$256,531	\$187,740	1.366	2,604	\$98.51	3C1
22-23-31-202-004	22398 INNSBROOK	07/16/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$167,740	41.94	\$335,478	\$67,407	\$332,593	\$183,610	1.811	2,440	\$136.31	3C1
22-23-31-202-008	38005 W MEADOWHILL	09/06/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$182,320	52.09	\$364,636	\$56,716	\$293,284	\$210,904	1.391	2,648	\$110.76	3C1
22-23-31-203-005	37996 W MEADOWHILL	03/31/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$179,590	45.47	\$359,175	\$56,298	\$338,702	\$206,039	1.644	2,503	\$135.32	3C1
22-23-31-203-007	37972 W MEADOWHILL	08/30/19	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$172,770	52.04	\$345,546	\$54,209	\$277,791	\$199,546	1.392	2,484	\$111.83	3C1
22-23-31-226-008	22272 INNSBROOK	04/20/20	\$392,500	WD	03-ARM'S LENGTH	\$392,500	\$178,540	45.49	\$357,077	\$58,268	\$334,232	\$204,664	1.633	2,508	\$133.27	3C1
22-23-31-226-009	22260 INNSBROOK	10/20/20	\$403,000	WD	03-ARM'S LENGTH	\$403,000	\$173,600	43.08	\$347,208	\$56,179	\$346,821	\$199,335	1.740	2,497	\$138.90	3C1
22-23-31-226-013	22212 INNSBROOK	03/27/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$178,380	55.74	\$356,768	\$58,268	\$261,732	\$204,452	1.280	2,440	\$107.27	3C1
22-23-31-228-018	37632 W GREENWOOD	08/21/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$180,300	48.08	\$360,602	\$56,716	\$318,284	\$208,141	1.529	2,664	\$119.48	3C1
22-23-31-252-011	38035 KLARR	07/13/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$191,920	52.58	\$383,845	\$57,531	\$307,469	\$223,503	1.376	2,469	\$124.53	3C1
22-23-31-252-013	21560 BEAUFORD CT	01/10/20	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$195,740	48.33	\$391,473	\$58,686	\$346,314	\$227,936	1.519	2,428	\$142.63	3C1
22-23-31-252-017	21561 WOODFARM	12/11/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$182,620	52.18	\$365,241	\$58,645	\$291,355	\$209,997	1.387	2,348	\$124.09	3C1
22-23-31-254-001	37873 W GREENWOOD	03/12/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$181,520	45.38	\$363,034	\$59,480	\$340,520	\$207,914	1.638	2,648	\$128.60	3C1
22-23-31-276-003	37847 W GREENWOOD	11/19/19	\$319,900	OTH	03-ARM'S LENGTH	\$319,900	\$166,600	52.08	\$333,198	\$59,814	\$260,086	\$187,249	1.389	2,456	\$105.90	3C1
22-23-31-276-033	37542 E MEADOWHILL	05/15/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$189,980	54.28	\$379,966	\$55,928	\$294,072	\$221,944	1.325	2,088	\$140.84	3C1
22-23-31-278-009	37731 W MEADOWHILL	06/15/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$173,740	52.65	\$347,485	\$54,292	\$275,708	\$200,817	1.373	2,223	\$124.03	3C1
22-23-31-278-017	37677 W MEADOWHILL	06/27/19	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$194,640	51.63	\$389,275	\$56,173	\$320,827	\$228,152	1.406	2,516	\$127.51	3C1
22-23-31-278-022	37635 E MEADOWHILL	11/13/19	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$186,940	50.52	\$373,875	\$56,179	\$313,821	\$217,600	1.442	2,391	\$131.25	3C1
22-23-31-278-024	37609 W MEADOWHILL	12/27/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$196,130	56.04	\$392,268	\$58,432	\$291,568	\$228,655	1.275	2,593	\$112.44	3C1
22-23-31-278-025	21604 GLENWILD	05/24/19	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$214,000	54.87	\$428,004	\$61,715	\$328,285	\$250,883	1.309	2,942	\$111.59	3C1
22-23-31-278-026	21632 GLENWILD	07/15/19	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$174,200	47.73	\$348,406	\$56,513	\$308,487	\$199,927	1.543	2,118	\$145.65	3C1
Totals:			\$7,655,400			\$7,655,400	\$3,828,050		\$7,656,129		\$6,438,482	\$4,409,007			\$124.32	
								Sale. Ratio =>	50.00			E.C.F. =>	1.460	Std. Deviation=>		0.15262987
								Std. Dev. =>	4.12			Ave. E.C.F. =>	1.465	Ave. Variance=>		12.7245

2022 ECF 1.460

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-31-177-003	38650 NORTHFARM	10/07/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$163,550	51.92	\$327,098	\$63,102	\$251,898	\$202,296	1.245	1,984	\$126.96	3D1
22-23-31-326-004	38633 NORTHFARM	04/29/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$168,880	48.25	\$337,759	\$61,511	\$288,489	\$211,684	1.363	2,208	\$130.66	3D1
22-23-31-327-007	21301 WOODHILL	05/15/19	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$203,040	53.43	\$406,075	\$68,321	\$311,679	\$258,815	1.204	2,458	\$126.80	3D1
22-23-31-401-008	21542 BEAUFORD CT	12/16/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$203,410	50.85	\$406,823	\$61,196	\$338,804	\$264,848	1.279	2,716	\$124.74	3D1
22-23-31-401-009	21481 WOODFARM	08/09/19	\$384,000	WD	03-ARM'S LENGTH	\$384,000	\$222,660	57.98	\$445,324	\$62,245	\$321,755	\$293,547	1.096	3,684	\$87.34	3D1
22-23-31-401-024	21238 LUJON DR	08/02/19	\$409,000	WD	03-ARM'S LENGTH	\$409,000	\$145,020	35.46	\$290,047	\$61,401	\$347,599	\$175,208	1.984	1,775	\$195.83	3D1
Totals:			\$2,238,000			\$2,238,000	\$1,106,560		\$2,213,126		\$1,860,224	\$1,406,398			\$132.06	
								Sale. Ratio =>	49.44			E.C.F. =>	1.323	Std. Deviation=>		0.31713585
								Std. Dev. =>	7.66			Ave. E.C.F. =>	1.362	Ave. Variance=>		20.7636

2022 ECF 1.305

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-31-176-001	21357 WOODHILL	11/13/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$126,900	41.61	\$253,801	\$52,277	\$252,723	\$179,932	1.405	2,405	\$105.08	3D2
		Totals:	\$305,000			\$305,000	\$126,900		\$253,801		\$252,723	\$179,932			\$105.08	
								Sale. Ratio =>	41.61				E.C.F. =>	1.405	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.405	Ave. Variance=>	0.0000

2022 ECF 1.120
3D1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-31-327-020	21147 LUJON DR	03/23/21	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$247,880	54.48	\$495,759	\$64,948	\$390,052	\$287,207	1.358	3,262	\$119.57	3E1
22-23-31-327-022	21111 LUJON DR	07/08/19	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$147,870	51.01	\$295,731	\$57,175	\$232,725	\$159,037	1.463	2,298	\$101.27	3E1
22-23-31-376-008	38675 RHONSWOOD CT	09/16/20	\$305,500	WD	03-ARM'S LENGTH	\$305,500	\$158,650	51.93	\$317,295	\$68,191	\$237,309	\$166,069	1.429	2,310	\$102.73	3E1
22-23-31-377-002	38565 SILKEN GLEN	06/25/19	\$294,900	WD	03-ARM'S LENGTH	\$294,900	\$140,850	47.76	\$281,699	\$58,476	\$236,424	\$148,815	1.589	1,815	\$130.26	3E1
22-23-31-401-013	21403 WOODFARM	07/30/19	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$148,750	49.58	\$297,496	\$59,939	\$240,061	\$158,371	1.516	2,056	\$116.76	3E1
22-23-31-401-015	21261 WOODFARM	05/10/19	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$139,720	49.02	\$279,443	\$59,877	\$225,123	\$146,377	1.538	1,532	\$146.95	3E1
22-23-31-401-043	37990 TRALEE TR	02/05/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$188,440	43.82	\$376,881	\$55,230	\$374,770	\$214,434	1.748	2,814	\$133.18	3E1
22-23-31-402-004	38259 TRALEE TR	06/05/19	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$146,610	44.16	\$293,228	\$57,459	\$274,541	\$157,179	1.747	2,253	\$121.86	3E1
22-23-31-402-006	38287 TRALEE TR	06/27/19	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$135,550	52.13	\$271,102	\$66,373	\$193,627	\$136,486	1.419	1,901	\$101.86	3E1
22-23-31-403-005	21140 CENTERFARM	10/15/19	\$337,500	WD	03-ARM'S LENGTH	\$337,500	\$214,630	63.59	\$429,269	\$60,887	\$276,613	\$245,588	1.126	2,790	\$99.14	3E1
22-23-31-426-007	37604 COLFAX	04/10/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$171,570	64.74	\$343,130	\$57,384	\$207,616	\$190,497	1.090	2,516	\$82.52	3E1
22-23-31-427-001	37727 COLFAX	04/02/20	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$185,850	51.64	\$371,707	\$64,138	\$295,762	\$205,046	1.442	3,001	\$98.55	3E1
22-23-31-427-006	21254 WOODFARM	08/29/19	\$360,011	WD	03-ARM'S LENGTH	\$360,011	\$158,910	44.14	\$317,823	\$61,858	\$298,153	\$170,643	1.747	2,153	\$138.48	3E1
22-23-31-427-011	21144 WOODFARM	01/24/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$200,890	59.97	\$401,783	\$59,052	\$275,948	\$228,487	1.208	3,470	\$79.52	3E1
22-23-31-427-018	21181 EASTFARM	07/14/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$158,900	42.37	\$317,804	\$62,831	\$312,169	\$169,982	1.836	2,124	\$146.97	3E1
22-23-31-427-021	21111 EASTFARM	09/18/19	\$355,800	WD	03-ARM'S LENGTH	\$355,800	\$164,480	46.23	\$328,958	\$59,001	\$296,799	\$179,971	1.649	2,404	\$123.46	3E1
22-23-31-428-010	20994 EASTFARM	08/09/19	\$394,000	WD	03-ARM'S LENGTH	\$394,000	\$206,060	52.30	\$412,118	\$60,485	\$333,515	\$234,422	1.423	2,932	\$113.75	3E1
22-23-31-428-012	20950 EASTFARM	10/30/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$183,670	52.48	\$367,344	\$59,877	\$290,123	\$204,978	1.415	2,838	\$102.23	3E1
22-23-31-451-027	38094 CONNAUGHT	12/21/20	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$161,580	36.72	\$323,160	\$58,247	\$381,753	\$176,609	2.162	2,463	\$155.00	3E1
22-23-31-452-003	38235 CONNAUGHT	10/06/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$163,190	40.80	\$326,371	\$61,756	\$338,244	\$176,410	1.917	2,492	\$135.73	3E1
22-23-31-453-007	38205 SOUTHFARM LN	10/28/19	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$142,070	53.61	\$284,141	\$57,165	\$207,835	\$151,317	1.374	2,353	\$88.33	3E1
22-23-31-453-013	38005 SOUTHFARM LN	12/04/19	\$300,000	LC	03-ARM'S LENGTH	\$300,000	\$157,600	52.53	\$315,192	\$71,577	\$228,423	\$162,410	1.406	2,245	\$101.75	3E1
22-23-31-476-006	37603 RHONSWOOD	09/14/20	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$199,830	50.59	\$399,669	\$60,000	\$335,000	\$226,446	1.479	2,160	\$155.09	3E1
Totals:			\$7,884,511			\$7,884,511	\$3,923,550		\$7,847,103		\$6,482,585	\$4,296,785			\$117.17	
								Sale. Ratio =>	49.76			E.C.F. =>	1.509	Std. Deviation=>	0.251683625	
								Std. Dev. =>	6.77			Ave. E.C.F. =>	1.525	Ave. Variance=>	19.1767	

2022 ECF 1.500

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-31-133-005	22126 LUJON DR	05/04/20	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$287,390	49.98	\$574,775	\$117,178	\$457,822	\$576,319	0.794	3,745	\$122.25	3F1
Totals:			\$575,000			\$575,000	\$287,390		\$574,775		\$457,822	\$576,319			\$122.25	
								Sale. Ratio =>	49.98			E.C.F. =>	0.794	Std. Deviation=>		#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.794	Ave. Variance=>		0.0000

2022 ECF 0.794

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-32-326-016	20975 METROVIEW	07/26/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$147,870	59.15	\$295,730	\$179,442	\$70,558	\$76,005	0.928	1,176	\$60.00	4A1	
Totals:			\$250,000			\$250,000	\$147,870		\$295,730		\$70,558	\$76,005			\$60.00		
								Sale. Ratio =>					0.928			Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				0.928			Ave. Variance=>	0.0000

2022 ECF
19 SALE & LATE 21 SALE

1.530

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-32-326-040	21311 METROVIEW	03/18/21	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$188,310	32.19	\$376,617	\$63,696	\$521,304	\$284,474	1.833	2,307	\$225.97	4A2
Totals:			\$585,000			\$585,000	\$188,310		\$376,617		\$521,304	\$284,474			\$225.97	
							Sale. Ratio =>	32.19					E.C.F. =>	1.833	Std. Deviation=>	#DIV/0!
							Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	1.833	Ave. Variance=>	0.0000

2022 ECF
late 21 sale

1.100

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-32-101-001	22253 SHEFFIELD CT	08/14/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$193,020	45.42	\$386,045	\$78,848	\$346,152	\$313,466	1.104	2,849	\$121.50	4B1
22-23-32-101-028	22225 HARSDALE DR	03/25/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$204,410	44.44	\$408,828	\$82,316	\$377,684	\$333,176	1.134	2,672	\$141.35	4B1
22-23-32-101-031	22298 NEARBROOK	03/02/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$201,830	48.63	\$403,669	\$84,786	\$330,214	\$335,666	0.984	2,856	\$115.62	4B1
22-23-32-103-006	37079 BIRWOOD	12/17/20	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$236,980	53.86	\$473,962	\$85,447	\$354,553	\$396,444	0.894	2,790	\$127.08	4B1
22-23-32-103-007	37047 BIRWOOD	12/10/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$209,010	52.25	\$418,024	\$84,567	\$315,433	\$340,262	0.927	2,769	\$113.92	4B1
22-23-32-103-009	36983 BIRWOOD	11/02/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$205,460	48.34	\$410,911	\$97,843	\$327,157	\$319,457	1.024	2,333	\$140.23	4B1
22-23-32-104-006	21810 SHEFFIELD DR	08/12/20	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$253,620	56.37	\$507,245	\$95,801	\$354,099	\$419,841	0.843	2,899	\$122.15	4B1
22-23-32-104-009	21762 SHEFFIELD DR	07/08/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$244,960	53.25	\$489,927	\$85,937	\$374,063	\$412,235	0.907	3,350	\$111.66	4B1
22-23-32-104-010	21746 SHEFFIELD DR	09/28/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$229,240	49.83	\$458,477	\$84,101	\$375,899	\$382,016	0.984	3,114	\$120.71	4B1
22-23-32-126-028	21672 SHEFFIELD DR	03/24/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$201,720	43.38	\$403,444	\$85,917	\$379,083	\$324,007	1.170	2,575	\$147.22	4B1
22-23-32-129-001	22394 BUCKINGHAM	05/31/19	\$342,700	WD	03-ARM'S LENGTH	\$342,700	\$191,130	55.77	\$382,258	\$74,689	\$268,011	\$323,757	0.828	2,950	\$90.85	4B1
22-23-32-129-004	22280 BUCKINGHAM	08/12/20	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$204,610	44.97	\$409,217	\$77,233	\$377,767	\$338,759	1.115	2,924	\$129.20	4B1
22-23-32-131-001	36863 ASHOVER DR	02/14/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$179,980	52.94	\$359,958	\$73,381	\$266,619	\$301,660	0.884	2,541	\$104.93	4B1
22-23-32-131-011	22110 HARSDALE DR	10/03/19	\$392,500	WD	03-ARM'S LENGTH	\$392,500	\$198,270	50.51	\$396,543	\$72,682	\$319,818	\$340,906	0.938	2,711	\$117.97	4B1
22-23-32-151-007	21733 SHEFFIELD DR	12/16/19	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$208,350	62.19	\$416,695	\$75,275	\$259,725	\$359,389	0.723	2,965	\$87.60	4B1
22-23-32-151-016	37082 DUNSTABLE CT	06/25/20	\$412,500	PTA	03-ARM'S LENGTH	\$412,500	\$207,030	50.19	\$414,068	\$75,618	\$336,882	\$345,357	0.975	2,616	\$128.78	4B1
22-23-32-151-023	36949 DUNSTABLE CT	02/03/20	\$453,000	WD	03-ARM'S LENGTH	\$453,000	\$216,880	47.88	\$433,764	\$81,608	\$371,392	\$370,691	1.002	3,136	\$118.43	4B1
22-23-32-151-055	37274 ASPEN DR	05/29/20	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$235,270	54.71	\$470,542	\$73,073	\$356,927	\$405,581	0.880	2,721	\$131.17	4B1
22-23-32-151-057	37184 ASPEN DR	08/31/20	\$406,500	WD	03-ARM'S LENGTH	\$406,500	\$195,920	48.20	\$391,846	\$79,307	\$327,193	\$318,917	1.026	2,575	\$127.07	4B1
22-23-32-151-064	36970 ASPEN DR	09/09/20	\$541,000	WD	03-ARM'S LENGTH	\$541,000	\$242,050	44.74	\$484,090	\$82,118	\$458,882	\$410,176	1.119	3,470	\$132.24	4B1
22-23-32-151-065	36942 ASPEN DR	11/25/19	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$191,520	57.17	\$383,048	\$75,716	\$259,284	\$323,507	0.801	2,513	\$103.18	4B1
22-23-32-152-013	37103 ASPEN DR	03/22/21	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$223,390	43.38	\$446,784	\$77,576	\$437,424	\$376,743	1.161	3,020	\$144.84	4B1
22-23-32-152-014	37071 ASPEN DR	08/07/19	\$458,000	WD	03-ARM'S LENGTH	\$458,000	\$223,280	48.75	\$446,554	\$76,108	\$381,892	\$389,943	0.979	3,227	\$118.34	4B1
22-23-32-152-017	36975 KENMORE	05/17/19	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$189,360	43.33	\$378,713	\$73,126	\$363,874	\$321,671	1.131	3,129	\$116.29	4B1
22-23-32-179-021	36778 KENMORE	11/15/19	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$248,560	45.61	\$497,116	\$93,396	\$451,604	\$424,968	1.063	3,031	\$149.00	4B1
22-23-32-179-025	36751 KENMORE	10/13/20	\$448,000	WD	03-ARM'S LENGTH	\$448,000	\$210,680	47.03	\$421,355	\$76,542	\$371,458	\$351,850	1.056	2,737	\$135.72	4B1

Totals:	\$11,246,100		\$11,246,100	\$5,546,530		\$11,093,083			\$9,143,089	\$9,280,446		\$122.96				
				Sale. Ratio =>		49.32				E.C.F. =>		0.985		Std. Deviation=>		0.120099667
				Std. Dev. =>		4.95				Ave. E.C.F. =>		0.987		Ave. Variance=>		9.7267

2022 ECF 0.986

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-32-127-009	21940 CRESCENT	08/16/19	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$166,640	57.46	\$333,274	\$64,065	\$225,935	\$200,902	1.125	2,185	\$103.40	4C1	
22-23-32-128-005	22117 WINGATE	06/18/19	\$358,000	WD	03-ARM'S LENGTH	\$358,000	\$168,600	47.09	\$337,200	\$66,358	\$291,642	\$202,121	1.443	2,487	\$117.27	4C1	
22-23-32-176-007	21838 PARKLANE CT	12/07/20	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$166,120	43.37	\$332,238	\$66,264	\$316,736	\$198,488	1.596	2,468	\$128.34	4C1	
22-23-32-176-008	21832 PARKLANE CT	08/21/19	\$337,500	WD	03-ARM'S LENGTH	\$337,500	\$170,800	50.61	\$341,608	\$63,797	\$273,703	\$207,322	1.320	2,596	\$105.43	4C1	
22-23-32-201-002	22374 PARKLANE RD	06/26/20	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$154,000	51.68	\$307,990	\$57,959	\$240,041	\$186,590	1.286	2,066	\$116.19	4C1	
22-23-32-201-005	22320 PARKLANE RD	09/30/19	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$140,650	49.35	\$281,297	\$67,590	\$217,410	\$159,483	1.363	1,572	\$138.30	4C1	
22-23-32-202-003	22208 WINGATE	08/26/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$158,950	48.91	\$317,894	\$58,565	\$266,435	\$193,529	1.377	2,037	\$130.80	4C1	
22-23-32-251-013	21398 PARKLANE RD	08/19/19	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$158,080	44.53	\$316,156	\$62,080	\$292,920	\$189,609	1.545	2,451	\$119.51	4C1	
22-23-32-251-016	21364 PARKLANE RD	04/15/19	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$158,290	52.41	\$316,575	\$60,576	\$241,424	\$191,044	1.264	1,894	\$127.47	4C1	
22-23-32-252-002	36330 PARKLANE CR	09/14/20	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$157,340	50.43	\$314,679	\$62,080	\$249,920	\$188,507	1.326	2,204	\$113.39	4C1	
22-23-32-252-015	21327 PARKLANE RD	07/17/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$152,890	44.97	\$305,786	\$68,578	\$271,422	\$177,021	1.533	2,136	\$127.07	4C1	
22-23-32-276-006	36079 PARKLANE CR	09/23/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$130,870	45.92	\$261,743	\$61,342	\$223,658	\$149,553	1.496	1,619	\$138.15	4C1	
22-23-32-277-008	21258 PARKLANE RD	08/14/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$171,230	49.63	\$342,451	\$59,387	\$285,613	\$211,242	1.352	2,453	\$116.43	4C1	
22-23-32-277-027	21276 PARKLANE RD	02/20/20	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$148,790	51.84	\$297,582	\$60,409	\$226,591	\$176,995	1.280	1,712	\$132.35	4C1	
22-23-32-277-028	21282 PARKLANE RD	12/27/19	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$167,380	56.74	\$334,750	\$62,679	\$232,321	\$203,038	1.144	2,095	\$110.89	4C1	
22-23-32-278-013	21185 PARKLANE RD	07/08/19	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$167,650	55.90	\$335,307	\$62,080	\$237,820	\$203,901	1.166	1,791	\$132.79	4C1	
22-23-32-401-003	36339 PARKLANE CR	07/28/20	\$367,500	WD	03-ARM'S LENGTH	\$367,500	\$186,230	50.67	\$372,463	\$62,080	\$305,420	\$231,629	1.319	2,576	\$118.56	4C1	
Totals:			\$5,464,900			\$5,464,900	\$2,724,510		\$5,448,993		\$4,399,011	\$3,270,973			\$122.14		
								Sale. Ratio =>	49.85					E.C.F. =>	1.345	Std. Deviation=>	0.13881803
								Std. Dev. =>	4.14					Ave. E.C.F. =>	1.349	Ave. Variance=>	10.7252

2022 ECF 1.340

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-33-176-014	34720 BRIDGEMAN	04/15/19	\$203,500	WD	03-ARM'S LENGTH	\$203,500	\$101,720	49.99	\$203,441	\$30,284	\$173,216	\$86,148	2.011	1,056	\$164.03	5A1	
22-23-33-176-018	34640 BRIDGEMAN	07/31/19	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$107,740	45.27	\$215,488	\$32,069	\$205,931	\$91,253	2.257	1,638	\$125.72	5A1	
22-23-33-177-005	34905 BRIDGEMAN	03/30/21	\$202,500	WD	03-ARM'S LENGTH	\$202,500	\$87,270	43.10	\$174,546	\$30,284	\$172,216	\$71,772	2.399	1,232	\$139.79	5A1	
22-23-33-177-009	34835 BRIDGEMAN	09/04/20	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$87,710	47.67	\$175,421	\$40,494	\$143,506	\$67,128	2.138	1,204	\$119.19	5A1	
22-23-33-177-010	34815 BRIDGEMAN	12/15/20	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$97,980	48.75	\$195,963	\$36,508	\$164,492	\$79,331	2.073	1,308	\$125.76	5A1	
22-23-33-177-019	34645 BRIDGEMAN	02/26/21	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$148,110	59.01	\$296,226	\$37,670	\$213,330	\$128,635	1.658	1,630	\$130.88	5A1	
22-23-33-177-028	34595 BRIDGEMAN	01/21/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$123,380	53.64	\$246,758	\$49,860	\$180,140	\$97,959	1.839	1,754	\$102.70	5A1	
22-23-33-177-034	34523 BRIDGEMAN	09/02/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$86,320	44.27	\$181,457	\$38,495	\$156,505	\$71,177	2.199	1,406	\$111.31	5A1	
Totals:			\$1,705,000			\$1,705,000	\$840,230		\$1,689,300		\$1,409,336	\$693,403			\$127.42		
								Sale. Ratio =>	49.28					E.C.F. =>	2.032	Std. Deviation=>	0.236312322
								Std. Dev. =>	5.29					Ave. E.C.F. =>	2.072	Ave. Variance=>	17.6835

2022 ECF 2.010
Std Dev

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-33-301-041	34454 RHONSWOOD	03/10/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$119,930	54.51	\$239,856	\$38,295	\$181,705	\$122,903	1.478	1,504	\$120.81	5B1
22-23-33-302-006	35091 RHONSWOOD	11/23/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$74,700	51.52	\$149,393	\$32,540	\$112,460	\$71,252	1.578	1,336	\$84.18	5B1
22-23-33-302-041	35255 RHONSWOOD	09/23/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$106,730	42.69	\$213,462	\$32,545	\$217,455	\$110,315	1.971	1,352	\$160.84	5B1
22-23-33-302-050	35161 RHONSWOOD	10/04/19	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$82,330	51.49	\$164,652	\$29,883	\$130,017	\$82,176	1.582	928	\$140.10	5B1
Totals:			\$774,900			\$774,900	\$383,690		\$767,363		\$641,637	\$386,646			\$126.48	
								Sale. Ratio =>	49.51			E.C.F. =>	1.659	Std. Deviation=>		0.217807201
								Std. Dev. =>	5.11			Ave. E.C.F. =>	1.653	Ave. Variance=>		15.9335

2022 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
22-23-33-301-017	34730 RHONSWOOD	09/09/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$111,140	37.05	\$222,288	\$40,433	\$259,567	\$125,417	2.070	2,040	\$127.24	582
22-23-33-301-019	34706 RHONSWOOD	01/15/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$53,040	53.04	\$106,086	\$29,509	\$70,491	\$52,812	1.335	929	\$75.88	582
Totals:			\$400,000			\$400,000	\$164,180		\$328,374		\$330,058	\$178,229			\$101.56	
								Sale. Ratio =>	41.05			E.C.F. =>	1.852	Std. Deviation=>		0.519629607
								Std. Dev. =>	11.31			Ave. E.C.F. =>	1.702	Ave. Variance=>		36.7434

2022 ECF
581

1.450

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-33-302-022	35260 FENDT	08/13/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$101,730	39.13	\$203,458	\$28,931	\$231,069	\$94,339	2.449	1,732	\$133.41	5C1	
22-23-33-302-028	34730 FENDT	08/10/20	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$84,220	41.49	\$168,444	\$28,534	\$174,466	\$75,627	2.307	1,191	\$146.49	5C1	
22-23-33-302-035	34520 FENDT	07/31/19	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$95,690	44.71	\$191,373	\$27,494	\$186,506	\$88,583	2.105	1,632	\$114.28	5C1	
22-23-33-376-015	34543 FENDT	07/23/19	\$215,500	WD	03-ARM'S LENGTH	\$215,500	\$122,930	57.04	\$245,862	\$29,930	\$185,570	\$116,720	1.590	1,216	\$152.61	5C1	
Totals:			\$892,500			\$892,500	\$404,570		\$809,137		\$777,611	\$375,269			\$136.70		
								Sale. Ratio =>	45.33					E.C.F. =>	2.072	Std. Deviation=> 0.37614602	
								Std. Dev. =>	7.97					Ave. E.C.F. =>	2.113	Ave. Variance=> 26.5243	

2022 ECF 1.850
5B1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-33-201-009	22104 GILL	10/23/20	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$109,430	48.42	\$218,866	\$47,200	\$178,800	\$98,095	1.823	1,625	\$110.03	5D1
22-23-33-201-025	21846 GILL	02/11/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$69,920	48.22	\$139,845	\$44,976	\$100,024	\$54,211	1.845	970	\$103.12	5D1
22-23-33-201-027	21830 GILL	02/16/21	\$150,000	LC	03-ARM'S LENGTH	\$150,000	\$57,920	38.61	\$115,843	\$43,958	\$106,042	\$41,077	2.582	840	\$126.24	5D1
22-23-33-201-031	21470 GILL	04/22/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$72,180	37.99	\$144,352	\$54,509	\$135,491	\$51,339	2.639	782	\$173.26	5D1
22-23-33-201-036	22005 CASS	08/30/19	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$133,540	58.06	\$267,075	\$34,995	\$195,005	\$132,617	1.470	1,226	\$159.06	5D1
Totals:			\$941,000			\$941,000	\$442,990		\$885,981		\$715,362	\$377,339			\$134.34	
							Sale. Ratio =>	47.08				E.C.F. =>	1.896		Std. Deviation=>	0.51400111
							Std. Dev. =>	8.29				Ave. E.C.F. =>	2.072		Ave. Variance=>	43.0844

2022 ECF 1.750
Std Dev

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-33-228-029	33840 LONGWOOD	11/25/20	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$119,120	45.47	\$238,239	\$37,874	\$224,126	\$117,862	1.902	1,580	\$141.85	5E1
22-23-33-228-031	33810 LONGWOOD	12/06/19	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$117,630	48.01	\$235,251	\$37,874	\$207,126	\$116,104	1.784	1,580	\$131.09	5E1
22-23-33-229-012	33453 BOSTWICK	05/27/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$100,410	48.98	\$200,828	\$24,081	\$180,919	\$103,969	1.740	1,548	\$116.87	5E1
22-23-33-229-059	21966 FLANDERS	09/28/20	\$215,500	WD	03-ARM'S LENGTH	\$215,500	\$100,100	46.45	\$200,195	\$37,874	\$177,626	\$95,483	1.860	954	\$186.19	5E1
22-23-33-231-092	33659 LONGWOOD	04/01/20	\$220,500	WD	03-ARM'S LENGTH	\$220,500	\$113,190	51.33	\$226,371	\$41,683	\$178,817	\$108,640	1.646	1,240	\$144.21	5E1
22-23-33-231-102	33460 CADILLAC	01/05/21	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$141,740	50.08	\$283,488	\$41,121	\$241,879	\$142,569	1.697	1,526	\$158.51	5E1
22-23-33-277-027	21773 FARMINGTON	07/31/19	\$198,500	WD	03-ARM'S LENGTH	\$198,500	\$127,470	64.22	\$254,943	\$36,707	\$161,793	\$128,374	1.260	2,006	\$80.65	5E1
22-23-33-277-059	33755 CADILLAC	07/11/19	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$106,610	46.35	\$213,214	\$37,096	\$192,904	\$103,599	1.862	1,198	\$161.02	5E1
22-23-33-277-068	33550 STOCKER	09/29/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$152,260	50.75	\$304,518	\$44,202	\$255,798	\$153,127	1.670	1,660	\$154.10	5E1
22-23-33-278-025	21697 FLANDERS	10/19/20	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$116,110	44.15	\$232,223	\$37,791	\$225,209	\$114,372	1.969	1,568	\$143.63	5E1
22-23-33-278-033	21545 FLANDERS	01/29/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$118,440	52.64	\$236,883	\$37,096	\$187,904	\$117,522	1.599	1,580	\$118.93	5E1
22-23-33-279-080	33501 STOCKER	08/17/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$106,590	46.34	\$213,184	\$39,333	\$190,667	\$102,265	1.864	1,032	\$184.75	5E1
22-23-33-279-092	33725 STOCKER	10/23/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$98,920	47.10	\$197,840	\$39,074	\$170,926	\$93,392	1.830	1,764	\$96.90	5E1
Totals:			\$3,087,500			\$3,087,500	\$1,518,590		\$3,037,177		\$2,595,694	\$1,497,277			\$139.90	
								Sale. Ratio =>	49.19			E.C.F. =>	1.734	Std. Deviation=>		0.18229137
								Std. Dev. =>	5.11			Ave. E.C.F. =>	1.745	Ave. Variance=>		13.1872

2022 ECF 1.700
21 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-33-226-012	33604 BOSTWICK	08/31/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$147,600	52.71	\$295,197	\$44,195	\$235,805	\$173,105	1.362	1,860	\$126.78	5E2
Totals:			\$280,000			\$280,000	\$147,600		\$295,197		\$235,805	\$173,105			\$126.78	
								Sale. Ratio =>	52.71			E.C.F. =>	1.362		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.362		Ave. Variance=>	0.0000

2022 ECF
5E1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-33-402-012	21345 CASS	09/18/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,500	47.65	\$81,003	\$26,502	\$58,498	\$26,329	2.222	480	\$121.87	5F1
22-23-33-402-017	21227 CASS	11/29/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$69,980	42.41	\$170,131	\$34,016	\$130,984	\$65,756	1.992	1,046	\$125.22	5F1
22-23-33-404-007	34005 EDNA	11/14/19	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$90,100	50.90	\$180,209	\$24,984	\$152,016	\$74,988	2.027	1,120	\$135.73	5F1
22-23-33-405-008	34035 HARLOWSHIRE	10/31/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$77,470	61.98	\$154,947	\$30,097	\$94,903	\$60,314	1.573	1,000	\$94.90	5F1
22-23-33-405-009	33995 HARLOWSHIRE	03/19/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$105,060	50.03	\$210,113	\$26,717	\$183,283	\$88,597	2.069	1,344	\$136.37	5F1
22-23-33-405-016	33952 RHONSWOOD	07/29/19	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$84,490	43.33	\$168,983	\$26,654	\$168,346	\$68,758	2.448	1,248	\$134.89	5F1
22-23-33-427-001	33521 COLFAX	06/17/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$65,550	59.59	\$131,099	\$24,902	\$85,098	\$51,303	1.659	724	\$117.54	5F1
22-23-33-429-004	21154 FLANDERS	11/30/20	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$85,940	36.59	\$171,880	\$25,755	\$209,145	\$70,592	2.963	1,416	\$147.70	5F1
22-23-33-429-005	21140 FLANDERS	01/10/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$77,920	44.53	\$155,848	\$27,899	\$147,101	\$61,811	2.380	1,212	\$121.37	5F1
22-23-33-429-007	21116 FLANDERS	05/05/20	\$168,832	WD	03-ARM'S LENGTH	\$168,832	\$107,710	63.80	\$215,414	\$24,902	\$143,930	\$92,035	1.564	1,808	\$79.61	5F1
Totals:			\$1,645,732			\$1,645,732	\$804,720		\$1,639,627		\$1,373,304	\$660,483			\$121.52	
								Sale. Ratio =>	48.90			E.C.F. =>	2.079	Std. Deviation=>		0.43907718
								Std. Dev. =>	9.09			Ave. E.C.F. =>	2.090	Ave. Variance=>		33.0815

2022 ECF 2.070
21 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-33-402-013	21323 CASS	06/19/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$153,600	47.26	\$332,167	\$32,390	\$292,610	\$198,528	1.474	1,731	\$169.04	5F2	
22-23-33-403-012	33990 EDNA	07/25/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$82,590	66.07	\$165,173	\$27,772	\$97,228	\$90,994	1.069	1,204	\$80.75	5F2	
22-23-33-404-011	34128 HARLOWSHIRE	11/20/20	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$157,720	50.39	\$315,437	\$32,735	\$280,265	\$187,220	1.497	1,745	\$160.61	5F2	
22-23-33-404-020	21215 FLANDERS	11/09/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$120,890	46.50	\$241,771	\$24,902	\$235,098	\$143,622	1.637	2,112	\$111.32	5F2	
22-23-33-405-005	34127 HARLOWSHIRE	01/29/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$116,150	54.02	\$232,300	\$29,149	\$185,851	\$134,537	1.381	2,211	\$84.06	5F2	
22-23-33-405-014	34016 RHONSWOOD	08/17/20	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$103,170	55.02	\$206,337	\$26,595	\$160,905	\$119,034	1.352	1,544	\$104.21	5F2	
22-23-33-427-014	33558 RHONSWOOD	10/24/19	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$168,360	52.61	\$336,718	\$28,192	\$291,808	\$204,322	1.428	2,149	\$135.79	5F2	
22-23-33-428-018	33529 RHONSWOOD	02/25/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$92,830	45.28	\$185,651	\$24,768	\$180,232	\$106,545	1.692	1,404	\$128.37	5F2	
22-23-33-429-002	33437 ARNOLD	09/24/19	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$91,330	43.49	\$182,653	\$28,385	\$181,615	\$102,164	1.778	1,269	\$143.12	5F2	
22-23-33-430-007	33913 RHONSWOOD	09/02/20	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$75,660	39.41	\$151,310	\$30,113	\$161,887	\$80,263	2.017	960	\$168.63	5F2	
Totals:			\$2,352,500			\$2,352,500	\$1,162,300		\$2,349,517		\$2,067,499	\$1,367,229			\$128.59		
								Sale. Ratio =>	49.41					E.C.F. =>	1.512	Std. Deviation=>	0.26191472
								Std. Dev. =>	7.48					Ave. E.C.F. =>	1.532	Ave. Variance=>	19.8721

2022 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
22-23-33-430-029	34004 KIRBY	11/23/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$66,940	36.18	\$133,874	\$31,312	\$153,688	\$60,331	2.547	1,231	\$124.85	5G1
22-23-33-430-030	33984 KIRBY	12/03/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$90,950	47.87	\$181,902	\$34,961	\$155,039	\$86,436	1.794	1,605	\$96.60	5G1
22-23-33-430-045	33720 KIRBY	01/10/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$106,840	53.42	\$213,673	\$33,895	\$166,105	\$105,752	1.571	1,242	\$133.74	5G1
22-23-33-476-004	34033 KIRBY	08/06/19	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$114,040	41.47	\$228,076	\$35,974	\$239,026	\$113,001	2.115	2,050	\$116.60	5G1
22-23-33-476-045	34048 EDMONTON	11/06/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$121,630	59.33	\$243,269	\$33,989	\$171,011	\$123,106	1.389	1,702	\$100.48	5G1
22-23-33-476-047	33723 KIRBY	01/15/21	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$145,340	59.08	\$290,689	\$36,078	\$209,922	\$149,771	1.402	1,496	\$140.32	5G1
22-23-33-477-033	33601 EDMONTON	06/08/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$101,690	50.85	\$203,376	\$37,123	\$162,877	\$97,796	1.665	1,040	\$156.61	5G1
Totals:			\$1,501,000			\$1,501,000	\$747,430		\$1,494,859		\$1,257,668	\$736,192			\$124.17	
							Sale. Ratio =>	49.80				E.C.F. =>	1.708		Std. Deviation=>	0.419189451
							Std. Dev. =>	8.66				Ave. E.C.F. =>	1.783		Ave. Variance=>	31.6109

2022 ECF 1.700

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-34-126-037	21753 POWER	01/15/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$121,740	47.74	\$243,484	\$32,527	\$222,473	\$117,198	1.898	1,544	\$144.09	6A1
22-23-34-176-015	21465 MAYFIELD	10/16/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$119,430	42.65	\$238,859	\$43,073	\$236,927	\$108,770	2.178	1,298	\$182.53	6A1
Totals:			\$535,000			\$535,000	\$241,170		\$482,343		\$459,400	\$225,968			\$163.31	
								Sale. Ratio =>	45.08			E.C.F. =>	2.033	Std. Deviation=>		0.19797416
								Std. Dev. =>	3.60			Ave. E.C.F. =>	2.038	Ave. Variance=>		13.9989

2022 ECF
limited sales

1.800

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-34-402-011	21207 PARKER	04/08/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$140,240	43.83	\$280,484	\$43,273	\$276,727	\$165,882	1.668	2,606	\$106.19	6B1	
22-23-34-404-017	21185 OSMUS	12/22/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$106,120	40.82	\$212,231	\$37,747	\$222,253	\$122,017	1.821	2,008	\$110.68	6B1	
22-23-34-405-005	32340 SALVADOR	05/20/19	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$112,070	59.61	\$224,138	\$34,939	\$153,061	\$132,307	1.157	1,144	\$133.79	6B1	
22-23-34-405-011	21139 HUGO	09/18/20	\$158,900	WD	03-ARM'S LENGTH	\$158,900	\$87,120	54.83	\$174,242	\$43,171	\$115,729	\$91,658	1.263	1,770	\$65.38	6B1	
22-23-34-406-010	21001 PARKER	02/17/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$63,450	37.32	\$126,905	\$32,664	\$137,336	\$65,903	2.084	1,388	\$98.95	6B1	
22-23-34-407-007	21143 ROBINSON	07/29/20	\$323,900	WD	03-ARM'S LENGTH	\$323,900	\$184,680	57.02	\$369,361	\$38,290	\$285,610	\$231,518	1.234	1,615	\$176.85	6B1	
22-23-34-408-001	21156 ROBINSON	10/04/19	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$109,370	54.71	\$218,735	\$37,773	\$162,127	\$126,547	1.281	1,378	\$117.65	6B1	
22-23-34-453-013	20904 PARKER	01/14/20	\$140,000	CD	03-ARM'S LENGTH	\$140,000	\$73,130	52.24	\$146,260	\$34,250	\$105,750	\$78,329	1.350	1,512	\$69.94	6B1	
Totals:			\$1,760,700			\$1,760,700	\$876,180		\$1,752,356		\$1,458,593	\$1,014,160			\$109.93		
								Sale. Ratio =>	49.76					E.C.F. =>	1.438	Std. Deviation=>	0.334984751
								Std. Dev. =>	8.24					Ave. E.C.F. =>	1.482	Ave. Variance=>	28.1721

2022 ECF 1.430

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-34-251-002	21834 POWER	07/23/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$104,870	52.44	\$209,748	\$36,982	\$163,018	\$99,865	1.632	1,988	\$82.00	6B3
22-23-34-251-010	21706 POWER	07/17/19	\$110,900	WD	03-ARM'S LENGTH	\$110,900	\$64,280	57.96	\$128,563	\$33,904	\$76,996	\$54,716	1.407	943	\$81.65	6B3
22-23-34-251-019	21484 POWER	10/30/20	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$67,930	41.42	\$135,863	\$26,889	\$137,111	\$62,991	2.177	1,092	\$125.56	6B3
Totals:			\$474,900			\$474,900	\$237,080		\$474,174		\$377,125	\$217,572			\$96.40	
								Sale. Ratio =>	49.92			E.C.F. =>	1.733	Std. Deviation=>		0.39562135
								Std. Dev. =>	8.42			Ave. E.C.F. =>	1.739	Ave. Variance=>		29.1954

2022 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
22-23-34-251-031	32180 COLFAX	07/13/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$91,660	50.92	\$183,313	\$29,104	\$150,896	\$66,184	2.280	1,104	\$136.68	6C1
22-23-34-251-055	32225 FOLSOM	06/27/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$169,660	48.47	\$339,314	\$74,589	\$275,411	\$113,616	2.424	1,746	\$157.74	6C1
Totals:			\$530,000			\$530,000	\$261,320		\$522,627		\$426,307	\$179,800			\$147.21	
								Sale. Ratio =>	49.31			E.C.F. =>	2.371	Std. Deviation=>		0.1019018
								Std. Dev. =>	1.73			Ave. E.C.F. =>	2.352	Ave. Variance=>		7.2055

2022 ECF 2.330

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-34-251-052	21621 PARKER	07/10/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$146,100	51.26	\$292,194	\$40,576	\$244,424	\$157,261	1.554	1,757	\$139.11	6C2
Totals:			\$285,000			\$285,000	\$146,100		\$292,194		\$244,424	\$157,261			\$139.11	
								Sale. Ratio =>	51.26				E.C.F. =>	1.554	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.554	Ave. Variance=>	0.0000

2022 ECF 1.600

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-34-276-007	21779 LUNDY	12/03/19	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$109,440	45.04	\$218,881	\$55,632	\$187,368	\$106,699	1.756	1,920	\$97.59	6D1	
22-23-34-276-022	21429 LUNDY	03/09/21	\$165,100	OTH	03-ARM'S LENGTH	\$165,100	\$82,430	49.93	\$164,856	\$42,289	\$122,811	\$80,109	1.533	1,368	\$89.77	6D1	
22-23-34-277-006	21754 LUNDY	11/19/19	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$139,370	53.19	\$278,747	\$44,312	\$217,688	\$153,225	1.421	1,516	\$143.59	6D1	
22-23-34-277-018	21450 LUNDY	08/28/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$85,140	51.60	\$170,287	\$42,705	\$122,295	\$83,387	1.467	1,301	\$94.00	6D1	
Totals:			\$835,100			\$835,100	\$416,380		\$832,771		\$650,162	\$423,420			\$106.24		
								Sale. Ratio =>	49.86					E.C.F. =>	1.536	Std. Deviation=>	0.1486354
								Std. Dev. =>	3.53					Ave. E.C.F. =>	1.544	Ave. Variance=>	10.5975

2022 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	
22-23-34-278-003	21784 RUTH	01/22/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$64,500	39.09	\$128,994	\$32,059	\$132,941	\$66,394	2.002	954	\$139.35	6F1	
22-23-34-278-008	21706 RUTH	06/19/19	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$103,600	47.09	\$207,201	\$32,697	\$187,303	\$119,523	1.567	1,920	\$97.55	6F1	
22-23-34-278-019	21410 RUTH	05/02/19	\$270,500	WD	03-ARM'S LENGTH	\$270,500	\$159,310	58.89	\$318,624	\$32,538	\$237,962	\$195,949	1.214	1,937	\$122.85	6F1	
Totals:						\$655,500	\$327,410		\$654,819		\$558,206	\$381,866			\$119.92		
								Sale. Ratio =>	49.95				E.C.F. =>	1.462	Std. Deviation=>		0.39467179
								Std. Dev. =>	9.96				Ave. E.C.F. =>	1.595	Ave. Variance=>		27.1806

2022 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	
22-23-34-326-030	21265 WHITLOCK	12/16/19	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$155,160	48.79	\$310,316	\$43,752	\$274,248	\$154,979	1.770	1,923	\$142.61	6G1	
22-23-34-326-035	21145 WHITLOCK	10/09/19	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$176,580	52.71	\$353,153	\$51,420	\$283,580	\$175,426	1.617	2,400	\$118.16	6G1	
22-23-34-327-001	32411 COLFAX	11/15/19	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$119,370	50.37	\$238,740	\$45,828	\$191,172	\$112,158	1.704	1,566	\$122.08	6G1	
22-23-34-327-005	21288 WHITLOCK	08/10/20	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$129,370	53.46	\$258,749	\$39,002	\$202,998	\$127,760	1.589	1,944	\$104.42	6G1	
22-23-34-327-006	21264 WHITLOCK	03/16/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$146,310	50.45	\$292,617	\$42,749	\$247,251	\$145,272	1.702	1,605	\$154.05	6G1	
22-23-34-327-008	21200 WHITLOCK	04/20/20	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$80,180	40.29	\$191,759	\$39,084	\$159,916	\$88,765	1.802	1,684	\$94.96	6G1	
Totals:			\$1,621,000			\$1,621,000	\$806,970		\$1,645,334		\$1,359,165	\$804,360			\$122.71		
								Sale. Ratio =>	49.78					E.C.F. =>	1.690	Std. Deviation=>	0.083002084
								Std. Dev. =>	4.75					Ave. E.C.F. =>	1.697	Ave. Variance=>	6.2976

2022 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
22-23-34-376-029	20855 WHITLOCK	06/21/19	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$95,120	50.06	\$190,235	\$49,020	\$140,980	\$82,102	1.717	1,506	\$93.61	6G2
Totals:			\$190,000			\$190,000	\$95,120		\$190,235		\$140,980	\$82,102			\$93.61	
							Sale. Ratio =>	50.06					E.C.F. =>	1.717	Std. Deviation=>	#DIV/0!
							Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	1.717	Ave. Variance=>	0.0000

2022 ECF
6G1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-34-426-002	21294 OSMUS	12/26/19	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$116,950	48.73	\$233,908	\$42,620	\$197,380	\$115,932	1.703	2,107	\$93.68	6H1
22-23-34-476-049	21130 SUNNYDALE	02/12/21	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$133,400	52.83	\$266,806	\$31,973	\$220,527	\$142,323	1.549	1,536	\$143.57	6H1
22-23-34-476-072	21319 ORCHARD LAKE	11/06/20	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$65,040	43.95	\$130,081	\$25,570	\$122,430	\$63,340	1.933	916	\$133.66	6H1
Totals:			\$640,500			\$640,500	\$315,390		\$630,795		\$540,337	\$321,595			\$123.64	
							Sale. Ratio =>	49.24				E.C.F. =>	1.680		Std. Deviation=>	0.19300373
							Std. Dev. =>	4.45				Ave. E.C.F. =>	1.728		Ave. Variance=>	13.6394

2022 ECF 1.650

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-34-426-015	20845 SUNNYDALE	08/11/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$180,570	45.14	\$361,148	\$50,807	\$349,193	\$290,038	1.204	3,160	\$110.50	6H3
22-23-34-476-055	21051 ORCHARD LAKE	04/28/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$153,340	55.76	\$306,689	\$38,060	\$236,940	\$251,055	0.944	2,401	\$98.68	6H3
Totals:			\$675,000			\$675,000	\$333,910		\$667,837		\$586,133	\$541,093			\$104.59	
								Sale. Ratio =>	49.47			E.C.F. =>	1.083	Std. Deviation=>		0.18397363
								Std. Dev. =>	7.51			Ave. E.C.F. =>	1.074	Ave. Variance=>		13.0089

2022 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
22-23-35-151-019	21420 ORCHARD LAKE	06/04/19	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$106,010	52.22	\$212,013	\$70,323	\$132,677	\$83,347	1.592	1,542	\$86.04	7A1
22-23-35-151-037	21775 RANDALL	03/03/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$88,430	44.22	\$176,857	\$33,397	\$166,603	\$84,388	1.974	1,134	\$146.92	7A1
22-23-35-151-038	21720 ORCHARD LAKE	07/15/20	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$66,900	53.10	\$133,805	\$36,002	\$89,998	\$57,531	1.564	1,065	\$84.51	7A1
Totals:			\$529,000			\$529,000	\$261,340		\$522,675		\$389,278	\$225,266			\$105.82	
								Sale. Ratio =>	49.40			E.C.F. =>	1.728	Std. Deviation=>		0.22912894
								Std. Dev. =>	4.89			Ave. E.C.F. =>	1.710	Ave. Variance=>		17.6065

2022 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	
22-23-26-377-016	22405 CORA	02/16/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$115,200	41.14	\$230,395	\$30,741	\$249,259	\$105,081	2.372	2,028	\$122.91	7B1	
22-23-26-378-011	22451 HAYNES	03/30/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$46,760	93.52	\$93,527	\$19,152	\$30,848	\$39,145	0.788	594	\$51.93	7B1	
22-23-35-127-014	22115 HAYNES	08/28/20	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$47,930	31.74	\$95,865	\$19,152	\$131,848	\$40,375	3.266	749	\$176.03	7B1	
22-23-35-127-017	22055 HAYNES	07/31/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$59,660	38.49	\$119,327	\$22,999	\$132,001	\$50,699	2.604	990	\$133.33	7B1	
22-23-35-127-028	22111 HAYNES	01/14/21	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$86,240	98.56	\$172,481	\$24,032	\$63,468	\$78,131	0.812	1,303	\$48.71	7B1	
22-23-35-128-012	22141 SPRINGBROOK	10/15/19	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$61,230	47.10	\$122,467	\$26,120	\$103,880	\$50,709	2.049	1,024	\$101.45	7B1	
22-23-35-128-019	22027 SPRINGBROOK	08/13/19	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$57,340	57.34	\$114,671	\$27,161	\$72,839	\$46,058	1.581	816	\$89.26	7B1	
Totals:			\$953,500			\$953,500	\$474,360		\$948,733		\$784,143	\$410,198			\$103.38		
								Sale. Ratio =>	49.75					E.C.F. =>	1.912	Std. Deviation=> 0.923894309	
								Std. Dev. =>	27.02					Ave. E.C.F. =>	1.925	Ave. Variance=> 74.0492	

2022 ECF 1.900

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
22-23-35-326-026	30468 SALISBURY	04/01/19	\$158,500	WD	03-ARM'S LENGTH	\$158,500	\$105,050	66.28	\$210,094	\$34,346	\$124,154	\$113,386	1.095	1,378	\$90.10	7D1
22-23-35-327-003	21112 DUNKIRK	12/23/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$98,560	41.07	\$197,128	\$33,773	\$206,227	\$105,390	1.957	1,998	\$103.22	7D1
22-23-35-327-010	30610 AMBETH	05/22/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$126,380	48.61	\$252,754	\$34,968	\$225,032	\$140,507	1.602	1,638	\$137.38	7D1
22-23-35-376-007	20941 DUNKIRK	02/11/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$55,000	40.74	\$110,004	\$32,197	\$102,803	\$50,198	2.048	949	\$108.33	7D1
Totals:			\$793,500			\$793,500	\$384,990		\$769,980		\$658,216	\$409,481			\$109.76	
								Sale. Ratio =>	48.52			E.C.F. =>	1.607	Std. Deviation=>		0.43217423
								Std. Dev. =>	11.97			Ave. E.C.F. =>	1.675	Ave. Variance=>		32.7050

2022 ECF 1.550
Std Dev

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-35-228-007	22085 PURDUE	06/22/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$87,500	47.30	\$175,001	\$26,903	\$158,097	\$74,797	2.114	864	\$182.98	7E1
22-23-35-228-016	21815 PURDUE	07/21/20	\$155,500	WD	03-ARM'S LENGTH	\$155,500	\$88,120	56.67	\$176,247	\$41,905	\$113,595	\$67,849	1.674	1,176	\$96.59	7E1
22-23-35-228-020	21727 PURDUE	04/17/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$95,000	52.78	\$190,006	\$25,852	\$154,148	\$82,906	1.859	1,430	\$107.80	7E1
22-23-35-229-002	22236 PURDUE	10/12/19	\$169,200	LC	03-ARM'S LENGTH	\$169,200	\$105,170	62.16	\$210,345	\$24,126	\$145,074	\$94,050	1.543	1,224	\$118.52	7E1
22-23-35-229-003	22204 PURDUE	01/15/21	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$96,200	51.72	\$192,394	\$24,126	\$161,874	\$84,984	1.905	1,080	\$149.88	7E1
22-23-35-229-020	22121 COLGATE	09/30/19	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$92,390	48.63	\$184,775	\$24,654	\$165,346	\$80,869	2.045	1,654	\$99.97	7E1
22-23-35-230-002	22200 COLGATE	12/20/19	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$71,240	40.71	\$142,482	\$22,934	\$152,066	\$60,378	2.519	1,046	\$145.38	7E1
22-23-35-230-003	22160 COLGATE	02/26/21	\$183,500	WD	03-ARM'S LENGTH	\$183,500	\$72,940	39.75	\$145,878	\$24,381	\$159,119	\$61,362	2.593	1,150	\$138.36	7E1
22-23-35-230-005	22080 COLGATE	01/14/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$83,930	46.63	\$167,868	\$22,934	\$157,066	\$73,199	2.146	1,302	\$120.63	7E1
22-23-35-230-031	21803 ALBION	12/19/19	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$70,460	54.20	\$140,925	\$22,852	\$107,148	\$59,633	1.797	884	\$121.21	7E1
22-23-35-232-005	22114 TULANE	11/25/20	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$64,630	43.97	\$129,253	\$30,849	\$116,151	\$49,699	2.337	870	\$133.51	7E1
22-23-35-232-010	21964 TULANE	05/29/19	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$72,630	62.08	\$145,268	\$24,262	\$92,738	\$61,114	1.517	1,044	\$88.83	7E1
22-23-35-276-003	21742 PURDUE	03/24/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$60,100	46.23	\$120,196	\$22,934	\$107,066	\$49,122	2.180	844	\$126.86	7E1
22-23-35-276-010	21735 COLGATE	09/20/19	\$119,500	WD	03-ARM'S LENGTH	\$119,500	\$59,430	49.73	\$118,861	\$22,934	\$96,566	\$48,448	1.993	792	\$121.93	7E1
22-23-35-276-018	21615 COLGATE	09/04/20	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$87,750	49.58	\$175,493	\$26,112	\$150,888	\$75,445	2.000	864	\$174.64	7E1
22-23-35-277-014	21721 ALBION	07/11/19	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$56,300	45.77	\$112,609	\$24,818	\$98,182	\$44,339	2.214	680	\$144.39	7E1
22-23-35-277-018	21629 ALBION	10/30/20	\$178,900	WD	03-ARM'S LENGTH	\$178,900	\$71,180	39.79	\$142,363	\$24,074	\$154,826	\$59,742	2.592	1,000	\$154.83	7E1
22-23-35-277-020	21621 ALBION	12/11/20	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$136,400	53.28	\$272,808	\$25,688	\$230,312	\$124,808	1.845	1,441	\$159.83	7E1
22-23-35-278-001	21742 ALBION	01/04/21	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$107,370	47.93	\$214,731	\$24,948	\$199,052	\$95,850	2.077	1,712	\$116.27	7E1
22-23-35-278-007	21628 ALBION	08/23/19	\$130,100	WD	03-ARM'S LENGTH	\$130,100	\$88,020	67.66	\$176,030	\$22,934	\$107,166	\$77,321	1.386	1,522	\$70.41	7E1
22-23-35-278-015	21719 TULANE	04/29/20	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$90,800	45.86	\$181,601	\$25,478	\$172,522	\$78,850	2.188	1,533	\$112.54	7E1
22-23-35-278-018	21669 TULANE	06/03/19	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$72,550	52.96	\$145,106	\$25,910	\$111,090	\$60,200	1.845	1,019	\$109.02	7E1
22-23-35-278-019	21651 TULANE	07/20/20	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$74,130	48.14	\$148,263	\$26,976	\$127,024	\$61,256	2.074	994	\$127.79	7E1
22-23-35-278-020	21631 TULANE	03/23/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$54,480	72.64	\$108,962	\$22,852	\$52,148	\$43,490	1.199	825	\$63.21	7E1
22-23-35-278-042	21626 ALBION	08/25/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$99,300	56.74	\$198,598	\$26,094	\$148,906	\$87,123	1.709	1,408	\$105.76	7E1
22-23-35-278-044	21734 ALBION	01/14/21	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$98,160	34.32	\$196,316	\$31,283	\$254,717	\$83,350	3.056	1,430	\$178.12	7E1
22-23-35-279-004	21688 TULANE	10/09/19	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$67,620	46.63	\$135,242	\$22,934	\$122,066	\$56,721	2.152	1,009	\$120.98	7E1
22-23-35-279-006	21652 TULANE	12/30/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$82,880	50.23	\$165,761	\$24,262	\$140,738	\$71,464	1.969	1,352	\$104.10	7E1
22-23-35-279-017	21705 MIDDLEBELT	07/22/19	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$60,460	63.64	\$120,915	\$23,731	\$71,269	\$49,083	1.452	960	\$74.24	7E1
22-23-35-279-018	21669 MIDDLEBELT	10/08/19	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$61,380	48.71	\$122,758	\$23,427	\$102,573	\$50,167	2.045	962	\$106.62	7E1
22-23-35-279-019	21653 MIDDLEBELT	05/05/20	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$59,470	47.96	\$118,932	\$23,433	\$100,567	\$48,232	2.085	848	\$118.59	7E1
Totals:			\$5,016,700			\$5,016,700	\$2,487,990		\$4,975,987		\$4,230,100	\$2,115,852			\$122.38	
								Sale. Ratio =>	49.59			E.C.F. =>	1.999	Std. Deviation=>		0.385702853
								Std. Dev. =>	8.36			Ave. E.C.F. =>	2.004	Ave. Variance=>		28.1174

2022 ECF 1.980

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-35-427-003	21356 PURDUE	07/08/20	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$67,100	49.74	\$134,194	\$23,912	\$110,988	\$61,610	1.801	1,104	\$100.53	7E3
Totals:			\$134,900			\$134,900	\$67,100		\$134,194		\$110,988	\$61,610			\$100.53	
								Sale. Ratio =>	49.74				E.C.F. =>	1.801	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.801	Ave. Variance=>	0.0000

2022 ECF 1.790

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-35-278-027	21527 TULANE	02/14/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$67,870	46.81	\$135,745	\$23,177	\$121,823	\$62,887	1.937	1,152	\$105.75	7F1
Totals:			\$145,000			\$145,000	\$67,870		\$135,745		\$121,823	\$62,887			\$105.75	
								Sale. Ratio =>	46.81				E.C.F. =>	1.937	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.937	Ave. Variance=>	0.0000

2022 ECF
Limited Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-35-402-004	20918 TUCK	12/18/19	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$54,320	33.53	\$134,739	\$29,584	\$132,416	\$66,978	1.977	1,162	\$113.96	7H1	
22-23-35-402-012	30150 ELDRED	03/05/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$72,730	51.95	\$145,461	\$29,584	\$110,416	\$73,807	1.496	1,614	\$68.41	7H1	
22-23-35-476-022	29600 ELDRED	02/14/20	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$79,950	52.95	\$159,908	\$32,052	\$118,948	\$81,437	1.461	1,472	\$80.81	7H1	
22-23-35-477-003	29811 ELDRED	07/02/19	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$83,020	44.88	\$166,043	\$24,120	\$160,880	\$90,397	1.780	1,544	\$104.20	7H1	
Totals:			\$638,000			\$638,000	\$290,020		\$606,151		\$522,660	\$312,618			\$91.84		
								Sale. Ratio =>	45.46					E.C.F. =>	1.672	Std. Deviation=> 0.24503857	
								Std. Dev. =>	8.95					Ave. E.C.F. =>	1.678	Ave. Variance=> 20.0025	

2022 ECF 1.570
20/21 Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-35-327-031	30586 AMBETH	01/10/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$106,320	47.25	\$212,649	\$35,596	\$189,404	\$110,658	1.712	1,284	\$147.51	711
Totals:			\$225,000			\$225,000	\$106,320		\$212,649		\$189,404	\$110,658			\$147.51	
								Sale. Ratio =>	47.25				E.C.F. =>	1.712	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.712	Ave. Variance=>	0.0000

2022 ECF
Limited Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-352-009	22534 KAREN	09/22/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$83,790	47.88	\$167,574	\$29,988	\$145,012	\$94,237	1.539	1,388	\$104.48	8A2
Totals:			\$175,000			\$175,000	\$83,790		\$167,574		\$145,012	\$94,237			\$104.48	
								Sale. Ratio =>	47.88				E.C.F. =>	1.539	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.539	Ave. Variance=>	0.0000

2022 ECF
Limited Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-36-154-003	21716 JEFFERSON	06/19/19	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$45,480	55.46	\$90,958	\$22,862	\$59,138	\$40,533	1.459	724	\$81.68	8B1
22-23-36-156-017	21503 WHEELER	04/08/19	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$56,960	46.50	\$113,923	\$22,862	\$99,638	\$54,203	1.838	940	\$106.00	8B1
22-23-36-157-001	21640 WHEELER	09/19/19	\$131,500	WD	03-ARM'S LENGTH	\$131,500	\$59,220	45.03	\$118,449	\$27,242	\$104,258	\$54,290	1.920	956	\$109.06	8B1
22-23-36-157-002	21636 WHEELER	02/08/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$50,530	40.42	\$101,062	\$25,304	\$99,696	\$45,094	2.211	712	\$140.02	8B1
22-23-36-157-015	21639 ROOSEVELT	06/27/19	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$84,040	42.02	\$168,089	\$24,446	\$175,554	\$85,502	2.053	1,804	\$97.31	8B1
22-23-36-157-020	21521 ROOSEVELT	01/11/21	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$61,890	55.76	\$123,783	\$22,944	\$88,056	\$60,023	1.467	1,020	\$86.33	8B1
22-23-36-159-003	21642 JEFFERSON	08/23/19	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$46,270	66.10	\$92,547	\$22,862	\$47,138	\$41,479	1.136	734	\$64.22	8B1
22-23-36-159-020	21517 JACKSONVILLE	11/27/19	\$94,850	WD	03-ARM'S LENGTH	\$94,850	\$56,160	59.21	\$112,321	\$28,089	\$66,761	\$50,138	1.332	790	\$84.51	8B1
22-23-36-160-005	21610 JACKSONVILLE	06/28/19	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$98,120	57.72	\$196,240	\$29,120	\$140,880	\$99,476	1.416	1,663	\$84.71	8B1
22-23-36-176-003	21816 WHITTINGTON	08/24/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$49,450	39.56	\$98,906	\$23,056	\$101,944	\$45,149	2.258	825	\$123.57	8B1
22-23-36-180-001	21820 WALDRON	09/04/19	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$97,840	55.94	\$195,684	\$28,783	\$146,117	\$99,346	1.471	1,929	\$75.75	8B1
22-23-36-180-006	28350 LIBERTY STREET	01/13/21	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$80,310	48.70	\$160,617	\$32,961	\$131,939	\$75,986	1.736	1,050	\$125.66	8B1
22-23-36-182-019	21621 HAMILTON AV	09/22/20	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$77,600	44.09	\$155,201	\$27,242	\$148,758	\$76,166	1.953	1,368	\$108.74	8B1
22-23-36-183-003	21656 HAMILTON AV	12/23/20	\$110,000	LC	03-ARM'S LENGTH	\$110,000	\$51,620	46.93	\$103,243	\$22,862	\$87,138	\$47,846	1.821	1,066	\$81.74	8B1
22-23-36-183-004	21652 HAMILTON AV	11/10/20	\$103,500	WD	03-ARM'S LENGTH	\$103,500	\$53,630	51.82	\$107,255	\$22,944	\$80,556	\$50,185	1.605	697	\$115.58	8B1
22-23-36-183-020	21679 HANCOCK	12/21/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$60,180	40.12	\$120,362	\$24,384	\$125,616	\$57,130	2.199	984	\$127.66	8B1
22-23-36-184-008	21504 HANCOCK	07/24/20	\$161,900	WD	03-ARM'S LENGTH	\$161,900	\$82,370	50.88	\$164,737	\$30,186	\$131,714	\$80,090	1.645	1,365	\$96.49	8B1
22-23-36-185-002	21662 WALDRON	12/11/19	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$48,090	50.09	\$96,177	\$24,034	\$71,966	\$42,942	1.676	720	\$99.95	8B1
22-23-36-303-002	21428 ROOSEVELT	12/26/19	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$102,140	85.19	\$204,276	\$23,817	\$96,083	\$107,416	0.894	1,806	\$53.20	8B1
22-23-36-304-002	21432 JEFFERSON	10/21/20	\$123,750	WD	03-ARM'S LENGTH	\$123,750	\$52,180	42.17	\$104,350	\$23,221	\$100,529	\$48,291	2.082	834	\$120.54	8B1
22-23-36-326-021	21470 WHITTINGTON	07/16/19	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$66,800	51.38	\$133,597	\$27,324	\$102,676	\$63,258	1.623	999	\$102.78	8B1
22-23-36-327-016	21434 ROCKWELL	01/20/21	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$45,860	44.10	\$91,717	\$25,394	\$78,606	\$39,478	1.991	660	\$119.10	8B1
22-23-36-328-001	21442 HAMILTON AV	11/03/20	\$206,700	WD	03-ARM'S LENGTH	\$206,700	\$96,010	46.45	\$192,024	\$20,133	\$186,567	\$102,316	1.823	1,723	\$108.28	8B1
Totals:			\$3,053,400			\$3,053,400	\$1,522,750		\$3,045,518		\$2,471,328	\$1,466,337			\$100.56	
								Sale. Ratio =>	49.87			E.C.F. =>	1.685	Std. Deviation=>		0.34994463
								Std. Dev. =>	10.20			Ave. E.C.F. =>	1.722	Ave. Variance=>		27.9997

2022 ECF 1.680

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-36-151-014	21749 WHEELER	01/14/20	\$195,500	WD	03-ARM'S LENGTH	\$195,500	\$107,340	54.91	\$214,676	\$25,997	\$169,503	\$162,654	1.042	1,545	\$109.71	8B2
22-23-36-152-004	21720 WHEELER	09/23/19	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$112,300	53.48	\$224,602	\$26,199	\$183,801	\$171,037	1.075	1,619	\$113.53	8B2
22-23-36-154-019	21741 JACKSONVILLE	06/05/19	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$132,360	51.91	\$264,727	\$33,201	\$221,799	\$199,591	1.111	1,836	\$120.81	8B2
22-23-36-157-014	21651 ROOSEVELT	03/29/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$93,940	43.69	\$187,875	\$26,199	\$188,801	\$139,376	1.355	1,204	\$156.81	8B2
22-23-36-157-016	21625 ROOSEVELT	07/31/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$84,890	45.89	\$169,773	\$32,021	\$152,979	\$118,752	1.288	1,310	\$116.78	8B2
22-23-36-158-027	21516 ROOSEVELT	05/07/19	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$115,210	55.66	\$230,416	\$26,563	\$180,437	\$175,735	1.027	1,558	\$115.81	8B2
22-23-36-159-024	29120 INDEPENDENCE	03/09/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$135,130	51.97	\$270,251	\$27,639	\$232,361	\$209,148	1.111	1,879	\$123.66	8B2
22-23-36-160-012	21611 WHITTINGTON	09/29/20	\$158,500	WD	03-ARM'S LENGTH	\$158,500	\$90,080	56.83	\$180,162	\$31,749	\$126,751	\$127,942	0.991	1,233	\$102.80	8B2
22-23-36-160-013	21587 WHITTINGTON	05/29/20	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$115,230	48.62	\$230,459	\$33,232	\$203,768	\$170,023	1.198	2,036	\$100.08	8B2
22-23-36-160-015	21535 WHITTINGTON	05/15/20	\$180,500	WD	03-ARM'S LENGTH	\$180,500	\$84,010	46.54	\$168,027	\$30,997	\$149,503	\$118,129	1.266	1,259	\$118.75	8B2
22-23-36-176-008	21716 WHITTINGTON	08/13/19	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$83,620	49.77	\$167,238	\$35,275	\$132,725	\$113,761	1.167	1,144	\$116.02	8B2
22-23-36-176-014	21725 ROCKWELL	07/31/20	\$232,125	WD	03-ARM'S LENGTH	\$232,125	\$96,700	41.66	\$193,409	\$31,494	\$200,631	\$139,582	1.437	1,712	\$117.19	8B2
22-23-36-182-005	21628 ROCKWELL	11/13/19	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$88,780	48.51	\$177,561	\$31,080	\$151,920	\$126,277	1.203	1,290	\$117.77	8B2
22-23-36-182-016	21529 HAMILTON AV	08/28/19	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$116,910	48.73	\$233,817	\$20,875	\$219,025	\$183,571	1.193	1,760	\$124.45	8B2
22-23-36-184-012	21621 WALDRON	01/28/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$81,680	42.99	\$163,366	\$32,175	\$157,825	\$113,096	1.395	1,008	\$156.57	8B2
22-23-36-185-012	28351 LIBERTY STREET	10/10/19	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$127,640	50.05	\$255,278	\$34,659	\$220,341	\$190,189	1.159	1,937	\$113.75	8B2
22-23-36-326-006	21322 WHITTINGTON	09/03/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$97,200	54.00	\$194,406	\$30,579	\$149,421	\$141,230	1.058	1,066	\$140.17	8B2
Totals:			\$3,551,525			\$3,551,525	\$1,763,020		\$3,526,043		\$3,041,591	\$2,600,094			\$121.45	
								Sale. Ratio =>	49.64				E.C.F. =>	1.170	Std. Deviation=>	0.13174122
								Std. Dev. =>	4.54				Ave. E.C.F. =>	1.181	Ave. Variance=>	10.4544

2022 ECF 1.160

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-36-127-008	22066 HAMILTON AV	10/15/20	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$99,970	47.38	\$199,935	\$47,016	\$163,984	\$114,977	1.426	1,533	\$106.97	8C1
22-23-36-127-009	22281 AVERHILL	03/18/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$106,170	58.98	\$212,337	\$45,109	\$134,891	\$125,735	1.073	1,373	\$98.25	8C1
22-23-36-127-015	22169 AVERHILL	04/19/19	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$94,320	42.87	\$188,642	\$39,812	\$180,188	\$111,902	1.610	2,028	\$88.85	8C1
Totals:			\$611,000			\$611,000	\$300,460		\$600,914		\$479,063	\$352,614			\$98.02	
							Sale. Ratio =>	49.18				E.C.F. =>	1.359		Std. Deviation=>	0.273119962
							Std. Dev. =>	8.31				Ave. E.C.F. =>	1.370		Ave. Variance=>	19.7962

2022 ECF 1.330

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-25-328-013	22690 WATT	07/29/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$127,270	47.14	\$254,534	\$49,866	\$220,134	\$120,393	1.828	1,576	\$139.68	8C2
22-23-25-376-017	28706 NINE MILE	02/01/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$218,990	60.83	\$437,984	\$61,992	\$298,008	\$221,172	1.347	2,893	\$103.01	8C2
22-23-25-376-019	22879 ELM GROVE	11/26/19	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$110,440	55.78	\$220,888	\$38,787	\$159,213	\$107,118	1.486	1,224	\$130.08	8C2
22-23-25-377-020	28576 NINE MILE	07/10/19	\$231,500	WD	03-ARM'S LENGTH	\$231,500	\$101,930	44.03	\$203,865	\$46,299	\$185,201	\$92,686	1.998	1,666	\$111.17	8C2
Totals:			\$1,059,500			\$1,059,500	\$558,630		\$1,117,271		\$862,556	\$541,369			\$120.98	
								Sale. Ratio =>	52.73			E.C.F. =>	1.593	Std. Deviation=>		0.300279621
								Std. Dev. =>	7.73			Ave. E.C.F. =>	1.665	Ave. Variance=>		24.8221

2022 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	
22-23-36-202-007	27839 NINE MILE	01/20/21	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$93,480	45.16	\$186,957	\$32,912	\$174,088	\$87,031	2.000	1,094	\$159.13	8D1	
22-23-36-202-024	22191 N BRANDON	03/09/21	\$272,500	WD	03-ARM'S LENGTH	\$272,500	\$109,610	40.22	\$219,220	\$37,560	\$234,940	\$102,633	2.289	1,647	\$142.65	8D1	
22-23-36-202-025	22183 N BRANDON	06/22/20	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$100,100	42.96	\$200,192	\$36,405	\$196,595	\$92,535	2.125	1,215	\$161.81	8D1	
22-23-36-202-026	22175 W BRANDON	06/23/20	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$81,220	42.97	\$162,448	\$34,571	\$154,429	\$72,247	2.138	1,080	\$142.99	8D1	
22-23-36-202-028	22159 W BRANDON	10/27/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$90,650	45.33	\$181,297	\$34,068	\$165,932	\$83,180	1.995	1,080	\$153.64	8D1	
22-23-36-202-035	22103 W BRANDON	09/28/20	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$97,690	52.24	\$195,380	\$32,436	\$154,564	\$92,059	1.679	1,218	\$126.90	8D1	
22-23-36-203-005	22164 W BRANDON	10/04/19	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$161,480	63.33	\$322,961	\$33,647	\$221,353	\$163,454	1.354	1,192	\$185.70	8D1	
22-23-36-203-009	22132 W BRANDON	09/16/20	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$96,840	41.74	\$193,681	\$35,167	\$196,833	\$89,556	2.198	1,425	\$138.13	8D1	
22-23-36-203-018	22042 W BRANDON	11/06/20	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$105,830	43.02	\$211,661	\$33,463	\$212,537	\$100,677	2.111	1,464	\$145.18	8D1	
22-23-36-203-019	22026 W BRANDON	07/10/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$96,940	45.09	\$193,888	\$32,399	\$182,601	\$91,237	2.001	1,080	\$169.08	8D1	
22-23-36-204-002	22256 N BRANDON	10/22/19	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$94,630	49.03	\$189,258	\$38,426	\$154,574	\$85,216	1.814	1,215	\$127.22	8D1	
22-23-36-204-003	22264 N BRANDON	06/26/20	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$84,000	54.90	\$167,993	\$31,684	\$121,316	\$77,011	1.575	1,518	\$79.92	8D1	
22-23-36-204-013	22088 MALDEN	12/04/20	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$93,500	46.77	\$187,002	\$34,068	\$165,832	\$86,403	1.919	1,080	\$153.55	8D1	
22-23-36-204-016	22052 MALDEN	01/05/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$89,500	47.11	\$179,004	\$34,827	\$155,173	\$81,456	1.905	1,080	\$143.68	8D1	
22-23-36-204-032	21989 TREDWELL	10/11/19	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$97,270	51.19	\$194,538	\$31,684	\$158,316	\$92,008	1.721	1,218	\$129.98	8D1	
22-23-36-226-017	22270 ONTAGA ST	11/21/19	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$139,480	71.53	\$278,954	\$34,997	\$160,003	\$137,829	1.161	1,710	\$93.57	8D1	
22-23-36-226-018	22258 ONTAGA ST	07/10/19	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$92,150	46.08	\$184,290	\$31,684	\$168,316	\$86,218	1.952	1,218	\$138.19	8D1	
22-23-36-226-021	22222 ONTAGA ST	06/28/19	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$93,290	48.34	\$186,582	\$36,645	\$156,355	\$84,710	1.846	1,518	\$103.00	8D1	
22-23-36-227-006	22259 ONTAGA ST	03/04/20	\$185,950	WD	03-ARM'S LENGTH	\$185,950	\$92,580	49.79	\$185,161	\$36,793	\$149,157	\$83,824	1.779	1,518	\$98.26	8D1	
22-23-36-227-009	22209 ONTAGA ST	03/02/20	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$87,580	46.83	\$175,152	\$35,101	\$151,899	\$79,125	1.920	1,201	\$126.48	8D1	
22-23-36-227-023	27510 DOREEN	04/04/19	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$87,710	44.08	\$175,415	\$32,040	\$166,960	\$81,003	2.061	1,080	\$154.59	8D1	
22-23-36-228-007	22040 TREDWELL	07/30/20	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$99,820	44.17	\$199,636	\$34,068	\$191,932	\$93,541	2.052	1,204	\$159.41	8D1	
22-23-36-228-017	21997 LEYTE	05/21/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$120,250	57.26	\$240,506	\$35,423	\$174,577	\$115,866	1.507	1,439	\$121.32	8D1	
22-23-36-228-019	21975 LEYTE	02/03/20	\$199,007	WD	03-ARM'S LENGTH	\$199,007	\$119,660	60.13	\$239,317	\$35,498	\$163,509	\$115,152	1.420	1,840	\$88.86	8D1	
22-23-36-229-005	21936 LEYTE	04/01/19	\$186,700	WD	03-ARM'S LENGTH	\$186,700	\$93,220	49.93	\$186,448	\$32,932	\$153,768	\$86,732	1.773	1,149	\$133.83	8D1	
22-23-36-229-015	21959 ONTAGA ST	01/31/20	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$98,980	49.99	\$197,955	\$31,702	\$166,298	\$93,928	1.770	1,518	\$109.55	8D1	
22-23-36-229-023	21863 ONTAGA ST	07/08/20	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$77,710	43.66	\$155,423	\$31,684	\$146,316	\$69,909	2.093	1,075	\$136.11	8D1	
22-23-36-229-024	21851 ONTAGA ST	02/12/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$97,520	42.40	\$195,037	\$37,215	\$192,785	\$89,165	2.162	1,518	\$127.00	8D1	
22-23-36-229-026	21827 ONTAGA ST	07/31/19	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$98,740	51.97	\$197,476	\$36,756	\$153,244	\$90,802	1.688	1,291	\$118.70	8D1	
22-23-36-230-005	21946 ONTAGA ST	05/22/19	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$107,490	51.19	\$214,984	\$33,263	\$176,737	\$102,667	1.721	1,427	\$123.85	8D1	
22-23-36-230-029	21772 S BRANDON	06/07/19	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$81,130	47.72	\$162,256	\$31,772	\$138,228	\$73,720	1.875	913	\$151.40	8D1	
22-23-36-276-004	21710 MALDEN	07/03/19	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$110,190	64.06	\$220,372	\$35,172	\$136,828	\$104,633	1.308	1,240	\$110.35	8D1	
22-23-36-276-026	27624 SHIAWASSEE	04/06/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$115,410	64.12	\$230,826	\$34,388	\$145,612	\$110,982	1.312	1,240	\$117.43	8D1	
22-23-36-277-004	21622 ONTAGA ST	09/11/20	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$104,200	51.08	\$208,406	\$38,932	\$165,068	\$95,748	1.724	1,092	\$151.16	8D1	
Totals:			\$6,876,057			\$6,876,057	\$3,409,850		\$6,819,676		\$5,706,675	\$3,192,256			\$133.02		
									Sale. Ratio =>	49.59				E.C.F. =>	1.788	Std. Deviation=>	0.283440221
									Std. Dev. =>	7.45				Ave. E.C.F. =>	1.822	Ave. Variance=>	22.6222

2022 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	
22-23-36-251-002	21755 COLLINGHAM	01/19/21	\$163,800	WD	03-ARM'S LENGTH	\$163,800	\$70,290	42.91	\$140,576	\$22,296	\$141,504	\$65,711	2.153	1,058	\$133.75	8E1	
22-23-36-251-003	21735 COLLINGHAM	09/16/19	\$110,500	WD	03-ARM'S LENGTH	\$110,500	\$75,730	68.53	\$151,464	\$25,572	\$84,928	\$69,940	1.214	1,260	\$67.40	8E1	
22-23-36-251-013	21531 COLLINGHAM	04/24/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$55,800	38.48	\$111,590	\$19,702	\$125,298	\$51,049	2.454	958	\$130.79	8E1	
22-23-36-251-016	21503 COLLINGHAM	11/30/20	\$145,500	WD	03-ARM'S LENGTH	\$145,500	\$50,680	34.83	\$101,352	\$19,783	\$125,717	\$45,316	2.774	702	\$179.08	8E1	
22-23-36-252-003	21730 COLLINGHAM	08/07/20	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$74,770	45.87	\$149,537	\$20,151	\$142,849	\$71,881	1.987	888	\$160.87	8E1	
22-23-36-252-004	21710 COLLINGHAM	03/06/20	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$62,290	66.27	\$124,576	\$24,222	\$69,778	\$55,752	1.252	960	\$72.69	8E1	
22-23-36-252-006	21618 COLLINGHAM	04/18/19	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$110,870	63.35	\$221,730	\$29,085	\$145,915	\$107,025	1.363	1,463	\$99.74	8E1	
22-23-36-253-002	21716 OXFORD	09/06/19	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$81,230	40.82	\$162,458	\$24,322	\$174,678	\$76,742	2.276	1,622	\$107.69	8E1	
22-23-36-253-005	21618 OXFORD	12/04/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$52,140	49.66	\$121,386	\$18,419	\$86,581	\$57,204	1.514	1,070	\$80.92	8E1	
Totals:			\$1,300,800			\$1,300,800	\$633,800		\$1,284,669		\$1,097,248	\$600,621			\$114.77		
								Sale. Ratio =>	48.72			E.C.F. =>	1.827			Std. Deviation=>	0.5713603
								Std. Dev. =>	12.75			Ave. E.C.F. =>	1.888			Ave. Variance=>	49.0576

2022 ECF 1.800
Std Dev

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-36-201-019	22222 AVERHILL	06/25/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$85,520	51.83	\$171,041	\$29,445	\$135,555	\$73,366	1.848	974	\$139.17	8F1
		Totals:	\$165,000			\$165,000	\$85,520		\$171,041		\$135,555	\$73,366			\$139.17	
								Sale. Ratio =>	51.83			E.C.F. =>	1.848		Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.848		Ave. Variance=>	0.0000

2022 ECF 1.930
19 Sale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area		
22-23-36-278-023	27729 SHIAWASSEE	04/16/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$75,660	54.04	\$151,322	\$24,162	\$115,838	\$69,868	1.658	1,000	\$115.84	8G1		
22-23-36-280-012	21505 RENSSELAER	12/06/19	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$56,420	26.55	\$135,627	\$12,397	\$200,103	\$67,709	2.955	1,256	\$159.32	8G1		
22-23-36-427-001	21448 ST FRANCIS	07/28/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$56,830	43.72	\$126,580	\$13,134	\$116,866	\$62,333	1.875	1,129	\$103.51	8G1		
22-23-36-429-004	21324 RENSSELAER	09/27/19	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$52,070	54.24	\$104,147	\$17,264	\$78,736	\$47,738	1.649	840	\$93.73	8G1		
22-23-36-429-016	21337 INKSTER	07/01/19	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$43,180	39.98	\$86,354	\$17,182	\$90,818	\$38,007	2.390	811	\$111.98	8G1		
22-23-36-431-003	21234 ST FRANCIS	06/06/19	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$70,810	50.61	\$141,624	\$18,627	\$121,273	\$67,581	1.794	936	\$129.57	8G1		
22-23-36-431-016	21125 ONTAGA ST	10/30/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$52,180	54.93	\$104,355	\$17,474	\$77,526	\$47,737	1.624	840	\$92.29	8G1		
22-23-36-432-010	21142 ONTAGA ST	06/11/20	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$39,260	50.99	\$78,525	\$19,366	\$57,634	\$32,505	1.773	636	\$90.62	8G1		
22-23-36-432-019	21223 RENSSELAER	08/20/19	\$85,500	WD	03-ARM'S LENGTH	\$85,500	\$50,120	58.62	\$100,230	\$17,182	\$68,318	\$45,631	1.497	712	\$95.95	8G1		
22-23-36-432-021	21199 RENSSELAER	12/02/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$60,710	60.71	\$121,419	\$17,182	\$82,818	\$57,273	1.446	891	\$92.95	8G1		
22-23-36-432-022	21187 RENSSELAER	08/27/20	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$48,230	39.53	\$96,459	\$19,668	\$102,332	\$42,193	2.425	708	\$144.54	8G1		
22-23-36-432-028	21117 RENSSELAER	03/24/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$56,520	53.83	\$113,048	\$18,231	\$86,769	\$52,097	1.666	916	\$94.73	8G1		
22-23-36-433-009	21164 RENSSELAER	11/15/19	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$46,760	55.67	\$93,516	\$21,857	\$62,143	\$39,373	1.578	736	\$84.43	8G1		
22-23-36-433-028	21103 INKSTER	06/07/19	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$37,930	63.22	\$75,854	\$19,038	\$40,962	\$31,218	1.312	552	\$74.21	8G1		
22-23-36-476-002	21066 COLWELL	05/24/19	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$73,300	53.12	\$146,607	\$20,425	\$117,575	\$69,331	1.696	1,092	\$107.67	8G1		
22-23-36-476-005	21034 COLWELL	10/11/19	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$57,290	43.40	\$114,571	\$21,763	\$110,237	\$50,993	2.162	800	\$137.80	8G1		
22-23-36-476-006	21026 COLWELL	03/12/21	\$190,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$190,000	\$87,210	45.90	\$191,355	\$22,526	\$167,474	\$92,763	1.805	1,050	\$159.50	8G1		
22-23-36-477-004	21036 ST FRANCIS	04/23/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$63,680	47.17	\$127,367	\$19,446	\$115,554	\$59,297	1.949	974	\$118.64	8G1		
22-23-36-477-005	21028 ST FRANCIS	08/13/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$64,900	51.92	\$129,795	\$19,683	\$105,317	\$60,501	1.741	1,047	\$100.59	8G1		
22-23-36-477-011	20926 ST FRANCIS	09/10/19	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$47,540	45.28	\$95,082	\$17,182	\$87,818	\$42,802	2.052	803	\$109.36	8G1		
22-23-36-477-018	21033 ONTAGA ST	09/17/19	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$77,270	49.85	\$154,539	\$20,427	\$134,573	\$73,688	1.826	1,148	\$117.22	8G1		
22-23-36-477-019	21025 ONTAGA ST	05/17/19	\$198,650	WD	03-ARM'S LENGTH	\$198,650	\$109,640	55.19	\$219,281	\$26,110	\$172,540	\$106,138	1.626	1,947	\$88.62	8G1		
22-23-36-477-023	20967 ONTAGA ST	01/15/20	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$63,250	53.60	\$126,505	\$18,069	\$99,931	\$59,580	1.677	1,220	\$81.91	8G1		
22-23-36-478-019	21019 RENSSELAER	08/11/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$42,450	42.45	\$84,907	\$19,129	\$80,871	\$36,142	2.238	672	\$120.34	8G1		
22-23-36-478-034	20960 ONTAGA ST	02/26/21	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$86,150	55.94	\$172,292	\$34,112	\$119,888	\$75,923	1.579	1,520	\$78.87	8G1		
22-23-36-479-003	21034 RENSSELAER	11/20/20	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$59,730	53.33	\$119,466	\$20,895	\$91,105	\$54,160	1.682	720	\$126.53	8G1		
22-23-36-479-005	21010 RENSSELAER	12/11/20	\$85,000	LC	03-ARM'S LENGTH	\$85,000	\$56,010	65.89	\$112,028	\$22,065	\$62,935	\$49,430	1.273	820	\$76.75	8G1		
22-23-36-482-004	20812 ONTAGA ST	07/14/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$64,900	36.06	\$144,700	\$13,749	\$166,251	\$71,951	2.311	1,152	\$144.32	8G1		
22-23-36-483-004	20804 RENSSELAER	12/02/20	\$191,500	WD	03-ARM'S LENGTH	\$191,500	\$89,100	46.53	\$178,191	\$20,182	\$171,318	\$86,818	1.973	1,548	\$110.67	8G1		
Totals:			\$3,674,050			\$3,674,050	\$1,789,100		\$3,645,746		\$3,105,523	\$1,690,780			\$109.05			
													Sale. Ratio =>	48.70	E.C.F. =>	1.837	Std. Deviation=>	0.365400053
													Std. Dev. =>	8.40	Ave. E.C.F. =>	1.836	Ave. Variance=>	27.3987

2022 ECF
21 Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
22-23-36-307-009	29214 DRESDEN	02/28/20	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$129,870	53.67	\$259,738	\$53,682	\$188,318	\$149,316	1.261	2,540	\$74.14	8H1	
22-23-36-354-004	28901 SCOTTEN	09/03/20	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$114,840	48.66	\$229,679	\$59,473	\$176,527	\$123,338	1.431	2,324	\$75.96	8H1	
22-23-36-354-005	29096 LIST	12/18/19	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$64,220	40.90	\$128,436	\$28,968	\$128,032	\$72,078	1.776	1,318	\$97.14	8H1	
22-23-36-354-012	28910 LIST	02/13/20	\$84,500	WD	03-ARM'S LENGTH	\$84,500	\$65,250	77.22	\$130,495	\$55,502	\$28,998	\$54,343	0.534	1,131	\$25.64	8H1	
Totals:			\$719,500			\$719,500	\$374,180		\$748,348		\$521,875	\$399,075			\$68.22		
								Sale. Ratio =>	52.01					E.C.F. =>	1.308	Std. Deviation=>	0.52382207
								Std. Dev. =>	15.64					Ave. E.C.F. =>	1.251	Ave. Variance=>	35.8488

2022 ECF 1.380
1 Outlier

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-36-377-031	20823 PEARL	08/26/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$39,540	49.43	\$79,074	\$15,381	\$64,619	\$43,926	1.471	720	\$89.75	8K1
Totals:			\$80,000			\$80,000	\$39,540		\$79,074		\$64,619	\$43,926			\$89.75	
								Sale. Ratio =>	49.43				E.C.F. =>	1.471	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.471	Ave. Variance=>	0.0000

2022 ECF 1.450

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-36-401-007	21407 COLLINGHAM	03/04/20	\$85,000	CD	03-ARM'S LENGTH	\$85,000	\$62,600	73.65	\$125,190	\$19,202	\$65,798	\$62,715	1.049	1,000	\$65.80	8L1
22-23-36-401-008	21331 COLLINGHAM	09/06/19	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$74,170	60.30	\$148,349	\$26,040	\$96,960	\$72,372	1.340	1,112	\$87.19	8L1
22-23-36-401-010	21313 COLLINGHAM	07/10/19	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$88,390	48.83	\$176,774	\$26,859	\$154,141	\$88,707	1.738	1,510	\$102.08	8L1
22-23-36-402-001	21440 COLLINGHAM	09/02/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$56,130	40.09	\$112,253	\$26,315	\$113,685	\$50,851	2.236	916	\$124.11	8L1
22-23-36-402-008	21320 COLLINGHAM	09/30/19	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$82,840	48.02	\$165,678	\$25,359	\$147,141	\$83,029	1.772	1,456	\$101.06	8L1
22-23-36-402-009	21314 COLLINGHAM	08/26/19	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$90,130	51.80	\$180,256	\$22,202	\$151,798	\$93,523	1.623	1,504	\$100.93	8L1
22-23-36-402-041	21105 OXFORD	09/30/19	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$82,590	48.58	\$165,181	\$28,668	\$141,332	\$80,777	1.750	1,050	\$134.60	8L1
Totals:			\$1,045,500			\$1,045,500	\$536,850		\$1,073,681		\$870,855	\$531,974			\$102.25	
								Sale. Ratio =>	51.35			E.C.F. =>	1.637	Std. Deviation=>		0.37266037
								Std. Dev. =>	10.87			Ave. E.C.F. =>	1.644	Ave. Variance=>		26.2747

2022 ECF 1.690
2 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
22-23-36-451-007	21017 OXFORD	07/03/19	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$48,280	49.77	\$96,550	\$19,284	\$77,716	\$46,267	1.680	792	\$98.13	8M1
Totals:			\$97,000			\$97,000	\$48,280		\$96,550		\$77,716	\$46,267			\$98.13	
								Sale. Ratio =>	49.77				E.C.F. =>	1.680	Std. Deviation=>	#DIV/0!
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.680	Ave. Variance=>	0.0000
													2022 ECF	1.670		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
22-23-36-201-030	22291 ARBOR LANE	02/03/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$148,770	48.78	\$297,541	\$53,504	\$251,496	\$210,377	1.195	2,159	\$116.49	8Q1
22-23-36-201-055	22194 ARBOR LANE	07/24/19	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$152,460	49.66	\$304,914	\$53,504	\$253,496	\$216,733	1.170	2,095	\$121.00	8Q1
22-23-36-201-076	21946 ARBOR LANE	05/03/19	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$153,560	52.23	\$307,121	\$52,167	\$241,833	\$219,788	1.100	2,126	\$113.75	8Q1
		Totals:	\$906,000			\$906,000	\$454,790		\$909,576		\$746,825	\$646,897			\$117.08	
								Sale. Ratio =>	50.20			E.C.F. =>	1.154	Std. Deviation=>		0.04920571
								Std. Dev. =>	1.79			Ave. E.C.F. =>	1.155	Ave. Variance=>		3.6550

2022 ECF 1.160