

ECF NHBD: 00531 - W HOLT METES AND BOUNDS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-19-200-027	1987 GROVENBURG ROAD	07/25/22	WD	03-ARM'S LENGTH	\$240,000	\$100,500	41.88	\$250,329	\$33,482	\$206,518	\$293,037	0.705	2,010	\$102.75	00531	12.7047	1.25-1.75	\$20,000
33-25-05-21-400-011	1725 EIFERT ROAD	04/01/22	WD	03-ARM'S LENGTH	\$272,000	\$84,000	30.88	\$212,563	\$35,710	\$236,290	\$238,991	0.989	1,547	\$152.74	00531	15.6901	1.25-1.75	\$24,565
33-25-05-28-300-001	1164 ONONDAGA ROAD	09/22/23	WD	03-ARM'S LENGTH	\$295,000	\$77,800	26.37	\$280,852	\$104,967	\$190,033	\$235,761	0.806	1,470	\$129.27	00531	2.5756	1.25-1.75	\$101,879
33-25-05-31-400-037	665 GROVENBURG ROAD	08/09/23	WD	03-ARM'S LENGTH	\$315,000	\$82,300	26.13	\$288,226	\$62,312	\$252,688	\$305,289	0.828	2,101	\$120.27	00531	0.4098	1.25-1.75	\$62,312
1.x5 STY: 4 SALES OF 67 TOTAL PARCELS \$ 126/SF					Totals:	\$1,122,000	\$344,600		\$1,031,970		\$885,529	\$1,073,077		\$126.26		0.6574		
ECF OF .825 = \$121/sf, ~7% INCREASES. OK							Sale. Ratio =>	30.71			E.C.F. =>	0.825		Std. Deviation=>	0.117529			
							Std. Dev. =>	7.37			Ave. E.C.F. =>	0.832		Ave. Variance=>	7.8451	Coefficient of Var=>	9.431457141	
33-25-05-29-400-010	5594 HARPER ROAD	12/29/23	WD	03-ARM'S LENGTH	\$285,000	\$63,700	22.35	\$197,289	\$49,067	\$235,933	\$175,044	1.348	1,820	\$129.63	00531	0.0000	BI-LEVEL	\$48,444
BI-LEVELS: 1 SALE OF 14 TOTAL PARCELS @ \$130/SF					Totals:	\$285,000	\$63,700		\$197,289		\$235,933	\$175,044		\$129.63		0.0000		
ECF OF 1.340 = \$134.5/SF, 42% INCREASES.							Sale. Ratio =>	22.35			E.C.F. =>	1.348		Std. Deviation=>	#DIV/0!			
TWP WIDE REVIEW OF BILEVS SUPPORTS \$116/SF, USE 1.155, ~25% INC. OK							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.348		Ave. Variance=>	0.0000	Coefficient of Var=>	0	
33-25-05-19-200-003	6129 HOLT ROAD	07/01/22	WD	03-ARM'S LENGTH	\$135,500	\$41,400	30.55	\$111,561	\$20,000	\$115,500	\$128,959	0.896	902	\$128.05	00531	2.3274	BUNGALOW	\$20,000
33-25-05-32-100-038	916 GROVENBURG ROAD	08/10/22	WD	03-ARM'S LENGTH	\$185,000	\$50,600	27.35	\$162,331	\$46,610	\$138,390	\$162,987	0.849	1,274	\$108.63	00531	2.3274	BUNGALOW	\$37,020
BUNGALOWS: 2 SALES OF 10 TOTAL PARCELS @ \$118/SF					Totals:	\$320,500	\$92,000		\$273,892		\$253,890	\$291,946		\$118.34		0.2713		
ECF OF .870 = \$117/SF, ~12% INCREASE OK							Sale. Ratio =>	28.71			E.C.F. =>	0.870		Std. Deviation=>	0.032914			
							Std. Dev. =>	2.26			Ave. E.C.F. =>	0.872		Ave. Variance=>	2.3274	Coefficient of Var=>	2.667939922	
33-25-05-18-251-011	2400 GILBERT ROAD	05/30/23	WD	03-ARM'S LENGTH	\$100,000	\$51,600	51.60	\$163,421	\$79,207	\$20,793	\$191,503	0.109	1,574	\$13.21	00531	0.0000	MOBILE HOME	\$79,207
MOBILE HOMES: 1 SALE OF 3 TOTAL PARCELS @ \$13/SF					Totals:	\$100,000	\$51,600		\$163,421		\$20,793	\$191,503		\$13.21		0.0000		
ECF OF .109 = \$43.60/SF, 19% DECREASE. LOW!							Sale. Ratio =>	51.60			E.C.F. =>	0.109		Std. Deviation=>	#DIV/0!			
USE .320 FOR \$71/SF, 2% INCREASES OKAY.							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.109		Ave. Variance=>	0.0000	Coefficient of Var=>	0	
33-25-05-07-301-006	6475 BISHOP ROAD	09/10/22	WD	03-ARM'S LENGTH	\$141,926	\$59,400	41.85	\$155,198	\$22,967	\$118,959	\$184,938	0.643	1,488	\$79.95	00531	25.9545	RANCH	\$20,000
33-25-05-07-301-008	6429 BISHOP ROAD	06/30/22	WD	03-ARM'S LENGTH	\$171,000	\$39,400	23.04	\$141,877	\$40,811	\$130,189	\$135,769	0.959	948	\$137.33	00531	5.6123	RANCH	\$26,807
33-25-05-07-301-009	6423 BISHOP ROAD	09/22/22	WD	03-ARM'S LENGTH	\$110,000	\$47,200	42.91	\$117,726	\$28,279	\$81,721	\$125,101	0.653	977	\$83.64	00531	24.9539	RANCH	\$20,000
33-25-05-16-226-021	5025 WILLOUGHBY ROAD	10/21/22	WD	03-ARM'S LENGTH	\$170,000	\$61,600	36.24	\$149,838	\$21,574	\$148,426	\$179,390	0.827	1,236	\$120.09	00531	7.5389	RANCH	\$20,000
33-25-05-16-300-011	2243 GUNN ROAD	08/04/23	WD	03-ARM'S LENGTH	\$325,000	\$64,700	19.91	\$194,295	\$34,475	\$290,525	\$223,524	1.300	1,668	\$174.18	00531	39.6965	RANCH	\$28,907
33-25-05-17-300-009	2192 GROVENBURG ROAD	09/09/22	WD	03-ARM'S LENGTH	\$449,900	\$117,800	26.18	\$384,738	\$104,117	\$345,783	\$385,487	0.897	1,791	\$193.07	00531	0.5779	RANCH	\$73,767
33-25-05-20-200-009	1755 ONONDAGA ROAD	09/09/22	WD	03-ARM'S LENGTH	\$350,000	\$97,400	27.83	\$294,421	\$87,886	\$262,114	\$280,171	0.936	1,144	\$229.12	00531	3.2769	RANCH	\$78,010
33-25-05-20-300-013	5831 KRANTZ ROAD	12/02/22	WD	03-ARM'S LENGTH	\$583,235	\$0	0.00	\$511,674	\$123,561	\$459,674	\$542,815	0.847	1,885	\$243.86	00531	5.5948	RANCH	\$20,000
33-25-05-20-400-003	1737 ONONDAGA ROAD	02/17/23	WD	03-ARM'S LENGTH	\$189,900	\$58,300	30.70	\$143,980	\$23,800	\$166,100	\$168,084	0.988	1,192	\$139.35	00531	8.5416	RANCH	\$20,000
33-25-05-21-351-004	1600 ONONDAGA ROAD	12/15/22	WD	03-ARM'S LENGTH	\$285,000	\$96,000	33.68	\$244,368	\$63,523	\$221,477	\$252,930	0.876	1,600	\$138.42	00531	2.7135	RANCH	\$39,733
33-25-05-27-200-016	4662 HARPER ROAD	10/10/23	WD	03-ARM'S LENGTH	\$700,000	\$286,400	40.91	\$645,007	\$159,008	\$540,992	\$667,188	0.811	2,768	\$195.45	00531	9.1927	RANCH	\$122,528
33-25-05-20-300-014	5793 KRANTZ ROAD	01/23/23	WD	03-ARM'S LENGTH	\$404,606	\$35,800	8.85	\$404,353	\$97,181	\$307,425	\$343,209	0.896	1,596	\$192.62	00531	0.7044	RANCH	\$71,661
33-25-05-30-200-007	1367 GROVENBURG ROAD	02/27/23	WD	03-ARM'S LENGTH	\$242,000	\$22,200	9.17	\$167,975	\$24,004	\$217,996	\$201,358	1.083	1,272	\$171.38	00531	17.9848	RANCH	\$22,451
33-25-05-31-276-013	845 GROVENBURG ROAD	07/13/22	WD	03-ARM'S LENGTH	\$352,000	\$118,600	33.69	\$303,862	\$45,635	\$306,365	\$361,157	0.848	1,748	\$175.27	00531	5.4492	RANCH	\$37,778
33-25-05-32-100-036	5975 HARPER ROAD	06/23/23	WD	03-ARM'S LENGTH	\$195,000	\$59,200	30.36	\$143,469	\$34,021	\$160,979	\$153,074	1.052	1,008	\$159.70	00531	14.8860	RANCH	\$23,608
33-25-05-32-251-007	5747 HARPER ROAD	09/08/23	WD	03-ARM'S LENGTH	\$432,500	\$185,500	42.89	\$406,583	\$129,809	\$302,691	\$364,865	0.830	1,584	\$191.09	00531	7.3184	RANCH	\$123,421
RANCHES : 16 SALES OF 188 TOTAL PARCELS @ \$164/SF					Totals:	\$5,102,067	\$1,349,500		\$4,409,364		\$4,061,416	\$4,569,062		\$164.03		1.3886		
ECF OF .895 = \$142/sf, 17% AVG INCREASES OK							Sale. Ratio =>	26.45			E.C.F. =>	0.889		Std. Deviation=>	0.159091			
							Std. Dev. =>	13.03			Ave. E.C.F. =>	0.903		Ave. Variance=>	11.2498	Coefficient of Var=>	12.4612453	
33-25-05-16-300-017	2035 GUNN ROAD	07/24/23	WD	03-ARM'S LENGTH	\$360,000	\$74,100	20.58	\$193,723	\$51,672	\$308,328	\$194,590	1.584	1,752	\$175.99	00531	31.3570	TRI-QUAD LEVEL	\$45,838
33-25-05-30-200-012	1283 GROVENBURG ROAD	09/15/23	WD	03-ARM'S LENGTH	\$242,500	\$61,000	25.15	\$198,716	\$50,783	\$191,717	\$200,256	0.957	1,661	\$115.42	00531	31.3570	TRI-QUAD LEVEL	\$50,160
TRI/QUAD LEVELS: 2 SALES OF 31 TOTAL PARCELS @ \$146/SF					Totals:	\$602,500	\$135,100		\$392,439		\$500,045	\$394,847		\$145.70		0.4500		
ECF OF 1.270 = \$153/SF, 51% INCREASE. HIGH.							Sale. Ratio =>	22.42			E.C.F. =>	1.266		Std. Deviation=>	0.443455			
USE 1.075 FOR \$130/SF, ~31% INCREASE OK							Std. Dev. =>	3.23			Ave. E.C.F. =>	1.271		Ave. Variance=>	31.3570	Coefficient of Var=>	24.67252385	
33-25-05-16-251-009	2320 GUNN ROAD	08/08/23	WD	03-ARM'S LENGTH	\$280,000	\$125,400	44.79	\$329,747	\$81,047	\$198,953	\$374,819	0.531	2,048	\$97.15	00531	14.3775	TWO STORY	\$72,943
33-25-05-18-202-014	2440 GILBERT ROAD	07/18/22	WD	03-ARM'S LENGTH	\$426,900	\$160,500	37.60	\$367,823	\$65,431	\$361,469	\$472,488	0.765	2,977	\$121.42	00531	9.0461	TWO STORY	\$37,818
33-25-05-19-200-029	6311 HOLT ROAD	06/15/22	WD	03-ARM'S LENGTH	\$360,000	\$85,400	23.72	\$322,485	\$49,297	\$310,703	\$426,856	0.728	2,160	\$143.84	00531	5.3314	TWO STORY	\$24,104
TWO STORY - 3 SALES OF 66 TOTAL PARCELS @ \$121/SF					Totals:	\$1,066,900	\$371,300		\$1,020,055		\$871,125	\$1,274,162		\$120.80		0.9112		
ECF OF .680 = \$112/SF, ~2% INCREASE. LOW							Sale. Ratio =>	34.80			E.C.F. =>	0.684		Std. Deviation=>	0.125890			
USE .720 FOR \$120/SF, 12% INCREASE OKAY.							Std. Dev. =>	10.71			Ave. E.C.F. =>	0.675		Ave. Variance=>	9.5850	Coefficient of Var=>	14.20898327	

33-25-05-20-200-003	5717 HOLT ROAD	01/17/23	WD	03-ARM'S LENGTH	\$58,000	\$15,200	26.21	\$37,229	\$24,493	\$33,507	\$12,736	2.631	0	#DIV/0!	00531	263.0889	POLE BLDG ONLY	\$24,493
33-25-05-32-251-006	5681 HARPER ROAD	08/11/23	WD	03-ARM'S LENGTH	\$299,000	\$70,700	23.65	\$284,262	\$282,660	\$16,340	\$1,602	10.200	0	#DIV/0!	00531	1019.9750	POLE BLDG ONLY	\$282,660
POLE BLDG ONLY. No ECF analysis required.					Totals:	\$357,000	\$85,900		\$321,491	\$49,847	\$14,338			#DIV/0!		235.7272		
						Sale. Ratio =>	24.06			E.C.F. =>	3.477		Std. Deviation=>	5.351993				
						Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.119		Ave. Variance=>	641.5320	Coefficient of Var=>	573.1579068		

DUPLEXES: NO SALES OF 4 TOTAL PARCELS

2024 ECF OF .660 = \$66/SF, -2.5%. TWP WIDE SALES SUPPORT \$76/SF, USE .765 FOR \$75.55/SF, 9.8% INCREASE OKAY

GARAGE-RES PARCELS: NO SALES OF 1 TOTAL PARCEL

2024 ECF OF 1.000 = 1.70% DECREASE, OKAY.

MODULARS: NO SALES OF 3 TOTAL PARCELS

2024 ECF OF .577 = \$79.83/SF, +1% AVG CHANGE. ONLY ONE MODULAR SALE TWP WIDE. NC TO ECF FOR 2025.

ECF NHBD: 00540 - E HOLT - M & B, MISC PLATS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-14-176-009	4322 KELLER ROAD	12/16/22	WD	03-ARM'S LENGTH	\$159,000	\$62,100	39.06	\$139,520	\$30,278	\$128,722	\$133,222	0.966	1,452	\$88.65	00540	10.1645	1.25-1.75	\$46,848
33-25-05-15-126-012	4847 WILLOUGHBY ROAD	11/10/22	WD	03-ARM'S LENGTH	\$182,000	\$69,400	38.13	\$169,597	\$26,771	\$155,229	\$174,178	0.891	1,558	\$99.63	00540	2.6631	1.25-1.75	\$46,848
33-25-05-22-301-005	4945 WILCOX ROAD	10/16/23	WD	03-ARM'S LENGTH	\$125,000	\$54,300	43.44	\$118,509	\$40,460	\$84,540	\$95,182	0.888	962	\$87.88	00540	2.3618	1.25-1.75	\$54,225
33-25-05-22-301-019	1628 EIFERT ROAD	06/30/22	WD	03-ARM'S LENGTH	\$220,000	\$70,600	32.09	\$193,811	\$24,704	\$195,296	\$206,228	0.947	1,596	\$122.37	00540	8.2413	1.25-1.75	\$20,000
33-25-05-27-100-010	1332 EIFERT ROAD	11/02/22	WD	03-ARM'S LENGTH	\$380,000	\$177,600	46.74	\$450,298	\$146,474	\$233,526	\$370,517	0.630	2,349	\$99.42	00540	23.4307	1.25-1.75	\$33,082
1.X5 STY: 5 SALES OF 32 TOTAL PARCELS @ \$100/SF					Totals:	\$1,066,000	\$434,000	\$1,071,735		\$797,313	\$979,327			\$99.59		5.0434		
ECF OF .840 = \$105/SF, +/- ADJUSTMENTS							Sale. Ratio =>	40.71			E.C.F. =>	0.814		Std. Deviation=>	0.1353609			
COMP NHBDS SUPPORT \$85-121. USE .880 FOR \$110/SF, 3.6% AVG INC.							Std. Dev. =>	5.57			Ave. E.C.F. =>	0.865		Ave. Variance=>	9.3723	Coefficient of Var=>	10.84029938	
33-25-05-12-301-006	2692 PINE TREE ROAD	11/14/22	WD	03-ARM'S LENGTH	\$150,800	\$91,400	60.61	\$205,235	\$76,082	\$74,718	\$253,241	0.295	1,984	\$37.66	00540	0.0000	MODULAR	\$24,750
MODULAR: 1 SALE OF 9 TOTAL PARCELS @ 38/SF.					Totals:	\$150,800	\$91,400	\$205,235		\$74,718	\$253,241			\$37.66		0.0000		
ECF OF .295 = SIGNIFICANT DECREASE, 2024 ECF OF .510 = \$73/SF, 2% DECREASE							Sale. Ratio =>	60.61			E.C.F. =>	0.295		Std. Deviation=>	#DIV/0!			
COMP NHBDS SUPPORT \$80-100. USE .560 FOR \$80/SF, 5% INCREASE							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.295		Ave. Variance=>	0.0000	Coefficient of Var=>	0	
33-25-05-01-300-017	3836 SANDHILL ROAD	08/28/23	WD	03-ARM'S LENGTH	\$420,000	\$137,300	32.69	\$316,933	\$48,869	\$371,131	\$286,699	1.294	2,124	\$174.73	00540	21.5202	RANCH	\$20,000
33-25-05-01-300-035	3848 SANDHILL ROAD	03/15/24	WD	03-ARM'S LENGTH	\$525,000	\$149,600	28.50	\$360,625	\$70,304	\$454,696	\$310,504	1.464	1,632	\$278.61	00540	38.5089	RANCH	\$53,708
33-25-05-11-401-001	4203 DELL ROAD	09/22/22	WD	03-ARM'S LENGTH	\$172,000	\$58,300	33.90	\$151,232	\$29,145	\$142,855	\$130,574	1.094	960	\$148.81	00540	1.4758	RANCH	\$20,000
33-25-05-11-426-011	2727 PINE TREE ROAD	04/14/22	WD	03-ARM'S LENGTH	\$250,000	\$100,600	40.24	\$283,635	\$54,235	\$195,765	\$245,348	0.798	1,274	\$153.66	00540	28.1384	RANCH	\$29,601
33-25-05-11-426-012	2711 PINE TREE ROAD	07/27/22	WD	03-ARM'S LENGTH	\$287,000	\$106,200	37.00	\$257,987	\$29,710	\$257,290	\$244,147	1.054	1,884	\$136.57	00540	2.5458	RANCH	\$42,245
33-25-05-11-426-015	2667 PINE TREE ROAD	03/28/23	LC	03-ARM'S LENGTH	\$149,442	\$55,800	37.34	\$139,707	\$26,536	\$122,906	\$121,039	1.015	850	\$144.60	00540	6.3864	RANCH	\$20,000
33-25-05-15-101-007	2464 EIFERT ROAD	08/02/22	WD	03-ARM'S LENGTH	\$130,000	\$36,100	27.77	\$116,822	\$29,222	\$100,778	\$93,690	1.076	690	\$146.06	00540	0.3637	RANCH	\$20,000
33-25-05-27-300-002	4765 HARPER ROAD	12/15/22	WD	03-ARM'S LENGTH	\$198,000	\$86,700	43.79	\$216,701	\$35,341	\$162,659	\$193,968	0.839	1,460	\$111.41	00540	24.0706	RANCH	\$38,140
RANCH: 8 SALES OF 118 TOTAL PARCELS @ 162/SF					Totals:	\$2,131,442	\$730,600	\$1,843,642		\$1,808,080	\$1,625,968			\$161.81		3.2709		
ECF OF 1.095 = \$154/SF, 13% AV INC. OKAY!							Sale. Ratio =>	34.28			E.C.F. =>	1.112		Std. Deviation=>	0.2193104			
COMP NHBDS SUPPORT \$88-132/SF							Std. Dev. =>	5.54			Ave. E.C.F. =>	1.079		Ave. Variance=>	15.3762	Coefficient of Var=>	14.24658045	
33-25-05-11-226-001	2995 PINE TREE ROAD	04/05/22	WD	03-ARM'S LENGTH	\$325,000	\$128,600	39.57	\$406,742	\$56,033	\$268,967	\$443,935	0.606	3,696	\$72.77	00540	19.2742	TWO STORY	\$20,000
33-25-05-14-102-001	4449 WILLOUGHBY ROAD	03/24/23	WD	03-ARM'S LENGTH	\$265,000	\$83,200	31.40	\$242,683	\$25,753	\$239,247	\$274,595	0.871	1,844	\$129.74	00540	7.2661	TWO STORY	\$106,419
33-25-05-14-302-020	4439 KELLER ROAD	12/20/22	WD	03-ARM'S LENGTH	\$180,000	\$57,900	32.17	\$160,703	\$42,245	\$137,755	\$149,947	0.919	1,344	\$102.50	00540	12.0081	TWO STORY	\$33,602
TWO STORY: 3 SALES OF 37 TOTAL PARCELS @ \$102/SF					Totals:	\$770,000	\$269,700	\$810,128		\$645,969	\$868,477			\$101.67		5.4816		
ECF OF .770 = \$107/SF, 4% DECR. COMP NHBDS SUPPORT \$88-132/SF							Sale. Ratio =>	35.03			E.C.F. =>	0.744		Std. Deviation=>	0.1685948			
USE .820 FOR \$114/sf, 1-2% INCREASES OKAY.							Std. Dev. =>	4.51			Ave. E.C.F. =>	0.799		Ave. Variance=>	12.8495	Coefficient of Var=>	16.08974583	

BI-LEVEL: NO SALES OF 6 TOTAL PARCELS

2024 ECF OF .930 = \$88/SF, 2+% DECREASES. COMP NHBDS SUPPORT \$87-123.

USE 1.080 FOR \$102/SF, 11% INCREASES OKAY.

BUNGALOW: NO SALES OF 21 TOTAL PARCELS

2024 ECF OF .875 = \$107/SF, +/-% CHANGES. COMP NHBDS SUPPORT \$77-117/SF.

NO CHANGE TO ECF FOR 2025.P

DUPLEX: NO SALES OF 4 TOTAL PARCELS

2024 ECF OF .750 = \$89/SF, +/- CHANGES.

COMP NHBDS SUPPORT \$67-85. NO CHANGE TO ECF FOR 2025.

OTHER: NO SALES OF 1 TOTAL PARCEL

2024 ECF OF .660 = \$166/SF, 3% DECREASE OKAY.

NO CHANGE TO ECF FOR 2025.

TRI-QUAD LEVEL: NO SALES OF 8 TOTAL PARCELS

2024 ECF OF .690 = \$83/SF, 3% DECREASES. COMP NHBDS SUPPORT \$91-98/SF.

USE .795 FOR \$95/SF, 9% INCREASES OKAY.

ECF NHBD: 00550 - MASON-M & B, MISC PLATS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-25-101-010	1381 N CEDAR ROAD	04/28/22	WD	03-ARM'S LENGTH	\$70,000	\$41,900	59.86	\$96,091	\$39,329	\$30,671	\$97,029	0.316	1,060	\$28.93	00550	33.9918	BUNGALOW	\$42,495
33-25-05-25-101-014	1430 N EDGAR ROAD	03/22/24	WD	03-ARM'S LENGTH	\$130,000	\$44,500	34.23	\$89,124	\$30,934	\$99,066	\$99,470	0.996	672	\$147.42	00550	33.9918	BUNGALOW	\$68,630
BUNGALOW: 2 SALES OF 9 TOTAL PARCELS @ \$88/SF					Totals:	\$200,000	\$86,400	\$185,215	\$129,737	\$196,499				\$88.18		0.4223		
ECF OF .660 = \$85/SF, 6% INCREASE. OKAY.							Sale. Ratio =>	43.20			E.C.F. =>	0.660		Std. Deviation=>	0.480717			
							Std. Dev. =>	18.12			Ave. E.C.F. =>	0.656		Ave. Variance=>	33.9918	Coefficient of Var=>	51.81527062	
33-25-05-25-200-005	1265 N COLLEGE ROAD	04/28/22	WD	03-ARM'S LENGTH	\$431,000	\$139,100	32.27	\$392,568	\$102,485	\$328,515	\$371,901	0.883	1,791	\$183.43	00550	8.0569	RANCH	\$68,635
33-25-05-27-100-004	4764 HARPER ROAD	12/08/23	CD	03-ARM'S LENGTH	\$161,200	\$80,600	50.00	\$199,158	\$72,002	\$89,198	\$163,021	0.547	1,092	\$81.68	00550	25.5612	RANCH	\$46,745
33-25-05-27-400-008	4595 HARPER ROAD	05/13/22	WD	03-ARM'S LENGTH	\$311,000	\$111,200	35.76	\$317,537	\$84,194	\$226,806	\$299,158	0.758	1,764	\$128.57	00550	4.4622	RANCH	\$48,156
33-25-05-27-400-010	4575 HARPER ROAD	11/18/22	WD	03-ARM'S LENGTH	\$320,000	\$107,900	33.72	\$268,317	\$55,130	\$264,870	\$273,317	0.969	1,598	\$165.75	00550	16.6325	RANCH	\$60,886
33-25-05-29-400-016	5506 HARPER ROAD	05/25/23	WD	03-ARM'S LENGTH	\$270,000	\$102,200	37.85	\$233,135	\$58,189	\$211,811	\$224,290	0.944	1,542	\$137.36	00550	14.1593	RANCH	\$62,488
33-25-05-31-400-005	605 GROVENBURG ROAD	01/24/23	WD	03-ARM'S LENGTH	\$130,000	\$75,100	57.77	\$173,394	\$65,930	\$64,070	\$137,774	0.465	960	\$66.74	00550	33.7735	RANCH	\$61,325
33-25-05-33-100-001	994 ONONDAGA ROAD	12/08/22	WD	03-ARM'S LENGTH	\$212,000	\$74,900	35.33	\$209,008	\$66,171	\$145,829	\$183,124	0.796	1,344	\$108.50	00550	0.6432	RANCH	\$56,432
33-25-05-33-200-005	975 EIFERT ROAD	04/21/22	WD	03-ARM'S LENGTH	\$400,000	\$140,000	35.00	\$383,319	\$66,639	\$333,361	\$406,000	0.821	1,501	\$222.09	00550	1.8316	RANCH	\$60,560
33-25-05-33-426-007	663 N EIFERT ROAD	09/22/23	WD	03-ARM'S LENGTH	\$242,000	\$99,400	41.07	\$222,504	\$80,019	\$161,981	\$182,673	0.887	1,556	\$104.10	00550	8.3956	RANCH	\$49,176
33-25-05-33-476-003	607 N EIFERT ROAD	04/10/23	WD	03-ARM'S LENGTH	\$221,500	\$78,300	35.35	\$190,564	\$53,782	\$167,718	\$175,362	0.956	1,728	\$97.06	00550	15.3642	RANCH	\$47,380
RANCH: 10 SALES OF 117 TOTAL PARCELS @ \$130/SF.					Totals:	\$2,698,700	\$1,008,700	\$2,589,504	\$1,994,159	\$2,416,619				\$129.53		2.2415		
ECF OF .815 = \$134/SF, +/- ADJUSTMENTS.							Sale. Ratio =>	37.38			E.C.F. =>	0.825		Std. Deviation=>	0.172120			
COMP MHBDS SUPPORT \$151-152/SF. USE .880 FOR \$144/SF, 6.7% INC							Std. Dev. =>	8.19			Ave. E.C.F. =>	0.803		Ave. Variance=>	12.8880	Coefficient of Var=>	16.05441884	

1.X5 STY: NO SALES OF 45 TOTAL PARCELS
 2024 ECF OF .810 = \$120/SF, 2.5% DECREASES.
 COMP NHBDS SUPPORT \$150/SF. USE .875 FOR \$129/SF, 3% INCREASES OKAY.

BI-LEVEL: NO SALES OF 2 TOTAL PARCELS
 2024 ECF OF .875 = \$88/SF, 2+% DECREASES.
 COMP NHBDS SUPPORT \$104/SF. USE .990 FOR \$100/SF, 7.5% INCREASES OKAY.

MOBILE HOME: NO SALES OF 4 TOTAL PARCELS
 2024 ECF OF .727 = \$46/SF, 1.5% DECREASES.
 OKAY

MODULAR: NO SALES OF 6 TOTAL PARCELS
 2024 ECF OF .521 = \$73/SF, 2% DECREASES.
 COMP NHBDS SUPPORT \$80/SF, USE .570 FOR \$80/SF, 3% INCREASES OKAY.

SPLIT-LEVEL: NO SALES OF 1 TOTAL PARCEL
 2024 ECF OF .810 = \$78/SF, 2% DECREASE
 USE .870 FOR \$84/SF, 2.8% INCREASE OKAY.

TRI-QUAD LEVEL: NO SALES OF 5 TOTAL PARCELS
 2024 ECF OF .675 = \$89/SF, 2% DECREASES.
 COMP NHBDS SUPPORT \$100/SF. USE .760 FOR \$99/SF, 6% INCREASE OKAY.

TWO STORY: NO SALES OF 69 TOTAL PARCELS
 2024 ECF OF .730 = \$110/SF, 3% DECREASES.
 COMP NHBDS SUPPORT \$111-130/SF. USE .785 FOR \$118/SF, ~3% INCREASES OKAY.

ECF NHBD: 00600 - HOLT HISTORIC HOMES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-14-151-001	2370 AURELIUS ROAD	11/09/23	WD	03-ARM'S LENGTH	\$218,000	\$52,900	24.27	\$112,836	\$21,255	\$196,745	\$119,714	1.643	1,117	\$176.14	00600	70.0268	1.25-1.75	\$21,255
33-25-05-14-151-002	2364 AURELIUS ROAD	04/29/22	WD	03-ARM'S LENGTH	\$155,000	\$61,900	39.94	\$137,853	\$34,822	\$120,178	\$134,681	0.892	1,260	\$95.38	00600	5.0879	1.25-1.75	\$21,255
33-25-05-16-276-017	2325 EIFERT ROAD	08/25/23	WD	03-ARM'S LENGTH	\$65,000	\$61,700	94.92	\$137,169	\$20,000	\$45,000	\$153,162	0.294	1,440	\$31.25	00600	64.9388	1.25-1.75	\$22,451
1.X5 STY: 3 SALES OF 63 TOTAL PARCELS @ \$101/sf					Totals:	\$438,000	\$176,500			\$387,858				\$100.92		5.5164		
ECF OF .915 = \$99/SF, 13%AVG INCREASES OKAY!							Sale. Ratio =>	40.30			E.C.F. =>	0.888		Std. Deviation=>	0.6763			
							Std. Dev. =>	37.11			Ave. E.C.F. =>	0.943		Ave. Variance=>	46.6845	Coefficient of Var=>	49.49614366	
33-25-05-15-101-010	2438 EIFERT ROAD	02/22/24	WD	33-TO BE DETERMINED	\$55,000	\$33,700	61.27	\$74,490	\$20,000	\$35,000	\$71,229	0.491	715	\$48.95	00600	32.3775	BUNGALOW	\$20,000
33-25-05-19-200-002	6135 HOLT ROAD	01/13/23	WD	03-ARM'S LENGTH	\$176,000	\$48,000	27.27	\$143,303	\$20,075	\$155,925	\$161,082	0.968	864	\$180.47	00600	15.2834	BUNGALOW	\$20,000
33-25-05-29-201-004	5681 MCCUE ROAD	09/16/22	LC	03-ARM'S LENGTH	\$254,000	\$87,300	34.37	\$218,738	\$96,727	\$157,273	\$159,492	0.986	1,680	\$93.61	00600	17.0941	BUNGALOW	\$20,000
BUNGALOW: 3 SALES OF 18 TOTAL PARCELS @ \$108/SF.					Totals:	\$485,000	\$169,000			\$436,531				\$107.68		7.3558		
ECF OF .850 = \$102/SF, 6% INCREASES. SUPPORTED BY COMP NH							Sale. Ratio =>	34.85			E.C.F. =>	0.889		Std. Deviation=>	0.2805			
							Std. Dev. =>	17.94			Ave. E.C.F. =>	0.815		Ave. Variance=>	21.5850	Coefficient of Var=>	26.47978869	
33-25-05-14-176-005	4364 KELLER ROAD	10/10/23	WD	03-ARM'S LENGTH	\$304,000	\$97,000	31.91	\$216,398	\$25,702	\$278,298	\$232,556	1.197	2,448	\$113.68	00600	0.0000	TWO STORY	\$76,095
TWO STORY: 1 SALE OF 32 TOTAL PARCELS @ \$114/SF.					Totals:	\$304,000	\$97,000			\$216,398				\$113.68		0.0000		
ECF OF 1.120 = \$116/SF, 26% INCREASES. YIKES!							Sale. Ratio =>	31.91			E.C.F. =>	1.197		Std. Deviation=>	#DIV/0!			
COMP NHBDS SUPPORT 82-105. USE .955 FOR \$100/SF, 11% INC							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.197		Ave. Variance=>	0.0000	Coefficient of Var=>	0	

ECF NHBD: 00650 - MASON HISTORIC

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-25-453-003	1028 HOGSBACK ROAD	06/16/23	PTA	03-ARM'S LENGTH	\$200,000	\$73,900	36.95	\$168,290	\$47,336	\$152,664	\$152,143	1.003	1,608	\$94.94	00650	59.2743	1.25-1.75	\$32,190
33-25-05-33-476-011	5050 NICHOLS ROAD	08/15/23	WD	03-ARM'S LENGTH	\$180,000	\$95,400	53.00	\$236,086	\$92,984	\$87,016	\$180,003	0.483	1,852	\$46.98	00650	7.2737	1.25-1.75	\$47,621
33-25-05-34-301-002	730 N EIFERT ROAD	06/24/22	WD	03-ARM'S LENGTH	\$415,000	\$198,700	47.88	\$487,182	\$124,098	\$290,902	\$456,709	0.637	3,580	\$81.26	00650	22.6273	1.25-1.75	\$60,560
33-25-05-36-100-003	3825 W HARPER ROAD	10/21/22	WD	03-ARM'S LENGTH	\$425,000	\$167,600	39.44	\$526,325	\$277,456	\$147,544	\$313,043	0.471	2,088	\$70.66	00650	6.0643	1.25-1.75	\$267,728
1.x5 STY: 4 SALES OF 24 TOTAL PARCELS @ \$71/SF					Totals:	\$425,000	\$167,600		\$526,325	\$147,544	\$313,043			\$70.66		0.0000		
ECF OF .471 = SIGNIFICANT DECREASE. COMP NHBDS SUPPORT \$88							Sale. Ratio =>	39.44			E.C.F. =>	0.471	Std. Deviation=>	#DIV/0!				
USE 1.065 FOR \$106/SF, 11% INCREASES OKAY.							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.471	Ave. Variance=>	6.0643	Coefficient of Var=>	12.86666708		
33-25-05-36-228-029	864 HOGSBACK ROAD	05/24/23	WD	03-ARM'S LENGTH	\$119,000	\$99,800	83.87	\$197,089	\$63,643	\$55,357	\$134,794	0.411	2,024	\$27.35	00650	0.0000	TWO STORY	\$59,423
TWO STORY: 1 SALES OF 21 TOTAL PARCELS @ \$27/SF.					Totals:	\$119,000	\$99,800		\$197,089	\$55,357	\$134,794			\$27.35		0.0000		
ECF OF .410 = SIGNIFICANT DECREASE. COMP NHBDS SUPPORT \$82-100/SF							Sale. Ratio =>	83.87			E.C.F. =>	0.411	Std. Deviation=>	#DIV/0!				
USE 1.060 FOR \$100/SF, 5% INCREASES OKAY.							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.411	Ave. Variance=>	0.0000	Coefficient of Var=>	0		

BUNGALOW: NO SALES OF 8 TOTAL PARCELS

2024 ECF OF .584 = \$78/sf, -1% CHANGES.

COMP NHBDS SUPPORT \$85/SF. USE .640 FOR \$84/SF, 3.5% INCREASES OKAY.

GARAGE RES: NO SALES OF 1 TOTAL PARCEL

2024 ECF OF 1.000 = 1.4% DECREASE. OKAY. ONLY ONE PARCEL, NO STUDYU AVAILABLE TO SUPPORT CHANGE.

ECF NHBD: 02700 - WATTS LANDING

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-02-477-004	4014 WATTS LANE	11/30/22	WD	03-ARM'S LENGTH	\$275,000	\$108,700	39.53	\$272,348	\$59,744	\$215,256	\$259,273	0.830	1,555	\$138.43	02700	6.1093	TWO STORY	\$55,000
33-25-05-02-477-010	4038 WATTS LANE	04/15/22	WD	03-ARM'S LENGTH	\$307,000	\$137,900	44.92	\$340,965	\$58,281	\$248,719	\$344,737	0.721	2,103	\$118.27	02700	4.7660	TWO STORY	\$55,000
33-25-05-02-477-012	4047 WATTS LANE	03/28/23	WD	03-ARM'S LENGTH	\$305,000	\$118,300	38.79	\$298,278	\$60,184	\$244,816	\$290,359	0.843	1,544	\$158.56	02700	7.4015	TWO STORY	\$55,000
33-25-05-02-477-015	4033 WATTS LANE	12/11/23	WD	03-ARM'S LENGTH	\$280,000	\$146,700	52.39	\$324,810	\$59,147	\$220,853	\$323,979	0.682	2,100	\$105.17	02700	8.7447	TWO STORY	\$55,000
TWO STORIES - 4 SALES OF 20 PARCELS @ \$130/SF.					Totals: \$1,167,000	\$511,600		\$1,236,401		\$929,644	\$1,218,348			\$130.11		0.6099		
ECF OF .765 = \$130/SF, -7% CHANGE						Sale. Ratio =>	43.84				E.C.F. =>	0.763		Std. Deviation=>	0.079852039			
USE .865 FOR \$147/SF, ~2.6% INCREASE OK						Std. Dev. =>	6.28				Ave. E.C.F. =>	0.769		Ave. Variance=>	6.7554	Coefficient of Var=>	8.783076375	

ECF NHBD: 07100 - BSHP LKS EST / GILB GLENS / MELKVIK / REITSMA / WNDM

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-07-428-011	2672 FRANK STREET	09/22/22	WD	03-ARM'S LENGTH	\$236,000	\$87,300	36.99	\$216,231	\$74,227	\$161,773	\$182,056	0.889	1,780	\$90.88	07100	20.1496	1.25-1.75	\$100,000
33-25-05-07-428-025	2725 GROVENBURG ROAD	10/19/22	WD	03-ARM'S LENGTH	\$130,000	\$71,900	55.31	\$185,042	\$74,180	\$55,820	\$142,131	0.393	1,280	\$43.61	07100	29.4354	1.25-1.75	\$68,786
33-25-05-07-428-040	2631 GROVENBURG ROAD	11/06/23	WD	03-ARM'S LENGTH	\$230,500	\$87,400	37.92	\$200,026	\$65,906	\$164,594	\$171,949	0.957	1,380	\$119.27	07100	27.0136	1.25-1.75	\$65,625
33-25-05-17-428-001	2180 WASHINGTON ROAD	12/19/23	WD	03-ARM'S LENGTH	\$160,000	\$84,100	52.56	\$194,848	\$94,246	\$65,754	\$128,977	0.510	1,100	\$59.78	07100	17.7279	1.25-1.75	\$64,833
1.X5 STY: 4 SALES OF 47 TOTAL PARCELS @ \$78/sf. ECF OF .700 = \$95/sf, ~3.6% AVG INCREASES. OKAY.					Totals:	\$756,500	\$330,700		\$796,147	\$447,941	\$625,113			\$78.39		2.9485		
							Sale. Ratio =>	43.71			E.C.F. =>	0.717		Std. Deviation=>	0.2778767			
							Std. Dev. =>	9.59			Ave. E.C.F. =>	0.687		Ave. Variance=>	23.5816	Coefficient of Var=>	34.32098465	
33-25-05-07-402-007	2641 GILBERT ROAD	07/19/23	WD	03-ARM'S LENGTH	\$200,000	\$77,400	38.70	\$185,692	\$72,065	\$127,935	\$130,606	0.980	1,253	\$102.10	07100	5.9608	BI-LEVEL	\$64,833
33-25-05-07-428-006	2710 FRANK STREET	04/18/22	WD	03-ARM'S LENGTH	\$225,000	\$73,600	32.71	\$210,958	\$76,875	\$148,125	\$154,118	0.961	1,508	\$98.23	07100	7.8047	BI-LEVEL	\$64,833
33-25-05-07-477-005	2601 RENFREW WAY	05/12/23	WD	03-ARM'S LENGTH	\$275,000	\$97,500	35.45	\$225,273	\$84,267	\$190,733	\$162,076	1.177	1,436	\$132.82	07100	13.7654	BI-LEVEL	\$61,903
BI-LEVEL: 3 SALES OF 42 TOTAL PARCELS @ \$111/sf. ECF OF 1.040 = \$100/SF, Average 15% INCREASES OKAY.					Totals:	\$700,000	\$248,500		\$621,923	\$466,793	\$446,800			\$111.05		0.5588		
							Sale. Ratio =>	35.50			E.C.F. =>	1.045		Std. Deviation=>	0.11956826			
							Std. Dev. =>	3.00			Ave. E.C.F. =>	1.039		Ave. Variance=>	9.1770	Coefficient of Var=>	8.83114939	
33-25-05-07-328-001	2690 EATON RAPIDS ROAD	08/16/23	WD	03-ARM'S LENGTH	\$136,000	\$82,700	60.81	\$272,829	\$104,530	\$31,470	\$178,094	0.177	1,059	\$29.72	07100	30.7248	BUNGALOW	\$59,242
33-25-05-07-427-010	2673 FRANK STREET	04/13/23	WD	03-ARM'S LENGTH	\$115,000	\$49,900	43.39	\$158,011	\$65,761	\$49,239	\$97,619	0.504	864	\$56.99	07100	2.0448	BUNGALOW	\$80,424
33-25-05-17-278-005	2276 WASHINGTON ROAD	11/28/22	WD	03-ARM'S LENGTH	\$175,000	\$55,600	31.77	\$198,362	\$71,663	\$103,337	\$134,073	0.771	960	\$107.64	07100	28.6800	BUNGALOW	\$66,822
BUNGALOW: 3 SALES OF 30 TOTAL PARCELS @ \$65/SF. ECF PF .470 = \$59/SF, 4% AVERAGE DECREASES. LOW! USE .560 FOR \$70/sf, ~4% INCREASES OKAY.					Totals:	\$426,000	\$188,200		\$629,202	\$184,046	\$409,786			\$64.78		3.4825		
							Sale. Ratio =>	44.18			E.C.F. =>	0.449		Std. Deviation=>	0.29755			
							Std. Dev. =>	14.61			Ave. E.C.F. =>	0.484		Ave. Variance=>	20.4832	Coefficient of Var=>	42.32481457	
33-25-05-07-428-012	2666 FRANK STREET	05/06/22	WD	03-ARM'S LENGTH	\$146,900	\$72,100	49.08	\$196,878	\$73,781	\$73,119	\$151,039	0.484	1,260	\$58.03	07100	9.5908	RANCH	\$66,822
33-25-05-17-278-003	2292 WASHINGTON ROAD	11/22/22	WD	03-ARM'S LENGTH	\$176,000	\$69,700	39.60	\$191,894	\$72,312	\$103,688	\$146,726	0.707	1,056	\$98.19	07100	12.6662	RANCH	\$64,299
33-25-05-17-279-005	2276 REED STREET	09/28/22	WD	03-ARM'S LENGTH	\$151,000	\$67,800	44.90	\$191,151	\$68,011	\$82,989	\$151,092	0.549	1,008	\$82.33	07100	3.0753	RANCH	\$58,618
RANCH: 3 SALES OF 117 TOTAL PARCELS @ \$80/SF. INSUFFICIENT ECF OF .580 = \$81/SF, ~15% DECREASES. USE .820 FOR \$115/sf, ~5% INCREASES ON AVERAGE OKAY.					Totals:	\$473,900	\$209,600		\$579,923	\$259,796	\$448,858			\$79.52		0.1221		
							Sale. Ratio =>	44.23			E.C.F. =>	0.579		Std. Deviation=>	0.114			
							Std. Dev. =>	4.75			Ave. E.C.F. =>	0.580		Ave. Variance=>	8.4441	Coefficient of Var=>	14.55844111	
33-25-05-07-429-012	2639 RENFREW WAY	09/01/22	WD	03-ARM'S LENGTH	\$210,000	\$71,700	34.14	\$197,501	\$62,967	\$147,033	\$171,381	0.858	1,276	\$115.23	07100	0.0000	TRI-QUAD LEVEL	\$77,087
TRI-QUAD LEVEL: 1 SALE OF 25 TOTAL PARCELS @ \$115/SF. ECF OF .860 = \$98/SF, 7.5% INCREASES OKAY!					Totals:	\$210,000	\$71,700		\$197,501	\$147,033	\$171,381			\$115.23		0.0000		
							Sale. Ratio =>	34.14			E.C.F. =>	0.858		Std. Deviation=>	#DIV/0!			
							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.858		Ave. Variance=>	0.0000	Coefficient of Var=>	0	

DUPLEXES: NO SALES OF 1 TOTAL PARCEL
 2024 ECF OF 1.000 = \$104/SF, 33% INCREASE HIGH.
 USE .790 FOR \$82/SF, 14% INCREASE OKAY.

GARAGE RES: NO SALES OF 1 TOTAL PARCEL
 2024 ECF OF 1.000 = 16% INCREASE OKAY.

MODULAR: NO SALES OF 1 TOTAL PARCEL
 2024 ECF OF .810 = \$139/SF, 8% INCREASE OKAY.

TWO STORY: NO SALES OF 12 TOTAL PARCELS
 2024 ECF OF .920 = \$114/sf, ~21% INCREASE OKAY, COMBINED MARKETS FOR 2025.

ECF TABLE: 08021 - DLNG FMS, LOCKWOODE, MOORWOOD 1-4, GROVENBURG FARMS AND WOODS, CARDINAL ESTATES, CHISHOLM & HOUGHTONS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-08-304-003	2688 MORENO DRIVE	04/15/22	WD	03-ARM'S LENGTH	\$312,213	\$114,400	36.64	\$393,243	\$48,073	\$264,140	\$345,170	0.765	2,061	\$128.16	08021	1.6187	1.25-1.75	\$43,211
33-25-05-08-304-003	2688 MORENO DRIVE	08/23/23	WD	03-ARM'S LENGTH	\$335,000	\$144,600	43.16	\$393,243	\$48,073	\$286,927	\$345,170	0.831	2,061	\$139.22	08021	4.9830	1.25-1.75	\$43,211
33-25-05-08-352-024	5935 MACMILLAN WAY	11/22/22	WD	03-ARM'S LENGTH	\$260,000	\$110,800	42.62	\$341,263	\$81,032	\$178,968	\$260,231	0.688	1,696	\$105.52	08021	9.3706	1.25-1.75	\$77,401
33-25-05-08-376-002	2506 SANIBEL HOLLOW	06/16/22	WD	03-ARM'S LENGTH	\$327,000	\$131,300	40.15	\$378,565	\$72,475	\$254,525	\$306,090	0.832	2,151	\$118.33	08021	5.0103	1.25-1.75	\$68,844
33-25-05-08-377-012	2631 SANIBEL HOLLOW	11/16/23	WD	03-ARM'S LENGTH	\$340,000	\$131,000	38.53	\$419,271	\$49,040	\$290,960	\$370,231	0.786	2,265	\$128.46	08021	0.4454	1.25-1.75	\$41,832
33-25-05-08-380-001	5800 HORSTMAYER ROAD	02/07/24	WD	03-ARM'S LENGTH	\$372,000	\$137,800	37.04	\$454,136	\$62,202	\$309,798	\$391,934	0.790	2,168	\$142.90	08021	0.9001	1.25-1.75	\$56,294
33-25-05-17-102-021	2380 HOUGHTON HOLLOW DRIVE	10/21/22	WD	03-ARM'S LENGTH	\$377,045	\$138,400	36.71	\$464,258	\$53,985	\$323,060	\$410,273	0.787	2,228	\$145.00	08021	0.5994	1.25-1.75	\$48,742
33-25-05-17-102-031	2446 HOUGHTON HOLLOW DRIVE	07/29/22	WD	03-ARM'S LENGTH	\$420,000	\$135,600	32.29	\$461,306	\$58,580	\$361,420	\$402,726	0.897	2,031	\$177.95	08021	11.6001	1.25-1.75	\$50,429
33-25-05-17-126-006	2430 ANCHOR COURT	07/06/22	WD	03-ARM'S LENGTH	\$230,000	\$102,600	44.61	\$295,583	\$48,029	\$181,971	\$247,554	0.735	1,664	\$109.36	08021	4.6357	1.25-1.75	\$44,242
33-25-05-17-251-016	5640 LOCH WOODS COURT	05/08/23	WD	03-ARM'S LENGTH	\$275,000	\$124,200	45.16	\$354,884	\$84,949	\$190,051	\$269,935	0.704	1,516	\$125.36	08021	7.7371	1.25-1.75	\$77,845
33-25-05-17-406-020	2204 BEECHNUT TRAIL	07/28/23	WD	03-ARM'S LENGTH	\$371,717	\$143,800	38.69	\$460,047	\$59,143	\$312,574	\$400,904	0.780	2,068	\$151.15	08021	0.1760	1.25-1.75	\$55,382
1.X5 STORY - 11 SALES OF 164 TOTAL PARCELS @ \$134/SF					Totals:	\$3,619,975	\$1,414,500		\$4,415,799	\$2,954,394	\$3,750,218			\$133.76		0.6359		
ECF OF .785 = \$129/SF, 7.5% INCREASE OKAY.							Sale. Ratio =>	39.07			E.C.F. =>	0.788		Std. Deviation=>	0.059806			
							Std. Dev. =>	3.97			Ave. E.C.F. =>	0.781		Ave. Variance=>	4.2797	Coefficient of Var=>	5.476697865	
33-25-05-17-227-028	5525 SADDLEWOOD DRIVE	11/15/23	WD	03-ARM'S LENGTH	\$259,700	\$93,000	35.81	\$263,039	\$60,531	\$199,169	\$202,508	0.984	1,826	\$109.07	08021	4.9328	BI-LEVEL	\$55,340
33-25-05-18-203-005	2450 FEATHERSTONE DRIVE	04/11/22	WD	03-ARM'S LENGTH	\$287,500	\$115,500	40.17	\$316,530	\$64,412	\$223,088	\$252,118	0.885	2,490	\$89.59	08021	4.9328	BI-LEVEL	\$59,596
BI-LEVELS - 2 SALES OF 4 TOTAL PARCELS AT @ \$99/SF					Totals:	\$547,200	\$208,500		\$579,569	\$422,257	\$454,626			\$99.33		0.5383		
ECF OF .930 = \$92/SF, 11% INCREASE OKAY.							Sale. Ratio =>	38.10			E.C.F. =>	0.929		Std. Deviation=>	0.069761			
							Std. Dev. =>	3.09			Ave. E.C.F. =>	0.934		Ave. Variance=>	4.9328	Coefficient of Var=>	5.280346112	
33-25-05-08-304-001	2708 MORENO DRIVE	02/03/23	WD	03-ARM'S LENGTH	\$320,000	\$159,100	49.72	\$490,628	\$56,128	\$263,872	\$434,500	0.607	2,140	\$123.30	08021	26.0809	RANCH	\$48,612
33-25-05-08-329-004	2634 LITTLE HICKORY DRIVE	06/29/22	WD	03-ARM'S LENGTH	\$342,000	\$123,700	36.17	\$381,430	\$47,329	\$294,671	\$334,101	0.882	1,560	\$188.89	08021	1.3872	RANCH	\$43,390
33-25-05-08-352-001	5990 HORSTMAYER ROAD	08/01/23	WD	03-ARM'S LENGTH	\$350,000	\$124,200	35.49	\$312,858	\$61,522	\$288,478	\$251,336	1.148	1,602	\$180.07	08021	27.9669	RANCH	\$55,564
33-25-05-08-352-021	2603 AYRSHIRE DRIVE	08/22/23	WD	03-ARM'S LENGTH	\$283,000	\$116,900	41.31	\$279,177	\$52,816	\$230,184	\$226,361	1.017	1,576	\$146.06	08021	14.8779	RANCH	\$45,905
33-25-05-08-377-004	2551 SANIBEL HOLLOW	05/13/22	WD	03-ARM'S LENGTH	\$409,000	\$131,800	32.22	\$478,073	\$54,365	\$354,635	\$423,708	0.837	1,808	\$196.15	08021	3.1130	RANCH	\$45,882
33-25-05-17-101-006	5975 HORSTMAYER ROAD	10/20/23	PTA	03-ARM'S LENGTH	\$317,000	\$132,300	41.74	\$337,193	\$106,945	\$210,055	\$230,248	0.912	1,562	\$134.48	08021	4.4189	RANCH	\$100,000
33-25-05-17-227-022	2460 POCASSET WAY	10/21/22	WD	03-ARM'S LENGTH	\$240,000	\$105,900	44.13	\$276,317	\$74,257	\$165,743	\$202,060	0.820	1,397	\$118.64	08021	4.7843	RANCH	\$71,254
33-25-05-17-227-029	5535 SADDLEWOOD DRIVE	10/05/22	WD	03-ARM'S LENGTH	\$243,000	\$92,900	38.23	\$250,575	\$58,536	\$184,464	\$192,039	0.961	1,296	\$142.33	08021	9.2445	RANCH	\$55,340
33-25-05-17-251-009	2290 BUSH HILL STREET	02/13/24	WD	03-ARM'S LENGTH	\$297,500	\$107,900	36.27	\$286,955	\$67,792	\$229,708	\$219,163	1.048	1,206	\$190.47	08021	18.0005	RANCH	\$59,905
33-25-05-17-253-004	5661 AMBLER STREET	08/22/22	WD	03-ARM'S LENGTH	\$249,900	\$96,100	38.46	\$262,400	\$65,918	\$183,982	\$196,482	0.936	1,268	\$145.10	08021	6.8271	RANCH	\$62,147
33-25-05-17-256-011	2354 ANCHOR COURT	06/15/23	WD	03-ARM'S LENGTH	\$250,000	\$125,100	50.04	\$305,456	\$66,707	\$183,293	\$238,749	0.768	1,380	\$132.82	08021	10.0387	RANCH	\$64,321
33-25-05-17-404-003	2191 MOORWOOD DRIVE	04/29/22	WD	03-ARM'S LENGTH	\$265,000	\$106,600	40.23	\$289,486	\$58,852	\$206,148	\$230,634	0.894	1,629	\$126.55	08021	2.5722	RANCH	\$55,561
33-25-05-17-405-007	2234 CEDAR BEND DRIVE	09/27/23	WD	03-ARM'S LENGTH	\$270,000	\$104,600	38.74	\$255,452	\$59,285	\$210,715	\$196,167	1.074	1,336	\$157.72	08021	20.6052	RANCH	\$55,561
33-25-05-18-204-017	2495 FEATHERSTONE DRIVE	10/12/22	WD	03-ARM'S LENGTH	\$325,000	\$170,300	52.40	\$411,942	\$100,346	\$224,654	\$311,596	0.721	1,945	\$115.50	08021	14.7131	RANCH	\$95,973
33-25-05-18-227-010	2395 RENFREW WAY	05/23/22	WD	03-ARM'S LENGTH	\$307,000	\$101,900	33.19	\$338,033	\$85,580	\$221,420	\$252,453	0.877	1,222	\$181.19	08021	0.8965	RANCH	\$78,504
33-25-05-21-277-005	1787 KILLARNEY DRIVE	04/07/22	WD	03-ARM'S LENGTH	\$315,000	\$103,200	32.76	\$335,730	\$55,393	\$259,607	\$280,337	0.926	1,628	\$159.46	08021	5.7944	RANCH	\$51,569
33-25-05-21-429-009	5170 BEAUMARIS CIRCLE	12/12/22	WD	03-ARM'S LENGTH	\$269,000	\$128,500	47.77	\$424,211	\$106,416	\$162,584	\$317,795	0.512	1,684	\$96.55	08021	35.6509	RANCH	\$100,000
33-25-05-21-430-007	5121 KILLARNEY DRIVE	05/04/22	WD	03-ARM'S LENGTH	\$320,000	\$125,100	39.09	\$413,403	\$61,894	\$258,106	\$351,509	0.734	1,736	\$148.68	08021	13.3830	RANCH	\$54,014
33-25-05-21-433-005	5057 PATRICK CIRCLE	05/19/22	WD	03-ARM'S LENGTH	\$372,500	\$134,300	36.05	\$440,301	\$63,971	\$308,529	\$376,330	0.820	1,847	\$167.04	08021	4.8273	RANCH	\$62,726
RANCHES - 19 SALES OF 242 TOTAL PARCELS @ \$150/SF					Totals:	\$5,744,900	\$2,290,400		\$6,569,620	\$4,440,848	\$5,265,568			\$150.05		2.4735		
ECF OF .855 = \$144/SF, ~6% AVERAGE INCREASE. OKAY							Sale. Ratio =>	39.87			E.C.F. =>	0.843		Std. Deviation=>	0.157234			
							Std. Dev. =>	6.06			Ave. E.C.F. =>	0.868		Ave. Variance=>	11.8517	Coefficient of Var=>	13.65232877	

33-25-05-08-352-012	5930 HORSTMAYER ROAD	10/06/23	WD	03-ARM'S LENGTH	\$300,000	\$108,500	36.17	\$314,416	\$49,752	\$250,248	\$264,664	0.946	1,952	\$128.20	08021	94.5531	TRI-QUAD LEVEL	\$47,039
TRI/QUAD LEVEL - 1 SALE OF 13 PARCELS @ \$128/SF					Totals:	\$300,000	\$108,500	\$314,416		\$250,248	\$264,664			\$128.20				0.0000
ECF OF .945 = \$117/SF, 9% INCREASES OKAY							Sale. Ratio =>	36.17			E.C.F. =>	0.946		Std. Deviation=>	#DIV/0!			
							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.946		Ave. Variance=>	94.5531	Coefficient of Var=>		100
33-25-05-08-305-002	5850 CALETA DRIVE	01/09/24	WD	03-ARM'S LENGTH	\$310,000	\$141,700	45.71	\$376,978	\$80,486	\$229,514	\$296,492	0.774	1,830	\$125.42	08021	5.0667	TWO STORY	\$76,855
33-25-05-08-305-020	2726 HYDRA DRIVE	06/20/23	WD	03-ARM'S LENGTH	\$385,000	\$166,800	43.32	\$436,557	\$97,421	\$287,579	\$339,136	0.848	2,033	\$141.46	08021	2.3210	TWO STORY	\$80,280
33-25-05-08-306-013	5885 CALETA DRIVE	04/29/22	WD	03-ARM'S LENGTH	\$290,000	\$107,000	36.90	\$324,864	\$45,410	\$244,590	\$279,454	0.875	1,984	\$123.28	08021	5.0477	TWO STORY	\$39,964
33-25-05-08-307-006	5815 CALETA DRIVE	06/28/23	WD	03-ARM'S LENGTH	\$360,000	\$122,800	34.11	\$367,500	\$48,308	\$311,692	\$319,192	0.977	1,834	\$169.95	08021	15.1737	TWO STORY	\$38,490
33-25-05-08-327-015	5810 CARTAGO DRIVE	01/31/24	WD	03-ARM'S LENGTH	\$352,900	\$162,600	46.08	\$429,807	\$64,332	\$288,568	\$365,475	0.790	2,136	\$135.10	08021	3.5196	TWO STORY	\$58,886
33-25-05-08-330-003	5749 CARTAGO DRIVE	01/09/23	WD	03-ARM'S LENGTH	\$289,900	\$143,000	49.33	\$435,735	\$109,440	\$180,460	\$326,295	0.553	2,352	\$76.73	08021	27.1708	TWO STORY	\$100,000
33-25-05-08-352-004	2515 KINLOCH CIRCLE	06/23/22	WD	03-ARM'S LENGTH	\$275,000	\$107,300	39.02	\$317,542	\$47,850	\$227,150	\$269,692	0.842	1,640	\$138.51	08021	1.7491	TWO STORY	\$44,219
33-25-05-08-355-006	5875 MACMILLAN WAY	12/14/22	WD	03-ARM'S LENGTH	\$259,900	\$102,600	39.48	\$303,559	\$52,556	\$207,344	\$251,003	0.826	1,508	\$137.50	08021	0.1296	TWO STORY	\$49,999
33-25-05-08-355-018	5820 ROTHESAY ROAD	08/18/23	WD	03-ARM'S LENGTH	\$365,000	\$154,600	42.36	\$411,492	\$51,022	\$313,978	\$360,470	0.871	2,198	\$142.85	08021	4.6258	TWO STORY	\$49,612
33-25-05-08-355-023	5801 MACMILLAN WAY	03/08/24	WD	03-ARM'S LENGTH	\$327,000	\$159,700	48.84	\$425,074	\$54,126	\$272,874	\$370,948	0.736	2,124	\$128.47	08021	8.9153	TWO STORY	\$51,180
33-25-05-08-376-024	2682 SANIBEL HOLLOW	07/21/23	WD	03-ARM'S LENGTH	\$510,000	\$239,600	46.98	\$639,257	\$117,320	\$392,680	\$521,937	0.752	2,970	\$132.22	08021	7.2414	TWO STORY	\$100,000
33-25-05-08-377-003	2559 SANIBEL HOLLOW	06/30/23	WD	03-ARM'S LENGTH	\$365,000	\$145,300	39.81	\$384,247	\$44,712	\$320,288	\$339,535	0.943	2,116	\$151.36	08021	11.8548	TWO STORY	\$41,720
33-25-05-08-377-005	2543 SANIBEL HOLLOW	04/12/23	WD	03-ARM'S LENGTH	\$327,000	\$131,600	40.24	\$371,443	\$54,287	\$272,713	\$317,156	0.860	1,866	\$146.15	08021	3.5104	TWO STORY	\$51,184
33-25-05-08-381-001	2602 HORSTMAYER ROAD	09/06/22	WD	03-ARM'S LENGTH	\$384,579	\$153,200	39.84	\$427,250	\$54,775	\$329,804	\$372,475	0.885	2,342	\$140.82	08021	6.0673	TWO STORY	\$49,329
33-25-05-08-382-001	2599 HORSTMAYER ROAD	04/15/22	WD	03-ARM'S LENGTH	\$440,000	\$151,100	34.34	\$477,150	\$66,090	\$373,910	\$411,060	0.910	2,376	\$157.37	08021	8.4858	TWO STORY	\$58,968
33-25-05-17-102-010	2423 HOUGHTON HOLLOW DRIVE	08/01/23	WD	03-ARM'S LENGTH	\$375,000	\$185,900	49.57	\$489,704	\$83,656	\$291,344	\$406,048	0.718	2,333	\$124.88	08021	10.7255	TWO STORY	\$78,928
33-25-05-17-176-011	2327 CHISHOLM COURT	09/25/23	WD	03-ARM'S LENGTH	\$325,000	\$0	0.00	\$343,259	\$61,890	\$263,110	\$281,369	0.935	1,722	\$152.79	08021	11.0341	TWO STORY	\$58,133
33-25-05-17-177-001	2390 ROLLING RIDGE LANE	05/17/22	WD	03-ARM'S LENGTH	\$305,000	\$106,100	34.79	\$358,760	\$68,188	\$236,812	\$290,572	0.815	1,578	\$150.07	08021	0.9780	TWO STORY	\$58,639
33-25-05-17-178-004	2393 ROLLING RIDGE LANE	06/21/23	WD	03-ARM'S LENGTH	\$333,000	\$143,500	43.09	\$383,982	\$69,073	\$263,927	\$314,909	0.838	1,912	\$138.04	08021	1.3340	TWO STORY	\$65,771
33-25-05-17-227-020	5524 POCASSET WAY	02/02/24	WD	03-ARM'S LENGTH	\$295,000	\$122,500	41.53	\$321,801	\$81,113	\$213,887	\$240,688	0.889	1,612	\$132.68	08021	6.3883	TWO STORY	\$67,166
33-25-05-17-252-012	2305 BUSH HILL STREET	12/22/22	WD	03-ARM'S LENGTH	\$285,000	\$100,700	35.33	\$302,713	\$64,618	\$220,382	\$238,095	0.926	1,495	\$147.41	08021	10.0840	TWO STORY	\$58,566
33-25-05-17-256-002	5730 AMBLER STREET	06/15/23	WD	03-ARM'S LENGTH	\$320,000	\$134,700	42.09	\$364,967	\$68,890	\$251,110	\$296,077	0.848	1,856	\$135.30	08021	2.3358	TWO STORY	\$64,299
33-25-05-17-256-009	2338 ANCHOR COURT	07/06/23	WD	03-ARM'S LENGTH	\$364,900	\$165,000	45.22	\$462,749	\$97,218	\$267,682	\$365,531	0.732	2,224	\$120.36	08021	9.2456	TWO STORY	\$91,194
33-25-05-17-405-018	2145 ASPENWOOD DRIVE	04/07/23	WD	03-ARM'S LENGTH	\$342,000	\$168,600	49.30	\$449,414	\$64,990	\$277,010	\$384,424	0.721	2,304	\$120.23	08021	10.4181	TWO STORY	\$55,561
33-25-05-17-406-003	2241 CEDAR BEND DRIVE	05/31/23	WD	03-ARM'S LENGTH	\$315,000	\$141,700	44.98	\$378,392	\$73,398	\$241,602	\$304,994	0.792	1,968	\$122.77	08021	3.2613	TWO STORY	\$67,929
33-25-05-17-406-033	2203 BEECHNUT TRAIL	05/01/23	WD	03-ARM'S LENGTH	\$349,900	\$128,600	36.75	\$395,691	\$58,946	\$290,954	\$336,745	0.864	1,836	\$158.47	08021	3.9253	TWO STORY	\$55,552
33-25-05-17-406-038	2171 BEECHNUT TRAIL	07/08/22	WD	03-ARM'S LENGTH	\$341,000	\$126,800	37.18	\$381,025	\$62,182	\$278,818	\$318,843	0.874	1,963	\$142.04	08021	4.9702	TWO STORY	\$55,556
33-25-05-21-429-001	1685 KILLARNEY DRIVE	07/25/22	WD	03-ARM'S LENGTH	\$288,000	\$101,500	35.24	\$333,412	\$65,566	\$222,434	\$267,846	0.830	1,708	\$130.23	08021	0.5689	TWO STORY	\$61,158
33-25-05-21-429-024	5130 RUNNYMEDE DRIVE	05/06/22	WD	03-ARM'S LENGTH	\$330,000	\$120,800	36.61	\$420,311	\$54,851	\$275,149	\$365,460	0.753	2,160	\$127.38	08021	7.1882	TWO STORY	\$48,787
33-25-05-21-430-003	5097 KILLARNEY DRIVE	07/31/23	WD	03-ARM'S LENGTH	\$378,000	\$177,800	47.04	\$473,684	\$64,755	\$313,245	\$408,929	0.766	2,424	\$129.23	08021	5.8753	TWO STORY	\$57,499
TWO STORY - 30 SALES OF 408 TOTAL PARCELS @ \$138/SF					Totals:	\$10,188,079	\$4,113,100	\$11,988,319		\$8,160,610	\$9,960,850			\$135.97				0.5497
ECF OF .830 = \$130/SF, 9% INCREASE ON AVERAGE. OKAY							Sale. Ratio =>	40.37			E.C.F. =>	0.819		Std. Deviation=>	0.086588			
							Std. Dev. =>	9.05			Ave. E.C.F. =>	0.825		Ave. Variance=>	6.6404	Coefficient of Var=>		8.051238256

ECF NHBD: 11000 - APPLE RIDGE EST / THREE LAKES SITE CONDOS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-11-402-005	2705 MARITIME DRIVE	07/25/22	WD	03-ARM'S LENGTH	\$526,900	\$228,100	43.29	\$822,082	\$84,185	\$442,715	\$737,897	0.600	3,196	\$138.52	11000	1.8963	1.25-1.75	\$61,516
33-25-05-11-403-001	2650 MARITIME DRIVE	03/22/24	WD	03-ARM'S LENGTH	\$589,900	\$257,100	43.58	\$860,404	\$113,375	\$476,525	\$747,029	0.638	3,473	\$137.21	11000	1.8963	1.25-1.75	\$92,866
1.x5 STY: 2 SALES OF 12 TOTAL PARCELS					Totals:	\$1,116,800	\$485,200	\$1,682,486		\$919,240	\$1,484,926			\$137.87		0.0117		
ECF OF .620 = \$129/SF, -6% CHANGE. LOW							Sale. Ratio =>	43.45			E.C.F. =>	0.619		Std. Deviation=>	0.0268170			
COMP NHBDS SUPPORT \$138/SF, USE .665 ECF							Std. Dev. =>	0.21			Ave. E.C.F. =>	0.619		Ave. Variance=>	1.8963	Coefficient of Var=>	3.063751235	
33-25-05-11-402-014	2647 MARITIME DRIVE	05/27/22	PTA	03-ARM'S LENGTH	\$426,443	\$46,400	10.88	\$654,904	\$104,378	\$322,065	\$550,526	0.585	1,996	\$161.36	11000	6.4777	RANCH	\$91,385
33-25-05-11-478-002	2515 HUMMINGBIRD LANE	01/03/23	WD	03-ARM'S LENGTH	\$475,000	\$178,000	37.47	\$624,596	\$100,493	\$374,507	\$524,103	0.715	2,254	\$166.15	11000	6.4777	RANCH	\$84,579
RANCH: 2 SALES OF 16 TOTAL PARCELS					Totals:	\$901,443	\$224,400	\$1,279,500		\$696,572	\$1,074,629			\$163.75		0.1593		
ECF OF .650 = \$148/SF, -14% CHANGE. LOW							Sale. Ratio =>	24.89			E.C.F. =>	0.648		Std. Deviation=>	0.0916087			
COMP NHBDS SUPPORT \$ 190/SF, USE .830 ECF							Std. Dev. =>	18.80			Ave. E.C.F. =>	0.650		Ave. Variance=>	6.4777	Coefficient of Var=>	9.96893111	
33-25-05-11-402-023	2670 NAVIGATOR LANE	06/10/22	WD	03-ARM'S LENGTH	\$739,570	\$31,100	4.21	\$806,529	\$104,123	\$635,447	\$702,406	0.905	2,254	\$281.92	11000	0.0000	TWO STORY	\$87,500
TWO STORY: 1 SALES OF 19 TOTAL PARCELS					Totals:	\$739,570	\$31,100	\$806,529		\$635,447	\$702,406			\$281.92		0.0000		
ECF OF .905 = \$172/SF, 25% INCREASES HIGH							Sale. Ratio =>	4.21			E.C.F. =>	0.905		Std. Deviation=>	#DIV/0!			
USE.760 FOR \$144/SF, ~10% INCREASES							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.905		Ave. Variance=>	0.0000	Coefficient of Var=>	0	

ECF NHBD: 11012 - PINE DELL / PINE TREE ACRES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-11-227-001	4114 PINE DELL DRIVE NORTH	06/09/23	WD	03-ARM'S LENGTH	\$200,000	\$85,600	42.80	\$234,673	\$105,118	\$94,882	\$129,555	0.732	1,075	\$88.26	11012	6.3993	RANCH	\$59,174
33-25-05-11-278-004	2846 MEMORY LANE	07/14/22	WD	03-ARM'S LENGTH	\$165,000	\$67,300	40.79	\$192,079	\$63,500	\$101,500	\$128,579	0.789	992	\$102.32	11012	0.6963	RANCH	\$50,496
33-25-05-11-278-007	2816 MEMORY LANE	05/11/23	WD	03-ARM'S LENGTH	\$255,000	\$95,500	37.45	\$270,841	\$61,061	\$193,939	\$209,780	0.924	1,382	\$140.33	11012	12.8126	RANCH	\$52,411
33-25-05-11-279-006	4079 BONNY VIEW DRIVE	01/09/23	WD	03-ARM'S LENGTH	\$187,400	\$75,000	40.02	\$235,296	\$82,661	\$104,739	\$152,635	0.686	1,043	\$100.42	11012	11.0155	RANCH	\$82,049
33-25-05-11-279-025	4053 PINE DELL DRIVE SOUTH	11/02/23	WD	03-ARM'S LENGTH	\$249,000	\$100,300	40.28	\$262,160	\$87,066	\$161,934	\$175,094	0.925	1,298	\$124.76	11012	12.8479	RANCH	\$81,710
33-25-05-12-351-012	3990 WILLOW RIDGE DRIVE	06/30/22	WD	03-ARM'S LENGTH	\$185,000	\$71,200	38.49	\$220,391	\$60,400	\$124,600	\$159,991	0.779	1,140	\$109.30	11012	1.7567	RANCH	\$59,036
33-25-05-12-355-004	3909 BERRY RIDGE DRIVE	07/28/22	WD	03-ARM'S LENGTH	\$235,000	\$76,200	32.43	\$255,277	\$62,585	\$172,415	\$192,692	0.895	1,159	\$148.76	11012	9.8409	RANCH	\$60,473
33-25-05-12-356-012	3964 WILLOUGHBY ROAD	11/15/23	WD	03-ARM'S LENGTH	\$240,000	\$90,000	37.50	\$264,385	\$103,164	\$136,836	\$161,221	0.849	1,196	\$114.41	11012	5.2387	RANCH	\$100,000
33-25-05-12-356-013	3952 WILLOUGHBY ROAD	04/28/23	WD	03-ARM'S LENGTH	\$300,000	\$118,100	39.37	\$421,227	\$127,245	\$172,755	\$293,982	0.588	1,695	\$101.92	11012	20.8723	RANCH	\$100,000
RANCH: 9 SALES OF 106 TOTAL PARCELS @ \$115/SF.					Totals:	\$2,016,400	\$779,200		\$2,356,329	\$1,263,600	\$1,603,529			\$114.50		0.8349		
ECF OF .795 = 4112/SF, +/- CHANGES.							Sale. Ratio =>	38.64			E.C.F. =>	0.788		Std. Deviation=>	0.1148388			
USE .820 FOR \$115/SF, 7% AVG INCREASE OKAY!							Std. Dev. =>	2.92			Ave. E.C.F. =>	0.796		Ave. Variance=>	9.0534	Coefficient of Var=>	11.36841879	

1.X5 STY: NO SALES OF 12 TOTAL PARCELS
 NEWLY COMBINED NHBD FOR 2025.
 USE .835 FOR \$105/sf, ~11% AVG INCREASES OK

BI-LEVEL: NO SALES OF 5 TOTAL PARCELS
 NEWLY COMBINED NHBD FOR 2025.
 USE .820 FOR \$87/sf, ~14% INCREASES OKAY.

BUNGALOW: NO SALES OF 2 TOTAL PARCELS
 NEWLY COMBINED NHBD FOR 2025.
 USE .685 FOR \$89/SF, 14% INCREASES OKAY.

TRI-QUAD LEVEL: NO SALES OF 5 TOTAL PARCELS
 NEWLY COMBINED NHBD FOR 2025.
 USE .830 FOR \$95/SF, 14% INCREASES OKAY

TWO STORY: NO SALES OF 15 TOTAL PARCELS
 NEWLY COMBINED NHBD FOR 2025.
 USE .965 FOR \$115/SF, 10% INCREASE OKAY.

ECF NHBD: 11060 - CEDAR HTS EAST & WEST / SUPR #15

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-11-358-025	2527 BERYL STREET	04/08/22	WD	03-ARM'S LENGTH	\$142,000	\$52,600	37.04	\$122,939	\$19,185	\$122,815	\$112,166	1.095	1,246	\$98.57	11060	2.3462	1.25-1.75	\$21,401
33-25-05-11-358-025	2527 BERYL STREET	05/26/23	WD	03-ARM'S LENGTH	\$151,000	\$57,500	38.08	\$122,939	\$19,185	\$131,815	\$112,166	1.175	1,246	\$105.79	11060	10.3700	1.25-1.75	\$18,361
33-25-05-11-359-024	4382 WILLOUGHBY ROAD	08/04/23	WD	03-ARM'S LENGTH	\$152,000	\$63,000	41.45	\$149,381	\$23,932	\$128,068	\$135,621	0.944	1,128	\$113.54	11060	12.7162	1.25-1.75	\$18,361
1.X5 STY: 3 SALES OF 16 TOTAL PARCELS @ \$106/sf					Totals:	\$445,000	\$173,100		\$395,259	\$382,698	\$359,954			\$105.96		0.8286		
ECF OF 1.065 = \$102/SF, 10% INCREASES OKAY						Sale. Ratio =>	38.90				E.C.F. =>	1.063		Std. Deviation=>	0.11720545			
						Std. Dev. =>	2.30				Ave. E.C.F. =>	1.071		Ave. Variance=>	8.4775	Coefficient of Var=>	7.911960332	
33-25-05-11-351-011	6969 AURELIUS ROAD	09/02/22	WD	03-ARM'S LENGTH	\$189,000	\$76,400	40.42	\$183,128	\$22,108	\$166,892	\$163,472	1.021	1,710	\$97.60	11060	11.3489	DUPLEX	\$29,719
33-25-05-11-351-022	2581 SCHIPPELL STREET	01/31/23	WD	03-ARM'S LENGTH	\$216,250	\$71,100	32.88	\$169,779	\$20,817	\$195,433	\$151,230	1.292	2,192	\$89.16	11060	15.7876	DUPLEX	\$18,062
33-25-05-11-358-003	4407 HARDING AVENUE	06/24/22	WD	03-ARM'S LENGTH	\$199,900	\$80,400	40.22	\$182,626	\$20,615	\$179,285	\$164,478	1.090	2,360	\$75.97	11060	4.4387	DUPLEX	\$18,062
DUPLEX: 3 SALES OF 41 TOTAL PARCELS @ \$88/SF.					Totals:	\$605,150	\$227,900		\$535,533	\$541,610	\$479,181			\$87.57		0.4126		
ECF OF 1.130 = \$81/SF, 7% INCREASES OKAY.						Sale. Ratio =>	37.66				E.C.F. =>	1.130		Std. Deviation=>	0.14102287			
						Std. Dev. =>	4.30				Ave. E.C.F. =>	1.134		Ave. Variance=>	10.5251	Coefficient of Var=>	9.278019325	
33-25-05-11-357-021	2541 SELMA STREET	04/12/23	WD	03-ARM'S LENGTH	\$129,900	\$35,800	27.56	\$86,926	\$19,082	\$110,818	\$67,844	1.633	1,248	\$88.80	11060	33.0709	MOBILE HOME	\$18,249
33-25-05-11-357-022	2545 SELMA STREET	08/22/22	LC	04-BUYERS INTEREST IN A LC	\$85,000	\$18,500	21.76	\$86,900	\$19,027	\$65,973	\$67,873	0.972	1,248	\$52.86	11060	33.0709	MOBILE HOME	\$18,060
MOBILE HOME: 2 SALES OF 3 TOTAL PARCELS @ \$71/SF.					Totals:	\$214,900	\$54,300		\$173,826	\$176,791	\$135,717			\$70.83		0.0071		
ECF OF 1.300 = \$52/SF, 26% INCREASE BUT LOW VALUES.						Sale. Ratio =>	25.27				E.C.F. =>	1.303		Std. Deviation=>	0.46769258			
USE 1.425 FOR \$74/SF, 64% INCREASE OKAY.						Std. Dev. =>	4.10				Ave. E.C.F. =>	1.303		Ave. Variance=>	33.0709	Coefficient of Var=>	25.38610227	
33-25-05-11-355-029	2527 SCHIPPELL STREET	10/30/23	WD	03-ARM'S LENGTH	\$193,500	\$74,100	38.29	\$157,816	\$21,374	\$172,126	\$163,404	1.053	1,120	\$153.68	11060	8.7492	RANCH	\$18,060
33-25-05-11-356-028	2523 KATE STREET	12/08/23	WD	03-ARM'S LENGTH	\$130,000	\$59,700	45.92	\$125,416	\$37,212	\$92,788	\$105,634	0.878	928	\$99.99	11060	8.7492	RANCH	\$18,306
RANCH: 2 SALES OF 28 TOTAL PARCELS @ \$127/SF					Totals:	\$323,500	\$133,800		\$283,232	\$264,914	\$269,037			\$126.84		1.8787		
ECF OF .975 = \$126/sf, 11% INCREASE OKAY.						Sale. Ratio =>	41.36				E.C.F. =>	0.985		Std. Deviation=>	0.12373251			
						Std. Dev. =>	5.39				Ave. E.C.F. =>	0.966		Ave. Variance=>	8.7492	Coefficient of Var=>	9.058208844	
33-25-05-11-358-010	2520 SELMA STREET	05/08/23	WD	03-ARM'S LENGTH	\$94,000	\$64,800	68.94	\$114,905	\$21,416	\$72,584	\$117,596	0.617	1,488	\$48.78	11060	29.3377	TWO STORY	\$18,306
33-25-05-11-358-010	2520 SELMA STREET	11/20/23	WD	03-ARM'S LENGTH	\$163,000	\$64,800	39.75	\$114,905	\$21,416	\$141,584	\$117,596	1.204	1,488	\$95.15	11060	29.3377	TWO STORY	\$23,403
TWO STORY: 2 SALES OF 13 TOTAL PARCELS @ \$72/SF.					Totals:	\$257,000	\$129,600		\$229,810	\$214,168	\$235,192			\$71.97		0.0000		
ECF OF .910 = \$114/SF, 10.3% INCREASE ON AVERAGE. OKAY.						Sale. Ratio =>	50.43				E.C.F. =>	0.911		Std. Deviation=>	0.41489739			
						Std. Dev. =>	20.63				Ave. E.C.F. =>	0.911		Ave. Variance=>	29.3377	Coefficient of Var=>	32.21769826	

BI-LEVEL: NO SALES OF 3 TOTAL PARCELS
 2024 ECF OF .780 = \$79/SF, 10% DECREASES LOW.
 USE .955 FOR \$97/SF, 7% INCREASES OKAY.

BUNGALOW: NO SALES OF 32 TOTAL PARCELS
 2024 ECF OF .780 = \$82/SF, ~3% DECREASES.
 USE .835 FOR \$88/SF, ~8% AG INCREASES.

MODULAR: NO SALES OF 1 TOTAL PARCEL
 2024 ECF OF 1.000 = \$154/SF, 83% INCREASES. (1 PARCEL)
 USE .520 FOR \$80/SF, 6% INCREASE OKAY.

TRI-QUAD LEVEL: NO SALES OF 1 TOTAL PARCEL
 2024 ECF OF .730 = \$82/sf, 2.5% decrease (1 PARCEL)
 USE .845 FOR \$95/SF, 10% INCREASE OKAY.

ECF NHBD: 11150 - GLENS OF WILLOBY CONDO

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-11-377-030	2532 LIMERICK CIRCLE	07/06/22	WD	03-ARM'S LENGTH	\$220,000	\$99,200	45.09	\$230,174	\$48,376	\$171,624	\$237,644	0.722	1,586	\$108.21	11150	3.0730	1.25-1.75	\$45,000
33-25-05-11-377-031	2530 LIMERICK CIRCLE	09/30/22	WD	03-ARM'S LENGTH	\$224,131	\$94,600	42.21	\$219,931	\$47,638	\$176,493	\$225,220	0.784	1,594	\$110.72	11150	3.0730	1.25-1.75	\$45,000
1.x5 STY: 2 SALES OF 8 TOTAL PARCELS @ \$109/SF.					Totals:	\$444,131	\$193,800	\$450,105		\$348,117	\$462,864			\$109.47		0.0825		
ECF OF .750 = \$115/SF, -3.5% CHANGE. LOW!							Sale. Ratio =>	43.64			E.C.F. =>	0.752		Std. Deviation=>	0.043459			
USE .820 FOR \$126/SF, 3.5% INCREASES.							Std. Dev. =>	2.04			Ave. E.C.F. =>	0.753		Ave. Variance=>	3.0730	Coefficient of Var=>	4.08147171	
33-25-05-11-377-001	2527 LIMERICK CIRCLE	08/12/22	WD	03-ARM'S LENGTH	\$219,900	\$103,300	46.98	\$238,116	\$47,937	\$171,963	\$217,347	0.791	1,187	\$144.87	11150	0.0000	CONDO	\$45,000
CONDO: 1 SALES OF 12 TOTAL PARCELS @ \$145/SF.					Totals:	\$219,900	\$103,300	\$238,116		\$171,963	\$217,347			\$144.87		0.0000		
ECF OF .790 = \$131/SF, 11% DECREASES!							Sale. Ratio =>	46.98			E.C.F. =>	0.791		Std. Deviation=>	0.027720047			
USE .995 FOR \$165/SF, 7% INCREASES OKAY!							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.791		Ave. Variance=>	0.0000	Coefficient of Var=>	0	

CONDO INTERIOR: NO SALES OF 12 TOTAL PARCELS
 2024 ECF OF .875 = \$143/SF, 3.10% DECREASES. LOW!
 USE .950 FOR \$155/SF, 3% INCREASES OKAY!

ECF NHBD: 11230 - HUNTERS GLEN CONDOS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-11-477-028	4080 PHEASANT RUN	12/06/22	WD	03-ARM'S LENGTH	\$338,000	\$171,500	50.74	\$414,324	\$84,009	\$253,991	\$478,717	0.531	1,916	\$132.56	11237	10.6037	RANCH	\$65,021
33-25-05-11-477-028	4080 PHEASANT RUN	03/11/24	WD	03-ARM'S LENGTH	\$363,000	\$187,300	51.60	\$414,324	\$84,009	\$278,991	\$478,717	0.583	1,916	\$145.61	11237	5.3814	RANCH	\$68,392
33-25-05-11-477-036	4109 PHEASANT RUN	05/27/22	WD	03-ARM'S LENGTH	\$350,000	\$121,400	34.69	\$313,373	\$75,966	\$274,034	\$344,068	0.796	1,786	\$153.43	11237	15.9850	RANCH	\$63,481
RANCH: 3 SALES OF 10 TOTAL PARCELS @ \$144/sf					Totals:	\$1,051,000	\$480,200		\$1,142,021	\$807,016	\$1,301,503			\$143.87		1.6538		
ECF OF .630 = \$127/sf, 9% DECREASE. LOW.							Sale. Ratio =>	45.69			E.C.F. =>	0.620		Std. Deviation=>	0.140876			
USE .715 FOR \$144/sf, 1% INCREASE OKAY							Std. Dev. =>	9.53			Ave. E.C.F. =>	0.637		Ave. Variance=>	10.6567	Coefficient of Var=>	16.73996	
33-25-05-11-477-016	4010 PHEASANT RUN	05/05/22	WD	03-ARM'S LENGTH	\$275,000	\$116,700	42.44	\$286,120	\$71,215	\$203,785	\$320,754	0.635	1,900	\$107.26	11237	8.2256	TWO STORY	\$70,000
33-25-05-11-477-018	4022 PHEASANT RUN	04/08/22	WD	03-ARM'S LENGTH	\$330,000	\$109,300	33.12	\$315,555	\$74,358	\$255,642	\$359,996	0.710	2,091	\$122.26	11237	0.7462	TWO STORY	\$70,000
33-25-05-11-477-026	4070 PHEASANT RUN	10/26/22	WD	03-ARM'S LENGTH	\$359,900	\$126,700	35.20	\$325,194	\$67,734	\$292,166	\$384,269	0.760	2,556	\$114.31	11237	4.2729	TWO STORY	\$70,000
33-25-05-11-477-039	4093 PHEASANT RUN	03/07/24	WD	03-ARM'S LENGTH	\$395,000	\$160,500	40.63	\$355,562	\$76,176	\$318,824	\$416,994	0.765	2,033	\$156.82	11237	4.6989	TWO STORY	\$70,000
TWO STORY: 4 SALES OF 28 TOTAL PARCELS @ \$125/SF					Totals:	\$1,359,900	\$513,200		\$1,282,431	\$1,070,417	\$1,482,012			\$125.16		0.4685		
ECF OF .720 = \$124/SF, 3% INCREASE OKAY							Sale. Ratio =>	37.74			E.C.F. =>	0.722		Std. Deviation=>	0.060154			
							Std. Dev. =>	4.40			Ave. E.C.F. =>	0.718		Ave. Variance=>	4.4859	Coefficient of Var=>	6.25139	

1.X5 STY: NO SALES OF 7 TOTAL PARCELS

2024 ECF OF .605 = \$111/sf, -1.5% CHANGE. LOW

USE .655 FOR \$120/SF, 4.75% INCREASE OKAY.

ECF NHBD: 11400 - THE DELLS PHASE 1 & 2

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-11-303-002	4491 BOWLINE COURT	05/27/22	WD	03-ARM'S LENGTH	\$330,000	\$134,200	40.67	\$353,502	\$79,686	\$250,314	\$327,923	0.763	1,791	\$139.76	11400	0.0000	RANCH	\$75,000
RANCH: 1 SALE OF 23 TOTAL PARCELS @ \$140/sf					Totals:	\$330,000	\$134,200	\$353,502		\$250,314	\$327,923			\$139.76		0.0000		
ECF OF .765 = \$127/SF, 9% DECREASES, LOW!							Sale. Ratio =>	40.67			E.C.F. =>	0.763		Std. Deviation=>	#DIV/0!			
COMP NHBDS SUPPORT \$158. USE .945 FOR \$157/SF, 6% INC OK							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.763		Ave. Variance=>	0.0000	Coefficient of Var=>	0	
33-25-05-11-302-012	4482 BOWLINE COURT	05/24/22	WD	03-ARM'S LENGTH	\$411,936	\$43,700	10.61	\$437,753	\$85,260	\$326,676	\$405,164	0.806	1,876	\$174.13	11400	9.4388	TWO STORY	\$75,000
33-25-05-11-305-009	2651 BRIGANTINE DRIVE	12/09/22	WD	03-ARM'S LENGTH	\$315,000	\$124,000	39.37	\$311,826	\$78,367	\$236,633	\$268,344	0.882	1,671	\$141.61	11400	1.8840	TWO STORY	\$75,000
33-25-05-11-328-007	2691 HALYARD DRIVE	08/31/23	WD	03-ARM'S LENGTH	\$260,000	\$118,300	45.50	\$259,192	\$67,308	\$192,692	\$220,556	0.874	1,582	\$121.80	11400	2.7004	TWO STORY	\$62,448
33-25-05-11-328-031	2688 BRIGANTINE DRIVE	08/30/22	WD	03-ARM'S LENGTH	\$256,000	\$96,700	37.77	\$263,050	\$66,146	\$189,854	\$226,326	0.839	1,422	\$133.51	11400	6.1817	TWO STORY	\$62,774
33-25-05-11-328-032	2696 BRIGANTINE DRIVE	09/29/23	WD	03-ARM'S LENGTH	\$329,900	\$128,100	38.83	\$280,116	\$64,681	\$265,219	\$247,626	1.071	1,774	\$149.50	11400	17.0377	TWO STORY	\$60,231
33-25-05-11-328-034	2710 BRIGANTINE DRIVE	06/13/22	WD	03-ARM'S LENGTH	\$265,000	\$99,000	37.36	\$251,653	\$65,386	\$199,614	\$214,100	0.932	1,527	\$130.72	11400	3.1672	TWO STORY	\$60,833
TWO STORY: 6 SALES OF 73 TOTAL PARCELS @ 142/SF.					Totals:	\$1,837,836	\$609,800	\$1,803,590		\$1,410,688	\$1,582,117			\$141.88		0.9022		
ECF OF .900 = \$126/SF, ~.5% DECREASES AVERAGE.							Sale. Ratio =>	33.18			E.C.F. =>	0.892		Std. Deviation=>	0.0936			
COMP NHBDS SUPPORT \$136/SF. USE .970 FOR \$135/SF, 5% INC							Std. Dev. =>	12.26			Ave. E.C.F. =>	0.901		Ave. Variance=>	6.7350	Coefficient of Var=>	7.47775221	

1.X5 STY: NO SALES OF 4 TOTAL PARCELS

2024 ECF OF .810 = \$120/S, 3% DECREASES. CONSIDER 2 STORY VALUES.

COMP NHBDS SUPPORT \$142. USE .915 FOR \$135 SIMILAR TO TWO STORIES. 6% INCREASE SUPPORTED BY NHBD MARKET. OK

ECF NHBD: 11750 - WOODED VALLEY SITE CONDOS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-11-378-001	2510 WINTERBERRY STREET	08/22/23	WD	03-ARM'S LENGTH	\$294,500	\$133,300	45.26	\$285,210	\$66,817	\$227,683	\$297,133	0.766	1,592	\$143.02	11750	2.3612	TWO STORY	\$60,812
33-25-05-11-378-007	2540 WINTERBERRY STREET	02/17/23	WD	03-ARM'S LENGTH	\$262,000	\$98,600	37.63	\$235,033	\$58,838	\$203,162	\$239,721	0.847	1,463	\$138.87	11750	10.4840	TWO STORY	\$55,000
33-25-05-11-378-012	2564 WINTERBERRY STREET	06/24/22	WD	03-ARM'S LENGTH	\$252,000	\$125,400	49.76	\$295,203	\$61,361	\$190,639	\$318,152	0.599	1,744	\$109.31	11750	14.3447	TWO STORY	\$56,843
33-25-05-11-378-031	4330 NORWAY STREET	01/19/24	WD	03-ARM'S LENGTH	\$273,000	\$115,800	42.42	\$247,909	\$57,040	\$215,960	\$259,686	0.832	1,720	\$125.56	11750	8.8967	TWO STORY	\$55,000
33-25-05-11-378-038	4331 NORWAY STREET	04/03/23	WD	03-ARM'S LENGTH	\$322,500	\$152,100	47.16	\$323,745	\$64,360	\$258,140	\$352,905	0.731	1,904	\$135.58	11750	1.1181	TWO STORY	\$60,219
33-25-05-11-378-040	4321 NORWAY STREET	09/28/22	WD	03-ARM'S LENGTH	\$300,000	\$135,700	45.23	\$319,059	\$65,004	\$234,996	\$345,653	0.680	1,777	\$132.24	11750	6.2792	TWO STORY	\$60,219
TWO STORY - 6 SALES OF 27 TOTAL PARCELS @ \$131/SF					Totals: \$1,704,000	\$760,900		\$1,706,159		\$1,330,580	\$1,813,250			\$130.76		0.8844		
ECF OF .740 = \$128/SF, 2-4% REDUCTIONS.							Sale. Ratio =>	44.65			E.C.F. =>	0.734		Std. Deviation=>	0.09392442			
COMP NHBDS @ \$150/SF. USE .810 FOR \$140/SF, ~3% INCREASES OKAY.							Std. Dev. =>	4.18			Ave. E.C.F. =>	0.743		Ave. Variance=>	7.2473	Coefficient of Var=>	9.758696323	

1.X5 STORY - NO SALES OF 9 PARCELS

2024 ECF OF .735 = \$145/SF, 5% REDUCTIONS.

COMP NHBDS SUPPORT \$160/SF, USE .850 FOR \$160/SF, 2% INCREASES OKAY

BILEVELS - NO SALES OF 2 PARCELS

2024 ECF OF .820 = \$88/SF, 5% REDUCTIONS.

COMP NHBDS SUPPORT \$105-124/SF, USE .925 FOR \$99/SF, 4% INCREASES OKAY

RANCHES - NO SALES OF 3 PARCELS

2024 ECF OF .770 = \$160/SF, 2.4% INCREASES OKAY.

ECF NHBD: 12287 - LAMOREAUX 1, 2 & 3 / BEECH RIDGE / BEAUFORT / DELLRIDGE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-12-404-004	2712 FONTAINE TRAIL	08/18/22	WD	03-ARM'S LENGTH	\$262,000	\$136,700	52.18	\$332,997	\$103,938	\$158,062	\$329,581	0.480	2,398	\$65.91	12287	0.0000	1.25-1.75	\$62,713
1.X5 STY: 1 SALE OF 20 TOTAL PARCELS @ \$66/SF					Totals:	\$262,000	\$136,700	\$332,997		\$158,062	\$329,581			\$65.91		0.0000		
ECF OF .480 = SIGNIFICANT DECREASE. 2024 ECF .695= \$91/sf, 3% INCREASE.							Sale. Ratio =>	52.18				E.C.F. =>	0.480	Std. Deviation=>	#DIV/0!			
USE .720 FOR \$94/SF, 5% INCREASE OKAY.							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.480	Ave. Variance=>	0.0000	Coefficient of Var=>	0	
33-25-05-12-255-004	3691 TRIANON TRAIL	06/29/22	WD	03-ARM'S LENGTH	\$265,000	\$100,100	37.77	\$269,906	\$73,225	\$191,775	\$228,699	0.839	2,181	\$87.93	12287	0.0000	BI-LEVEL	\$66,015
BI-LEVEL: 1 SALE OF 6 TOTAL PARCELS @ \$88/SF					Totals:	\$265,000	\$100,100	\$269,906		\$191,775	\$228,699			\$87.93		0.0000		
ECF OF .840 = DECREASE. 2024 ECF .860 = \$84/SF, 3% INCREASE. LOW							Sale. Ratio =>	37.77				E.C.F. =>	0.839	Std. Deviation=>	#DIV/0!			
USE .890 FOR \$87/SF, 5% INCREASE OKAY.							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.839	Ave. Variance=>	0.0000	Coefficient of Var=>	0	
33-25-05-12-256-006	3630 TRIANON TRAIL	04/14/23	WD	03-ARM'S LENGTH	\$240,000	\$109,700	45.71	\$240,122	\$83,282	\$156,718	\$224,057	0.699	1,723	\$90.96	12287	20.4549	RANCH	\$78,231
33-25-05-12-279-002	2803 COLLEGE ROAD	02/24/23	WD	03-ARM'S LENGTH	\$180,000	\$97,000	53.89	\$260,388	\$104,191	\$75,809	\$223,139	0.340	1,540	\$49.23	12287	15.5167	RANCH	\$100,000
33-25-05-12-404-002	3617 DELL ROAD	10/17/22	WD	03-ARM'S LENGTH	\$143,100	\$100,100	69.95	\$260,062	\$100,271	\$42,829	\$228,273	0.188	1,616	\$26.50	12287	30.7284	RANCH	\$78,295
33-25-05-12-426-013	2659 COLLEGE ROAD	08/26/22	WD	03-ARM'S LENGTH	\$300,000	\$93,900	31.30	\$284,404	\$77,667	\$222,333	\$295,339	0.753	1,649	\$134.83	12287	25.7901	RANCH	\$92,333
RANCHES: 4 SALES OF 94 TOTAL PARCELS @ 75/SF					Totals:	\$863,100	\$400,700	\$1,044,976		\$497,689	\$970,807			\$75.38		1.7749		
ECF OF .505 = SIGNIFICANT DECREASE. 2024 ECF .700 = \$105/SF, 4.6% INCREASE LOW							Sale. Ratio =>	46.43				E.C.F. =>	0.513	Std. Deviation=>	0.2750			
USE .765 FOR \$114/SF, 11% INCREASE OKAY							Std. Dev. =>	16.136				Ave. E.C.F. =>	0.495	Ave. Variance=>	23.1225	Coefficient of Var=>	46.72104952	
33-25-05-12-251-006	3716 BAYOU PLACE	07/07/22	WD	03-ARM'S LENGTH	\$265,000	\$112,100	42.30	\$284,589	\$76,086	\$188,914	\$308,893	0.612	2,196	\$86.03	12287	2.6372	TWO STORY	\$100,000
33-25-05-12-251-021	3630 CREOLE WAY	09/19/22	WD	03-ARM'S LENGTH	\$240,000	\$104,500	43.54	\$266,553	\$69,888	\$170,112	\$291,356	0.584	1,998	\$85.14	12287	0.1347	TWO STORY	\$100,000
33-25-05-12-302-007	2683 DELLRIDGE DRIVE	06/30/22	WD	03-ARM'S LENGTH	\$246,000	\$107,600	43.74	\$279,129	\$84,360	\$161,640	\$288,547	0.560	1,968	\$82.13	12287	2.5025	TWO STORY	\$70,000
TWO STORY: 3 SALES OF 44 TOTAL PARCELS @ \$84/SF.					Totals:	\$751,000	\$324,200	\$830,271		\$520,666	\$888,796			\$84.43		0.0599		
ECF OF .585 = SIGNIFICANT DECREASE. 2024 ECF .675 = %97/sf, 3% increase LOW							Sale. Ratio =>	43.17				E.C.F. =>	0.586	Std. Deviation=>	0.0257			
USE .725 FOR \$104/SF, 8% INCREASE OKAY!							Std. Dev. =>	0.779				Ave. E.C.F. =>	0.585	Ave. Variance=>	1.7581	Coefficient of Var=>	3.00426767	

TRI-QUAD LEVEL: NO SALES OF 11 TOTAL PARCELS

2024 ECF OF .675 = \$80/SF, 8% INCREASES.

COMP NHBDS SUPPORT \$98-100/SF. USE .770 FOR \$ 90/SF, 17% INCREASES OKAY.

OVERALL THIS NEIGHBORHOOD HAD AN INSUFFICIENT NUMBER OF SALES TO STUDY. ECFS DETERMINED USING MARKET FLUCTUATINOS OF COMPARABLE NEIGHBORHOODS.

ECFNHBD: 12300 - IVYWOOD, RIVER POINTE, SYCAMORE SHORES, SPRINGFIELD, COLLEGE HEIGHTS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-01-351-003	3925 BAYBERRY LANE	09/06/22	WD	03-ARM'S LENGTH	\$309,000	\$138,500	44.82	\$414,672	\$70,798	\$238,202	\$343,874	0.693	2,276	\$104.66	12300	6.2420	1.25-1.75	\$65,519
33-25-05-12-178-005	2825 RIVER POINTE DRIVE	07/28/23	WD	03-ARM'S LENGTH	\$375,000	\$145,100	38.69	\$479,240	\$71,573	\$303,427	\$407,667	0.744	2,523	\$120.26	12300	1.0820	1.25-1.75	\$67,615
33-25-05-12-202-005	3715 DAVID LANE	10/26/23	WD	03-ARM'S LENGTH	\$415,000	\$141,300	34.05	\$444,378	\$107,071	\$307,929	\$337,307	0.913	2,231	\$138.02	12300	15.7783	1.25-1.75	\$100,000
33-25-05-12-477-020	3525 LAUREATE DRIVE	08/31/23	WD	03-ARM'S LENGTH	\$435,000	\$203,400	46.76	\$605,382	\$88,167	\$346,833	\$517,215	0.671	2,958	\$117.25	12300	8.4543	1.25-1.75	\$83,720
1.X5 STORY - 4 SALES OF 38 TOTAL PARCELS @ \$120/SF					Totals:	\$1,534,000	\$628,300		\$1,943,672	\$1,196,391	\$1,606,063			\$120.05		1.0200		
ECF OF .775 = \$125/sf, ~5% INCREASE, MANY DECREASES						Sale. Ratio =>	40.96				E.C.F. =>	0.745		Std. Deviation=>	0.10963			
NEW NHBD FOR 2025 WILL CAUSE FLUXUATIONS						Std. Dev. =>	5.81				Ave. E.C.F. =>	0.755		Ave. Variance=>	7.8892	Coefficient of Var=>	10.44753322	
33-25-05-12-126-005	2941 BEECH RIDGE DRIVE	07/08/22	WD	03-ARM'S LENGTH	\$265,000	\$117,900	44.49	\$360,542	\$112,775	\$152,225	\$247,767	0.614	1,722	\$88.40	12300	8.8080	RANCH	\$100,000
33-25-05-12-181-018	3780 ASHBROOK DRIVE	11/18/22	WD	03-ARM'S LENGTH	\$375,000	\$129,300	34.48	\$439,990	\$71,892	\$303,108	\$368,098	0.823	1,802	\$168.21	12300	12.0976	RANCH	\$61,782
33-25-05-12-181-021	2828 RIVER POINTE DRIVE	06/13/22	WD	03-ARM'S LENGTH	\$310,000	\$152,700	49.26	\$468,634	\$106,366	\$203,634	\$362,268	0.562	2,300	\$88.54	12300	14.0359	RANCH	\$100,000
33-25-05-12-427-002	3580 SORORITY LANE	10/19/22	WD	03-ARM'S LENGTH	\$335,000	\$128,200	38.27	\$397,361	\$69,262	\$265,738	\$328,099	0.810	1,440	\$184.54	12300	10.7464	RANCH	\$60,670
RANCHES - 4 SALES OF 72 TOTAL PARCELS @ \$132/SF					Totals:	\$1,285,000	\$528,100		\$1,666,527	\$924,705	\$1,306,232			\$132.42		0.5450		
ECF OF .705 = \$125/SF, 9% DECREASES. TOO LOW						Sale. Ratio =>	41.10				E.C.F. =>	0.708		Std. Deviation=>	0.13372			
USE .820 FOR \$149/sf, ~4% INCREASE OK						Std. Dev. =>	6.55				Ave. E.C.F. =>	0.702		Ave. Variance=>	11.4220	Coefficient of Var=>	16.25980148	
33-25-05-01-352-005	3050 IVYWOOD LANE	09/20/22	WD	03-ARM'S LENGTH	\$305,000	\$124,200	40.72	\$378,252	\$71,369	\$233,631	\$306,883	0.761	2,039	\$114.58	12300	1.3739	TWO STORY	\$64,000
33-25-05-01-353-001	3900 BAYBERRY LANE	08/19/22	WD	03-ARM'S LENGTH	\$285,000	\$127,900	44.88	\$382,348	\$69,664	\$215,336	\$312,684	0.689	2,368	\$90.94	12300	8.6372	TWO STORY	\$65,688
33-25-05-01-355-001	3930 APPLGROVE LANE	06/03/22	WD	03-ARM'S LENGTH	\$292,000	\$108,000	36.99	\$322,620	\$63,738	\$228,262	\$258,882	0.882	1,724	\$132.40	12300	10.6680	TWO STORY	\$59,534
33-25-05-01-356-004	3099 ROSEHILL DRIVE	08/29/22	WD	03-ARM'S LENGTH	\$299,000	\$111,000	37.12	\$345,409	\$72,329	\$226,671	\$273,080	0.830	1,812	\$125.09	12300	5.5012	TWO STORY	\$62,822
33-25-05-01-356-005	3105 ROSEHILL DRIVE	09/30/22	WD	03-ARM'S LENGTH	\$240,000	\$112,700	46.96	\$336,186	\$71,967	\$168,033	\$264,219	0.636	1,808	\$92.94	12300	13.9081	TWO STORY	\$66,172
33-25-05-12-101-013	2979 WHISTLEWOOD WAY	06/30/22	WD	03-ARM'S LENGTH	\$303,000	\$130,300	43.00	\$407,811	\$65,564	\$237,436	\$342,247	0.694	2,288	\$103.77	12300	8.1286	TWO STORY	\$60,014
33-25-05-12-102-008	3910 CAMPERDOWN DRIVE	04/28/22	WD	03-ARM'S LENGTH	\$325,000	\$108,600	33.42	\$354,734	\$68,739	\$256,261	\$285,995	0.896	1,748	\$146.60	12300	12.0991	TWO STORY	\$61,358
33-25-05-12-103-004	3975 CAMPERDOWN DRIVE	06/09/23	WD	03-ARM'S LENGTH	\$287,500	\$121,900	42.40	\$328,959	\$63,489	\$224,011	\$265,470	0.844	1,748	\$128.15	12300	6.8786	TWO STORY	\$60,142
33-25-05-12-103-009	3935 CAMPERDOWN DRIVE	02/02/23	WD	03-ARM'S LENGTH	\$348,400	\$122,400	35.13	\$416,628	\$64,590	\$283,810	\$352,038	0.806	2,063	\$137.57	12300	3.1150	TWO STORY	\$60,251
33-25-05-12-103-020	3910 MAYAPPLE LANE	04/19/22	WD	03-ARM'S LENGTH	\$350,100	\$123,800	35.36	\$427,581	\$64,882	\$285,218	\$362,699	0.786	2,042	\$139.68	12300	1.1335	TWO STORY	\$60,015
33-25-05-12-103-021	3920 MAYAPPLE LANE	10/04/22	WD	03-ARM'S LENGTH	\$250,000	\$100,700	40.28	\$299,352	\$65,701	\$184,299	\$233,651	0.789	1,474	\$125.03	12300	1.3737	TWO STORY	\$60,014
33-25-05-12-152-005	2801 DELLRIDGE DRIVE	04/15/22	WD	03-ARM'S LENGTH	\$313,500	\$155,000	49.44	\$435,816	\$97,846	\$215,654	\$337,970	0.638	2,503	\$86.16	12300	13.6956	TWO STORY	\$79,301
33-25-05-12-152-012	2822 DELLRIDGE DRIVE	11/16/22	WD	03-ARM'S LENGTH	\$417,000	\$170,800	40.96	\$512,917	\$81,129	\$335,871	\$431,788	0.778	2,526	\$132.97	12300	0.2819	TWO STORY	\$68,161
33-25-05-12-153-001	2780 DELLRIDGE DRIVE	07/29/22	WD	03-ARM'S LENGTH	\$370,000	\$134,000	36.22	\$382,746	\$74,960	\$295,040	\$307,786	0.959	2,264	\$130.32	12300	18.3546	TWO STORY	\$72,566
33-25-05-12-178-003	2805 RIVER POINTE DRIVE	05/26/23	WD	03-ARM'S LENGTH	\$350,000	\$154,700	44.20	\$403,087	\$64,508	\$285,492	\$338,579	0.843	2,055	\$138.93	12300	6.8165	TWO STORY	\$61,755
33-25-05-12-178-012	2867 RIVER POINTE DRIVE	07/06/22	WD	03-ARM'S LENGTH	\$370,000	\$187,500	50.68	\$563,756	\$108,030	\$261,970	\$455,726	0.575	2,819	\$92.93	12300	20.0201	TWO STORY	\$100,000
33-25-05-12-179-006	2785 DUNWOODY CIRCLE	11/14/23	WD	03-ARM'S LENGTH	\$475,000	\$233,600	49.18	\$616,494	\$67,724	\$407,276	\$548,770	0.742	2,706	\$150.51	12300	3.2880	TWO STORY	\$63,096
33-25-05-12-180-016	3800 ROYALE DRIVE	08/25/22	WD	03-ARM'S LENGTH	\$375,000	\$162,000	43.20	\$458,261	\$71,031	\$303,969	\$387,230	0.785	2,295	\$132.45	12300	0.9941	TWO STORY	\$62,062
33-25-05-12-180-016	3800 ROYALE DRIVE	11/17/23	WD	03-ARM'S LENGTH	\$406,000	\$178,700	44.01	\$458,261	\$71,031	\$334,969	\$387,230	0.865	2,295	\$145.96	12300	8.9997	TWO STORY	\$62,062
33-25-05-12-180-017	3790 ROYALE DRIVE	05/31/22	WD	03-ARM'S LENGTH	\$404,000	\$161,300	39.93	\$463,547	\$62,541	\$341,459	\$401,006	0.852	2,255	\$151.42	12300	7.6464	TWO STORY	\$60,147
33-25-05-12-181-023	3840 ASHBROOK DRIVE	07/21/23	WD	03-ARM'S LENGTH	\$450,000	\$181,100	40.24	\$536,624	\$67,897	\$382,103	\$468,727	0.815	2,493	\$153.27	12300	4.0151	TWO STORY	\$60,350
33-25-05-12-428-012	2705 SORORITY LANE	11/30/22	WD	03-ARM'S LENGTH	\$275,000	\$130,400	47.42	\$383,165	\$72,774	\$202,226	\$310,391	0.652	2,185	\$92.55	12300	12.3522	TWO STORY	\$59,935
33-25-05-12-430-005	3601 ALLIUM DRIVE	04/12/23	WD	03-ARM'S LENGTH	\$350,000	\$150,900	43.11	\$405,778	\$66,453	\$283,547	\$339,325	0.836	2,055	\$137.98	12300	6.0579	TWO STORY	\$61,383
33-25-05-12-431-002	3591 ORCHID LANE	01/19/23	WD	03-ARM'S LENGTH	\$335,000	\$148,000	44.18	\$443,692	\$63,892	\$271,108	\$379,800	0.714	2,274	\$119.22	12300	6.1224	TWO STORY	\$60,860
33-25-05-12-452-010	2525 VARSITY LANE	10/03/22	WD	03-ARM'S LENGTH	\$320,000	\$146,800	45.88	\$453,998	\$88,029	\$231,971	\$365,969	0.634	2,422	\$95.78	12300	14.1188	TWO STORY	\$85,835
33-25-05-12-453-003	2565 GRADUATE WAY	07/15/22	WD	03-ARM'S LENGTH	\$351,000	\$125,000	35.61	\$413,511	\$65,048	\$285,952	\$348,463	0.821	2,110	\$135.52	12300	4.5568	TWO STORY	\$62,455
33-25-05-12-454-011	3610 LAUREATE DRIVE	10/20/22	WD	03-ARM'S LENGTH	\$400,000	\$157,900	39.48	\$504,337	\$98,683	\$301,317	\$405,654	0.743	2,084	\$144.59	12300	3.2249	TWO STORY	\$70,800
33-25-05-12-454-016	3665 SCHOLAR LANE	06/10/22	WD	03-ARM'S LENGTH	\$354,748	\$131,900	37.18	\$410,271	\$69,634	\$285,114	\$340,637	0.837	2,496	\$114.23	12300	6.1961	TWO STORY	\$65,163
33-25-05-12-455-015	3620 SCHOLAR LANE	07/28/22	WD	03-ARM'S LENGTH	\$351,000	\$136,400	38.86	\$406,798	\$74,361	\$276,639	\$332,437	0.832	1,889	\$146.45	12300	5.7113	TWO STORY	\$66,578
33-25-05-12-455-020	3615 OBSERVATORY LANE	06/06/22	WD	03-ARM'S LENGTH	\$390,000	\$148,200	38.00	\$457,527	\$80,668	\$309,332	\$376,859	0.821	2,102	\$147.16	12300	4.5774	TWO STORY	\$68,134
33-25-05-12-456-004	3725 OBSERVATORY LANE	04/08/22	WD	03-ARM'S LENGTH	\$360,000	\$164,200	45.61	\$528,600	\$64,947	\$295,053	\$463,653	0.636	2,808	\$105.08	12300	13.8676	TWO STORY	\$62,557
33-25-05-12-457-003	2595 VARSITY LANE	04/03/23	WD	03-ARM'S LENGTH	\$335,000	\$137,400	41.01	\$381,282	\$69,403	\$265,597	\$311,879	0.852	2,134	\$124.46	12300	7.6561	TWO STORY	\$64,722
33-25-05-12-458-003	3734 OBSERVATORY LANE	03/18/24	WD	03-ARM'S LENGTH	\$354,900	\$157,800	44.46	\$437,894	\$67,336	\$287,564	\$370,558	0.776	2,292	\$125.46	12300	0.0988	TWO STORY	\$59,958
33-25-05-12-458-016	3620 OBSERVATORY LANE	10/10/23	WD	03-ARM'S LENGTH	\$401,000	\$173,500	43.27	\$477,959	\$101,073	\$299,927	\$376,886	0.796	2,500	\$119.97	12300	2.0761	TWO STORY	\$98,160
33-25-05-12-458-017	2555 SORORITY LANE	06/02/23	WD	03-ARM'S LENGTH	\$390,000	\$183,100	46.95	\$504,651	\$103,306	\$286,694	\$401,345	0.714	2,260	\$126.86	12300	6.0709	TWO STORY	\$98,338
TWO STORY - 35 SALES OF 296 TOTAL PARCELS @ \$125/SF					Totals:	\$12,183,148	\$5,101,700		\$15,040,852	\$9,588,812	\$12,446,516			\$125.34		0.4640		
ECF OF .775 = \$118/SF LOW						Sale. Ratio =>	41.88				E.C.F. =>	0.770		Std. Deviation=&gt				

ECF NHBD: 12565 - WOODLAND ESTATES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-12-276-008	3579 CREOLE WAY	12/26/23	WD	03-ARM'S LENGTH	\$485,000	\$235,100	48.47	\$467,034	\$130,440	\$354,560	\$585,381	0.606	3,043	\$116.52	12565	5.1467	1.25-1.75	\$105,623
33-25-05-12-276-010	3599 CREOLE WAY	11/30/22	WD	03-ARM'S LENGTH	\$460,000	\$239,600	52.09	\$504,596	\$149,649	\$310,351	\$617,299	0.503	3,394	\$91.44	12565	5.1467	1.25-1.75	\$119,938
1.X5 STORIES - 2 SALES OF 4 TOTAL @ \$104/SF.					Totals:	\$945,000	\$474,700	\$971,630		\$664,911	\$1,202,680			\$103.98		0.1366		
ECF OF .555 = \$114/SF, ~10% DECREASES, LOW							Sale. Ratio =>	50.23			E.C.F. =>	0.553		Std. Deviation=>	0.07278594			
COMP NHBDS SUPPORT \$138/SF. USE .670 FOR ~5% INC							Std. Dev. =>	2.55			Ave. E.C.F. =>	0.554		Ave. Variance=>	5.1467	Coefficient of Var=>	9.286400435	

RANCHES - NO SALES OF 3 PARCELS.

2024 ECF OF .771 = \$195/SF, 5% REDUCTIONS.

COMP NHBDS SUPPORT \$215/SF, USE .850 FOR \$214/sf, +/- 4%

TWO STORIES - NO SALES OF 3 PARCELS.

2024 ECF OF .824 = \$143/SF, 2% AVG REDUCTIONS

COMP NHBDS SUPPORT \$155/SF. USE .895 FOR \$155/sf, 5% AVERAGE INCREASES OKAY.

ECF NHBD: 13015 - ASPEN CENTER CONDOS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-13-353-008	2120 AVALANCHE DRIVE	03/03/23	WD	03-ARM'S LENGTH	\$243,769	\$122,600	50.29	\$277,347	\$42,171	\$201,598	\$204,501	0.986	1,837	\$109.74	13015	0.0000	CONDO	\$40,000
CONDO: 1 SALE OF 4 TOTAL PARCELS @ \$110/SF.					Totals:	\$243,769	\$122,600	\$277,347		\$201,598	\$204,501			\$109.74		0.0000		
ONE LISTED AT TIME OF STUDY FOR \$166/SF, OTHER SALES PAST 3 YEARS @ \$136.							Sale. Ratio =>	50.29			E.C.F. =>	0.986		Std. Deviation=>	#DIV/0!			
ECF OF .985 = \$113/SF, 15% REDUCTIONS. USE 1.180 FOR \$136/SF, ~1% REDUCTIONS OKAY							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.986		Ave. Variance=>	0.0000	Coefficient of Var=>		0

CONDO INTERIOR: NO SALES OF 4 TOTAL PARCELS
STUDIED ALONG WITH EXTERIOR CONDOS, SAME ECF USED.

ECF NHBD: 13020 - ASPEN CIRCLE CONDOS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-13-329-002	2155 TWILIGHT PASS	02/03/23	CD	03-ARM'S LENGTH	\$210,000	\$82,600	39.33	\$198,301	\$47,386	\$162,614	\$188,644	0.862	1,247	\$130.40	13020	7.2783	CONDO	\$47,386
33-25-05-13-329-006	2157 TWILIGHT PASS	06/24/22	WD	03-ARM'S LENGTH	\$217,500	\$96,100	44.18	\$234,586	\$59,856	\$157,644	\$218,413	0.722	1,665	\$94.68	13020	6.7461	CONDO	\$59,856
33-25-05-13-329-008	2151 TWILIGHT PASS	05/31/22	WD	03-ARM'S LENGTH	\$217,500	\$95,600	43.95	\$233,438	\$59,856	\$157,644	\$216,978	0.727	1,675	\$94.12	13020	6.2688	CONDO	\$59,856
33-25-05-13-329-009	2163 TWILIGHT PASS	09/14/22	WD	03-ARM'S LENGTH	\$195,000	\$76,600	39.28	\$186,688	\$47,386	\$147,614	\$174,128	0.848	1,247	\$118.38	13020	5.8502	CONDO	\$47,386
33-25-05-13-329-013	2161 TWILIGHT PASS	02/15/24	WD	03-ARM'S LENGTH	\$232,000	\$105,800	45.60	\$233,562	\$59,856	\$172,144	\$217,133	0.793	1,665	\$103.39	13020	0.3573	CONDO	\$59,856
33-25-05-13-329-014	2160 TWILIGHT PASS	11/03/22	WD	03-ARM'S LENGTH	\$215,000	\$95,200	44.28	\$232,471	\$59,856	\$155,144	\$215,769	0.719	1,665	\$93.18	13020	7.0204	CONDO	\$59,856
33-25-05-13-329-019	2175 TWILIGHT PASS	05/17/22	WD	03-ARM'S LENGTH	\$237,000	\$91,200	38.48	\$223,593	\$60,738	\$176,262	\$203,569	0.866	1,552	\$113.57	13020	7.6627	CONDO	\$59,856
33-25-05-13-329-022	2176 TWILIGHT PASS	08/01/22	WD	03-ARM'S LENGTH	\$205,500	\$79,800	38.83	\$194,675	\$49,880	\$155,620	\$180,994	0.860	1,365	\$114.01	13020	7.0575	CONDO	\$49,880
33-25-05-13-329-042	3702 FLYING GULCH DRIVE	12/15/23	WD	03-ARM'S LENGTH	\$233,000	\$114,400	49.10	\$254,326	\$69,832	\$163,168	\$230,618	0.708	1,518	\$107.49	13020	8.1707	CONDO	\$69,832
CONDOS - 9 SALES OF 42 PARCELS @ \$108/SF					Totals: \$1,962,500	\$837,300		\$1,991,640		\$1,447,854	\$1,846,243			\$107.69		0.5017		
ECF OF .785 = \$108.66/sf, ~2% AVG REDUCTION.						Sale. Ratio =>	42.66				E.C.F. =>	0.784		Std. Deviation=>	0.07041889			
USE .810 FOR \$112/SF, ~.3% INCREASE.						Std. Dev. =>	3.73				Ave. E.C.F. =>	0.789		Ave. Variance=>	6.2680	Coefficient of Var=>	7.941888015	

ECF NHBD: 13025 - ASPEN GARDENS SITE CONDO

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-13-354-006	3935 SUNSHINE PEAK DRIVE	10/31/23	WD	03-ARM'S LENGTH	\$326,500	\$136,700	41.87	\$288,975	\$54,200	\$272,300	\$265,283	1.026	1,736	\$156.85	13025	8.0157	TWO STORY	\$54,200
33-25-05-13-354-025	3971 MOUNTAIN GLADE DRIVE	08/31/22	WD	03-ARM'S LENGTH	\$334,000	\$132,200	39.58	\$340,099	\$53,917	\$280,083	\$323,370	0.866	2,079	\$134.72	13025	8.0157	TWO STORY	\$47,568
TWO STORY - 2 SALES OF 13 TOTAL PARCELS @ \$146/SF.					Totals:	\$660,500	\$268,900	\$629,074		\$552,383	\$588,652			\$145.79		0.7910		
ECF OF .945 = \$158/SF, 1.5% INCREASE. OKAY							Sale. Ratio =>	40.71			E.C.F. =>	0.938		Std. Deviation=>	0.113358927			
							Std. Dev. =>	1.62			Ave. E.C.F. =>	0.946		Ave. Variance=>	8.0157	Coefficient of Var=>	8.470590659	

1.X5 STY: NO SALES OF 1 TOTAL PARCEL
 2024 ECF OF .690 = \$156/SF, -4.5% CHANGE.
 USE .775 FOR \$130/SF, 6.5% INCREASE OKAY

RANCH: NO SALES OF 12 TOTAL PARCELS
 2024 ECF OF .700 = \$156/SF, -4.5% CHANGE.
 USE .770 FOR \$171, 3.5% INCREASE OKAY.

ECF NHBD: 13035 - ASPEN SPRINGS CONDOS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-13-352-012	3933 SIERRA HEIGHTS	01/29/24	WD	03-ARM'S LENGTH	\$339,650	\$164,300	48.37	\$355,480	\$81,669	\$257,981	\$355,599	0.725	1,455	\$177.31	13035	0.3925	CONDO	\$73,800
33-25-05-13-352-034	3878 SIERRA HEIGHTS	07/20/23	WD	03-ARM'S LENGTH	\$324,000	\$154,600	47.72	\$347,985	\$79,251	\$244,749	\$349,005	0.701	1,488	\$164.48	13035	2.8132	CONDO	\$98,500
33-25-05-13-352-052	4022 CANYON COVE	08/29/22	WD	03-ARM'S LENGTH	\$445,000	\$169,400	38.07	\$466,070	\$76,596	\$368,404	\$505,810	0.728	1,874	\$196.59	13035	0.1064	CONDO	\$73,800
33-25-05-13-352-054	4009 CANYON COVE	09/02/22	WD	03-ARM'S LENGTH	\$277,500	\$113,700	40.97	\$279,492	\$74,189	\$203,311	\$266,627	0.763	1,143	\$177.87	13035	3.3121	CONDO	\$73,800
CONDO: 4 SALES OF 36 TOTAL PARCELS @ \$179/SF					Totals:	\$1,386,150	\$602,000		\$1,449,027	\$1,074,445	\$1,477,042			\$179.06		0.1978		
ECF OF .725 = \$163/SF, 7% REDUCTIONS.							Sale. Ratio =>	43.43			E.C.F. =>	0.727		Std. Deviation=>	0.025199			
USE .795 FOR \$179/SF, VERY SMALL (1%) INCREASES							Std. Dev. =>	5.0697			Ave. E.C.F. =>	0.729		Ave. Variance=>	1.6560	Coefficient of Var=>	2.270382752	
33-25-05-13-352-024	4031 SIERRA HEIGHTS	06/06/22	WD	03-ARM'S LENGTH	\$350,000	\$148,900	42.54	\$372,382	\$103,958	\$246,042	\$357,899	0.687	1,380	\$178.29	13035	3.2964	RANCH	\$73,800
33-25-05-13-352-041	3944 SIERRA HEIGHTS	05/27/22	WD	03-ARM'S LENGTH	\$408,000	\$162,700	39.88	\$406,515	\$78,104	\$329,896	\$437,881	0.753	1,638	\$201.40	13035	3.2964	RANCH	\$73,800
RANCH: 2 SALES OF 19 TOTAL PARCELS @ \$190/SF					Totals:	\$758,000	\$311,600		\$778,897	\$575,938	\$795,780			\$189.85		0.3313		
ECF OF .720 = \$184/SF. 6% DECREASES.							Sale. Ratio =>	41.11			E.C.F. =>	0.724		Std. Deviation=>	0.046619			
USE .745 FOR \$190/SF, ~3% DECREASES OKAY.							Std. Dev. =>	1.8847			Ave. E.C.F. =>	0.720		Ave. Variance=>	3.2964	Coefficient of Var=>	4.575657408	

ECF NHBD: 13090 - ASP, ARB WDS, ASP EAST, HEARTHSIDE #4-5, KLRS RDG

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-13-155-022	2281 THORNWOOD DRIVE	12/09/22	WD	03-ARM'S LENGTH	\$285,000	\$144,800	50.81	\$347,456	\$54,221	\$230,779	\$322,236	0.716	1,895	\$121.78	13090	24.5885	RANCH	\$47,970
33-25-05-13-180-004	3814 KELLER ROAD	05/30/23	WD	03-ARM'S LENGTH	\$322,000	\$131,700	40.90	\$281,111	\$51,790	\$270,210	\$252,001	1.072	1,560	\$173.21	13090	11.0193	RANCH	\$46,963
33-25-05-13-182-005	3782 KIRKLAND RIDGE DRIVE	08/11/23	WD	03-ARM'S LENGTH	\$363,500	\$127,900	35.19	\$331,759	\$51,576	\$311,924	\$307,893	1.013	1,672	\$186.56	13090	5.1026	RANCH	\$48,132
33-25-05-13-301-037	3891 MARIMBA LANE	07/21/23	WD	03-ARM'S LENGTH	\$300,000	\$124,500	41.50	\$270,828	\$76,677	\$223,323	\$213,353	1.047	1,295	\$172.45	13090	8.4667	RANCH	\$48,155

RANCHES : 4 SALES OF 120 TOTAL PARCELS @ \$164/SF. Totals: **\$1,270,500** **\$528,900** **\$1,231,154** **\$1,036,236** **\$1,095,484** **\$163.50** **1.6148**

ECF OF .955 = \$152/SF, ~3% INCREASES, LOW. Sale. Ratio => **41.63** E.C.F. => **0.946** Std. Deviation=> **0.166**

COMP NHBDS SUPRT \$166. USE 1.030 FOR \$164/sf, 10% AVG INCREASES O Std. Dev. => **6.47** Ave. E.C.F. => **0.962** Ave. Variance=> **12.2943** Coefficient of Var=> **12.77903726**

33-25-05-13-177-012	3825 KNOTWOOD DRIVE	07/13/22	WD	03-ARM'S LENGTH	\$280,000	\$110,100	39.32	\$253,139	\$50,315	\$229,685	\$227,892	1.008	1,652	\$139.03	13090	8.9383	TWO STORY	\$45,825
33-25-05-13-178-009	2328 KNOTWOOD DRIVE	05/30/23	WD	03-ARM'S LENGTH	\$305,000	\$132,200	43.34	\$278,964	\$54,098	\$250,902	\$252,658	0.993	1,749	\$143.45	13090	7.4564	TWO STORY	\$100,000
33-25-05-13-178-015	2345 KIRKLAND RIDGE DRIVE	07/07/23	WD	03-ARM'S LENGTH	\$310,000	\$115,100	37.13	\$281,339	\$60,818	\$249,182	\$247,776	1.006	1,631	\$152.78	13090	8.7188	TWO STORY	\$46,835
33-25-05-13-181-014	2272 KELLER ROAD	04/08/22	WD	03-ARM'S LENGTH	\$359,777	\$151,000	41.97	\$430,548	\$107,745	\$252,032	\$362,700	0.695	2,028	\$124.28	13090	22.3607	TWO STORY	\$57,482
33-25-05-13-183-008	2300 KELLER ROAD	04/07/22	WD	03-ARM'S LENGTH	\$330,000	\$145,100	43.97	\$376,979	\$63,857	\$266,143	\$351,822	0.756	2,194	\$121.30	13090	16.2015	TWO STORY	\$73,059
33-25-05-13-301-053	3929 CALYPSO LANE	07/05/22	WD	03-ARM'S LENGTH	\$276,000	\$115,700	41.92	\$264,546	\$40,960	\$235,040	\$251,220	0.936	1,628	\$144.37	13090	1.7109	TWO STORY	\$40,960
33-25-05-13-301-057	3918 MARIMBA LANE	10/13/23	WD	03-ARM'S LENGTH	\$305,000	\$124,300	40.75	\$268,413	\$45,173	\$259,827	\$250,831	1.036	1,904	\$136.46	13090	11.7378	TWO STORY	\$40,000

TWO STORY: 7 SALES OF 95 TOTAL PARCELS @ \$137/SF. Totals: **\$2,165,777** **\$893,500** **\$2,153,928** **\$1,742,811** **\$1,944,901** **\$137.38** **2.2392**

ECF OF .910 = \$131/SF, SOME +/- ADJUSTMENTS Sale. Ratio => **41.26** E.C.F. => **0.896** Std. Deviation=> **0.136**

COMP NHBDS SUPRT \$137. USE .955 FOR \$137/SF, 5% INCREASES OKAY. Std. Dev. => **2.37** Ave. E.C.F. => **0.918** Ave. Variance=> **11.0178** Coefficient of Var=> **11.99560174**

1.x5 STY: NO SALES OF 9 TOTAL PARCELS

2024 ECF OF .705 = \$122/SF, -1.5% CHANGE.

COMP NHBDS SUPPORT \$130/SF. USE .750 FOR \$130/SF, 3.7% INCREASES OKAY.

BI-LEVEL: NO SALES OF 1 TOTAL PARCEL

2024 ECF OF 1.005 = \$96/SF, 1.5% DECREASE.

COMP NHBDS SUPPORT 92-131/SF. USE 1.035 FOR \$99/SF, 1% INCREASE OKAY.

DUPLEX: NO SALES OF 1 TOTAL PARCEL

2024 ECF OF .595 = \$76/SF, 1% DECREASE.

COMP NHBDS SUPPORT \$81-85. USE .625 FOR \$80/SF, 2.8% INCREASE OKAY.

TRI-QUAD LEVEL: NO SALES OF 2 TOTAL PARCELS

2024 ECF OF .755 = \$101/SF, -.6% CHANGE.

COMP NHBDS SUPPORT \$117-120. USE .895 FOR \$120/SF, 12% INCREASES OKAY.

ECF NHBD: 13150 - DUTCH MEADOWS, HEARTHSIDE 1-3, WILLOUGHBY HTS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-13-103-008	3930 WACHTEL DRIVE	07/12/23	WD	03-ARM'S LENGTH	\$360,000	\$145,700	40.47	\$350,231	\$72,404	\$287,596	\$330,746	0.870	2,029	\$141.74	13150	86.9536	1.25-1.75	\$59,048
33-25-05-13-133-017	3850 WACHTEL DRIVE	02/06/24	WD	03-ARM'S LENGTH	\$308,000	\$137,400	44.61	\$289,649	\$51,972	\$256,028	\$282,949	0.905	2,030	\$126.12	13150	5.6444	1.25-1.75	\$96,826
1.X5 STY: 2 SALES OF 7 TOTAL PARCELS @ \$134/SF					Totals:	\$668,000	\$283,100		\$639,880	\$543,624	\$613,695			\$133.93				0.1375
ECF OF .885 FOR \$117/SF, 3% INCREASE OKAY							Sale. Ratio =>	42.38				E.C.F. =>	0.886	Std. Deviation=>	0.02497504			
USE .930 FOR \$123/SF, 7.5% INCREASES OKAY							Std. Dev. =>	2.93				Ave. E.C.F. =>	0.887	Ave. Variance=>	46.2990	Coefficient of Var=>	52.18573615	
33-25-05-13-104-005	3987 RIDGEMOOR DRIVE	09/20/23	WD	03-ARM'S LENGTH	\$255,000	\$89,600	35.14	\$196,352	\$69,934	\$185,066	\$137,411	1.347	1,432	\$129.24	13150	9.3369	BI-LEVEL	\$64,676
33-25-05-13-131-001	3889 WILLOUGHBY ROAD	10/13/23	WD	03-ARM'S LENGTH	\$226,000	\$87,700	38.81	\$194,228	\$72,471	\$153,529	\$132,345	1.160	1,410	\$108.89	13150	9.3369	BI-LEVEL	\$66,660
BI-LEVEL: 2 SALES OF 6 TOTAL PARCELS @ \$119/SF					Totals:	\$481,000	\$177,300		\$390,580	\$338,595	\$269,755			\$119.06				0.1754
ECF OF 1.255 = \$123/SF, 27% INCREASES							Sale. Ratio =>	36.86				E.C.F. =>	1.255	Std. Deviation=>	0.13204314			
SUPPORTABLE WITH NHBD SALES							Std. Dev. =>	2.59				Ave. E.C.F. =>	1.253	Ave. Variance=>	9.3369	Coefficient of Var=>	7.448994528	
33-25-05-13-102-015	2463 TIFFANY LANE	11/16/23	WD	03-ARM'S LENGTH	\$260,000	\$95,600	36.77	\$239,686	\$60,416	\$199,584	\$206,057	0.969	1,176	\$169.71	13150	5.5175	RANCH	\$78,564
33-25-05-13-127-003	3791 WILLOUGHBY ROAD	05/08/23	WD	03-ARM'S LENGTH	\$345,000	\$130,400	37.80	\$370,665	\$75,505	\$269,495	\$339,264	0.794	1,858	\$145.05	13150	11.9058	RANCH	\$62,699
33-25-05-13-130-002	3801 BUSH GARDENS LANE	03/09/23	WD	03-ARM'S LENGTH	\$222,000	\$102,400	46.13	\$257,032	\$65,761	\$156,239	\$219,852	0.711	1,680	\$93.00	13150	20.2753	RANCH	\$59,958
33-25-05-13-133-007	2470 WALENJUS COURT	07/11/23	WD	03-ARM'S LENGTH	\$315,000	\$142,100	45.11	\$321,848	\$74,479	\$240,521	\$284,332	0.846	1,710	\$140.66	13150	6.7494	RANCH	\$69,375
33-25-05-13-134-008	3841 WACHTEL DRIVE	02/24/23	WD	03-ARM'S LENGTH	\$280,000	\$89,500	31.96	\$216,614	\$49,327	\$230,673	\$192,284	1.200	1,418	\$162.67	13150	28.6239	RANCH	\$51,181
33-25-05-13-153-005	2330 TIFFANY LANE	04/22/22	WD	03-ARM'S LENGTH	\$240,000	\$91,900	38.29	\$221,168	\$41,717	\$198,283	\$206,266	0.961	1,356	\$146.23	13150	4.7891	RANCH	\$66,729
RANCH: 6 SALES OF 100 TOTAL PARCELS @ \$143/sf					Totals:	\$1,662,000	\$651,900		\$1,627,013	\$1,294,795	\$1,448,055			\$142.89				1.9248
ECF OF .905 = \$130/SF, 4% INCREASES							Sale. Ratio =>	39.22				E.C.F. =>	0.894	Std. Deviation=>	0.17152809			
USE .955 FOR \$137/SF, 10% INCREASES OKAY							Std. Dev. =>	5.36				Ave. E.C.F. =>	0.913	Ave. Variance=>	12.9768	Coefficient of Var=>	14.20701806	
33-25-05-13-103-002	3899 WILLOUGHBY ROAD	01/27/23	WD	03-ARM'S LENGTH	\$230,000	\$85,700	37.26	\$248,619	\$107,023	\$122,977	\$175,896	0.699	1,204	\$102.14	13150	22.3181	TWO STORY	\$46,845
33-25-05-13-105-005	2390 TIFFANY LANE	11/29/23	WD	03-ARM'S LENGTH	\$342,000	\$120,900	35.35	\$279,523	\$89,095	\$252,905	\$236,557	1.069	1,788	\$141.45	13150	14.6782	TWO STORY	\$55,158
33-25-05-13-133-004	2440 WALENJUS COURT	05/01/23	WD	03-ARM'S LENGTH	\$310,000	\$127,100	41.00	\$291,639	\$57,570	\$252,430	\$290,769	0.868	2,024	\$124.72	13150	5.4182	TWO STORY	\$47,690
33-25-05-13-134-004	3809 WACHTEL DRIVE	09/01/22	WD	03-ARM'S LENGTH	\$329,900	\$112,700	34.16	\$283,945	\$57,472	\$272,428	\$281,333	0.968	1,668	\$163.33	13150	4.6019	TWO STORY	\$36,755
33-25-05-13-154-002	2370 THORNWOOD DRIVE	06/23/22	WD	03-ARM'S LENGTH	\$310,000	\$119,500	38.55	\$293,176	\$63,889	\$246,111	\$284,829	0.864	2,064	\$119.24	13150	5.8261	TWO STORY	\$58,303
33-25-05-13-155-007	2350 PINE TREE ROAD	06/21/22	WD	03-ARM'S LENGTH	\$249,000	\$84,900	34.10	\$200,480	\$50,343	\$198,657	\$186,506	1.065	1,480	\$134.23	13150	14.2824	TWO STORY	\$42,379
TWO STORY: 6 SALES OF 62 TOTAL PARCELS @ \$131/SF					Totals:	\$1,770,900	\$650,800		\$1,597,382	\$1,345,508	\$1,455,888			\$130.85				0.1855
ECF OF .920 = \$132/SF, 11% INCREASES OKAY							Sale. Ratio =>	36.75				E.C.F. =>	0.924	Std. Deviation=>	0.14156366			
							Std. Dev. =>	2.73				Ave. E.C.F. =>	0.922	Ave. Variance=>	11.1875	Coefficient of Var=>	12.12962079	

DUPLEX: NO SALES OF 1 TOTAL PARCEL
 2024 ECF OF .600 = \$72/SF, 0% CHANGE
 USE .670 FOR \$80/SF, 8% INCREASE OKAY

SPLIT-LEVEL: NO SALES OF 2 TOTAL PARCELS
 2024 ECF OF .735 = \$88/SF, LOW COMPARED TO COMP NHBDS
 USE .795 FOR \$95/SF, 5% INCREASES OKAY

TRI-QUAD LEVEL: NO SALES OF 10 TOTAL PARCELS
 2024 ECF OF .775 = \$87/SF, +/- CHANGES.
 USE .890 FOR \$100/SF, AVG 13% INCREASES OKAY

ECF NHBD: 14000 - SEC 14,15,22 & 23 MISC PLATS < 1980

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale Cur.	Appraisal Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	
33-25-05-14-352-007	4419 DEACAMP STREET	05/27/22	WD	03-ARM'S LENGTH	\$150,500	\$47,300	31.43	\$136,124	\$37,762	\$112,738	\$131,149	0.860	1,041	\$108.30	14000	13.3870	1.25-1.75	\$50,000
33-25-05-14-378-014	4282 WOODWORTH AVENUE	09/29/23	WD	03-ARM'S LENGTH	\$208,000	\$98,600	47.40	\$199,518	\$50,000	\$158,000	\$199,357	0.793	1,822	\$86.72	14000	6.6801	1.25-1.75	\$50,000
33-25-05-14-457-002	4211 WOODWORTH AVENUE	05/19/23	WD	03-ARM'S LENGTH	\$160,000	\$79,100	49.44	\$172,572	\$46,024	\$113,976	\$168,731	0.675	1,619	\$70.40	14000	5.0255	1.25-1.75	\$50,000
33-25-05-14-457-013	4198 GREENWOOD AVENUE	09/20/23	WD	03-ARM'S LENGTH	\$135,000	\$45,200	33.48	\$106,066	\$43,517	\$91,483	\$83,399	1.097	910	\$100.53	14000	37.1191	1.25-1.75	\$45,710
33-25-05-14-459-017	4212 HOLT ROAD	04/12/22	WD	03-ARM'S LENGTH	\$95,000	\$56,900	59.89	\$143,014	\$56,496	\$38,504	\$115,357	0.334	1,195	\$32.22	14000	39.1965	1.25-1.75	\$50,000
33-25-05-14-459-023	2011 DELHI NE STREET	11/03/23	WD	04-BUYERS INTEREST IN A L	\$125,000	\$70,900	56.72	\$157,794	\$51,968	\$73,032	\$141,101	0.518	1,292	\$56.53	14000	20.8160	1.25-1.75	\$50,000
33-25-05-14-460-007	2062 DELHI NE STREET	05/17/23	WD	03-ARM'S LENGTH	\$135,777	\$57,100	42.05	\$131,836	\$49,245	\$86,532	\$110,121	0.786	1,138	\$76.04	14000	6.0042	1.25-1.75	\$50,000
33-25-05-14-476-011	2085 THORBURN STREET	10/05/22	WD	03-ARM'S LENGTH	\$85,000	\$43,800	51.53	\$112,084	\$53,452	\$31,548	\$78,176	0.404	770	\$40.97	14000	32.2195	1.25-1.75	\$31,339
33-25-05-14-477-001	4116 HOLT ROAD	06/30/23	WD	03-ARM'S LENGTH	\$130,000	\$86,300	66.38	\$170,540	\$58,038	\$71,962	\$150,003	0.480	1,300	\$55.36	14000	24.6007	1.25-1.75	\$50,000
33-25-05-15-254-024	4644 TOLLAND AVENUE	09/23/22	WD	03-ARM'S LENGTH	\$171,900	\$73,900	42.99	\$180,872	\$54,120	\$117,780	\$169,003	0.697	1,450	\$81.23	14000	2.8833	1.25-1.75	\$35,981
33-25-05-15-277-005	4545 MONROE STREET	12/29/23	WD	03-ARM'S LENGTH	\$159,650	\$74,600	46.73	\$152,110	\$52,310	\$107,340	\$133,067	0.807	1,181	\$90.89	14000	8.0918	1.25-1.75	\$48,695
33-25-05-15-405-004	4626 AMMON DRIVE	05/04/22	WD	03-ARM'S LENGTH	\$110,000	\$49,200	44.73	\$122,849	\$44,355	\$65,645	\$104,659	0.627	1,051	\$62.46	14000	9.8516	1.25-1.75	\$50,000
33-25-05-15-405-006	4650 AMMON DRIVE	08/24/23	WD	03-ARM'S LENGTH	\$117,000	\$58,800	50.26	\$138,874	\$44,316	\$72,684	\$126,077	0.577	1,226	\$59.29	14000	14.9242	1.25-1.75	\$50,000
33-25-05-15-405-007	4636 AMMON DRIVE	03/07/24	MLC	03-ARM'S LENGTH	\$130,000	\$64,400	49.54	\$141,143	\$44,115	\$85,885	\$129,371	0.664	1,056	\$81.33	14000	6.1878	1.25-1.75	\$50,000
33-25-05-15-429-019	2195 AURELIUS ROAD	04/28/23	PTA	03-ARM'S LENGTH	\$82,000	\$56,200	68.54	\$139,159	\$51,839	\$30,161	\$116,427	0.259	1,008	\$29.92	14000	46.6690	1.25-1.75	\$50,000
33-25-05-15-429-019	2195 AURELIUS ROAD	03/22/24	WD	03-ARM'S LENGTH	\$152,000	\$56,200	36.97	\$139,159	\$51,839	\$100,161	\$116,427	0.860	1,008	\$99.37	14000	13.4547	1.25-1.75	\$50,000
33-25-05-15-429-020	2189 AURELIUS ROAD	08/01/22	WD	03-ARM'S LENGTH	\$150,000	\$68,300	45.53	\$179,752	\$70,819	\$79,181	\$145,244	0.545	1,034	\$76.58	14000	18.0587	1.25-1.75	\$37,374
33-25-05-15-451-003	2091 HAMILTON STREET	10/05/23	WD	03-ARM'S LENGTH	\$229,900	\$74,700	32.49	\$166,224	\$52,533	\$177,367	\$151,588	1.170	1,158	\$153.17	14000	44.4314	1.25-1.75	\$39,953
33-25-05-15-482-012	4538 HOLT ROAD	05/31/23	WD	03-ARM'S LENGTH	\$210,000	\$119,700	57.00	\$235,559	\$54,081	\$155,919	\$241,971	0.644	1,920	\$81.21	14000	8.1374	1.25-1.75	\$50,000
33-25-05-22-202-004	1944 HAMILTON STREET	05/18/23	WD	03-ARM'S LENGTH	\$267,500	\$92,900	34.73	\$213,327	\$62,144	\$205,356	\$201,577	1.019	1,308	\$157.00	14000	29.3000	1.25-1.75	\$44,674
33-25-05-22-203-033	1969 DEAN AVENUE	10/19/22	WD	03-ARM'S LENGTH	\$150,000	\$60,500	40.33	\$164,816	\$56,472	\$93,528	\$144,459	0.647	1,080	\$86.60	14000	7.8308	1.25-1.75	\$50,000
33-25-05-22-203-037	1943 DEAN AVENUE	05/16/23	PTA	03-ARM'S LENGTH	\$251,000	\$86,100	34.30	\$206,034	\$49,484	\$201,516	\$208,733	0.965	1,502	\$134.17	14000	23.9678	1.25-1.75	\$50,000
33-25-05-22-228-012	4548 GROVE STREET	08/04/22	WD	03-ARM'S LENGTH	\$227,500	\$73,100	32.13	\$204,269	\$49,834	\$177,666	\$205,913	0.863	1,378	\$128.93	14000	13.7074	1.25-1.75	\$50,000
33-25-05-22-228-020	1958 ADELPHA AVENUE	11/10/22	WD	03-ARM'S LENGTH	\$209,000	\$68,400	32.73	\$197,027	\$58,707	\$150,293	\$184,427	0.815	1,343	\$111.91	14000	8.9175	1.25-1.75	\$50,000
33-25-05-22-228-021	1952 ADELPHA AVENUE	01/24/24	WD	03-ARM'S LENGTH	\$162,000	\$78,700	48.58	\$173,508	\$55,951	\$106,499	\$156,743	0.677	1,344	\$78.91	14000	4.9165	1.25-1.75	\$43,585
33-25-05-22-230-018	1875 ADELPHA AVENUE	01/27/23	WD	03-ARM'S LENGTH	\$144,900	\$82,800	57.14	\$183,419	\$50,000	\$94,900	\$177,892	0.533	1,549	\$61.27	14000	19.2276	1.25-1.75	\$43,517
33-25-05-23-201-001	4245 HOLT ROAD	04/27/22	WD	03-ARM'S LENGTH	\$140,000	\$60,000	42.86	\$151,889	\$55,668	\$84,332	\$128,295	0.657	1,512	\$55.78	14000	6.8415	1.25-1.75	\$50,000
33-25-05-23-201-002	4233 HOLT ROAD	04/27/22	WD	03-ARM'S LENGTH	\$110,000	\$34,600	31.45	\$77,599	\$16,204	\$93,796	\$81,860	1.146	1,155	\$81.21	14000	42.0064	1.25-1.75	\$42,245
33-25-05-23-202-009	4162 WATSON AVENUE	01/26/24	WD	03-ARM'S LENGTH	\$180,000	\$76,000	42.22	\$164,679	\$53,718	\$126,282	\$147,948	0.854	1,064	\$118.69	14000	12.7811	1.25-1.75	\$50,000
33-25-05-23-204-012	4218 DALLAS AVENUE	04/28/22	WD	03-ARM'S LENGTH	\$175,000	\$67,300	38.46	\$167,266	\$53,810	\$121,190	\$151,275	0.801	1,208	\$100.32	14000	7.5380	1.25-1.75	\$47,943

1.x5 STY: 31 SALES OF 359 TOTAL PARCELS @ \$85/SF	Totals:	\$4,753,627	\$2,061,600	\$4,829,082	\$3,224,806	\$4,400,348	\$85.24	0.7107
ECF OF .730 = \$82/SF, SEVERAL DECREASES.	Sale. Ratio =>	43.37	E.C.F. =>	0.733	Std. Deviation=>	0.2245331		
USE .760 FOR \$85/SF, +/- ADJUSTMENTS OKAY	Std. Dev. =>	10.41	Ave. E.C.F. =>	0.726	Ave. Variance=>	17.8258	Coefficient of Var=>	24.56201232

33-25-05-14-303-041	2175 COOLRIDGE ROAD	06/24/22	WD	03-ARM'S LENGTH	\$244,000	\$82,300	33.73	\$210,122	\$53,455	\$190,545	\$204,793	0.930	1,848	\$103.11	14000	0.0000	BI-LEVEL	\$47,943
BI-LEVEL: 1 SALE OF 14 TOTAL PARCELS @ \$103/SF	Totals:	\$244,000	\$82,300	\$210,122	\$190,545	\$204,793	\$103.11	0.0000										
ECF OF .930 = \$88/sf, 16% AVG INCREASE OKAY.	Sale. Ratio =>	33.73	E.C.F. =>	0.930	Std. Deviation=>	#DIV/0!												
TWP SALES SUPPORT \$117/SF, BUT THIS IS ENOUGH OF AN AVG INCREASE	Std. Dev. =>	#DIV/0!	Ave. E.C.F. =>	0.930	Ave. Variance=>	0.9304	Coefficient of Var=>	1.000										

33-25-05-14-301-034	4482 NORTH STREET	10/25/23	WD	03-ARM'S LENGTH	\$155,000	\$56,800	36.65	\$132,477	\$52,155	\$102,845	\$108,543	0.948	1,196	\$85.99	14000	94.7503	BUNGALOW	\$50,000
33-25-05-14-352-004	4441 DEACAMP STREET	12/09/22	WD	03-ARM'S LENGTH	\$165,000	\$54,300	32.91	\$140,470	\$57,458	\$107,542	\$112,178	0.959	768	\$140.03	14000	95.8670	BUNGALOW	\$48,230
33-25-05-14-378-005	4275 BOND AVENUE	06/06/23	WD	03-ARM'S LENGTH	\$176,000	\$50,400	28.64	\$126,683	\$46,542	\$129,458	\$108,299	1.195	960	\$134.85	14000	119.5380	BUNGALOW	\$50,000
33-25-05-14-454-002	4217 BOND AVENUE	01/11/24	WD	03-ARM'S LENGTH	\$183,000	\$71,400	39.02	\$171,689	\$55,912	\$127,088	\$156,455	0.812	1,124	\$113.07	14000	81.2295	BUNGALOW	\$50,000
33-25-05-14-477-009	2082 THORBURN STREET	02/21/23	WD	03-ARM'S LENGTH	\$89,000	\$15,400	17.30	\$111,600	\$48,790	\$40,210	\$84,878	0.474	960	\$41.89	14000	47.3737	BUNGALOW	\$50,000
33-25-05-15-257-003	4641 TOLLAND AVENUE	02/23/23	PTA	03-ARM'S LENGTH	\$145,000	\$56,600	39.03	\$136,361	\$55,166	\$89,834	\$109,723	0.819	932	\$96.39	14000	81.8735	BUNGALOW	\$50,000
33-25-05-15-429-006	4539 SPAHR AVENUE	05/08/23	WD	03-ARM'S LENGTH	\$171,000	\$76,900	44.97	\$164,905	\$59,491	\$111,509	\$142,451	0.783	960	\$116.16	14000	0.7927	BUNGALOW	\$50,000
33-25-05-15-452-011	2048 HAMILTON STREET	02/14/24	WD	03-ARM'S LENGTH	\$175,000	\$74,900	42.80	\$175,717	\$54,487	\$120,513	\$163,824	0.736	1,088	\$110.77	14000	24.1333	BUNGALOW	\$50,000
33-25-05-15-453-022	2063 DEAN AVENUE	02/09/24	WD	03-ARM'S LENGTH	\$132,000	\$52,600	39.85	\$126,222	\$51,511	\$80,489	\$100,961	0.797	894	\$90.03	14000	40.6606	BUNGALOW	\$50,000
33-25-05-15-453-023	2057 DEAN AVENUE	07/28/22	WD	03-ARM'S LENGTH	\$128,900	\$48,000	37.24	\$122,723	\$53,199	\$75,701	\$93,951	0.806	894	\$84.68	14000	39.8090	BUNGALOW	\$50,000
33-25-05-15-453-025	2045 DEAN AVENUE	04/05/22	WD	03-ARM'S LENGTH	\$118,000	\$54,100	45.85	\$135,448	\$51,183	\$66,817	\$113,872	0.587	1,150	\$58.10	14000	61.7062	BUNGALOW	\$42,154
33-25-05-15-454-011	2064 DEAN AVENUE	05/01/23	PTA	03-ARM'S LENGTH	\$160,000	\$66,600	41.63	\$143,719	\$52,207	\$107,793	\$123,665	0.872	1,259	\$85.62	14000	33.2182	BUNGALOW	\$43,342
33-25-05-15-476-016	2028 AUBURN AVENUE	08/29/22	WD	03-ARM'S LENGTH	\$85,000	\$47,300	55.65	\$119,960	\$56,929	\$28,071	\$85,177	0.330	845	\$33.22	14000	55.3573	BUNGALOW	\$43,761
33-25-05-15-481-006	2046 ADELPHA AVENUE	10/14/22	WD	03-ARM'S LENGTH	\$94,900	\$40,100	42.26	\$104,195	\$52,049	\$42,851	\$70,468	0.608	845	\$50.71	14000	29.8882	BUNGALOW	\$45,705
33-25-05-15-481-008	2034 ADELPHA AVENUE	07/01/22	WD	03-ARM'S LENGTH	\$165,000	\$60,700	36.79	\$147,676	\$51,628	\$113,372	\$129,795	0.873	1,259	\$90.05	14000	3.3505	BUNGALOW	\$45,705
33-25-05-15-481-010	2020 ADELPHA AVENUE	08/03/23	WD	03-ARM'S LENGTH	\$181,000	\$75,300	41.60	\$153,129	\$56,633	\$124,367	\$130,400	0.954	925	\$134.45	14000	4.6758	BUNGALOW	\$50,000
33-25-05-15-482-002	2074 BURTON AVENUE	12/27/22	WD	03-ARM'S LENGTH	\$132,000	\$45,600	34.55	\$116,215	\$53,826	\$78,174	\$84,309	0.927	775	\$100.87	14000	2.0250	BUNGALOW	\$50,000
33-25-05-15-482-003	2068 BURTON AV																	

33-25-05-14-303-057	2097 COOLRIDGE ROAD	07/15/22	WD	03-ARM'S LENGTH	\$113,000	\$66,600	58.94	\$161,183	\$52,688	\$60,312	\$216,990	0.278	1,768	\$34.11	14000	31.5411	DUPLEX	\$44,721
33-25-05-14-328-018	2176 MEADOWLAWN DRIVE	08/19/22	WD	03-ARM'S LENGTH	\$145,000	\$46,100	31.79	\$120,708	\$55,065	\$89,935	\$131,286	0.685	1,594	\$56.42	14000	9.1672	DUPLEX	\$50,000
33-25-05-14-328-019	2166 MEADOWLAWN DRIVE	12/08/23	WD	03-ARM'S LENGTH	\$190,000	\$61,900	32.58	\$139,201	\$54,209	\$135,791	\$169,984	0.799	1,500	\$90.53	14000	20.5486	DUPLEX	\$46,734
33-25-05-14-328-031	2207 PARK LANE	07/14/22	PTA	03-ARM'S LENGTH	\$180,000	\$82,000	45.56	\$179,764	\$55,586	\$124,414	\$248,356	0.501	1,924	\$64.66	14000	9.2409	DUPLEX	\$50,000
33-25-05-14-380-005	2023 PARK LANE	04/13/22	PTA	03-ARM'S LENGTH	\$88,000	\$31,800	36.14	\$90,784	\$50,304	\$37,696	\$80,960	0.466	960	\$39.27	14000	12.7747	DUPLEX	\$46,630
33-25-05-14-451-001	4242 BOND AVENUE	12/04/23	WD	03-ARM'S LENGTH	\$180,000	\$67,500	37.50	\$148,797	\$50,624	\$129,376	\$196,346	0.659	1,960	\$66.01	14000	6.5559	DUPLEX	\$47,965
33-25-05-14-452-001	4230 BOND AVENUE	11/11/22	WD	03-ARM'S LENGTH	\$197,000	\$67,100	34.06	\$179,629	\$51,128	\$145,872	\$257,002	0.568	1,440	\$101.30	14000	2.5769	DUPLEX	\$47,968
33-25-05-15-178-008	2296 WEST BOULEVARD	06/06/23	WD	03-ARM'S LENGTH	\$140,000	\$62,300	44.50	\$126,908	\$57,424	\$82,576	\$138,968	0.594	1,480	\$55.79	14000	0.0849	DUPLEX	\$47,972
33-25-05-15-402-004	4660 AMMON DRIVE	12/15/23	WD	03-ARM'S LENGTH	\$169,900	\$52,900	31.14	\$127,216	\$54,827	\$115,073	\$144,778	0.795	1,406	\$81.84	14000	20.1464	DUPLEX	\$47,852
33-25-05-22-227-021	1945 ADELPHA AVENUE	08/12/22	WD	03-ARM'S LENGTH	\$185,000	\$69,200	37.41	\$164,385	\$49,431	\$135,569	\$229,908	0.590	1,664	\$81.47	14000	0.3693	DUPLEX	\$48,101

DUPLEX: 10 SALES OF 106 TOTAL PARCELS @ \$67/SF					Totals:	\$1,587,900	\$607,400		\$1,438,575	\$1,056,614	\$1,814,578			\$67.14				1.1068	
ECF OF .585 = \$63/SF, +/- CHANGES.								Sale. Ratio =>	38.25			E.C.F. =>	0.582		Std. Deviation=>	0.1565374			
USE .600 FOR \$67/SF, ~11% INCREASE OKAY.								Std. Dev. =>	8.58			Ave. E.C.F. =>	0.593		Ave. Variance=>	11.3006	Coefficient of Var=>	19.04510252	

33-25-05-14-326-013	2216 COOLRIDGE ROAD	09/15/22	WD	03-ARM'S LENGTH	\$109,900	\$28,700	26.11	\$92,237	\$36,323	\$73,577	\$70,332	1.046	720	\$102.19	14000	17.5580	RANCH	\$47,984
33-25-05-14-328-002	4293 KELLER ROAD	10/21/22	WD	03-ARM'S LENGTH	\$135,000	\$53,000	39.26	\$152,423	\$51,087	\$83,913	\$127,467	0.658	1,108	\$75.73	14000	21.2244	RANCH	\$47,780
33-25-05-14-329-012	2156 PARK LANE	05/08/23	WD	03-ARM'S LENGTH	\$162,000	\$75,900	46.85	\$173,330	\$55,415	\$106,585	\$148,321	0.719	984	\$108.32	14000	15.1946	RANCH	\$47,943
33-25-05-14-379-004	2050 PARK LANE	08/15/22	WD	03-ARM'S LENGTH	\$235,000	\$69,100	29.40	\$219,472	\$46,788	\$188,212	\$217,213	0.866	1,288	\$146.13	14000	0.4070	RANCH	\$47,943
33-25-05-15-176-004	2333 WEST BOULEVARD	05/19/23	WD	03-ARM'S LENGTH	\$127,000	\$46,500	36.61	\$109,608	\$51,618	\$75,382	\$72,943	1.033	729	\$103.40	14000	16.2874	RANCH	\$50,000
33-25-05-15-406-005	2191 DEAN AVENUE	08/03/22	WD	03-ARM'S LENGTH	\$176,000	\$60,800	34.55	\$173,605	\$50,902	\$125,098	\$154,343	0.811	1,040	\$120.29	14000	6.0040	RANCH	\$47,943
33-25-05-15-407-015	2187 AUBURN AVENUE	07/13/22	WD	03-ARM'S LENGTH	\$101,000	\$57,800	57.23	\$156,345	\$52,118	\$48,882	\$131,103	0.373	988	\$49.48	14000	49.7706	RANCH	\$47,943
33-25-05-15-429-013	4550 DON STREET	03/07/23	WD	03-ARM'S LENGTH	\$154,500	\$60,400	39.09	\$178,582	\$54,532	\$99,968	\$156,038	0.641	962	\$103.92	14000	22.9892	RANCH	\$50,000
33-25-05-15-452-015	2024 HAMILTON STREET	07/08/22	WD	03-ARM'S LENGTH	\$225,000	\$82,700	36.76	\$185,064	\$54,949	\$170,051	\$163,667	1.039	1,144	\$148.65	14000	16.8451	RANCH	\$47,943
33-25-05-15-452-030	2029 JEFFERSON STREET	08/25/23	WD	03-ARM'S LENGTH	\$220,000	\$99,100	45.05	\$198,779	\$69,567	\$150,433	\$162,531	0.926	1,036	\$145.21	14000	5.5009	RANCH	\$47,943
33-25-05-15-453-010	2060 JEFFERSON STREET	11/28/22	WD	03-ARM'S LENGTH	\$170,000	\$71,100	41.82	\$173,391	\$51,382	\$118,618	\$153,470	0.773	1,113	\$106.58	14000	9.7653	RANCH	\$50,000
33-25-05-15-476-003	2106 AUBURN AVENUE	11/17/23	WD	03-ARM'S LENGTH	\$137,500	\$51,500	37.45	\$116,016	\$49,007	\$88,493	\$84,288	1.050	845	\$104.73	14000	17.9331	RANCH	\$48,124
33-25-05-15-476-021	2083 PHILLIPS AVENUE	06/23/23	WD	03-ARM'S LENGTH	\$155,000	\$53,900	34.77	\$121,225	\$51,022	\$103,978	\$88,306	1.177	845	\$123.05	14000	30.6921	RANCH	\$48,213
33-25-05-15-477-001	4604 KATHY KOURT	03/09/23	WD	03-ARM'S LENGTH	\$139,000	\$67,100	48.27	\$164,100	\$62,261	\$76,739	\$128,099	0.599	1,155	\$66.44	14000	27.1499	RANCH	\$48,213
33-25-05-15-478-005	4558 KATHY KOURT	08/15/22	WD	03-ARM'S LENGTH	\$155,000	\$61,600	39.74	\$151,221	\$51,867	\$103,133	\$124,974	0.825	1,139	\$90.55	14000	4.5319	RANCH	\$48,213
33-25-05-15-480-011	4589 KATHY KOURT	01/13/23	WD	03-ARM'S LENGTH	\$140,000	\$61,900	44.21	\$142,535	\$58,899	\$81,101	\$105,203	0.771	1,016	\$79.82	14000	9.9654	RANCH	\$48,011
33-25-05-22-201-009	1939 HAMILTON STREET	06/10/22	WD	03-ARM'S LENGTH	\$235,000	\$90,900	38.68	\$229,536	\$58,427	\$176,573	\$215,231	0.820	1,133	\$155.85	14000	5.0171	RANCH	\$48,124
33-25-05-22-202-007	1924 HAMILTON STREET	03/24/23	WD	03-ARM'S LENGTH	\$215,000	\$67,300	31.30	\$192,919	\$48,213	\$166,787	\$182,020	0.916	1,080	\$154.43	14000	4.5753	RANCH	\$48,124
33-25-05-22-202-011	1900 HAMILTON STREET	12/16/22	WD	03-ARM'S LENGTH	\$193,900	\$72,300	37.29	\$176,303	\$51,370	\$142,530	\$157,148	0.907	1,008	\$141.40	14000	3.6420	RANCH	\$48,124
33-25-05-22-203-017	1950 CROMWELL STREET	04/14/22	WD	03-ARM'S LENGTH	\$172,500	\$58,700	34.03	\$177,315	\$50,200	\$122,300	\$159,893	0.765	1,080	\$113.24	14000	10.5671	RANCH	\$48,124
33-25-05-22-204-008	1944 DEAN AVENUE	07/19/23	WD	03-ARM'S LENGTH	\$203,900	\$88,800	43.55	\$190,452	\$49,522	\$154,378	\$177,270	0.871	1,337	\$115.47	14000	0.0304	RANCH	\$50,000
33-25-05-22-227-016	1947 ADELPHA AVENUE	08/21/23	WD	03-ARM'S LENGTH	\$175,000	\$64,800	37.03	\$146,044	\$54,211	\$120,789	\$115,513	1.046	875	\$138.04	14000	17.5115	RANCH	\$50,000
33-25-05-22-252-011	4663 SYCAMORE STREET	07/22/22	WD	03-ARM'S LENGTH	\$190,000	\$69,500	36.58	\$175,936	\$49,074	\$140,926	\$159,575	0.883	1,080	\$130.49	14000	1.2577	RANCH	\$49,907
33-25-05-22-276-004	4585 SYCAMORE STREET	09/15/23	CD	11-FROM LENDING INSTITU	\$188,900	\$56,200	29.75	\$141,728	\$50,000	\$138,900	\$115,381	1.204	1,008	\$137.80	14000	33.3279	RANCH	\$47,217
33-25-05-22-279-020	4502 WILCOX ROAD	12/05/22	WD	03-ARM'S LENGTH	\$147,500	\$70,100	47.53	\$173,007	\$57,841	\$89,659	\$144,863	0.619	1,008	\$88.95	14000	25.1634	RANCH	\$43,585
33-25-05-22-426-004	4561 WILCOX ROAD	03/15/24	WD	03-ARM'S LENGTH	\$270,000	\$102,400	37.93	\$210,076	\$53,230	\$216,770	\$197,291	1.099	1,422	\$152.44	14000	22.8177	RANCH	\$49,907
33-25-05-23-201-013	4234 WATSON AVENUE	07/27/22	WD	03-ARM'S LENGTH	\$160,000	\$45,200	28.25	\$131,853	\$49,966	\$110,034	\$103,003	1.068	896	\$122.81	14000	19.7708	RANCH	\$49,907

RANCH: 27 SALES OF 439 TOTAL PARCELS @ \$116/SF					Totals:	\$4,693,600	\$1,787,300		\$4,453,102	\$3,273,809	\$3,815,486			\$115.75				1.2525	
ECF OF .865 = \$114/SF, 6% INCREASE LOW								Sale. Ratio =>	38.08			E.C.F. =>	0.858		Std. Deviation=>	0.1957375			
USE .875 FOR \$116/SF, 7% INCREASE OK.								Std. Dev. =>	6.92			Ave. E.C.F. =>	0.871		Ave. Variance=>	15.3889	Coefficient of Var=>	17.67703696	

33-25-05-14-177-003	2351 PARK LANE	06/16/22	WD	03-ARM'S LENGTH	\$221,300	\$75,500	34.12	\$179,306	\$51,739	\$169,561	\$173,561	0.977	1,289	\$131.54	14000	16.2321	TRI-QUAD LEVEL	\$50,000
33-25-05-15-452-018	2103 JEFFERSON STREET	02/06/23	WD	03-ARM'S LENGTH	\$165,000	\$70,100	42.48	\$179,295	\$52,225	\$112,775	\$172,884	0.652	1,328	\$84.92	14000	16.2321	TRI-QUAD LEVEL	\$49,907

TRI-QUAD LEVEL: 2 SALES OF 15 TOTAL PARCELS @ \$108/SF					Totals:	\$386,300	\$145,600		\$358,601	\$282,336	\$346,445			\$108.23				0.0317	
ECF OF .815 = \$91/sf, 6% INCREASE OKAY.								Sale. Ratio =>	37.69			E.C.F. =>	0.815		Std. Deviation=>	0.2295560			
								Std. Dev. =>	5.92			Ave. E.C.F. =>	0.815		Ave. Variance=>	16.2321	Coefficient of Var=>	19.92555818	

33-25-05-14-153-001	4447 E NORWOOD AVENUE	08/03/23	WD	03-ARM'S LENGTH	\$223,000	\$110,500	49.55	\$232,767	\$55,766	\$167,234	\$226,924	0.737	1,992	\$83.95	14000	9.9808	TWO STORY	\$45,370
33-25-05-14-302-030	2197 BERTHA STREET	06/30/23	WD	03-ARM'S LENGTH	\$155,000	\$56,800	36.65	\$131,211	\$45,710	\$109,290	\$109,617	0.997	1,161	\$94.13	14000	16.0253	TWO STORY	\$48,233
33-25-05-14-302-040	2142 CEDAR STREET	11/02/23	WD	03-ARM'S LENGTH	\$270,000	\$141,700	52.48	\$278,571	\$57,037	\$212,963	\$284,018	0.750	2,013	\$105.79	14000	8.6945	TWO STORY	\$50,000
33-25-05-14-303-004	4379 KELLER ROAD	09/29/23	CD	03-ARM'S LENGTH	\$160,000	\$67,500	42.19	\$149,197	\$50,701	\$109,299	\$126,277	0.866	1,424	\$76.75	14000	2.8783	TWO STORY	\$50,000
33-25-05-14-303-013	2202 BERTHA STREET	12/11/23	WD	03-ARM'S LENGTH	\$180,000	\$81,300	45.17	\$178,456	\$66,048	\$113,952	\$144,113	0.791	1,350	\$84.41	14000	4.6054	TWO STORY	\$50,000
33-25-05-14-303-031	2231 COOLRIDGE ROAD	01/05/24	WD	03-ARM'S LENGTH	\$91,000	\$57,300	62.97	\$117,515	\$35,829	\$55,171	\$104,726	0.527	1,344	\$41.05	14000	30.9953	TWO STORY	\$47,943
33-25-05-14-458-012	2075 DELHI NE STREET	05/03/22	WD	03-ARM'S LENGTH	\$200,000	\$71,400	35.70	\$167,274	\$52,759	\$147,241	\$146,814	1.003	1,660	\$88.70	14000	16.6140	TWO STORY	\$16,204
33-25-05-15-254-031	2287 FAY AVENUE	12/09/22	WD	03-ARM'S LENGTH	\$170,000	\$77,900	45.82	\$168,513	\$53,000	\$117,000	\$148,094	0.790	1,650	\$70.91	14000	4.6726	TWO STORY	\$47,943
33-25-05-15-451-012	2029 HAMILTON STREET	10/17/22	WD	03-ARM'S														

FOUR PLEX: NO SALES OF 2 TOTAL PARCELS

2024 ECF OF .794 = \$76/SF, 7% INCREASE SUPPORTED BY NEIGHBORHOOD INFLUENCE

GARAGE-RES PARCELS: NO SALES OF 6 TOTAL PARCEL

2024 ECF OF .798 = 6% INCREASE OKAY, SUPPORTED BY NEIGHBORHOOD MARKET INFLUENCE.

MOBILE HOME: NO SALES OF 1 TOTAL PARCEL

2024 ECF OF 1.000 = \$76/SF, 3.5% INCREASE OKAY FOR MARKET

MODULARS: NO SALES OF 2 TOTAL PARCELS

2024 ECF OF 1.000 = \$128/sf, 42% increases. HIGH. USE .785 for \$100/sf, ~15% increase okay for 2 parcels

SPLIT-LEVEL: NO SALES OF 2 TOTAL PARCELS

2024 ECF OF 1.000 = SKEWED VALUES. CORRECTED CONST QUALITY AND EFF AGES, APPLIED ECF OF .925 FOR \$113/SF, ~6 INCREASE. OK

ECF NHBD: 14010 - SEC 14 & 23 MISC PLATS > 1980

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-23-202-018	4165 HOLT ROAD	08/04/23	WD	03-ARM'S LENGTH	\$255,000	\$98,600	38.67	\$218,656	\$54,605	\$200,395	\$201,290	0.996	1,269	\$157.92	14010	0.0000	CONDO	\$50,000
CONDO: 1 SALE OF 6 TOTAL PARCELS @ \$158/sf. ECF OF .995 = \$167/SF, 13% INCREASES. OKAY					Totals:	\$255,000	\$98,600	\$218,656		\$200,395	\$201,290			\$157.92		0.0000		
							Sale. Ratio =>	38.67			E.C.F. =>	0.996		Std. Deviation=>	#DIV/0!			
							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.996		Ave. Variance=>	0.0000	Coefficient of Var=>	0	
33-25-05-14-178-007	2354 PARK LANE	11/21/23	WD	03-ARM'S LENGTH	\$230,000	\$96,000	41.74	\$199,344	\$55,638	\$174,362	\$181,906	0.959	1,120	\$155.68	14010	0.0000	RANCH	\$50,100
RANCH: 1 SALE OF 20 TOTAL PARCELS @ \$156/SF. ECF OF .960 = \$138/SF, 15% AVERAGE INCREASE. COMP NHBDS SUPPORT \$132-144. OKAY W/ \$138.					Totals:	\$230,000	\$96,000	\$199,344		\$174,362	\$181,906			\$155.68		0.0000		
							Sale. Ratio =>	41.74			E.C.F. =>	0.959		Std. Deviation=>	#DIV/0!			
							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.959		Ave. Variance=>	0.0000	Coefficient of Var=>	0	

1.x5 STY: NO SALES OF 2 TOTAL PARCELS
 2024 ECF OF .867 = \$110/sf, 2% DECREASES.
 COMP NHBDS SUPPORT \$118-\$129. USE .945 FOR \$120/ SF, 5% INCREASE OKAY.

BI-LEVEL: NO SALES OF 4 TOTAL PARCELS
 2024 ECF OF .900 = \$87/SF, 2% DECREASES.
 COMP NHBDS SUPPORT \$99-131/SF. USE .980 FOR \$95/SF, 5% INCREASE OKAY.

DUPLEX: NO SALES OF 6 TOTAL PARCELS
 2024 ECF OF .685 = \$80/SF, 2% DECREASES.
 COMP NHBDS SUPPORT \$80-85/SF, USE .710 FOR \$85/SF, 2.5% INCREASES OKAY.

MODULAR: NO SALES OF 3 TOTAL PARCELS
 2024 ECF OF = .255 = \$35/sf, 3% INCREASES. OKAY.
 NC TO ECF FOR 2025.

TWO STORY: NO SALES OF 7 TOTAL PARCELS
 2024 ECF OF .790 = \$114/SF, 1% DECREASES.
 COMP NHBDS SUPPORT \$125-132. USE .865 FOR \$124/S, 6.6% INCREASES OKAY!

ECF TABLE: 14075 - CRICKET RIDGE CONDOS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-14-103-003	4462 CRICKET RIDGE DRIVE	05/16/22	WD	03-ARM'S LENGTH	\$115,000	\$0	0.00	\$122,341	\$16,522	\$98,478	\$123,765	0.796	1,215	\$81.05	14075	4.9013	CONDO	\$16,170
33-25-05-14-103-004	4462 CRICKET RIDGE DRIVE	11/14/23	WD	03-ARM'S LENGTH	\$125,000	\$0	0.00	\$123,126	\$16,522	\$108,478	\$124,683	0.870	1,226	\$88.48	14075	2.5331	CONDO	\$16,170
33-25-05-14-103-006	4462 CRICKET RIDGE DRIVE	03/17/23	WD	03-ARM'S LENGTH	\$110,000	\$0	0.00	\$115,021	\$14,700	\$95,300	\$117,335	0.812	1,116	\$85.39	14075	3.2491	CONDO	\$14,700
33-25-05-14-103-008	4462 CRICKET RIDGE DRIVE	11/03/22	WD	03-ARM'S LENGTH	\$118,800	\$0	0.00	\$130,613	\$16,170	\$102,630	\$133,851	0.767	1,226	\$83.71	14075	7.7954	CONDO	\$16,170
33-25-05-14-103-009	4460 CRICKET RIDGE DRIVE	05/03/22	WD	03-ARM'S LENGTH	\$110,000	\$0	0.00	\$109,285	\$15,115	\$94,885	\$110,140	0.861	1,116	\$85.02	14075	1.6793	CONDO	\$14,700
33-25-05-14-103-010	4460 CRICKET RIDGE DRIVE	09/27/22	WD	03-ARM'S LENGTH	\$112,000	\$0	0.00	\$109,285	\$15,115	\$96,885	\$110,140	0.880	1,116	\$86.81	14075	3.4951	CONDO	\$14,700
33-25-05-14-103-015	4460 CRICKET RIDGE DRIVE	08/10/22	WD	03-ARM'S LENGTH	\$120,000	\$0	0.00	\$129,794	\$16,170	\$103,830	\$132,894	0.781	1,215	\$85.46	14075	6.3397	CONDO	\$16,170
33-25-05-14-103-018	4452 CRICKET RIDGE DRIVE	05/16/22	WD	03-ARM'S LENGTH	\$108,800	\$0	0.00	\$106,727	\$15,099	\$93,701	\$107,167	0.874	1,116	\$83.96	14075	2.9645	CONDO	\$14,700
33-25-05-14-103-020	4452 CRICKET RIDGE DRIVE	01/05/23	WD	03-ARM'S LENGTH	\$115,000	\$0	0.00	\$120,228	\$16,504	\$98,496	\$121,315	0.812	1,226	\$80.34	14075	3.2793	CONDO	\$16,170
33-25-05-14-103-021	4452 CRICKET RIDGE DRIVE	09/09/22	WD	03-ARM'S LENGTH	\$112,500	\$0	0.00	\$112,309	\$14,700	\$97,800	\$114,163	0.857	1,116	\$87.63	14075	1.1974	CONDO	\$14,700
33-25-05-14-103-022	4452 CRICKET RIDGE DRIVE	08/10/22	WD	03-ARM'S LENGTH	\$115,055	\$0	0.00	\$112,309	\$14,700	\$100,355	\$114,163	0.879	1,116	\$89.92	14075	3.4355	CONDO	\$14,700
33-25-05-14-103-022	4452 CRICKET RIDGE DRIVE	06/06/23	WD	03-ARM'S LENGTH	\$145,000	\$0	0.00	\$112,309	\$14,700	\$130,300	\$114,163	1.141	1,116	\$116.76	14075	29.6656	CONDO	\$14,700
33-25-05-14-103-023	4452 CRICKET RIDGE DRIVE	06/12/23	WD	03-ARM'S LENGTH	\$120,000	\$0	0.00	\$126,723	\$16,170	\$103,830	\$129,302	0.803	1,215	\$85.46	14075	4.1694	CONDO	\$16,170
33-25-05-14-103-025	4450 CRICKET RIDGE DRIVE	01/17/23	WD	03-ARM'S LENGTH	\$110,000	\$0	0.00	\$109,279	\$15,109	\$94,891	\$110,140	0.862	1,116	\$85.03	14075	1.6847	CONDO	\$14,700
33-25-05-14-103-026	4450 CRICKET RIDGE DRIVE	06/24/22	WD	03-ARM'S LENGTH	\$115,000	\$0	0.00	\$109,279	\$15,109	\$99,891	\$110,140	0.907	1,116	\$89.51	14075	6.2244	CONDO	\$14,700
33-25-05-14-103-027	4450 CRICKET RIDGE DRIVE	12/15/22	WD	03-ARM'S LENGTH	\$115,000	\$0	0.00	\$122,332	\$16,513	\$98,487	\$123,765	0.796	1,215	\$81.06	14075	4.8940	CONDO	\$16,170
33-25-05-14-103-028	4450 CRICKET RIDGE DRIVE	10/26/22	WD	03-ARM'S LENGTH	\$113,600	\$0	0.00	\$123,117	\$16,513	\$97,087	\$124,683	0.779	1,226	\$79.19	14075	6.6028	CONDO	\$16,170
33-25-05-14-103-029	4450 CRICKET RIDGE DRIVE	06/24/22	WD	03-ARM'S LENGTH	\$114,743	\$0	0.00	\$115,021	\$14,700	\$100,043	\$117,335	0.853	1,116	\$89.64	14075	0.7932	CONDO	\$14,700
33-25-05-14-103-030	4450 CRICKET RIDGE DRIVE	09/07/22	WD	03-ARM'S LENGTH	\$115,000	\$0	0.00	\$115,021	\$14,700	\$100,300	\$117,335	0.855	1,116	\$89.87	14075	1.0122	CONDO	\$14,700
33-25-05-14-103-031	4450 CRICKET RIDGE DRIVE	07/19/22	WD	03-ARM'S LENGTH	\$120,000	\$0	0.00	\$129,794	\$16,170	\$103,830	\$132,894	0.781	1,215	\$85.46	14075	6.3397	CONDO	\$16,170
33-25-05-14-103-032	4450 CRICKET RIDGE DRIVE	12/14/22	WD	03-ARM'S LENGTH	\$116,500	\$0	0.00	\$130,613	\$16,170	\$100,330	\$133,851	0.750	1,226	\$81.84	14075	9.5137	CONDO	\$16,170
33-25-05-14-103-033	4442 CRICKET RIDGE DRIVE	07/05/23	WD	03-ARM'S LENGTH	\$117,000	\$0	0.00	\$110,769	\$15,115	\$101,885	\$111,876	0.911	1,116	\$91.29	14075	6.5997	CONDO	\$14,700
33-25-05-14-103-036	4442 CRICKET RIDGE DRIVE	03/10/23	WD	03-ARM'S LENGTH	\$98,000	\$0	0.00	\$124,560	\$16,517	\$81,483	\$126,366	0.645	1,226	\$66.46	14075	19.9882	CONDO	\$16,170
33-25-05-14-103-041	4440 CRICKET RIDGE DRIVE	09/16/22	WD	03-ARM'S LENGTH	\$116,500	\$0	0.00	\$110,563	\$15,115	\$101,385	\$111,635	0.908	1,116	\$90.85	14075	6.3483	CONDO	\$14,700
33-25-05-14-103-044	4440 CRICKET RIDGE DRIVE	09/16/22	WD	03-ARM'S LENGTH	\$118,800	\$0	0.00	\$124,560	\$16,517	\$102,283	\$126,366	0.809	1,226	\$83.43	14075	3.5281	CONDO	\$16,170
33-25-05-14-103-045	4440 CRICKET RIDGE DRIVE	08/02/23	WD	03-ARM'S LENGTH	\$140,000	\$0	0.00	\$116,372	\$14,700	\$125,300	\$118,915	1.054	1,116	\$112.28	14075	20.8998	CONDO	\$14,700
33-25-05-14-103-048	4440 CRICKET RIDGE DRIVE	07/15/22	WD	03-ARM'S LENGTH	\$120,000	\$0	0.00	\$132,158	\$16,170	\$103,830	\$135,658	0.765	1,226	\$84.69	14075	7.9321	CONDO	\$16,170
CONDOS: 27 SALES OF 48 TOTAL PARCELS @ \$87/SF				Totals:	\$3,157,298	\$0		\$3,203,508		\$2,735,993	\$3,254,039			\$87.06		0.3900		
ECF OF .845 = \$87.65/SF, -3.5% CHANGE. OKAY.							Sale. Ratio =>	0.00			E.C.F. =>	0.841		Std. Deviation=>	0.09455			
							Std. Dev. =>	0.00			Ave. E.C.F. =>	0.845		Ave. Variance=>	6.5580	Coefficient of Var=>	7.763694309	

ECF TABLE: 14375 - PHEASANT HOLLOW SITE CONDOS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-14-128-001	4367 RINGNECK LANE	08/25/23	WD	03-ARM'S LENGTH	\$346,650	\$15,600	4.50	\$347,814	\$65,469	\$281,181	\$352,931	0.797	1,676	\$167.77	14375	2.5288	1.25-1.75	\$60,213
33-25-05-14-128-001	4367 RINGNECK LANE	01/16/24	WD	03-ARM'S LENGTH	\$364,500	\$174,000	47.74	\$347,814	\$65,469	\$299,031	\$352,931	0.847	1,676	\$178.42	14375	2.5288	1.25-1.75	\$60,213
1.X5 STORY: 2 SALES OF 2 PARCELS, SAME PARCEL SOLD 2X ECF OF .820 = \$169/SF, 2.9% INCREASE OK.					Totals:	\$711,150	\$189,600		\$695,628	\$580,212	\$705,863			\$173.09		0.0000		
							Sale. Ratio =>	26.66			E.C.F. =>	0.822		Std. Deviation=>	0.0358			
							Std. Dev. =>	30.57			Ave. E.C.F. =>	0.822		Ave. Variance=>	2.5288	Coefficient of Var=>	3.076461707	
33-25-05-14-128-007	4331 RINGNECK LANE	08/30/22	WD	03-ARM'S LENGTH	\$295,250	\$14,100	4.78	\$314,035	\$69,990	\$225,260	\$305,056	0.738	1,620	\$139.05	14375	3.3334	TWO STORY	\$64,416
33-25-05-14-128-009	4321 RINGNECK LANE	09/26/22	WD	03-ARM'S LENGTH	\$320,200	\$11,900	3.72	\$307,562	\$59,492	\$260,708	\$310,088	0.841	1,652	\$157.81	14375	6.9001	TWO STORY	\$54,290
33-25-05-14-128-010	4315 RINGNECK LANE	06/09/22	WD	03-ARM'S LENGTH	\$300,900	\$20,000	6.65	\$306,206	\$60,359	\$240,541	\$307,309	0.783	1,581	\$152.14	14375	1.0978	TWO STORY	\$54,290
33-25-05-14-128-011	4309 RINGNECK LANE	03/20/23	WD	03-ARM'S LENGTH	\$315,000	\$135,300	42.95	\$300,246	\$59,621	\$255,379	\$300,781	0.849	1,594	\$160.21	14375	7.7297	TWO STORY	\$54,290
33-25-05-14-129-001	2435 SHARPTAIL LANE	08/04/22	WD	03-ARM'S LENGTH	\$302,000	\$138,800	45.96	\$342,754	\$64,656	\$237,344	\$347,623	0.683	1,991	\$119.21	14375	8.8992	TWO STORY	\$58,788
33-25-05-14-129-006	2457 SHARPTAIL LANE	05/02/22	WD	03-ARM'S LENGTH	\$274,900	\$32,100	11.68	\$303,020	\$59,745	\$215,155	\$304,094	0.708	1,623	\$132.57	14375	6.4227	TWO STORY	\$54,543
33-25-05-14-129-008	4344 RINGNECK LANE	03/08/23	PTA	03-ARM'S LENGTH	\$319,900	\$133,900	41.86	\$309,422	\$56,402	\$263,498	\$316,275	0.833	1,596	\$165.10	14375	6.1374	TWO STORY	\$50,271
33-25-05-14-129-011	4314 RINGNECK LANE	01/05/24	WD	03-ARM'S LENGTH	\$322,880	\$164,200	50.85	\$329,450	\$70,172	\$252,708	\$324,098	0.780	1,719	\$147.01	14375	0.7973	TWO STORY	\$63,540
33-25-05-14-129-012	4308 RINGNECK LANE	05/02/22	WD	03-ARM'S LENGTH	\$309,000	\$45,300	14.66	\$331,015	\$73,204	\$235,796	\$322,264	0.732	1,640	\$143.78	14375	4.0069	TWO STORY	\$68,250
TWO STORY: 9 SALES OF 24 PARCELS, MANY NEW CONST. ECF OF .770 = \$144/SF, -3% CHANGE. LOW USE .805 FOR \$151/SF, ~1% INCREASE OK					Totals:	\$2,760,030	\$695,600		\$2,843,710	\$2,186,389	\$2,837,586			\$146.32		0.1245		
							Sale. Ratio =>	25.20			E.C.F. =>	0.771		Std. Deviation=>	0.0607			
							Std. Dev. =>	19.99			Ave. E.C.F. =>	0.772		Ave. Variance=>	5.0361	Coefficient of Var=>	6.5254531	

RANCHES - NO SALES OF 4 PARCELS.

2025 ECF OF .865 = \$145/SF, ~1% INCREASE OKAY FOR THIS NEIGHBORHOOD.

ECF NHBD: 14532 - WOODLAND GROVE CONDOMINIUMS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-14-376-041	4360 HOLT ROAD	04/29/22	WD	03-ARM'S LENGTH	\$140,000	\$54,600	39.00	\$135,018	\$25,540	\$114,460	\$128,044	0.894	960	\$119.23	14532	0.0000	CONDO	\$25,228
CONDO: 1 SALES OF 17 TOTAL PARCELS @ \$119/sf.					Totals:	\$140,000	\$54,600	\$135,018		\$114,460	\$128,044			\$119.23		0.0000		
ECF OF .895 = \$113/SF, 45% INCREASES OKAY.							Sale. Ratio =>	39.00			E.C.F. =>	0.894		Std. Deviation=>	#DIV/0!			
SALES TO PARCELS # INSUFFICIENT TO SUPPORT PUSHING							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.894		Ave. Variance=>	0.0000	Coefficient of Var=>		0

ECF NHBD: 15016 - AUTUMNWOOD, WILLBY OAKS, WYNDHAM CONDOS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-15-227-030	2415 AURELIUS ROAD	08/03/22	WD	03-ARM'S LENGTH	\$227,500	\$89,200	39.21	\$213,588	\$20,052	\$207,448	\$193,536	1.072	1,156	\$179.45	15016	6.0370	CONDO	\$18,176
33-25-05-15-227-033	2415 AURELIUS ROAD	05/25/22	WD	03-ARM'S LENGTH	\$225,000	\$89,800	39.91	\$213,455	\$20,635	\$204,365	\$192,820	1.060	1,219	\$167.65	15016	4.8362	CONDO	\$19,186
33-25-05-15-227-040	2415 AURELIUS ROAD	07/22/22	WD	03-ARM'S LENGTH	\$211,150	\$81,600	38.65	\$196,461	\$20,232	\$190,918	\$176,229	1.083	1,156	\$165.15	15016	7.1839	CONDO	\$18,176
33-25-05-15-227-042	2415 AURELIUS ROAD	01/12/24	WD	03-ARM'S LENGTH	\$238,900	\$95,400	39.93	\$218,236	\$21,790	\$217,110	\$196,446	1.105	1,219	\$178.11	15016	9.3676	CONDO	\$19,186
33-25-05-15-227-045	2415 AURELIUS ROAD	07/11/22	WD	03-ARM'S LENGTH	\$225,000	\$97,700	43.42	\$233,341	\$21,895	\$203,105	\$211,446	0.961	1,219	\$166.62	15016	5.0960	CONDO	\$19,186
33-25-05-15-227-046	2415 AURELIUS ROAD	05/02/22	WD	03-ARM'S LENGTH	\$210,000	\$87,900	41.86	\$210,652	\$20,486	\$189,514	\$190,166	0.997	1,156	\$163.94	15016	1.4941	CONDO	\$18,176
33-25-05-15-377-006	2042 WYNDHAM HILLS DRIVE	03/15/23	WD	03-ARM'S LENGTH	\$220,000	\$95,000	43.18	\$190,286	\$19,000	\$201,000	\$194,643	1.033	1,215	\$165.43	15016	2.1146	CONDO	\$19,000
33-25-05-15-377-019	2053 WYNDHAM HILLS DRIVE	06/30/22	WD	03-ARM'S LENGTH	\$215,000	\$100,100	46.56	\$201,533	\$22,248	\$192,752	\$203,733	0.946	1,232	\$156.45	15016	6.5412	CONDO	\$19,000
33-25-05-15-377-022	2043 WYNDHAM HILLS DRIVE	11/28/22	WD	03-ARM'S LENGTH	\$220,000	\$90,300	41.05	\$202,978	\$22,618	\$197,382	\$204,955	0.963	1,208	\$163.40	15016	4.8460	CONDO	\$19,000
33-25-05-15-378-029	2068 WOVEN HEART DRIVE	09/27/23	WD	03-ARM'S LENGTH	\$250,000	\$129,800	51.92	\$246,261	\$19,630	\$230,370	\$257,535	0.895	1,921	\$119.92	15016	11.6994	CONDO	\$19,000
33-25-05-16-228-023	5051 WILLOUGHBY ROAD	03/08/24	WD	03-ARM'S LENGTH	\$229,000	\$113,700	49.65	\$201,601	\$20,160	\$208,840	\$206,183	1.013	1,252	\$166.81	15016	0.1374	CONDO	\$20,160

CONDO: 11 SALES OF 144 TOTAL PARCELS @ \$163/sf.					\$2,471,550	\$1,070,500		\$2,328,392		\$2,242,804	\$2,227,692			\$162.99		0.4729		
ECF OF 1.010 = \$165/SF, +/- CHANGES.						Sale. Ratio =>	43.31			E.C.F. =>	1.007		Std. Deviation=>	0.06595722				
USE 1.050 for \$173/sf, OK BASED ON 2024 SALES. 4% INC. OKAY						Std. Dev. =>	4.40			Ave. E.C.F. =>	1.012		Ave. Variance=>	5.3958	Coefficient of Var=>	5.334363413		

RANCH: NO SALES OF 2 TOTAL PARCELS

2024 ECF OF 1.005 = \$187/SF, 3% INCREASE OKAY.

ECF NHBD: 16040 - BARCLEY TRACE, CAPTAINS COVE CONDOS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-16-226-030	5041 WILLOUGHBY ROAD	11/30/23	WD	03-ARM'S LENGTH	\$150,000	\$67,300	44.87	\$138,136	\$34,048	\$115,952	\$113,139	1.025	1,240	\$93.51	16040	0.0000	CONDO	\$34,048
CONDO: 1 SALE OF 13 TOTAL PARCELS @ \$94/sf.					Totals:	\$150,000	\$67,300	\$138,136		\$115,952	\$113,139			\$93.51		0.0000		
ECF OF 1.025 = \$112/SF, 8% AVG INCREASE OK.							Sale. Ratio =>	44.87			E.C.F. =>	1.025		Std. Deviation=>	#DIV/0!			
SUPPORTABLE BY COMP NHBDS, INSUFFICIENT SALES IN THIS NHBD.							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.025		Ave. Variance=>	0.0000	Coefficient of Var=>		0

ECF NHBD: 19250 - COUNTRY CROSSROADS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-19-103-009	1881 SUNSHINE PATH	06/23/23	WD	03-ARM'S LENGTH	\$549,900	\$181,500	33.01	\$534,611	\$97,199	\$452,701	\$611,765	0.740	2,272	\$199.25	19250	0.0000	RANCH	\$74,281
RANCH: 1 SALE OF 22 TOTAL PARCELS @ \$199/SF					Totals:	\$549,900	\$181,500	\$534,611		\$452,701	\$611,765			\$199.25		0.0000		
ECF OF .740 = \$160/SF, 1% INCREASES							Sale. Ratio =>	33.01			E.C.F. =>	0.740		Std. Deviation=>	#DIV/0!			
COMPARABLE WITH OTHER NHBDS. OKAY							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.740		Ave. Variance=>	0.0000	Coefficient of Var=>	0	
33-25-05-19-101-016	1941 BOYSENBERRY LANE	08/31/22	WD	03-ARM'S LENGTH	\$405,000	\$156,800	38.72	\$427,193	\$84,099	\$320,901	\$483,231	0.664	2,592	\$123.80	19250	1.6739	TWO STORY	\$89,288
33-25-05-19-102-001	1968 BOYSENBERRY LANE	06/20/23	WD	03-ARM'S LENGTH	\$280,000	\$155,900	55.68	\$348,016	\$98,172	\$181,828	\$351,893	0.517	2,052	\$88.61	19250	16.4099	TWO STORY	\$89,288
33-25-05-19-102-001	1968 BOYSENBERRY LANE	06/20/23	WD	03-ARM'S LENGTH	\$388,950	\$155,900	40.08	\$348,016	\$98,172	\$290,778	\$351,893	0.826	2,052	\$141.70	19250	14.5512	TWO STORY	\$73,689
33-25-05-19-104-008	1932 CROSSROADS DRIVE	02/13/23	WD	03-ARM'S LENGTH	\$395,000	\$182,700	46.25	\$437,726	\$79,694	\$315,306	\$504,270	0.625	3,144	\$100.29	19250	5.5541	TWO STORY	\$74,547
33-25-05-19-104-010	1910 SUNSHINE PATH	03/17/23	WD	03-ARM'S LENGTH	\$389,900	\$21,500	5.51	\$364,850	\$76,497	\$313,403	\$406,131	0.772	2,368	\$132.35	19250	9.0867	TWO STORY	\$70,010
TWO STORY: 5 SALES OF 39 TOTAL PARCELS @ \$117/SF.					Totals:	\$1,858,850	\$672,800	\$1,925,801		\$1,422,216	\$2,097,418			\$117.35		0.2733		
ECF OF .680 = \$115/SF, -5% CHANGES.							Sale. Ratio =>	36.19			E.C.F. =>	0.678		Std. Deviation=>	0.12219			
COMP NHBDS SUPPORT \$145/SF, USE .770 FOR \$130/SF, 5% INCREASES							Std. Dev. =>	18.96			Ave. E.C.F. =>	0.681		Ave. Variance=>	9.4552	Coefficient of Var=>	13.88805352	

1.X5 STY: NO SALES OF 3 TOTAL PARCELS

2024 ECF OF .625 = \$110/SF, 1.5% DECREASES.

COMP NHBDS SUPPORT \$130/SF, USE .710 FOR \$125/SF, 8% INCREASES OKAY.

ECF NHBD: 20175 - EVERGREEN VILLAGE SITE CONDOS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-20-301-008	1725 JUNIPER PLACE	08/19/22	WD	03-ARM'S LENGTH	\$282,000	\$112,000	39.72	\$280,691	\$52,820	\$229,180	\$271,275	0.845	1,398	\$163.93	20175	0.0000	RANCH	\$44,616
RANCH: 1 SALE OF 1 TOTAL PARCEL @ \$164/SF					Totals:	\$282,000	\$112,000	\$280,691		\$229,180	\$271,275			\$163.93		0.0000		
ECF OF .845 = \$164/SF, <.5% INCREASE. OKAY							Sale. Ratio =>	39.72			E.C.F. =>	0.845		Std. Deviation=>	#DIV/0!			
							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.845		Ave. Variance=>	0.0000	Coefficient of Var=>	0	
33-25-05-20-301-003	1695 JUNIPER PLACE	07/26/22	WD	03-ARM'S LENGTH	\$349,900	\$156,500	44.73	\$360,566	\$48,610	\$301,290	\$436,302	0.691	2,592	\$116.24	20175	4.4212	TWO STORY	\$44,616
33-25-05-20-301-004	1701 JUNIPER PLACE	06/10/22	WD	03-ARM'S LENGTH	\$330,000	\$128,600	38.97	\$320,243	\$48,617	\$281,383	\$379,897	0.741	2,052	\$137.13	20175	0.5918	TWO STORY	\$44,616
33-25-05-20-301-005	1711 JUNIPER PLACE	10/28/22	WD	03-ARM'S LENGTH	\$303,000	\$122,500	40.43	\$292,390	\$51,328	\$251,672	\$337,150	0.746	2,052	\$122.65	20175	1.1704	TWO STORY	\$48,165
33-25-05-20-301-034	1702 JUNIPER PLACE	08/18/22	WD	03-ARM'S LENGTH	\$278,500	\$114,500	41.11	\$264,444	\$47,644	\$230,856	\$303,217	0.761	2,080	\$110.99	20175	2.6591	TWO STORY	\$44,616
TWO STORY: 4 SALES OF 53 TOTAL PARCELS @ \$122/SF.					Totals:	\$1,261,400	\$522,100	\$1,237,643		\$1,065,201	\$1,456,565			\$121.75		0.3455		
ECF OF .735 = \$124/sf, OKAY							Sale. Ratio =>	41.39			E.C.F. =>	0.731		Std. Deviation=>	0.030734			
							Std. Dev. =>	2.45			Ave. E.C.F. =>	0.735		Ave. Variance=>	2.2106	Coefficient of Var=>	3.008584109	

ECF NHBD: 20302 - MEADOW RIDGE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-20-202-005	1915 HOLLOWBROOK DRIVE	08/03/23	WD	03-ARM'S LENGTH	\$215,000	\$112,400	52.28	\$245,705	\$65,625	\$149,375	\$216,964	0.688	1,628	\$91.75	20302	14.5247	1.25-1.75	\$60,002
33-25-05-20-253-009	1796 HOLLOWBROOK DRIVE	08/04/23	WD	03-ARM'S LENGTH	\$337,000	\$130,700	38.78	\$295,121	\$61,793	\$275,207	\$281,118	0.979	1,888	\$145.77	20302	14.5247	1.25-1.75	\$57,265
1.X5 STORY - 2 SALES OF 18 PARCELS @ \$119/SF					Totals:	\$552,000	\$243,100		\$540,826	\$424,582	\$498,082			\$118.76		1.8708		
ECF OF .845 = \$131/SF, ~1.5% INCREASE. OKAY.							Sale. Ratio =>	44.04			E.C.F. =>	0.852		Std. Deviation=>	0.2054			
							Std. Dev. =>	9.54			Ave. E.C.F. =>	0.834		Ave. Variance=>	14.5247	Coefficient of Var=>	17.42145203	
33-25-05-20-203-016	1911 MOCKINGBIRD LANE	04/19/22	WD	03-ARM'S LENGTH	\$348,000	\$131,200	37.70	\$313,840	\$59,519	\$288,481	\$287,368	1.004	1,652	\$174.63	20302	0.4679	RANCH	\$55,340
33-25-05-20-204-007	1898 MOCKINGBIRD LANE	08/18/23	WD	03-ARM'S LENGTH	\$360,000	\$136,600	37.94	\$292,246	\$61,196	\$298,804	\$261,073	1.145	1,403	\$212.98	20302	14.5328	RANCH	\$57,265
33-25-05-20-251-004	1853 PARAKEET LANE	12/02/22	WD	03-ARM'S LENGTH	\$259,500	\$111,300	42.89	\$265,849	\$64,683	\$194,817	\$227,306	0.857	1,444	\$134.91	20302	14.2124	RANCH	\$60,767
33-25-05-20-252-005	5717 LADDERBACK DRIVE	06/16/22	WD	03-ARM'S LENGTH	\$290,000	\$120,700	41.62	\$288,988	\$58,944	\$231,056	\$259,937	0.889	1,665	\$138.77	20302	11.0300	RANCH	\$55,872
33-25-05-20-253-033	1819 MERGANSER DRIVE	05/11/22	WD	03-ARM'S LENGTH	\$280,000	\$106,800	38.14	\$255,181	\$58,656	\$221,344	\$222,062	0.997	1,394	\$158.78	20302	0.2427	RANCH	\$55,340
33-25-05-20-253-036	1795 MERGANSER DRIVE	04/05/22	WD	03-ARM'S LENGTH	\$273,000	\$99,300	36.37	\$237,824	\$58,102	\$214,898	\$203,076	1.058	1,283	\$167.50	20302	5.9023	RANCH	\$55,340
33-25-05-20-276-005	5644 BITTERN DRIVE	06/16/23	WD	03-ARM'S LENGTH	\$364,000	\$147,800	40.60	\$318,260	\$65,282	\$298,718	\$285,851	1.045	1,525	\$195.88	20302	4.5821	RANCH	\$59,486
RANCHES - 7 SALES OF 35 PARCELS @ \$169/SF					Totals:	\$2,174,500	\$853,700		\$1,972,188	\$1,748,118	\$1,746,673			\$169.06		0.1634		
ECF OF 1.000 = \$178/SF, ~8% INCREASE HIGH							Sale. Ratio =>	39.26			E.C.F. =>	1.001		Std. Deviation=>	0.0992			
USE .955 FOR \$170/SF, ~4.5% INCREASE OK							Std. Dev. =>	2.39			Ave. E.C.F. =>	0.999		Ave. Variance=>	7.2815	Coefficient of Var=>	7.287333741	
33-25-05-20-204-012	1939 NIGHTINGALE DRIVE	10/03/22	WD	03-ARM'S LENGTH	\$345,000	\$123,000	35.65	\$361,089	\$67,881	\$277,119	\$353,263	0.784	1,820	\$152.26	20302	4.1942	TWO STORY	\$52,399
33-25-05-20-204-012	1939 NIGHTINGALE DRIVE	02/08/24	WD	03-ARM'S LENGTH	\$360,000	\$166,700	46.31	\$361,089	\$67,881	\$292,119	\$353,263	0.827	1,820	\$160.50	20302	0.0519	TWO STORY	\$52,399
33-25-05-20-204-014	1923 NIGHTINGALE DRIVE	07/21/22	WD	03-ARM'S LENGTH	\$355,000	\$141,100	39.75	\$360,952	\$62,952	\$292,048	\$359,036	0.813	2,052	\$142.32	20302	1.2976	TWO STORY	\$55,229
33-25-05-20-204-022	1861 NIGHTINGALE DRIVE	04/15/22	WD	03-ARM'S LENGTH	\$337,000	\$163,100	48.40	\$399,722	\$59,228	\$277,772	\$410,234	0.677	2,608	\$106.51	20302	14.9291	TWO STORY	\$54,909
33-25-05-20-205-005	1910 NIGHTINGALE DRIVE	09/12/23	WD	03-ARM'S LENGTH	\$370,900	\$158,500	42.73	\$344,782	\$63,454	\$307,446	\$338,949	0.907	2,031	\$151.38	20302	8.0658	TWO STORY	\$55,389
33-25-05-20-250-017	1851 HOLLOWBROOK DRIVE	11/29/22	WD	03-ARM'S LENGTH	\$360,000	\$168,000	46.67	\$416,121	\$83,685	\$276,315	\$400,525	0.690	2,127	\$129.91	20302	13.6516	TWO STORY	\$73,413
33-25-05-20-253-023	1799 NIGHTINGALE DRIVE	11/17/23	WD	03-ARM'S LENGTH	\$348,000	\$171,800	49.37	\$384,366	\$86,988	\$261,012	\$358,287	0.729	2,188	\$119.29	20302	9.7898	TWO STORY	\$71,460
33-25-05-20-253-031	1835 MERGANSER DRIVE	04/27/23	WD	03-ARM'S LENGTH	\$299,900	\$113,300	37.78	\$273,122	\$63,885	\$236,015	\$252,093	0.936	1,595	\$147.97	20302	10.9825	TWO STORY	\$55,340
33-25-05-20-253-032	1827 MERGANSER DRIVE	03/10/23	WD	03-ARM'S LENGTH	\$313,900	\$111,200	35.43	\$272,220	\$59,850	\$254,050	\$255,867	0.993	1,667	\$152.40	20302	16.6499	TWO STORY	\$55,340
33-25-05-20-276-009	5614 BITTERN DRIVE	01/09/24	WD	03-ARM'S LENGTH	\$338,350	\$142,600	42.15	\$332,129	\$83,142	\$255,208	\$299,984	0.851	1,840	\$138.70	20302	2.4340	TWO STORY	\$59,945
33-25-05-20-276-011	5597 LADDERBACK DRIVE	04/25/23	WD	03-ARM'S LENGTH	\$335,000	\$141,800	42.33	\$311,714	\$72,651	\$262,349	\$288,028	0.911	1,750	\$149.91	20302	8.4448	TWO STORY	\$67,495
33-25-05-20-277-001	1836 MERGANSER DRIVE	11/21/22	WD	03-ARM'S LENGTH	\$289,000	\$121,500	42.04	\$297,200	\$79,531	\$209,469	\$262,252	0.799	1,940	\$107.97	20302	2.7666	TWO STORY	\$67,479
2 STORY - 12 SALES OF 128 PARCELS @ \$138/SF					Totals:	\$4,052,050	\$1,722,600		\$4,114,506	\$3,200,922	\$3,931,781			\$138.26		1.2283		
ECF OF .820 = \$127/SF, ~3% DECREASES. LOW							Sale. Ratio =>	42.51			E.C.F. =>	0.814		Std. Deviation=>	0.0987			
USE .885 FOR \$137/SF, ~3.5% INCREASES OK							Std. Dev. =>	4.68			Ave. E.C.F. =>	0.826		Ave. Variance=>	7.7715	Coefficient of Var=>	9.404042355	

BI-LEVELS - NO SALES OF 3 PARCELS

2024 ECF OF .789 = \$90.50/SF, ~1% DECREASES. LOW

TWP WIDE SALES SUPPORT \$104-115/SF. USE .915 FOR \$105/SF, 11% INCREASE OKAY.

ECF NHBD: 21012 - WOODLAND PARK ESTATES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-21-101-020	5439 AUBEN LANE	08/10/23	WD	03-ARM'S LENGTH	\$105,000	\$35,000	33.33	\$220,239	\$100,000	\$5,000	\$159,257	0.031	3,152	\$1.59	21012	0.0000	RANCH	\$100,000
RANCHES - 1 SALE OF 3 PARCELS @ \$1.60/SF. (NEW CONS)_					Totals:	\$105,000	\$35,000	\$220,239		\$5,000	\$159,257			\$1.59		0.0000		
COMP NHBDS SUPPORT \$190-215/SF.							Sale. Ratio =>	33.33			E.C.F. =>	0.031		Std. Deviation=>	#DIV/0!			
USE .755 for \$219/sf, SLIGHT DECREASES OK							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.031		Ave. Variance=>	0.0000	Coefficient of Var=>		0

1.5 STORY - NO SALES OF 1 PARCEL
 2024 ECF OF .795 = \$172/SF, 1% DECREASE OKAY.

TWO STORY - NO SALES OF
 2024 ECF OF .730 = \$157/SF, 1% DECREASES OKAY.

ECF TABLE: 21100 - ENGLISH MEADOWS #1-4, COUNTRY VIEW ESTATES, DEERFIELD

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-21-476-005	5034 HADDON HALL DRIVE	09/13/22	WD	03-ARM'S LENGTH	\$324,900	\$145,600	44.81	\$353,890	\$66,394	\$258,506	\$338,231	0.764	2,036	\$126.97	21100	1.7888	1.25-1.75	\$59,242
33-25-05-21-478-025	5018 GLENDURGAN COURT	12/20/23	WD	03-ARM'S LENGTH	\$320,000	\$155,200	48.50	\$336,952	\$48,391	\$271,609	\$339,484	0.800	1,726	\$157.36	21100	1.7888	1.25-1.75	\$42,689
1.X5 STORY - 2 SALES OF 5 TOTAL PARCELS @ \$142/SF					Totals:	\$644,900	\$300,800			\$690,842	\$530,115	\$677,714		\$142.17		0.0033		
ECF OF .780 = \$125/SF, -9% CHANGE LOW.						Sale. Ratio =>	46.64			E.C.F. =>	0.782		Std. Deviation=>	0.0253				
USE .885 FOR \$142/SF, 1% INCREASE OKAY.						Std. Dev. =>	2.61			Ave. E.C.F. =>	0.782		Ave. Variance=>	1.7888	Coefficient of Var=>	2.286955345		
33-25-05-21-352-015	1551 GANDER HILL DRIVE	07/20/22	WD	03-ARM'S LENGTH	\$304,500	\$94,100	30.90	\$244,567	\$47,942	\$256,558	\$211,925	1.211	2,050	\$125.15	21100	10.6563	BI-LEVEL	\$42,928
33-25-05-21-354-002	1562 TAGALAK TRAIL	02/24/23	WD	03-ARM'S LENGTH	\$280,000	\$97,500	34.82	\$278,928	\$48,163	\$231,837	\$249,476	0.929	1,919	\$120.81	21100	17.4747	BI-LEVEL	\$44,919
33-25-05-21-354-010	1504 TAGALAK TRAIL	05/08/23	WD	03-ARM'S LENGTH	\$317,500	\$107,200	33.76	\$263,248	\$60,265	\$257,235	\$219,441	1.172	2,050	\$125.48	21100	6.8184	BI-LEVEL	\$52,004
BI-LEVELS - 3 SALES OF 14 TOTAL PARCELS @ \$124/SF					Totals:	\$902,000	\$298,800		\$786,743	\$745,630	\$680,842			\$123.81		0.8885		
ECF OF 1.095 = \$128/SF, 13% INCREASES. HIGH.						Sale. Ratio =>	33.13			E.C.F. =>	1.095		Std. Deviation=>	0.1525				
USE 1.060 FOR \$124/SF, 10.5% INCREASE OK						Std. Dev. =>	2.03			Ave. E.C.F. =>	1.104		Ave. Variance=>	11.6498	Coefficient of Var=>	10.55193658		
33-25-05-21-481-003	5069 GLENDURGAN COURT	08/08/22	WD	03-ARM'S LENGTH	\$210,000	\$95,100	45.29	\$213,325	\$51,411	\$158,589	\$217,334	0.730	1,384	\$114.59	21100	13.9489	CONDO	\$46,334
33-25-05-21-481-010	5049 GLENDURGAN COURT	11/22/23	WD	03-ARM'S LENGTH	\$275,000	\$104,800	38.11	\$208,768	\$46,334	\$228,666	\$218,032	1.049	1,225	\$186.67	21100	17.9582	CONDO	\$46,334
33-25-05-21-481-016	5031 GLENDURGAN COURT	07/13/22	WD	03-ARM'S LENGTH	\$226,000	\$94,900	41.99	\$207,776	\$46,334	\$179,666	\$216,701	0.829	1,246	\$144.19	21100	4.0092	CONDO	\$46,334
CONDOS - 3 SALES OF 18 TOTAL PARCELS @ \$148/SF					Totals:	\$711,000	\$294,800		\$629,869	\$566,921	\$652,067			\$148.48		0.0231		
ECF OF .870 = \$153/SF, 9.5% INCREASE HIGH						Sale. Ratio =>	41.46			E.C.F. =>	0.869		Std. Deviation=>	0.1633				
USE .840 FOR \$148/SF, 6.5% INCREASE OK						Std. Dev. =>	3.59			Ave. E.C.F. =>	0.869		Ave. Variance=>	11.9721	Coefficient of Var=>	13.7738623		
33-25-05-21-352-001	1653 GANDER HILL DRIVE	08/30/23	WD	03-ARM'S LENGTH	\$275,000	\$100,000	36.36	\$230,627	\$50,825	\$224,175	\$206,669	1.085	1,220	\$183.75	21100	9.7398	RANCH	\$45,114
33-25-05-21-353-012	1542 GANDER HILL DRIVE	12/27/22	WD	03-ARM'S LENGTH	\$254,900	\$90,500	35.50	\$245,048	\$44,657	\$210,243	\$230,334	0.913	1,227	\$171.35	21100	7.4535	RANCH	\$39,421
33-25-05-21-353-012	1542 GANDER HILL DRIVE	03/08/24	WD	03-ARM'S LENGTH	\$272,000	\$116,700	42.90	\$245,048	\$44,657	\$227,343	\$230,334	0.987	1,227	\$185.28	21100	0.0295	RANCH	\$39,421
33-25-05-21-476-013	1591 HADDON HALL DRIVE	12/15/23	WD	03-ARM'S LENGTH	\$305,000	\$141,200	46.30	\$302,308	\$70,583	\$234,417	\$266,351	0.880	1,465	\$160.01	21100	10.7200	RANCH	\$60,810
33-25-05-21-476-017	1573 HADDON HALL DRIVE	08/04/23	WD	03-ARM'S LENGTH	\$295,000	\$108,500	36.78	\$231,511	\$46,775	\$248,225	\$212,340	1.169	1,404	\$176.80	21100	18.1689	RANCH	\$43,241
33-25-05-21-477-023	1580 HADDON HALL DRIVE	05/02/22	WD	03-ARM'S LENGTH	\$310,000	\$117,600	37.94	\$277,167	\$44,995	\$265,005	\$266,864	0.993	1,524	\$173.89	21100	0.5725	RANCH	\$40,377
33-25-05-21-480-006	1525 HADDON HALL DRIVE	08/07/23	WD	03-ARM'S LENGTH	\$260,000	\$118,800	45.69	\$256,909	\$71,756	\$188,244	\$212,820	0.885	1,282	\$146.84	21100	10.2783	RANCH	\$65,514
RANCHES - 7 SALES OF 75 TOTAL PARCELS @ \$171/SF					Totals:	\$1,971,900	\$793,300		\$1,788,618	\$1,597,652	\$1,625,713			\$171.13		0.4568		
ECF OF .985 = \$166/SF, 9% INCREASE OKAY						Sale. Ratio =>	40.23			E.C.F. =>	0.983		Std. Deviation=>	0.1081				
						Std. Dev. =>	4.62			Ave. E.C.F. =>	0.987		Ave. Variance=>	8.1375	Coefficient of Var=>	8.242128421		
33-25-05-21-353-003	1585 TAGALAK TRAIL	07/19/23	WD	03-ARM'S LENGTH	\$319,000	\$137,200	43.01	\$287,973	\$50,767	\$268,233	\$302,173	0.888	1,719	\$156.04	21100	5.7265	TWO STORY	\$40,560
33-25-05-21-353-009	1523 TAGALAK TRAIL	05/30/23	WD	03-ARM'S LENGTH	\$350,000	\$148,700	42.49	\$312,896	\$55,484	\$294,516	\$327,913	0.898	2,133	\$138.08	21100	6.7737	TWO STORY	\$49,136
33-25-05-21-354-008	1518 TAGALAK TRAIL	11/23/22	WD	03-ARM'S LENGTH	\$270,000	\$143,500	53.15	\$363,869	\$106,222	\$163,778	\$328,213	0.499	1,719	\$95.28	21100	33.1415	TWO STORY	\$100,000
33-25-05-21-452-026	5215 WITHERSPOON WAY	04/20/23	WD	03-ARM'S LENGTH	\$279,000	\$109,200	39.14	\$231,068	\$47,833	\$231,167	\$233,420	0.990	1,484	\$155.77	21100	15.9931	TWO STORY	\$43,200
33-25-05-21-454-002	1590 WITHERSPOON WAY	06/13/22	WD	03-ARM'S LENGTH	\$278,000	\$100,900	36.29	\$271,637	\$56,647	\$221,353	\$273,873	0.808	1,453	\$152.34	21100	2.2181	TWO STORY	\$45,999
33-25-05-21-477-002	5071 HADDON HALL DRIVE	01/23/23	WD	03-ARM'S LENGTH	\$284,900	\$116,000	40.72	\$272,336	\$51,200	\$233,700	\$281,702	0.830	1,888	\$123.78	21100	0.0815	TWO STORY	\$46,348
33-25-05-21-478-005	5035 HADDON HALL DRIVE	03/11/24	WD	03-ARM'S LENGTH	\$307,000	\$125,600	40.91	\$263,813	\$44,928	\$262,072	\$278,834	0.940	1,872	\$140.00	21100	10.9469	TWO STORY	\$39,901
33-25-05-21-478-021	5048 GLENDURGAN COURT	04/17/23	WD	03-ARM'S LENGTH	\$270,000	\$127,000	47.04	\$268,520	\$54,327	\$215,673	\$272,857	0.790	1,719	\$125.46	21100	3.9991	TWO STORY	\$50,007
TWO STORY - 8 SALES OF 109 TOTAL PARCELS @ \$136/SF					Totals:	\$2,357,900	\$1,008,100		\$1,984,139	\$1,890,492	\$2,298,986			\$135.84		0.8099		
ECF OF .825 = \$136/SF, 3% INCREASE OKAY.						Sale. Ratio =>	42.75			E.C.F. =>	0.822		Std. Deviation=>	0.1499				
						Std. Dev. =>	5.19			Ave. E.C.F. =>	0.830		Ave. Variance=>	9.8601	Coefficient of Var=>	11.87364733		

ECF NHBD: 21171 - GLENMOOR MANOR #5

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-21-327-004	5340 SOMERSET DRIVE	07/05/22	WD	03-ARM'S LENGTH	\$382,000	\$212,000	55.50	\$460,190	\$71,245	\$310,755	\$547,039	0.568	3,270	\$95.03	21171	10.5829	TWO STORY	\$65,340
33-25-05-21-376-017	1555 ROYAL CRESCENT DRIVE	06/20/23	WD	03-ARM'S LENGTH	\$400,000	\$167,800	41.95	\$372,259	\$85,260	\$314,740	\$403,655	0.780	2,284	\$137.80	21171	10.5829	TWO STORY	\$75,969
TWO STORY: 2 SALES OF 25 TOTAL PARCELS @ 116/SF.					Totals:	\$782,000	\$379,800			\$832,449	\$625,495	\$950,695		\$116.42		1.5961		
ECF OF .665 = SIGNIFICANT REDUCTION							Sale. Ratio =>	48.57			E.C.F. =>	0.658		Std. Deviation=>	0.149664			
COMP NHBDs SUPPORT \$135-147. USE .810 FOR \$140/SF, 10% INCREASES							Std. Dev. =>	9.58			Ave. E.C.F. =>	0.674		Ave. Variance=>	10.5829	Coefficient of Var=>	15.70402504	

RANCH: NO SALES OF 8 TOTAL PARCELS

2024 ECF OF .720 = \$141/SF, 1% REDUCTIONS.

COMP NHBDs SUPPORT \$158-170. USE .845 FOR \$166/SF, 13% INCREASES OKAY.

ECF NHBD: 22248 - JAMESTOWN SUBDIVISION (CONDO)

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-22-427-008	4580 DONCASTER AVENUE	08/31/23	WD	03-ARM'S LENGTH	\$281,000	\$0	0.00	\$276,508	\$49,635	\$231,365	\$170,581	1.356	1,764	\$131.16	22248	0.0000	BI-LEVEL	\$49,635
BI-LEVEL: 1 SALE OF 1 TOTAL PARCEL @ \$131/sf					Totals:	\$281,000	\$0	\$276,508		\$231,365	\$170,581			\$131.16		0.0000		
ECF OF 1.355 = \$131/SF, 1.64% INCREASE OKAY.							Sale. Ratio =>	0.00			E.C.F. =>	1.356		Std. Deviation=>	#DIV/0!			
							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.356		Ave. Variance=>	0.0000	Coefficient of Var=>		0
33-25-05-22-427-014	4640 DONCASTER AVENUE	05/16/22	WD	03-ARM'S LENGTH	\$255,000	\$80,000	31.37	\$223,590	\$54,395	\$200,605	\$216,917	0.925	1,368	\$146.64	22248	3.7491	RANCH	\$49,635
33-25-05-22-476-034	4535 DONCASTER AVENUE	10/17/22	WD	03-ARM'S LENGTH	\$228,000	\$82,000	35.96	\$213,529	\$51,866	\$176,134	\$207,260	0.850	1,343	\$131.15	22248	3.7491	RANCH	\$49,334
RANCH: 2 SALES OF 17 TOTAL PARCELS @ \$139/SF.					Totals:	\$483,000	\$162,000	\$437,119		\$376,739	\$424,177			\$138.90		0.0853		
ECF OF .890 = \$138/SF, 10% INCREASES OKAY							Sale. Ratio =>	33.54			E.C.F. =>	0.888		Std. Deviation=>	0.053020			
							Std. Dev. =>	3.25			Ave. E.C.F. =>	0.887		Ave. Variance=>	3.7491	Coefficient of Var=>	4.225218062	

1.X5 STY: NO SALES OF 3 TOTAL PARCELS
 2024 ECF OF 1.010 = \$137/SF, ~2% DECREASES.
 USE 1.090 FOR \$148/SF, 3.6% AVG INCREASES OKAY

TWO STORY: NO SALES OF 9 TOTAL PARCELS
 2024 ECF OF .915 = \$123/SF, NEGATIVE CHANGES.
 USE 1.005 FOR \$135/SF, 6% INCREASES OKAY.

ECF TABLE: 22400 - BERRY FARMS SITE CONDOS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-22-452-008	1530 THIMBLEBERRY LANE	11/10/22	WD	03-ARM'S LENGTH	\$320,000	\$22,900	7.16	\$322,997	\$78,543	\$241,457	\$255,973	0.943	1,683	\$143.47	22400	2.6288	1.25-1.75	\$73,992
33-25-05-22-452-014	4665 EASTLUND CIRCLE	11/21/22	WD	03-ARM'S LENGTH	\$324,400	\$18,200	5.61	\$312,808	\$63,110	\$261,290	\$261,464	0.999	1,699	\$153.79	22400	2.9755	1.25-1.75	\$58,296
33-25-05-22-452-015	4675 EASTLUND CIRCLE	11/10/22	WD	03-ARM'S LENGTH	\$315,900	\$18,300	5.79	\$312,989	\$62,848	\$253,052	\$261,928	0.966	1,623	\$155.92	22400	0.3466	1.25-1.75	\$58,879
1.x5 STY: 3 SALES OF 3 TOTAL PARCELS, ALL NEW CONSTRUCTION					Totals:	\$960,300	\$59,400		\$948,794	\$755,799	\$779,364			\$151.06		0.0183		
ECF OF .970 = \$151/SF, TWO REDUCING BY LESS THAN .2%. OK							Sale. Ratio =>	6.19			E.C.F. =>	0.970		Std. Deviation=>	0.0282			
							Std. Dev. =>	0.84			Ave. E.C.F. =>	0.970		Ave. Variance=>	1.9837	Coefficient of Var=>	2.045892212	
33-25-05-22-452-013	4655 EASTLUND CIRCLE	12/28/23	WD	03-ARM'S LENGTH	\$309,000	\$0	0.00	\$235,708	\$64,162	\$244,838	\$210,486	1.163	1,114	\$219.78	22400	0.0000	RANCH	\$60,665
RANCHES - 1 SALE OF 1 PARCEL, ALL NEW CONSTRUCTION					Totals:	\$309,000	\$51,600		\$235,708	\$244,838	\$210,486			\$219.78		0.0000		
ECF OF 1.160 = \$219/SF. OK!							Sale. Ratio =>	16.70			E.C.F. =>	1.163		Std. Deviation=>	#DIV/0!			
							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.163		Ave. Variance=>	0.0000	Coefficient of Var=>	0	
33-25-05-22-452-006	1552 THIMBLEBERRY LANE	03/15/24	WD	03-ARM'S LENGTH	\$350,000	\$160,400	45.83	\$317,974	\$76,058	\$273,942	\$268,796	1.019	1,702	\$160.95	22400	14.9320	TWO STORY	\$72,385
33-25-05-22-452-007	1540 THIMBLEBERRY LANE	02/24/23	WD	03-ARM'S LENGTH	\$311,161	\$92,400	29.70	\$337,048	\$76,817	\$234,344	\$289,146	0.810	1,894	\$123.73	22400	5.9356	TWO STORY	\$73,059
33-25-05-22-452-012	4645 EASTLUND CIRCLE	12/05/22	WD	03-ARM'S LENGTH	\$363,000	\$90,500	24.93	\$434,490	\$90,727	\$272,273	\$381,959	0.713	2,064	\$131.92	22400	15.6993	TWO STORY	\$82,630
33-25-05-22-452-027	1545 THIMBLEBERRY LANE	02/02/24	WD	03-ARM'S LENGTH	\$375,000	\$190,900	50.91	\$374,061	\$58,030	\$316,970	\$351,146	0.903	1,978	\$160.25	22400	3.2848	TWO STORY	\$53,009
33-25-05-22-452-028	1559 THIMBLEBERRY LANE	01/24/23	WD	03-ARM'S LENGTH	\$282,105	\$151,400	53.67	\$281,109	\$57,466	\$224,639	\$248,492	0.904	1,582	\$142.00	22400	3.4182	TWO STORY	\$53,012
TWO STORY: 5 SALES OF 9 PARCELS @ \$144SF.					Totals:	\$1,681,266	\$685,600		\$1,744,682	\$1,322,168	\$1,539,538			\$143.77		11.7101		
ECF OF .865 = \$120/sf, 12% DECREASES. LOW							Sale. Ratio =>	40.78			E.C.F. =>	0.859		Std. Deviation=>	0.1148			
USE 1.035 FOR \$144/SF, VARIABLE INCREASES D/T NEW CONST.							Std. Dev. =>	12.92			Ave. E.C.F. =>	0.870		Ave. Variance=>	8.6540	Coefficient of Var=>	9.949066639	

ECF NHBD: 22487 - TANGLEWOOD #2

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-22-129-028	1886 HEATHERTON DRIVE	07/07/23	WD	03-ARM'S LENGTH	\$326,000	\$113,800	34.91	\$247,395	\$50,641	\$275,359	\$275,180	1.001	1,948	\$141.35	22487	0.0000	TWO STORY	\$50,000
TWO STORY: 4 SALES OF 11 TOTAL PARCELS @ \$141/SF.					Totals:	\$326,000	\$113,800			\$275,359	\$275,180			\$141.35		0.0000		
ECF OF 1.000 = \$155/SF, 31% INCREASES. HIGH!							Sale. Ratio =>	34.91			E.C.F. =>	1.001		Std. Deviation=>	#DIV/0!			
COMP NHBDS SUPPORT \$125-137/SF. USE .850 FOR \$132/SF, 14% INC.							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.001		Ave. Variance=>	0.0000	Coefficient of Var=>		0

1.X5 STY: NO SALES OF 2 TOTAL PARCELS

2024 ECF OF .600 = \$121/SF, 3.6% DECREASES.

COMP NHBDS SUPPORT \$121-142. USE .645 FOR \$130/SF, 2% INCREASE OKAY.

RANCH: NO SALES OF 4 TOTAL PARCELS

2024 ECF OF .670 = \$132/SF, 3.4% DECREASES.

COMP NHBDS SUPPORT \$138-164. USE .730 FOR \$143/SF, 4% INCREASES OKAY.

ECF NHBD: 23000 - WILDWOOD, HEATHER HAVEN, PINEY HILL, TANGLEWOOD

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-22-157-001	4871 SYCAMORE STREET	07/27/22	WD	03-ARM'S LENGTH	\$320,000	\$146,400	45.75	\$340,117	\$57,159	\$262,841	\$345,071	0.762	2,317	\$113.44	23000	1.1866	1.25-1.75	\$50,000
33-25-05-22-180-002	1842 DOGWOOD DRIVE	02/21/23	WD	03-ARM'S LENGTH	\$275,000	\$135,400	49.24	\$335,482	\$57,637	\$217,363	\$338,835	0.642	2,188	\$99.34	23000	13.2068	1.25-1.75	\$50,000
33-25-05-22-330-004	4827 SUTHERLAND DRIVE	12/07/22	WD	03-ARM'S LENGTH	\$200,000	\$81,100	40.55	\$199,379	\$51,925	\$148,075	\$179,822	0.823	1,596	\$92.78	23000	4.9885	1.25-1.75	\$50,000
33-25-05-23-180-015	1849 SCHOOLCRAFT STREET	03/14/24	WD	03-ARM'S LENGTH	\$262,000	\$119,900	45.76	\$250,623	\$54,699	\$207,301	\$238,932	0.868	1,870	\$110.86	23000	9.4048	1.25-1.75	\$50,000
1.x5 STY: 4 SALES OF 56 TOTAL PARCELS @ \$104/SF					Totals:	\$1,057,000	\$482,800	\$1,125,601		\$835,580	\$1,102,660			\$104.10		1.5782		
ECF OF .765 = \$100/SF, 7% DECREASE. LOW!							Sale. Ratio =>	45.68				E.C.F. =>	0.758	Std. Deviation=>	0.09818			
USE .870 FOR \$114/SF = ~3% INCREASE OKAY							Std. Dev. =>	3.58				Ave. E.C.F. =>	0.774	Ave. Variance=>	7.1967	Coefficient of Var=>	9.303235662	
33-25-05-22-103-013	1879 TUPELO TRAIL	02/13/24	WD	03-ARM'S LENGTH	\$275,000	\$93,900	34.15	\$238,239	\$55,156	\$219,844	\$224,642	0.979	1,375	\$159.89	23000	5.5972	RANCH	\$50,000
33-25-05-22-104-006	4884 SYCAMORE STREET	12/21/22	WD	03-ARM'S LENGTH	\$240,000	\$108,200	45.08	\$253,704	\$52,034	\$187,966	\$247,448	0.760	1,412	\$133.12	23000	16.3052	RANCH	\$50,000
33-25-05-22-156-017	4846 WILCOX ROAD	08/04/23	WD	03-ARM'S LENGTH	\$205,000	\$98,900	48.24	\$202,819	\$50,000	\$155,000	\$187,508	0.827	1,280	\$121.09	23000	9.6039	RANCH	\$50,000
33-25-05-22-326-003	1725 LAURELWOOD DRIVE	03/10/23	WD	03-ARM'S LENGTH	\$231,515	\$75,500	32.61	\$209,829	\$52,055	\$179,460	\$193,588	0.927	1,208	\$148.56	23000	0.4351	RANCH	\$50,000
33-25-05-22-327-015	1717 HEATHER HAVEN DRIVE	09/09/22	WD	03-ARM'S LENGTH	\$291,201	\$103,900	35.68	\$299,735	\$57,202	\$233,999	\$297,587	0.786	2,020	\$115.84	23000	13.6348	RANCH	\$50,000
33-25-05-22-328-019	1652 STONEHAVEN DRIVE	05/16/22	WD	03-ARM'S LENGTH	\$271,000	\$95,800	35.35	\$232,681	\$54,812	\$216,188	\$218,244	0.991	1,420	\$152.25	23000	6.7908	RANCH	\$50,000
33-25-05-22-328-022	1624 STONEHAVEN DRIVE	06/28/23	WD	03-ARM'S LENGTH	\$265,000	\$94,000	35.47	\$210,312	\$56,669	\$208,331	\$188,519	1.105	1,144	\$182.11	23000	18.2422	RANCH	\$50,000
33-25-05-22-329-001	1706 LAURELWOOD DRIVE	06/24/22	WD	03-ARM'S LENGTH	\$251,750	\$92,300	36.66	\$241,301	\$55,903	\$195,847	\$227,482	0.861	1,228	\$159.48	23000	6.1737	RANCH	\$50,000
33-25-05-22-329-002	4845 TARTAN LANE	04/11/22	WD	03-ARM'S LENGTH	\$220,000	\$78,100	35.50	\$197,348	\$51,003	\$168,997	\$179,564	0.941	1,264	\$133.70	23000	1.8479	RANCH	\$50,000
33-25-05-22-377-005	1575 APPECROFT LANE	06/17/22	WD	03-ARM'S LENGTH	\$263,100	\$104,200	39.60	\$240,638	\$52,109	\$210,991	\$231,324	0.912	1,696	\$124.41	23000	1.0569	RANCH	\$50,000
33-25-05-22-377-011	4785 EASTLUND CIRCLE	08/30/23	WD	03-ARM'S LENGTH	\$305,000	\$125,100	41.02	\$270,413	\$56,433	\$248,567	\$262,552	0.947	1,771	\$140.35	23000	2.4063	RANCH	\$50,000
33-25-05-22-381-008	1541 STONEHAVEN DRIVE	11/03/23	WD	03-ARM'S LENGTH	\$270,000	\$105,700	39.15	\$231,815	\$56,077	\$213,923	\$215,629	0.992	1,634	\$130.92	23000	6.9415	RANCH	\$50,000
33-25-05-22-381-015	1585 STONEHAVEN DRIVE	02/23/23	WD	03-ARM'S LENGTH	\$300,000	\$120,900	40.30	\$282,213	\$59,148	\$240,852	\$273,699	0.880	1,805	\$133.44	23000	4.2683	RANCH	\$50,000
33-25-05-22-382-002	1584 STONEHAVEN DRIVE	04/07/23	WD	03-ARM'S LENGTH	\$250,000	\$102,900	41.16	\$211,807	\$52,580	\$197,420	\$195,371	1.010	1,347	\$146.56	23000	8.7819	RANCH	\$50,000
RANCH: 14 SALES OF 135 TOTAL PARCELS @ \$142/SF					Totals:	\$3,638,566	\$1,399,400	\$3,322,854		\$2,877,385	\$3,143,157			\$141.55		0.7227		
ECF OF .920 = \$133/SF, 7% INCREASES OKAY.							Sale. Ratio =>	38.46				E.C.F. =>	0.915	Std. Deviation=>	0.09391			
							Std. Dev. =>	4.38				Ave. E.C.F. =>	0.923	Ave. Variance=>	7.2918	Coefficient of Var=>	7.902977313	
33-25-05-22-329-004	4829 TARTAN LANE	12/09/22	WD	03-ARM'S LENGTH	\$185,000	\$121,600	65.73	\$273,650	\$63,131	\$121,869	\$244,790	0.498	2,622	\$46.48	23000	0.0000	TRI-QUAD LEVEL	\$50,000
TRI-QUAD LEVEL: 1 SALES OF 27 TOTAL PARCELS @ \$46/SF					Totals:	\$185,000	\$121,600	\$273,650		\$121,869	\$244,790			\$46.48		0.0000		
ECF OF .495 = \$52/SF, 34% DECREASES ON AVERAGE. LOW.							Sale. Ratio =>	65.73				E.C.F. =>	0.498	Std. Deviation=>	#DIV/0!			
USE .935 FOR \$98/SF, 4% INCREASES OKAY.							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.498	Ave. Variance=>	0.0000	Coefficient of Var=>	0	
33-25-05-22-104-010	4885 DEER RUN LANE	03/17/23	WD	03-ARM'S LENGTH	\$235,000	\$97,100	41.32	\$233,014	\$54,261	\$180,739	\$248,268	0.728	1,731	\$104.41	23000	4.6766	TWO STORY	\$50,000
33-25-05-22-127-003	1971 HEATHERTON DRIVE	10/20/23	WD	03-ARM'S LENGTH	\$242,000	\$115,800	47.85	\$244,863	\$53,558	\$188,442	\$265,701	0.709	2,035	\$92.60	23000	6.5541	TWO STORY	\$50,000
33-25-05-22-131-004	4844 SYCAMORE STREET	08/31/23	WD	03-ARM'S LENGTH	\$323,900	\$126,200	38.96	\$296,863	\$53,983	\$269,917	\$337,333	0.800	2,272	\$118.80	23000	2.5384	TWO STORY	\$50,000
33-25-05-22-176-004	4850 SUGARBUSH LANE	10/06/22	WD	03-ARM'S LENGTH	\$230,000	\$0	0.00	\$222,839	\$50,000	\$180,000	\$240,054	0.750	1,714	\$105.02	23000	2.4935	TWO STORY	\$50,000
33-25-05-22-328-025	4754 LOCH LOMOND DRIVE	08/14/23	WD	03-ARM'S LENGTH	\$275,000	\$100,600	36.58	\$240,349	\$67,166	\$207,834	\$240,532	0.864	1,568	\$132.55	23000	8.9294	TWO STORY	\$50,000
33-25-05-22-379-015	4855 WESTGATE CIRCLE	09/11/23	WD	03-ARM'S LENGTH	\$356,000	\$0	0.00	\$326,406	\$50,862	\$305,138	\$382,700	0.797	2,612	\$116.82	23000	2.2564	TWO STORY	\$50,000
TWO STORY: 6 SALES OF 111 TOTAL PARCELS @ \$112/SF					Totals:	\$1,661,900	\$439,700	\$1,564,334		\$1,332,070	\$1,714,589			\$111.70		0.2138		
ECF OF .775 = \$111/SF, 3.5% AVERAGE INCREASE OK.							Sale. Ratio =>	26.46				E.C.F. =>	0.777	Std. Deviation=>	0.05698			
							Std. Dev. =>	21.59				Ave. E.C.F. =>	0.775	Ave. Variance=>	5.7365	Coefficient of Var=>	7.40416614	

BI-LEVEL: NO SALES OF 5 TOTAL PARCELS

2024 ECF OF .785 = \$78/SF, ~3% DECREASES. USE .850 FOR ~\$85/SF, 3% AVG INCREASE OKAY.

DUPLEX: NO SALES OF 3 TOTAL PARCELS

2024 ECF OF .480 = \$55/SF, -2% CHANGE. COMP NHBDs SUPPORT \$65/SF, USE .525 FOR \$60/SF, 4% INCREASE OKAY.

OTHER: NO SALES OF 1 TOTAL PARCEL

2024 ECF OF .600 = \$17.80/SF. ONE PARCEL, UNIQUE. NC TO ECF FOR 2025.

SPLIT-LEVEL: NO SALES OF 1 TOTAL PARCEL

2024 ECF OF .858 = \$126/SF, 37% INCREASE. HIGH. USE .770 FOR \$105/SF, 19% INCREASE, OK ONE PARCEL.

ECF NHBD: 23061 - CEDAR RIDGE SUBDIVISION

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-23-454-004	1543 HOLBROOK DRIVE	06/17/22	WD	03-ARM'S LENGTH	\$245,000	\$83,900	34.24	\$212,878	\$39,197	\$205,803	\$201,955	1.019	1,312	\$156.86	23061	0.0000	RANCH	\$44,488
RANCH: 1 SALE OF 13 TOTAL PARCELS @ \$157/SF.					Totals:	\$245,000	\$83,900	\$212,878		\$205,803	\$201,955			\$156.86		0.0000		
ECF OF 1.020 = \$168/SF, 13% INCREASES.							Sale. Ratio =>	34.24			E.C.F. =>	1.019		Std. Deviation=>	#DIV/0!			
COMP NHBDS SUPPORT \$144-170/SF. OKAY!							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.019		Ave. Variance=>	0.0000	Coefficient of Var=>	0	
33-25-05-23-408-003	1628 HOLBROOK DRIVE	06/28/23	WD	03-ARM'S LENGTH	\$320,000	\$108,600	33.94	\$266,291	\$48,738	\$271,262	\$244,442	1.110	1,536	\$176.60	23061	3.0627	TWO STORY	\$35,000
33-25-05-23-408-006	1610 HOLBROOK DRIVE	07/08/22	WD	03-ARM'S LENGTH	\$267,500	\$94,200	35.21	\$228,015	\$40,456	\$227,044	\$210,740	1.077	1,500	\$151.36	23061	0.1731	TWO STORY	\$35,000
33-25-05-23-455-004	1548 HOLBROOK DRIVE	11/18/22	WD	03-ARM'S LENGTH	\$264,900	\$100,300	37.86	\$230,242	\$37,694	\$227,206	\$216,346	1.050	1,502	\$151.27	23061	2.8897	TWO STORY	\$35,000
TWO STORY: 3 SALES OF 40 TOTAL PARCELS @ \$160/SF.					Totals:	\$852,400	\$303,100	\$724,548		\$725,512	\$671,528			\$159.74		0.1296		
ECF OF 1.080 = \$158/SF, 16% INCREASES.							Sale. Ratio =>	35.56			E.C.F. =>	1.080		Std. Deviation=>	0.02980			
COMP NHBDS SUPPORT \$124-147. USE .960 FOR \$141/SF, 5% INC O							Std. Dev. =>	2.00			Ave. E.C.F. =>	1.079		Ave. Variance=>	2.0418	Coefficient of Var=>	1.892167191	

1.X5 STY: NO SALES OF 5 TOTAL PARCELS

2024 ECF OF .815 = \$132/SF, 2% DECREASES

COMP NHBDS SUPPORT \$121-142/SF. USE .835 FOR \$143/SF, 4.5% INCREASES OKAY.

ECF NHBD: 23145 - EDGEWOOD / HUNT ACRES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-23-152-001	1857 MAPLE STREET	09/13/23	WD	03-ARM'S LENGTH	\$220,000	\$78,600	35.73	\$165,301	\$53,070	\$166,930	\$159,193	1.049	1,204	\$138.65	23145	22.5253	RANCH	\$50,000
33-25-05-23-152-007	1795 MAPLE STREET	04/19/22	WD	03-ARM'S LENGTH	\$209,000	\$95,300	45.60	\$222,544	\$55,131	\$153,869	\$237,465	0.648	1,607	\$95.75	23145	17.5385	RANCH	\$50,000
33-25-05-23-179-001	4323 SYCAMORE STREET	06/28/23	WD	03-ARM'S LENGTH	\$149,000	\$66,200	44.43	\$133,334	\$54,409	\$94,591	\$111,950	0.845	898	\$105.34	23145	2.1588	RANCH	\$50,000
33-25-05-23-180-002	4313 SYCAMORE STREET	02/07/23	WD	03-ARM'S LENGTH	\$280,000	\$105,400	37.64	\$266,075	\$56,724	\$223,276	\$296,952	0.752	1,850	\$120.69	23145	7.1456	RANCH	\$50,000
RANCH: 4 SALES OF 48 TOTAL PARCELS @ \$115/SF. ECF OF .815 = \$115/SF, 6.3% INCREASE OK!!					Totals:	\$858,000	\$345,500		\$787,254	\$638,666	\$805,560			\$115.11		3.0527		
							Sale. Ratio =>	40.27			E.C.F. =>	0.793		Std. Deviation=>	0.17036305			
							Std. Dev. =>	4.90			Ave. E.C.F. =>	0.823		Ave. Variance=>	12.3420	Coefficient of Var=>	14.9900464	
33-25-05-23-179-005	1818 JEANNE STREET	06/30/23	PTA	03-ARM'S LENGTH	\$250,000	\$109,000	43.60	\$215,411	\$62,179	\$187,821	\$220,478	0.852	1,948	\$96.42	23145	0.0000	TRI-QUAD LEVEL	\$50,000
TRI-QUAD LEVEL: 1 SALE OF 7 TOTAL PARCELS @ \$96/SF. ECF OF .850 = \$97/SF, 13% INCREASE OK!					Totals:	\$250,000	\$109,000		\$215,411	\$187,821	\$220,478			\$96.42		0.0000		
							Sale. Ratio =>	43.60			E.C.F. =>	0.852		Std. Deviation=>	#DIV/0!			
							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.852		Ave. Variance=>	0.0000	Coefficient of Var=>	0	

1.X5 STY: NO SALES OF 3 TOTAL PARCELS
 2024 ECF OF .675 = \$108/SF, -3.4% CHANGE.
 USE .740 FOR \$119/SF, 4% INCREASE OKAY.

BI-LEVEL: NO SALES OF 3 TOTAL PARCELS
 2024 ECF OF .760 = \$73/SF, -2% CHANGE.
 USE .830 FOR \$79/SF, 4% INCREASE OKAY

TWO STORY: NO SALES OF 8 TOTAL PARCELS
 2024 ECF OF .585 = \$82/SF, -2% CHANGE.
 USE .630 FOR \$88/SF, 3.3% INCREASE

ECF NHBD: 23220 - HOLBROOK HILL 1 & 2

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-23-406-004	1592 CATALINA DRIVE	05/06/22	WD	03-ARM'S LENGTH	\$178,000	\$83,600	46.97	\$204,993	\$30,360	\$147,640	\$187,777	0.786	1,252	\$117.92	23220	0.0000	RANCH	\$33,445
RANCH: 1 SALE OF 32 TOTAL PARCELS @ \$118/SF.					Totals:	\$178,000	\$83,600	\$204,993		\$147,640	\$187,777			\$117.92		0.0000		
ECF OF .785 = \$115/SF, 14% DECREASES.							Sale. Ratio =>	46.97			E.C.F. =>	0.786		Std. Deviation=>	#DIV/0!			
COMP NHBDs SUPPORT \$132-142/SF. USE .955 FOR \$140/SF, ~1% INCREASES OKAY							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.786		Ave. Variance=>	0.0000	Coefficient of Var=>	0	
33-25-05-23-403-008	4130 TURNBRIDGE DRIVE	09/30/22	WD	03-ARM'S LENGTH	\$207,500	\$87,500	42.17	\$213,925	\$37,484	\$170,016	\$178,223	0.954	1,456	\$116.77	23220	6.6103	TWO STORY	\$30,360
33-25-05-23-406-008	1624 CATALINA DRIVE	08/18/23	WD	03-ARM'S LENGTH	\$256,000	\$97,700	38.16	\$215,784	\$35,568	\$220,432	\$182,036	1.211	1,428	\$154.36	23220	19.0870	TWO STORY	\$30,428
33-25-05-23-452-011	4130 DUBLIN CIRCLE	08/15/23	WD	03-ARM'S LENGTH	\$300,000	\$144,600	48.20	\$311,190	\$42,109	\$257,891	\$271,799	0.949	2,192	\$117.65	23220	7.1223	TWO STORY	\$39,040
33-25-05-23-453-003	1551 ARCHWOOD DRIVE	10/21/22	WD	03-ARM'S LENGTH	\$220,000	\$94,300	42.86	\$235,986	\$36,706	\$183,294	\$201,293	0.911	1,616	\$113.42	23220	10.9469	TWO STORY	\$31,280
33-25-05-23-453-010	4152 ARCHWOOD DRIVE	08/01/22	WD	03-ARM'S LENGTH	\$280,000	\$97,100	34.68	\$260,429	\$35,076	\$244,924	\$227,629	1.076	1,584	\$154.62	23220	5.5925	TWO STORY	\$31,280
TWO STORY: 5 SALES OF 41 TOTAL PARCELS @ \$131/SF					Totals:	\$1,263,500	\$521,200	\$1,237,314		\$1,076,557	\$1,060,981			\$131.37		0.5372		
ECF OF 1.020 = \$131/SF, +/- CHANGES. OK							Sale. Ratio =>	41.25			E.C.F. =>	1.015		Std. Deviation=>	0.1234756			
							Std. Dev. =>	5.11			Ave. E.C.F. =>	1.020		Ave. Variance=>	9.8718	Coefficient of Var=>	9.677737983	

1.X5 STY: NO SALES OF 2 TOTAL PARCELS

2024 ECF OF .811 = \$113/SF, 2% DECREASES.

COMP NHBDs SUPPORT \$117/SF, USE .840 FOR \$117/SF, 1% INCREASES OKAY

TRI-QUAD LEVEL: NO SALES OF 2 TOTAL PARCELS

2024 ECF OF 1.100 = \$123/SF, 1.5% DECREASES. USE 1.120 FOR \$125/SF, .4% INCREASES OKAY.

ECF NHBD: 23230 - HOLT FARMS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-23-101-005	4461 HOLT ROAD	08/11/22	WD	03-ARM'S LENGTH	\$154,500	\$56,300	36.44	\$146,263	\$50,297	\$104,203	\$119,958	0.869	1,027	\$101.46	23230	2.3746	1.25-1.75	\$50,000
33-25-05-23-101-014	1950 AURELIUS ROAD	10/21/22	WD	03-ARM'S LENGTH	\$110,745	\$69,300	62.58	\$155,231	\$50,480	\$60,265	\$130,939	0.460	1,365	\$44.15	23230	38.4667	1.25-1.75	\$50,000
33-25-05-23-101-022	1963 ELM STREET	04/18/23	WD	03-ARM'S LENGTH	\$150,000	\$69,100	46.07	\$140,777	\$55,121	\$94,879	\$107,070	0.886	1,155	\$82.15	23230	4.1219	1.25-1.75	\$50,000
33-25-05-23-102-028	1935 MAPLE STREET	12/13/22	WD	03-ARM'S LENGTH	\$154,000	\$56,200	36.49	\$144,407	\$53,770	\$100,230	\$113,296	0.885	1,056	\$94.91	23230	3.9751	1.25-1.75	\$47,943
33-25-05-23-102-037	1869 MAPLE STREET	09/26/22	WD	03-ARM'S LENGTH	\$260,000	\$94,900	36.50	\$221,237	\$60,901	\$199,099	\$200,420	0.993	1,976	\$100.76	23230	14.8488	1.25-1.75	\$50,000
33-25-05-23-126-013	1973 CHESTNUT STREET	07/18/23	WD	03-ARM'S LENGTH	\$188,000	\$72,400	38.51	\$163,047	\$50,923	\$137,077	\$140,155	0.978	1,170	\$117.16	23230	13.3118	1.25-1.75	\$47,943
33-25-05-23-126-015	1959 CHESTNUT STREET	02/23/23	WD	03-ARM'S LENGTH	\$184,900	\$65,000	35.15	\$165,348	\$50,286	\$134,614	\$143,828	0.936	1,731	\$77.77	23230	9.1020	1.25-1.75	\$47,943
33-25-05-23-131-018	1869 CHESTNUT STREET	06/28/22	WD	03-ARM'S LENGTH	\$201,015	\$69,600	34.62	\$184,401	\$55,607	\$145,408	\$160,993	0.903	1,530	\$95.04	23230	5.8277	1.25-1.75	\$50,000
33-25-05-23-132-001	1916 CHESTNUT STREET	12/02/22	WD	03-ARM'S LENGTH	\$132,900	\$54,900	41.31	\$145,445	\$50,795	\$82,105	\$118,313	0.694	1,006	\$81.62	23230	15.0953	1.25-1.75	\$47,943

1.X5 STORY - 9 SALES OF 78 TOTAL PARCELS @ \$88/SF ECF OF .850 = \$91/SF, 5% INCREASE OK	Totals:	\$1,536,060	\$607,700	\$1,466,156	\$1,057,880	\$1,234,970	\$88.33	1.1683
	Sale. Ratio =>		39.56		E.C.F. =>	0.857	Std. Deviation=>	0.16810
	Std. Dev. =>		8.90		Ave. E.C.F. =>	0.845	Ave. Variance=>	11.9027 Coefficient of Var=> 14.08732867

33-25-05-23-101-015	1940 AURELIUS ROAD	03/08/24	WD	03-ARM'S LENGTH	\$95,000	\$65,400	68.84	\$135,702	\$55,884	\$39,116	\$111,255	0.352	1,247	\$31.37	23230	23.3906	BUNGALOW	\$50,000
33-25-05-23-126-016	1953 CHESTNUT STREET	01/25/24	WD	03-ARM'S LENGTH	\$170,000	\$66,500	39.12	\$149,185	\$51,885	\$118,115	\$144,148	0.819	1,296	\$91.14	23230	23.3906	BUNGALOW	\$47,943

BUNGALOWS - 2 SALES OF 44 TOTALS PARCELS @ \$61/SF ECF OF .600 = 67/SF, -5.5% CHANGE USE .650 FOR \$77/SF, 2.6% INCREASE OK	Totals:	\$265,000	\$131,900	\$284,887	\$157,231	\$255,404	\$61.25	3.0124
	Sale. Ratio =>		49.77		E.C.F. =>	0.616	Std. Deviation=>	0.33079
	Std. Dev. =>		21.02		Ave. E.C.F. =>	0.585	Ave. Variance=>	23.3906 Coefficient of Var=> 39.95025663

33-25-05-23-101-036	1887 ELM STREET	07/11/23	WD	03-ARM'S LENGTH	\$225,000	\$87,500	38.89	\$214,777	\$56,607	\$168,393	\$204,090	0.825	2,016	\$83.53	23230	7.6670	DUPLEX	\$50,000
33-25-05-23-103-015	1896 MAPLE STREET	10/31/23	WD	03-ARM'S LENGTH	\$240,000	\$88,500	36.88	\$222,581	\$51,511	\$188,489	\$220,735	0.854	2,436	\$77.38	23230	4.7847	DUPLEX	\$47,943
33-25-05-23-131-007	1882 WALNUT STREET	03/08/24	WD	03-ARM'S LENGTH	\$208,500	\$58,700	28.15	\$170,103	\$51,677	\$156,823	\$152,808	1.026	1,562	\$100.40	23230	12.4516	DUPLEX	\$47,943

DUPLEXES - 3 SALES OF 6 TOTAL PARCELS @ \$87/SF ECF OF .895 = \$85/SF, 11% INCREASE OKAY.	Totals:	\$673,500	\$234,700	\$607,461	\$513,705	\$577,634	\$87.10	1.2433
	Sale. Ratio =>		34.85		E.C.F. =>	0.889	Std. Deviation=>	0.10879
	Std. Dev. =>		5.71		Ave. E.C.F. =>	0.902	Ave. Variance=>	8.3011 Coefficient of Var=> 9.20543265

33-25-05-23-102-018	1898 ELM STREET	04/06/22	WD	03-ARM'S LENGTH	\$173,200	\$81,900	47.29	\$197,268	\$54,854	\$118,346	\$203,449	0.582	1,544	\$76.65	23230	13.0999	RANCH	\$50,000
33-25-05-23-103-009	1942 MAPLE STREET	08/28/23	WD	03-ARM'S LENGTH	\$210,000	\$70,200	33.43	\$158,509	\$50,990	\$159,010	\$153,599	1.035	1,092	\$145.61	23230	32.2532	RANCH	\$47,943
33-25-05-23-103-036	1966 MAPLE STREET	09/29/22	WD	03-ARM'S LENGTH	\$190,000	\$68,200	35.89	\$187,693	\$53,085	\$136,915	\$192,297	0.712	1,184	\$115.64	23230	0.0702	RANCH	\$47,943
33-25-05-23-127-016	1928 CHESTNUT STREET	04/28/22	WD	03-ARM'S LENGTH	\$120,000	\$42,300	35.25	\$115,103	\$50,674	\$69,326	\$92,041	0.753	886	\$78.25	23230	4.0506	RANCH	\$47,943
33-25-05-23-131-001	1922 WALNUT STREET	12/16/22	WD	03-ARM'S LENGTH	\$166,000	\$88,600	53.37	\$216,659	\$54,468	\$111,532	\$231,701	0.481	1,484	\$75.16	23230	23.1338	RANCH	\$47,943

RANCHES - 5 SALES OF 35 PARCELS @ \$98/SF ECF OF .700 = \$95/SF, ~2.5% INCREASE	Totals:	\$859,200	\$351,200	\$875,232	\$595,129	\$873,087	\$98.26	3.1061
	Sale. Ratio =>		40.88		E.C.F. =>	0.682	Std. Deviation=>	0.20997
	Std. Dev. =>		8.79		Ave. E.C.F. =>	0.713	Ave. Variance=>	14.5215 Coefficient of Var=> 20.37540334

33-25-05-23-103-034	1874 MAPLE STREET	08/12/22	WD	03-ARM'S LENGTH	\$230,000	\$88,300	38.39	\$221,547	\$52,856	\$177,144	\$221,962	0.798	1,604	\$110.44	23230	0.6216	TWO STORY	\$50,000
33-25-05-23-103-035	1974 MAPLE STREET	09/27/22	WD	03-ARM'S LENGTH	\$160,000	\$59,300	37.06	\$156,407	\$49,952	\$110,048	\$140,072	0.786	1,456	\$75.58	23230	0.6216	TWO STORY	\$47,943

TWO STORY - 2 SALES OF 21 TOTAL PARCELS @ \$93/SF ECF OF .792 = \$82/SF, ~3% INCREASE USE	Totals:	\$390,000	\$147,600	\$377,954	\$287,192	\$362,034	\$93.01	0.1406
	Sale. Ratio =>		37.85		E.C.F. =>	0.793	Std. Deviation=>	0.00879
	Std. Dev. =>		0.94		Ave. E.C.F. =>	0.792	Ave. Variance=>	0.6216 Coefficient of Var=> 0.784988281

BILEVELS - NO SALES OF 1 PARCEL
2024 ECF OF .782 = \$71/SF, 2% INCREASE (1 PARCEL)

MODULARS - NO SALES OF 2 TOTAL PARCELS
2024 ECF OF .620 = \$76/SF, 1.2% INCREASE OKAY.

ECF TABLE: 23240 - HUNTLEY SQUARE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-23-302-020	4406 DONCASTER AVENUE	07/07/22	WD	03-ARM'S LENGTH	\$128,982	\$72,300	56.05	\$176,800	\$47,318	\$81,664	\$156,002	0.523	1,224	\$66.72	23240	37.2973	RANCH	\$45,277
33-25-05-23-326-011	1709 TUSCANY LANE	02/08/24	WD	03-ARM'S LENGTH	\$207,000	\$80,300	38.79	\$176,547	\$47,512	\$159,488	\$155,464	1.026	1,074	\$148.50	23240	12.9432	RANCH	\$41,868
33-25-05-23-326-016	4388 STONEHURST AVENUE	06/17/22	WD	03-ARM'S LENGTH	\$195,000	\$82,600	42.36	\$195,922	\$52,489	\$142,511	\$172,811	0.825	1,324	\$107.64	23240	7.1788	RANCH	\$50,000
33-25-05-23-351-006	1601 GRAYFRIARS AVENUE	05/26/22	WD	03-ARM'S LENGTH	\$170,000	\$64,000	37.65	\$155,687	\$44,728	\$125,272	\$133,686	0.937	994	\$126.03	23240	4.0612	RANCH	\$44,728
33-25-05-23-352-031	4364 WILLES DON AVENUE	10/18/23	WD	03-ARM'S LENGTH	\$175,000	\$70,400	40.23	\$158,031	\$50,550	\$124,450	\$129,495	0.961	994	\$125.20	23240	6.4587	RANCH	\$45,769
33-25-05-23-352-033	4372 WILLES DON AVENUE	05/13/22	WD	03-ARM'S LENGTH	\$200,000	\$77,800	38.90	\$187,671	\$51,629	\$148,371	\$163,906	0.905	1,320	\$112.40	23240	0.8767	RANCH	\$47,676
33-25-05-23-352-041	4406 WILLES DON AVENUE	08/10/23	WD	03-ARM'S LENGTH	\$215,000	\$73,500	34.19	\$187,596	\$49,940	\$165,060	\$165,851	0.995	994	\$166.06	23240	9.8781	RANCH	\$45,169
33-25-05-23-354-012	4383 REXFORD AVENUE	10/19/22	WD	03-ARM'S LENGTH	\$195,000	\$65,700	33.69	\$184,663	\$51,722	\$143,278	\$160,170	0.895	1,008	\$142.14	23240	0.1915	RANCH	\$46,618
33-25-05-23-354-021	4394 DAVLIND DRIVE	06/30/22	WD	03-ARM'S LENGTH	\$210,000	\$87,700	41.76	\$211,856	\$52,467	\$157,533	\$192,035	0.820	1,282	\$122.88	23240	7.6117	RANCH	\$46,618
33-25-05-23-354-026	1561 HUNTS HIRE DRIVE	03/12/24	WD	03-ARM'S LENGTH	\$226,000	\$79,100	35.00	\$174,751	\$55,697	\$170,303	\$143,439	1.187	1,008	\$168.95	23240	29.0837	RANCH	\$50,000
33-25-05-23-356-009	4389 TUSCANY LANE	06/23/23	WD	03-ARM'S LENGTH	\$180,000	\$65,900	36.61	\$148,876	\$51,677	\$128,323	\$117,107	1.096	1,004	\$127.81	23240	19.9321	RANCH	\$45,277
33-25-05-23-376-001	1588 GRAYFRIARS AVENUE	06/17/22	WD	03-ARM'S LENGTH	\$180,000	\$67,400	37.44	\$162,424	\$50,000	\$130,000	\$135,451	0.960	1,080	\$120.37	23240	6.3307	RANCH	\$50,000
33-25-05-23-376-002	1580 GRAYFRIARS AVENUE	07/07/22	WD	03-ARM'S LENGTH	\$169,900	\$65,900	38.79	\$162,548	\$48,441	\$121,459	\$137,478	0.883	1,064	\$114.15	23240	1.2975	RANCH	\$44,728
33-25-05-23-376-005	4425 WILLES DON AVENUE	07/18/22	WD	03-ARM'S LENGTH	\$190,000	\$77,200	40.63	\$194,843	\$51,820	\$138,180	\$172,317	0.802	1,148	\$120.37	23240	9.4558	RANCH	\$46,116
33-25-05-23-376-009	4401 WILLES DON AVENUE	03/30/23	WD	03-ARM'S LENGTH	\$163,000	\$78,100	47.91	\$184,152	\$56,471	\$106,529	\$153,833	0.692	1,074	\$99.19	23240	20.3953	RANCH	\$46,116
33-25-05-23-376-011	4389 WILLES DON AVENUE	09/15/22	WD	03-ARM'S LENGTH	\$199,000	\$79,400	39.90	\$191,015	\$62,001	\$136,999	\$155,439	0.881	1,080	\$126.85	23240	1.5082	RANCH	\$46,555
33-25-05-23-376-014	4375 WILLES DON AVENUE	03/19/24	WD	03-ARM'S LENGTH	\$210,000	\$82,400	39.24	\$183,319	\$55,680	\$154,320	\$153,782	1.003	1,148	\$134.43	23240	10.7047	RANCH	\$50,000
33-25-05-23-376-031	1607 HUNTS HIRE DRIVE	03/16/23	WD	03-ARM'S LENGTH	\$168,500	\$62,900	37.33	\$165,985	\$47,457	\$121,043	\$142,805	0.848	1,008	\$120.08	23240	4.8841	RANCH	\$44,591
33-25-05-23-376-032	1601 HUNTS HIRE DRIVE	02/16/23	WD	03-ARM'S LENGTH	\$185,000	\$80,600	43.57	\$193,209	\$48,920	\$136,080	\$173,842	0.783	1,179	\$115.42	23240	11.3673	RANCH	\$45,277
33-25-05-23-376-041	4406 REXFORD AVENUE	01/26/24	WD	03-ARM'S LENGTH	\$180,000	\$66,900	37.17	\$151,156	\$48,583	\$131,417	\$123,582	1.063	986	\$133.28	23240	16.6947	RANCH	\$46,116
33-25-05-23-376-046	4376 REXFORD AVENUE	10/10/22	WD	03-ARM'S LENGTH	\$203,000	\$73,500	36.21	\$177,754	\$50,675	\$152,325	\$153,107	0.995	1,179	\$129.20	23240	9.8439	RANCH	\$46,116
33-25-05-23-378-001	1612 TUSCANY LANE	11/14/22	WD	03-ARM'S LENGTH	\$177,500	\$67,300	37.92	\$160,974	\$53,670	\$123,830	\$129,282	0.958	1,056	\$117.26	23240	6.1377	RANCH	\$50,000
33-25-05-23-378-007	1576 TUSCANY LANE	08/12/22	WD	03-ARM'S LENGTH	\$131,500	\$66,800	50.80	\$174,585	\$50,225	\$81,275	\$149,831	0.542	1,179	\$68.94	23240	35.4009	RANCH	\$46,041
33-25-05-23-378-007	1576 TUSCANY LANE	04/03/23	WD	03-ARM'S LENGTH	\$190,000	\$72,700	38.26	\$174,585	\$50,225	\$139,775	\$149,831	0.933	1,179	\$118.55	23240	3.6430	RANCH	\$46,041
RANCHES - 24 SALES OF 270 TOTAL PARCELS @ \$122/SF					Totals:	\$4,259,382	\$1,687,700		\$4,060,364	\$3,079,710	\$3,470,713			\$122.34		0.9110		
ECF OF .890 = \$117/SF, 6% INCREASE LOW							Sale. Ratio =>	39.62			E.C.F. =>	0.887		Std. Deviation=>	0.1555			
USE .910 FOR \$119/SF, 8% INCREASE OKAY							Std. Dev. =>	5.20			Ave. E.C.F. =>	0.896		Ave. Variance=>	11.3824	Coefficient of Var=>	12.69711722	
33-25-05-23-352-029	4356 WILLES DON AVENUE	04/04/22	WD	03-ARM'S LENGTH	\$203,000	\$72,400	35.67	\$185,091	\$49,596	\$153,404	\$170,434	0.900	1,357	\$113.05	23240	0.3829	TWO STORY	\$47,648
TWO STORY - 1 SALE OF 26 TOTAL PARCELS @ \$113/SF					Totals:	\$203,000	\$72,400		\$185,091	\$153,404	\$170,434			\$113.05		0.3829		
ECF OF .900 = \$105/SF, 10% INCREASE OKAY							Sale. Ratio =>	35.67			E.C.F. =>	0.900		Std. Deviation=>	#DIV/0!			
							Std. Dev. =>	8.31			Ave. E.C.F. =>	0.896		Ave. Variance=>	10.5566	Coefficient of Var=>	11.7786017	

1.X5 STY: NO SALES OF 7 TOTAL PARCELS
 2024 ECF OF .775 = \$95/SF, 1% INCREASE LOW.
 USE .840 FOR 103/SF, 7% INCREASE OKAY

ECF NHBD: 23750 - FOXWOOD, BERKLEY SQ, MEAD WDS, GLENS OF DEL, PAG HTS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-22-476-013	4600 GLENBERRY DRIVE	07/07/22	WD	03-ARM'S LENGTH	\$215,000	\$72,400	33.67	\$183,591	\$50,000	\$165,000	\$159,037	1.037	1,140	\$144.74	23750	0.9683	1.25-1.75	\$50,000
33-25-05-22-477-004	4591 GLENBERRY DRIVE	10/04/22	WD	03-ARM'S LENGTH	\$245,000	\$91,000	37.14	\$220,184	\$53,887	\$191,113	\$197,973	0.965	1,544	\$123.78	23750	6.2462	1.25-1.75	\$50,000
33-25-05-22-477-015	4625 GLENBERRY DRIVE	06/08/22	WD	03-ARM'S LENGTH	\$263,500	\$86,700	32.90	\$216,921	\$54,295	\$209,205	\$193,602	1.081	1,460	\$143.29	23750	5.2779	1.25-1.75	\$50,001
1.x5 STY: 3 SALES OF 23 TOTAL PARCELS @ \$137/SF					Totals:	\$723,500	\$250,100		\$620,696	\$565,318	\$550,612			\$137.27		0.1104		
ECF OF 1.025 = \$126/sf, 14% INCREASE HIGH.							Sale. Ratio =>	34.57			E.C.F. =>	1.027		Std. Deviation=>	0.05823			
USE .955 FOR \$117/SF, ~8% INCREASE OK.							Std. Dev. =>	2.26			Ave. E.C.F. =>	1.028		Ave. Variance=>	4.1641	Coefficient of Var=>	4.051428136	
33-25-05-23-402-013	4189 WANSTEAD DRIVE	09/14/22	WD	03-ARM'S LENGTH	\$175,000	\$69,500	39.71	\$172,396	\$49,486	\$125,514	\$123,528	1.016	1,374	\$91.35	23750	0.0000	BI-LEVEL	\$46,319
BI-LEVEL: 1 SALE OF 31 TOTAL PARCELS @ \$91/SF					Totals:	\$175,000	\$69,500		\$172,396	\$125,514	\$123,528			\$91.35		0.0000		
ECF OF 1.015 = \$99/sf, ~8% INCREASE OKAY.							Sale. Ratio =>	39.71			E.C.F. =>	1.016		Std. Deviation=>	#DIV/0!			
ECF OF 1.015 = \$99/sf, ~8% INCREASE OKAY.							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.016		Ave. Variance=>	0.0000	Coefficient of Var=>	0	
33-25-05-22-477-016	4501 GLENBERRY DRIVE	05/26/23	WD	03-ARM'S LENGTH	\$165,000	\$70,700	42.85	\$164,428	\$39,516	\$125,484	\$137,266	0.914	888	\$141.31	23750	0.0000	CONDO	\$36,354
CONDO: 1 SALE OF 8 TOTAL PARCELS @ \$141/SF					Totals:	\$165,000	\$70,700		\$164,428	\$125,484	\$137,266			\$141.31		0.0000		
ECF OF .910 = \$115/SF, ~1% INCREASES OKAY.							Sale. Ratio =>	42.85			E.C.F. =>	0.914		Std. Deviation=>	#DIV/0!			
ECF OF .910 = \$115/SF, ~1% INCREASES OKAY.							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.914		Ave. Variance=>	0.0000	Coefficient of Var=>	0	
33-25-05-22-129-012	1973 PAGEANT WAY	07/01/22	WD	03-ARM'S LENGTH	\$232,000	\$79,700	34.35	\$208,909	\$56,666	\$175,334	\$177,027	0.990	1,180	\$148.59	23750	3.2863	RANCH	\$50,000
33-25-05-22-130-003	1974 PAGEANT WAY	07/28/22	WD	03-ARM'S LENGTH	\$245,000	\$82,900	33.84	\$241,151	\$57,274	\$187,726	\$213,810	0.878	1,582	\$118.66	23750	7.9573	RANCH	\$50,000
33-25-05-22-181-013	1815 PAGEANT WAY	11/29/22	WD	03-ARM'S LENGTH	\$237,000	\$88,600	37.38	\$228,508	\$50,000	\$187,000	\$207,567	0.901	1,230	\$152.03	23750	5.6663	RANCH	\$50,000
33-25-05-22-182-001	1800 PAGEANT WAY	08/14/23	WD	03-ARM'S LENGTH	\$180,000	\$81,700	45.39	\$164,930	\$52,492	\$127,508	\$130,742	0.975	999	\$127.64	23750	1.7690	RANCH	\$50,000
33-25-05-22-182-010	1854 PAGEANT WAY	02/22/23	WD	03-ARM'S LENGTH	\$205,000	\$84,300	41.12	\$187,202	\$51,739	\$153,261	\$157,515	0.973	1,104	\$138.82	23750	1.5417	RANCH	\$50,000
33-25-05-22-251-014	4715 MILES DRIVE	05/24/22	WD	03-ARM'S LENGTH	\$198,000	\$77,100	38.94	\$183,290	\$55,573	\$142,427	\$148,508	0.959	1,055	\$135.00	23750	0.1477	RANCH	\$50,000
33-25-05-22-252-018	4706 LAMBETH WAY	03/29/24	WD	03-ARM'S LENGTH	\$223,500	\$103,200	46.17	\$222,372	\$53,643	\$169,857	\$196,197	0.866	1,617	\$105.04	23750	9.1826	RANCH	\$50,000
33-25-05-22-252-024	4662 LAMBETH WAY	05/06/22	WD	03-ARM'S LENGTH	\$230,000	\$85,000	36.96	\$202,535	\$53,815	\$176,185	\$172,930	1.019	1,104	\$159.59	23750	6.1246	RANCH	\$50,000
33-25-05-22-253-021	4654 MILES DRIVE	01/19/23	WD	03-ARM'S LENGTH	\$205,000	\$81,700	39.85	\$214,772	\$54,434	\$150,566	\$186,440	0.808	1,176	\$128.03	23750	14.9989	RANCH	\$50,000
33-25-05-22-477-003	4601 GLENBERRY DRIVE	05/24/23	WD	03-ARM'S LENGTH	\$263,000	\$91,000	34.60	\$228,591	\$55,961	\$207,039	\$200,733	1.031	1,092	\$189.60	23750	7.3842	RANCH	\$50,000
33-25-05-23-328-018	4170 TURNBRIDGE DRIVE	12/06/22	WD	03-ARM'S LENGTH	\$201,000	\$79,900	39.75	\$195,641	\$50,252	\$150,748	\$169,057	0.892	1,008	\$149.55	23750	6.5876	RANCH	\$48,003
33-25-05-23-329-009	1625 JACQUELINE DRIVE	02/24/23	WD	03-ARM'S LENGTH	\$196,000	\$68,700	35.05	\$179,802	\$48,914	\$147,086	\$152,195	0.966	1,116	\$131.80	23750	0.8854	RANCH	\$46,319
33-25-05-23-330-004	1618 JACQUELINE DRIVE	07/26/23	WD	03-ARM'S LENGTH	\$215,000	\$73,600	34.23	\$175,142	\$52,684	\$162,316	\$142,393	1.140	1,040	\$156.07	23750	18.2340	RANCH	\$46,319
33-25-05-23-378-030	1531 BERKLEY DRIVE	01/05/24	WD	03-ARM'S LENGTH	\$200,000	\$70,900	35.45	\$166,187	\$53,118	\$146,882	\$131,476	1.117	1,040	\$141.23	23750	15.9606	RANCH	\$48,908
33-25-05-23-379-011	4211 DAVLIND DRIVE	03/28/24	WD	03-ARM'S LENGTH	\$200,000	\$77,400	38.70	\$225,929	\$52,212	\$147,788	\$201,997	0.732	1,044	\$141.56	23750	22.5939	RANCH	\$48,730
33-25-05-23-380-014	1526 BERKLEY DRIVE	05/31/23	WD	03-ARM'S LENGTH	\$183,000	\$72,700	39.73	\$165,018	\$51,630	\$131,370	\$131,847	0.996	1,040	\$126.32	23750	3.8811	RANCH	\$48,424
33-25-05-23-380-015	1520 BERKLEY DRIVE	06/10/22	WD	03-ARM'S LENGTH	\$186,250	\$64,300	34.52	\$171,890	\$51,745	\$134,505	\$139,703	0.963	1,044	\$128.84	23750	0.5214	RANCH	\$48,424
33-25-05-23-402-014	4201 WANSTEAD DRIVE	07/08/22	WD	03-ARM'S LENGTH	\$187,000	\$66,800	35.72	\$179,210	\$54,106	\$132,894	\$145,470	0.914	1,000	\$132.89	23750	4.4025	RANCH	\$50,000
RANCH: 18 SALES OF 196 TOTAL PARCELS \$ 140/SF					Totals:	\$3,786,750	\$1,429,500		\$3,541,079	\$2,830,492	\$3,005,606			\$139.51		1.5838		
ECF OF .950 = \$132/SF, ~7% INCREASES OKAY.							Sale. Ratio =>	37.75			E.C.F. =>	0.942		Std. Deviation=>	0.09947			
ECF OF .950 = \$132/SF, ~7% INCREASES OKAY.							Std. Dev. =>	3.69			Ave. E.C.F. =>	0.958		Ave. Variance=>	7.2847	Coefficient of Var=>	7.607463769	
33-25-05-22-181-011	1801 PAGEANT WAY	09/18/23	WD	03-ARM'S LENGTH	\$259,900	\$97,200	37.40	\$205,650	\$52,163	\$207,737	\$189,490	1.096	1,949	\$106.59	23750	0.0000	TRI-QUAD LEVEL	\$50,000
TRI-QUAD LEVEL: 1 SALE OF 12 TOTAL PARCELS @ \$107/SF					Totals:	\$259,900	\$97,200		\$205,650	\$207,737	\$189,490			\$106.59		0.0000		
ECF OF 1.095 = \$124/SF, 24% INCREASES HIGH!							Sale. Ratio =>	37.40			E.C.F. =>	1.096		Std. Deviation=>	#DIV/0!			
USE .990 FOR \$112/SF, 14% INCREASES OKAY.							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.096		Ave. Variance=>	0.0000	Coefficient of Var=>	0	
33-25-05-22-130-007	1946 PAGEANT WAY	04/08/22	WD	03-ARM'S LENGTH	\$250,000	\$86,700	34.68	\$215,478	\$53,246	\$196,754	\$195,460	1.007	1,592	\$123.59	23750	0.0000	TWO STORY	\$50,000
TWO STORY: 1 SALE OF 51 TOTAL PARCELS @ \$124/SF					Totals:	\$250,000	\$86,700		\$215,478	\$196,754	\$195,460			\$123.59		0.0000		
ECF OF 1.005 = \$125/SF, 14% INCREASE HIGH.							Sale. Ratio =>	34.68			E.C.F. =>	1.007		Std. Deviation=>	#DIV/0!			
USE .945 FOR \$118/SF, 8% INCREASES OKAY							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.007		Ave. Variance=>	0.0000	Coefficient of Var=>	0	

DUPLEXES: NO SALES OF 1 TOTAL PARCEL
2024 ECF OF 0.695= \$85/SF, 8% INCREASE OKAY.

SPLIT-LEVEL: NO SALES OF 4 TOTAL PARCELS
2024 ECF OF .843 = \$91/SF, DECREASES ALL AROUND COMPARABLE NHBDs VALUED AT \$100/SF ON AVERAGE.
BI-LEVELS AND TRIQUADS SUPPORT 100-112/SF, USE .910 FOR \$98/SF, ~3% INCREASES OKAY.

ECF NHBD: 25250 - THE GARDENS CONDOS - PHASE 1 & 2

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-25-402-075	3556 FERNWOOD LANE	08/29/22	WD	03-ARM'S LENGTH	\$270,000	\$112,600	41.70	\$278,067	\$82,612	\$187,388	\$225,960	0.829	1,987	\$94.31	25250	0.0000	BI-LEVEL	\$69,594
BI-LEVEL: 1 SALE OF 7 TOTAL PARCELS @ \$94/SF					Totals:	\$270,000	\$112,600			\$278,067	\$187,388	\$225,960		\$94.31		0.0000		
ECF OF .830 = \$96/SF, -3.6% CHANGE INSUFFICIENT SALES							41.70				E.C.F. =>	0.829		Std. Deviation=>	#DIV/0!			
USE .900 FOR \$104/SF, 2% INCREASE. OK							#DIV/0!				Ave. E.C.F. =>	0.829		Ave. Variance=>	0.0000	Coefficient of Var=>	0	
33-25-05-25-402-010	3637 FERNWOOD LANE	11/16/22	WD	03-ARM'S LENGTH	\$215,000	\$94,500	43.95	\$232,543	\$76,527	\$138,473	\$191,431	0.723	1,221	\$113.41	25250	0.0000	RANCH	\$70,400
RANCH: 1 SALE OF 18 TOTAL PARCELS @ \$113/SF					Totals:	\$215,000	\$94,500		\$232,543	\$138,473	\$191,431			\$113.41		0.0000		
ECF OF .725 = \$119/sf, 8% REDUCTIONS.							43.95				E.C.F. =>	0.723		Std. Deviation=>	#DIV/0!			
COMP NHBDS @ \$152/SF, USE .925 FOR \$152/SF, 9% + OKAY							#DIV/0!				Ave. E.C.F. =>	0.723		Ave. Variance=>	0.0000	Coefficient of Var=>	0	
33-25-05-25-402-024	3668 FERNWOOD LANE	10/14/22	WD	03-ARM'S LENGTH	\$260,125	\$103,700	39.87	\$262,282	\$74,993	\$185,132	\$243,232	0.761	1,523	\$121.56	25250	1.4306	TWO STORY	\$77,285
33-25-05-25-402-039	3741 MEIJER COURT	08/26/22	WD	03-ARM'S LENGTH	\$290,000	\$118,900	41.00	\$299,536	\$84,567	\$205,433	\$279,181	0.736	1,763	\$116.52	25250	1.0983	TWO STORY	\$92,360
33-25-05-25-402-051	1093 CRANBROOK LANE	06/17/22	WD	03-ARM'S LENGTH	\$273,000	\$108,400	39.71	\$281,584	\$97,085	\$175,915	\$239,609	0.734	1,455	\$120.90	25250	1.2651	TWO STORY	\$69,571
33-25-05-25-402-068	3528 FERNWOOD LANE	05/12/22	CD	03-ARM'S LENGTH	\$308,358	\$125,300	40.63	\$312,536	\$74,775	\$233,583	\$308,781	0.756	1,840	\$126.95	25250	0.9644	TWO STORY	\$68,962
33-25-05-25-402-070	3536 FERNWOOD LANE	05/27/22	WD	03-ARM'S LENGTH	\$320,000	\$129,000	40.31	\$320,190	\$74,468	\$245,532	\$319,119	0.769	1,680	\$146.15	25250	2.2579	TWO STORY	\$78,998
33-25-05-25-402-099	1115 MATTHAEI COURT	07/07/22	WD	03-ARM'S LENGTH	\$332,000	\$138,100	41.60	\$343,943	\$82,062	\$249,938	\$340,105	0.735	2,080	\$120.16	25250	1.1941	TWO STORY	\$77,579
33-25-05-25-402-111	3586 FERNWOOD LANE	11/17/23	WD	03-ARM'S LENGTH	\$305,000	\$142,300	46.66	\$315,325	\$82,373	\$222,627	\$302,535	0.736	1,680	\$132.52	25250	1.0954	TWO STORY	\$77,000
TWO STORY: 7 SALES OF 93 TOTAL PARCELS @ 126/SF.					Totals:	\$2,088,483	\$865,700		\$2,135,396	\$1,518,160	\$2,032,562			\$126.39		0.0094		
ECF OF .745 = \$123.50/SF, 3% REDUCTIONS.							41.45				E.C.F. =>	0.747		Std. Deviation=>	0.0150			
COMP NHBDS SUPPORT \$134/SF. USE .805 FOR \$133.44/SF 2.5+% OK							2.41				Ave. E.C.F. =>	0.747		Ave. Variance=>	1.3294	Coefficient of Var=>	1.780060148	

ECF NHBD: 25360 - WENTLAND,DELHI ACRES,EL DORADO EST, HARMONY AC

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-36-226-004	897 N CEDAR ROAD	07/13/22	WD	03-ARM'S LENGTH	\$231,000	\$84,700	36.67	\$188,760	\$60,846	\$170,154	\$255,828	0.665	2,016	\$84.40	25360	0.0000	DUPLEX	\$59,415
DUPLEX: 1 SALE OF 13 TOTAL PARCELS @ \$84/SF					Totals:	\$231,000	\$84,700	\$188,760		\$170,154	\$255,828			\$84.40		0.0000		
ECF OF .665 = \$77/SF, 18% INCREASES OKAY.							Sale. Ratio =>	36.67			E.C.F. =>	0.665		Std. Deviation=>	#DIV/0!			
SUPPORTED BY COMP NHBDs.							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.665		Ave. Variance=>	0.0000	Coefficient of Var=>	0	
33-25-05-36-228-025	929 N COLLEGE ROAD	09/11/23	WD	03-ARM'S LENGTH	\$150,000	\$109,200	72.80	\$240,368	\$84,582	\$65,418	\$201,014	0.325	1,548	\$42.26	25360	0.0000	RANCH	\$57,934
RANCH: 1 SALE OF 59 TOTAL PARCELS @ \$42/SF					Totals:	\$150,000	\$109,200	\$240,368		\$65,418	\$201,014			\$42.26		0.0000		
ECF OF .325 = SIGNIFICANT DECREASE. COMP NHBDs SUPPORT \$14							Sale. Ratio =>	72.80			E.C.F. =>	0.325		Std. Deviation=>	#DIV/0!			
USE .970 FOR \$143/SF, 13% AVG INC OKAY.							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.325		Ave. Variance=>	0.0000	Coefficient of Var=>	0	
33-25-05-36-228-014	914 HOGSBACK ROAD	09/12/22	WD	03-ARM'S LENGTH	\$243,000	\$83,800	34.49	\$224,131	\$79,094	\$163,906	\$226,620	0.723	2,086	\$78.57	25360	0.0000	TRI-QUAD LEVEL	\$74,181
TRI-QUAD LEVEL: 1 SALE OF 11 TOTAL PARCELS @ \$79/SF.					Totals:	\$243,000	\$83,800	\$224,131		\$163,906	\$226,620			\$78.57		0.0000		
ECF OF .725 = \$88/SF, 6% INCREASES OKAY.							Sale. Ratio =>	34.49			E.C.F. =>	0.723		Std. Deviation=>	#DIV/0!			
							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.723		Ave. Variance=>	0.0000	Coefficient of Var=>	0	
33-25-05-25-478-007	3538 W HARPER ROAD	09/30/22	WD	03-ARM'S LENGTH	\$250,000	\$99,400	39.76	\$248,029	\$62,472	\$187,528	\$261,348	0.718	1,680	\$111.62	25360	0.0000	TWO STORY	\$75,266
TWO STORY: 1 SALE OF 15 TOTAL PARCELS @ \$112/SF					Totals:	\$250,000	\$99,400	\$248,029		\$187,528	\$261,348			\$111.62		0.0000		
ECF OF .720 = \$108/SF, 1.5% DECREASES.							Sale. Ratio =>	39.76			E.C.F. =>	0.718		Std. Deviation=>	#DIV/0!			
USE .755 FOR \$113/SF, 2% INCREASES OKAY.							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.718		Ave. Variance=>	0.0000	Coefficient of Var=>	0	

1.x5 STY: NO SALES OF 10 TOTAL PARCELS
 2024 ECF OF .845 = \$119/SF, 3% DECREASES. LOW
 COMP NHBDs SUPPORT \$130/SF. USE .925 FOR \$130/SF, 4% INCREASE OKAY

BI-LEVEL: NO SALES OF 3 TOTAL PARCELS
 2024 ECF OF .635 = \$67/SF, 2% DECREASES LOW!
 COMP NHBDs SUPPORT \$87-104/SF. USE .825 FOR \$86/SF, 17% INCREASES OKAY.

BUNGALOW: NO SALES OF 2 TOTAL PARCELS
 2024 ECF OF .745 = \$98/SF, 1% DECREASES LOW.
 COMP NHBDs SUPPORT \$100-104. USE .760 FOR \$102/SF, 1% INCREASES OKAY.

MOBILE HOME: NO SALES OF 1 TOTAL PARCEL
 2024 ECF OF 1.090 = \$60/SF, 1.6% DEREASE LOW.
 COMP NHBDs SUPPORT \$74-76/SF. USE 1.345 FOR \$74/SF, 10% INCREASE OKAY.

MODULAR: NO SALES OF 1 TOTAL PARCEL
 2024 ECF OF .545 = \$77/SF, 3% DECREASE LOW.
 COMP NHBDs SUPPORT \$80-100/SF. USE .600 FOR \$84/SF, 4% INCREASE OKAY.

ECF NHBD: 25390 - PRIVATE ACRES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value		
Totals:					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			\$0.00			0.0000		
Sale. Ratio =>								0.00	E.C.F. =			0.000	Std. Deviat		#DIV/0!					
Std. Dev. =>								#DIV/0!	Ave. E.I			#DIV/0!	Ave. Varia		0.0000	Coefficient of Vi				
0																				

MOBILE HOME - NO SALES OF 19 PARCELS.

2024 ECF OF .540 = \$20/SF, 1.5% DECREASES.

COMP NHBDS SUPPORT \$40/SF. USE .675 FOR \$25/SF, 8% INCREASES OKAY.

RANCH - NO SALES OF 1 PARCEL.

2024 ECF OF .484 = \$54/SF, 1% INCREASE OKAY.

ECF NHBD: 26062 - CENTENNIAL FARMS 1 - 3

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-26-103-013	4409 YARROW DRIVE	04/18/23	WD	03-ARM'S LENGTH	\$260,000	\$94,400	36.31	\$253,180	\$70,901	\$189,099	\$197,058	0.960	1,120	\$168.84	26062	6.3671	RANCH	\$77,004
33-25-05-26-103-025	4402 YARROW DRIVE	10/20/23	WD	03-ARM'S LENGTH	\$240,000	\$93,500	38.96	\$214,834	\$71,096	\$168,904	\$155,392	1.087	1,092	\$154.67	26062	6.3671	RANCH	\$65,847
RANCH - 3 SALES OF 50 TOTAL PARCELS@ \$162/SF					Totals:	\$500,000	\$187,900	\$468,014		\$358,003	\$352,451			\$161.76		0.7527		
ECF OF 1.020 = \$152/SF, 7% INCREASES OKAY.							Sale. Ratio =>	37.58			E.C.F. =>	1.016		Std. Deviation=>	0.090045			
							Std. Dev. =>	1.87			Ave. E.C.F. =>	1.023		Ave. Variance=>	6.3671	Coefficient of Var=>	6.222253745	
33-25-05-26-102-008	1326 DAYLILY DRIVE	11/13/23	WD	03-ARM'S LENGTH	\$299,900	\$128,700	42.91	\$283,618	\$82,523	\$217,377	\$219,776	0.989	1,831	\$118.72	26062	10.2691	TWO STORY	\$71,096
33-25-05-26-151-015	1258 SUMAC LANE	01/10/23	WD	03-ARM'S LENGTH	\$265,000	\$0	0.00	\$298,631	\$79,092	\$185,908	\$239,933	0.775	1,688	\$110.14	26062	11.1561	TWO STORY	\$76,374
33-25-05-26-152-006	1335 HOSTA COURT	03/28/23	WD	03-ARM'S LENGTH	\$259,900	\$103,700	39.90	\$264,141	\$67,529	\$192,371	\$214,877	0.895	1,478	\$130.16	26062	0.8870	TWO STORY	\$64,730
TWO STORY - 3 SALES OF 48 TOTAL PARCELS @ \$120/SF.					Totals:	\$824,800	\$232,400	\$846,390		\$595,656	\$674,586			\$119.67		0.3398		
ECF OF .885 = \$120/SF, 3% DECREASES.							Sale. Ratio =>	28.18			E.C.F. =>	0.883		Std. Deviation=>	0.107401			
USE .955 FOR \$130/SF, ~2.6% INCREASES OKAY.							Std. Dev. =>	23.95			Ave. E.C.F. =>	0.886		Ave. Variance=>	7.4374	Coefficient of Var=>	8.390653528	

ECF NHBD: 26270 - CENTENNIAL ESTATES / GRAND MEADOWS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-26-155-015	1228 WILDFLOWER DRIVE	04/21/22	WD	03-ARM'S LENGTH	\$330,000	\$121,600	36.85	\$288,312	\$83,322	\$246,678	\$271,510	0.909	1,785	\$138.19	26270	7.3662	1.25-1.75	\$79,068
33-25-05-26-155-015	1228 WILDFLOWER DRIVE	11/28/23	WD	03-ARM'S LENGTH	\$370,000	\$135,100	36.51	\$288,312	\$83,322	\$286,678	\$271,510	1.056	1,785	\$160.60	26270	7.3662	1.25-1.75	\$79,068
1.X5 STORIES - 2 SALES OF 6 TOTAL PARCELS @ \$149/SF					Totals:	\$700,000	\$256,700		\$576,624	\$533,356	\$543,020			\$149.40		0.0000		
ECF OF .980 = \$155/sf, 21% INCREASE						Sale. Ratio =>	36.67				E.C.F. =>	0.982		Std. Deviation=>	0.1042			
USE .950 FOR \$150/SF, 18% INCREASE OKAY.						Std. Dev. =>	0.24				Ave. E.C.F. =>	0.982		Ave. Variance=>	7.3662	Coefficient of Var=>	7.499681264	
33-25-05-26-155-010	1276 WILDFLOWER DRIVE	10/25/23	WD	03-ARM'S LENGTH	\$285,000	\$124,600	43.72	\$269,769	\$81,319	\$203,681	\$220,409	0.924	1,276	\$159.62	26270	2.1793	RANCH	\$78,292
33-25-05-27-226-008	4542 BISON DRIVE	06/24/22	WD	03-ARM'S LENGTH	\$272,000	\$105,100	38.64	\$266,783	\$91,977	\$180,023	\$204,451	0.881	1,351	\$133.25	26270	2.1793	RANCH	\$76,307
RANCHES - 2 SALES OF 16 TOTAL PARCELS @ \$146/SF.					Totals:	\$557,000	\$229,700		\$536,552	\$383,704	\$424,861			\$146.44		0.0819		
EF OF .900 = \$151/SF, 3.5% INCREASE OKAY.						Sale. Ratio =>	41.24				E.C.F. =>	0.903		Std. Deviation=>	0.0308			
						Std. Dev. =>	3.59				Ave. E.C.F. =>	0.902		Ave. Variance=>	2.1793	Coefficient of Var=>	2.415255836	
33-25-05-26-153-001	1347 YARROW DRIVE	12/26/23	WD	03-ARM'S LENGTH	\$267,900	\$122,800	45.84	\$275,236	\$89,537	\$178,363	\$245,959	0.725	1,512	\$117.96	26270	5.8569	TWO STORY	\$86,776
33-25-05-26-153-004	1323 YARROW DRIVE	03/28/24	WD	03-ARM'S LENGTH	\$263,000	\$114,000	43.35	\$254,202	\$79,550	\$183,450	\$231,327	0.793	1,527	\$120.14	26270	0.9290	TWO STORY	\$75,431
33-25-05-26-154-003	1269 WILDFLOWER DRIVE	10/25/23	WD	03-ARM'S LENGTH	\$270,000	\$115,600	42.81	\$258,690	\$84,106	\$185,894	\$231,237	0.804	1,527	\$121.74	26270	2.0168	TWO STORY	\$79,973
33-25-05-26-154-012	1205 WILDFLOWER DRIVE	09/28/23	WD	03-ARM'S LENGTH	\$310,000	\$125,600	40.52	\$279,458	\$83,034	\$226,966	\$260,164	0.872	1,511	\$150.21	26270	8.8652	TWO STORY	\$80,154
33-25-05-26-155-005	1328 YARROW DRIVE	08/01/22	WD	03-ARM'S LENGTH	\$270,000	\$105,600	39.11	\$264,441	\$82,676	\$187,324	\$240,748	0.778	1,523	\$123.00	26270	0.5652	TWO STORY	\$79,874
33-25-05-26-155-008	1308 YARROW DRIVE	11/01/22	WD	03-ARM'S LENGTH	\$309,000	\$156,900	50.78	\$389,170	\$112,232	\$196,768	\$366,805	0.536	1,832	\$107.41	26270	24.7306	TWO STORY	\$105,438
33-25-05-26-155-016	1218 WILDFLOWER DRIVE	07/28/23	WD	03-ARM'S LENGTH	\$320,000	\$134,300	41.97	\$297,679	\$82,832	\$237,168	\$284,566	0.833	1,618	\$146.58	26270	4.9696	TWO STORY	\$79,068
33-25-05-27-226-003	4522 BISON DRIVE	06/14/23	WD	03-ARM'S LENGTH	\$395,000	\$151,300	38.30	\$332,171	\$81,408	\$313,592	\$332,136	0.944	1,827	\$171.64	26270	16.0423	TWO STORY	\$76,684
33-25-05-27-226-007	4538 BISON DRIVE	08/07/23	WD	03-ARM'S LENGTH	\$300,000	\$122,600	40.87	\$272,273	\$79,574	\$220,426	\$255,230	0.864	1,597	\$138.03	26270	7.9892	TWO STORY	\$76,562
33-25-05-27-226-014	4548 GARDEN GATE DRIVE	10/27/22	WD	03-ARM'S LENGTH	\$344,000	\$152,800	44.42	\$373,988	\$98,550	\$245,450	\$364,819	0.673	2,080	\$118.00	26270	11.0943	TWO STORY	\$91,364
33-25-05-27-226-021	4535 GARDEN GATE DRIVE	10/23/23	WD	03-ARM'S LENGTH	\$285,000	\$122,900	43.12	\$279,323	\$73,467	\$211,533	\$272,657	0.776	1,520	\$139.17	26270	0.7922	TWO STORY	\$70,455
33-25-05-27-226-030	4626 BISON DRIVE	11/01/23	WD	03-ARM'S LENGTH	\$349,750	\$24,400	6.98	\$332,208	\$72,576	\$277,174	\$343,883	0.806	1,804	\$153.64	26270	2.2269	TWO STORY	\$67,172
TWO STORIES - 12 SALES OF 63 PARCELS @ \$134/SF.					Totals:	\$3,683,650	\$1,448,800		\$3,608,839	\$2,664,108	\$3,429,532			\$133.96		0.6929		
ECF OF .780 = \$132/SF, 2.3% INCREASE LOW.						Sale. Ratio =>	39.33				E.C.F. =>	0.777		Std. Deviation=>	0.1046			
USE .790 FOR \$134/SF, 3% INCREASE OKAY						Std. Dev. =>	10.86				Ave. E.C.F. =>	0.784		Ave. Variance=>	5.8473	Coefficient of Var=>	7.46071744	

ECF NHBD: 30498 - TIMBERLAND ACRES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-30-301-004	1206 WAVERLY ROAD	08/29/22	WD	03-ARM'S LENGTH	\$385,000	\$125,300	32.55	\$305,037	\$45,204	\$339,796	\$396,692	0.857	1,583	\$214.65	30498	6.9323	RANCH	\$32,551
33-25-05-30-301-004	1206 WAVERLY ROAD	12/12/23	PTA	03-ARM'S LENGTH	\$440,000	\$162,300	36.89	\$305,037	\$45,204	\$394,796	\$396,692	0.995	1,583	\$249.40	30498	6.9323	RANCH	\$32,551
RANCH: 2 SALES OF 7 TOTAL PARCELS @ \$232/SF.					Totals:	\$825,000	\$287,600	\$610,074		\$734,592	\$793,383			\$232.03		0.0000		
COMP NHBDS SUPPORT \$160/SF. ECF OF .925 = \$185/SF, 24% INCREASES. OKAY.							Sale. Ratio =>	34.86			E.C.F. =>	0.926		Std. Deviation=>	0.098038057			
							Std. Dev. =>	3.07			Ave. E.C.F. =>	0.926		Ave. Variance=>	6.9323	Coefficient of Var=>	7.487149329	

1.X5 STY: NO SALES OF 1 TOTAL PARCEL
 2024 ECF OF .795 = \$188/SF, 3% DECREASE. LOW!
 USE .865 FOR \$203/SF, 3% INCREASE OKAY

TWO STORY: NO SALES OF 5 TOTAL PARCELS
 2024 ECF OF .585 = \$112/SF, 3% DECREASE.
 USE .640 FOR \$122/SF, 4% INCREASES OKAY.

ECF NHBD: 30500 - TIMBERLAND ESTATES 1&2, ROOT

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-30-101-014	1454 WAVERLY ROAD	04/05/22	WD	03-ARM'S LENGTH	\$225,000	\$81,000	36.00	\$214,217	\$82,852	\$142,148	\$193,184	0.736	1,217	\$116.80	30500	2.4860	RANCH	\$77,057
33-25-05-30-152-001	6481 PLEASANT RIVER DRIVE	05/11/23	WD	03-ARM'S LENGTH	\$259,900	\$135,600	52.17	\$334,890	\$205,770	\$54,130	\$189,882	0.285	1,352	\$40.04	30500	42.5886	RANCH	\$200,000
33-25-05-30-178-003	6371 PLEASANT RIVER DRIVE	10/11/23	WD	03-ARM'S LENGTH	\$369,900	\$111,400	30.12	\$270,739	\$109,920	\$259,980	\$236,499	1.099	1,458	\$178.31	30500	38.8330	RANCH	\$101,570
33-25-05-30-180-007	6260 TIMBERLAND DRIVE	09/19/22	WD	03-ARM'S LENGTH	\$315,000	\$101,200	32.13	\$302,443	\$106,844	\$208,156	\$287,646	0.724	1,640	\$126.92	30500	1.2697	RANCH	\$130,600
RANCH: 4 SALES OF 32 TOTAL PARCELS @ 116/SF				Totals:	\$1,169,800	\$429,200		\$1,122,289		\$664,414	\$907,210			\$115.52		2.1413		
ECF OF .725 = \$112/SF, 6% INCREASES.							36.69					0.732		Std. Deviation=>		0.33315		
USE .750 FOR \$116/SF, 8% INCREASES OKAY!							10.02					0.711		Ave. Variance=>		21.2943	Coefficient of Var=>	29.95160416
33-25-05-30-178-015	6391 PLEASANT RIVER DRIVE	06/16/22	WD	03-ARM'S LENGTH	\$416,391	\$144,000	34.58	\$385,683	\$142,367	\$274,024	\$371,475	0.738	2,243	\$122.17	30500	12.1449	TWO STORY	\$88,429
33-25-05-30-179-004	6335 TIMBERLAND DRIVE	09/16/22	WD	03-ARM'S LENGTH	\$300,000	\$110,400	36.80	\$292,982	\$91,801	\$208,199	\$307,147	0.678	1,905	\$109.29	30500	6.1633	TWO STORY	\$87,838
33-25-05-30-179-005	6325 TIMBERLAND DRIVE	05/12/22	WD	03-ARM'S LENGTH	\$308,000	\$125,100	40.62	\$316,961	\$94,761	\$213,239	\$339,237	0.629	2,192	\$97.28	30500	1.2369	TWO STORY	\$87,838
33-25-05-30-179-005	6325 TIMBERLAND DRIVE	01/18/24	WD	03-ARM'S LENGTH	\$237,500	\$149,800	63.07	\$316,961	\$94,761	\$142,739	\$339,237	0.421	2,192	\$65.12	30500	19.5451	TWO STORY	\$98,108
TWO STORY: 4 SALES OF 26 TOTAL PARCELS @ \$98/SF.				Totals:	\$1,261,891	\$529,300		\$1,312,587		\$838,201	\$1,357,095			\$98.46		0.1428		
ECF OF .615 = \$91/SF, DECREASES							41.94					0.618		Std. Deviation=>		0.13772		
COMP NHBDs SUPPORT 105-132/SF. USE .760 FOR \$112/SF, 12% INCR. OK.							13.11					0.616		Ave. Variance=>		9.7725	Coefficient of Var=>	15.85894941

1.X5 STY: NO SALES OF 5 TOTAL PARCELS
 2024 ECF OF .734 = \$106/SF, 2% DECREASES.
 USE .775 FOR \$112/SF, 5% INCREASES OKAY.

BI-LEVEL: NO SALES OF 1 TOTAL PARCELS
 2024 ECF OF .990 = \$93/SF, 1% INCREASE.
 COMP NHBDs SUPPORT \$100-123/SF. USE 1.115 FOR \$104/SF, 10% INCREASE OKAY.

SPLIT LEVEL: NO SALES OF 2 TOTAL PARCELS
 2024 ECF OF .950 = \$109/SF, 1% INCREASES
 NO CHANGE TO ECF FOR 2025.

TRI-QUAD LEVEL: NO SALES OF 3 TOTAL PARCELS
 2024 ECF OF .810 = \$106/SF, 3% INCREASES OKAY.

ECF NHBD: 31320 - NORTHS FIELD/NORTHS STRIP+ M&B

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-31-227-006	929 GROVENBURG ROAD	11/28/23	WD	03-ARM'S LENGTH	\$88,000	\$56,200	63.86	\$115,350	\$37,138	\$50,862	\$140,923	0.361	1,020	\$49.86	31320	0.0000	1.25-1.75	\$27,224
1.x5 STY: 1 SALE OF 3 TOTAL PARCELS @ 50/SF					Totals:	\$88,000	\$56,200	\$115,350		\$50,862	\$140,923			\$49.86		0.0000		
ECF OF .360 = SIGNIFICANT DECREASE. 2024 ECF OF .555 = \$82/SF, -2%							Sale. Ratio =>	63.86			E.C.F. =>	0.361		Std. Deviation=>	#DIV/0!			
COMP NHBDS SUPPORT \$96/SF, .640 FOR \$93.50/SF, 7% INCREASES OKAY							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.361		Ave. Variance=>	0.0000	Coefficient of Var=>		0

RANCH: NO SALES OF 10 TOTAL PARCELS

2024 ECF OF .526 = \$75/SF, 2% DECREASES.

COMP NHBDS SUPPORT \$95-126. USE .665 FOR \$93/SF, 14% INCREASES OKAY.

ECF NHBD: 31400 - RIVER GARDENS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
33-25-05-31-301-027	680 WAVERLY ROAD	12/29/23	WD	03-ARM'S LENGTH	\$329,900	\$127,400	38.62	\$285,430	\$149,705	\$180,195	\$173,561	1.038	1,320	\$136.51	31400	#REF!	RANCH	\$120,320
RANCH: 1 SALE OF 10 TOTAL PARCELS@ \$137/SF					Totals:	\$329,900	\$127,400	\$285,430		\$180,195	\$173,561			\$136.51		#REF!		
ECF OF 1.040 = \$139/SF.							Sale. Ratio =>	38.62			E.C.F. =>	1.038		Std. Deviation=>		#REF!		
COMP NHBDS SUPPORT \$160/SF, USE .985 FOR\$161/SF, 15% INC							Std. Dev. =>	#REF!			Ave. E.C.F. =>	#REF!		Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!
33-25-05-31-301-025	650 WAVERLY ROAD	05/23/22	WD	03-ARM'S LENGTH	\$359,500	\$142,500	39.64	\$337,923	\$153,659	\$205,841	\$320,459	0.642	2,216	\$92.89	31400	#REF!	TWO STORY	\$103,080
TWO STORY: 1 SALE OF 4 TOTAL PARCELS@ \$93/SF.					Totals:	\$359,500	\$142,500	\$337,923		\$205,841	\$320,459			\$92.89		#REF!		
ECF OF .640 = \$94/SF, 5% INCREASES OKAY!							Sale. Ratio =>	39.64			E.C.F. =>	0.642		Std. Deviation=>		#REF!		
							Std. Dev. =>	#REF!			Ave. E.C.F. =>	#REF!		Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

1.X5 STY: NO SALES OF 2 TOTAL PARCELS
 2024 ECF OF .620 = \$66/SF, 2% DECREASES. LOW!
 USE .665 FOR \$74/SF,4% INCREASE.

TRI-QUAD: NO SALES OF 1 TOTAL PARCEL
 2024 ECF OF .455 = \$59/SF, 1.5% DECREASE. LOW
 USE .570 FOR \$73/SF, 8.5% INCREASE OKAY.