

Aspen Heights

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-15-123-001	7964 TEAKWOOD	05/06/22	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$137,100	52.75	\$319,321	\$84,092	\$175,808	\$240,261	0.732	1,704	\$103.17	AH	41.8754	-DEFAULT	\$76,940	No	FULLY IMPROVED	401	76
70-14-15-123-015	7864 TEAKWOOD	10/27/23	\$339,900	MLC	03-ARM'S LENGTH	\$339,900	\$119,700	35.22	\$253,823	\$84,337	\$255,563	\$173,111	1.476	1,148	\$222.62	AH	32.5800	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	76
70-14-15-124-015	7915 TEAKWOOD	06/24/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$113,300	35.97	\$271,647	\$82,757	\$232,243	\$192,930	1.204	1,342	\$173.06	AH	5.3273	-DEFAULT	\$75,215	No	FULLY IMPROVED	401	76
70-14-15-175-011	7784 22ND	12/14/23	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$126,400	40.38	\$269,459	\$80,610	\$232,390	\$192,889	1.205	1,222	\$190.17	AH	5.4296	-DEFAULT	\$75,407	No	FULLY IMPROVED	401	76
70-14-15-175-015	7752 22ND	11/21/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$127,100	36.31	\$312,864	\$81,017	\$268,983	\$236,806	1.136	1,893	\$142.09	AH	1.4615	-DEFAULT	\$75,407	No	FULLY IMPROVED	401	76
Totals:			\$1,577,800			\$1,577,800	\$623,600		\$1,427,114		\$1,164,987	\$1,035,997			\$166.22		2.5985						
								Sale. Ratio =>	39.52				E.C.F. =>	1.125		Std. Deviation=>	0.26809523						
								Std. Dev. =>	7.34				Ave. E.C.F. =>	1.150		Ave. Variance=>	17.3348	Coefficient of Var=>	15.06724681				

COMBINED STUDY: Arbor Heights Estates and Huyser Plats, HP1SR HIGHPOINT ACRES SOUTH OF ROSEWOOD, MLE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-20-295-001	3207 ROLLINGVIEW	09/15/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$139,400	36.68	\$376,044	\$89,255	\$290,745	\$255,930	1.136	1,570	\$185.19	HP1SR	11.0087	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	76	
70-14-20-295-004	3251 ROLLINGVIEW	12/05/23	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$156,200	42.23	\$372,833	\$84,069	\$285,831	\$257,692	1.109	1,543	\$185.24	HP1SR	13.6926	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	76	
70-14-21-165-004	3101 CREEK RIDGE	06/16/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$134,600	40.79	\$322,829	\$88,493	\$241,507	\$209,121	1.155	1,272	\$189.86	HP1SR	9.1253	-DEFAULT	\$81,320	No	FULLY IMPROVED	401	76	
70-14-21-165-012	6901 BRIDLE CREEK	06/09/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$140,200	36.89	\$329,628	\$87,337	\$292,663	\$216,220	1.354	1,302	\$224.78	HP1SR	10.7422	-DEFAULT	\$74,258	No	FULLY IMPROVED	401	76	
70-14-21-165-014	6927 BRIDLE CREEK	04/12/22	\$332,500	WD	03-ARM'S LENGTH	\$332,500	\$125,500	37.74	\$335,274	\$80,023	\$252,477	\$227,786	1.108	1,796	\$140.58	HP1SR	13.7722	-DEFAULT	\$75,120	No	FULLY IMPROVED	401	76	
70-14-21-165-026	3112 VALLEY RIDGE	09/11/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$135,800	35.27	\$329,927	\$89,421	\$295,579	\$214,627	1.377	1,350	\$218.95	HP1SR	13.1055	-DEFAULT	\$84,518	No	FULLY IMPROVED	401	76	
70-14-21-175-006	3040 CREEK RIDGE	01/23/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$115,200	32.45	\$302,191	\$77,524	\$277,476	\$200,492	1.384	1,246	\$222.69	HP1SR	13.7853	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	76	
70-14-21-303-002	3131 MEADOWVIEW	06/10/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$125,800	34.94	\$342,393	\$89,363	\$270,637	\$225,803	1.199	1,357	\$199.44	HP1SR	4.7569	-DEFAULT	\$81,805	No	FULLY IMPROVED	401	76	
70-14-21-180-009	2858 ROSEWOOD	06/23/22	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$105,300	34.98	\$279,273	\$88,416	\$212,584	\$170,320	1.248	1,015	\$209.44	AHE	4.0451	-DEFAULT	\$80,067	No	FULLY IMPROVED	401	76	
70-14-21-114-002	3099 MAPLEPOND	02/07/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$124,400	33.17	\$334,225	\$77,926	\$297,074	\$228,721	1.299	1,328	\$223.70	MLE	1.0258	-DEFAULT	\$72,959	No	FULLY IMPROVED	401	77	
70-14-21-303-003	3115 MEADOWVIEW	08/16/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$143,100	37.17	\$396,378	\$97,773	\$287,227	\$266,475	1.078	1,452	\$197.81	HP1SR	16.8242	-DEFAULT	\$85,644	No	FULLY IMPROVED	401	76	
70-14-21-315-020	6626 KNOLLVIEW	10/11/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$121,900	30.86	\$322,216	\$84,977	\$310,023	\$211,712	1.464	1,249	\$248.22	HP1SR	21.8244	-DEFAULT	\$74,258	No	FULLY IMPROVED	401	76	
70-14-21-316-010	6560 ROLLINGVIEW	09/23/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$114,700	33.74	\$308,245	\$96,457	\$243,543	\$188,999	1.289	1,560	\$156.12	HP1SR	4.2473	-DEFAULT	\$82,386	No	FULLY IMPROVED	401	76	
Totals:			\$4,688,400			\$4,688,400	\$1,682,100		\$4,351,456		\$3,557,366	\$2,873,898			\$200.16		0.8301							
								Sale. Ratio =>	35.88					E.C.F. =>	1.238	Std. Deviation=>		0.125389						
								Std. Dev. =>	3.19					Ave. E.C.F. =>	1.246	Ave. Variance=>		10.6120	Coefficient of Var=>		8.515995141			

Isolated Study (Not used)

Arbor Heights Estates and Huyser Plats

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-21-180-009	2858 ROSEWOOD	06/23/22	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$105,300	34.98	\$279,273	\$88,416	\$212,584	\$170,320	1.248	1,015	\$209.44	AHE	0.0000	-DEFAULT	\$80,067	No	FULLY IMPROVED	401	76	
Totals:			\$301,000			\$301,000	\$105,300		\$279,273		\$212,584	\$170,320			\$209.44		0.0000							
								Sale. Ratio =>	34.98					E.C.F. =>	1.248	Std. Deviation=>		#DIV/0!						
								Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	1.248	Ave. Variance=>		0.0000	Coefficient of Var=>		0			

Ardmore Park and Walcotts

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-13-173-002	7675 LOUISE	09/26/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$143,900	47.97	\$288,514	\$76,918	\$223,082	\$220,106	1.014	2,060	\$108.29	AP	11.3423	-DEFAULT	\$72,678	No	FULLY IMPROVED	401	68	
70-14-13-301-001	792 BALDWIN	09/15/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$116,100	37.45	\$280,281	\$83,419	\$226,581	\$204,780	1.106	1,150	\$197.03	AP	2.0480	-DEFAULT	\$80,502	No	FULLY IMPROVED	401	78	
70-14-13-301-004	7537 MELODY	04/21/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$116,200	36.89	\$224,659	\$57,303	\$257,697	\$174,087	1.480	1,124	\$229.27	AP	35.3335	-DEFAULT	\$52,318	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-13-302-002	740 BALDWIN	06/24/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$100,000	35.09	\$264,059	\$84,560	\$200,440	\$186,718	1.073	1,218	\$164.56	AP	5.3454	-DEFAULT	\$79,117	No	FULLY IMPROVED	401	76	
70-14-13-306-001	7524 LOUISE	02/29/24	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$145,000	46.33	\$291,393	\$98,207	\$214,793	\$200,956	1.069	1,304	\$164.72	AP	5.8086	-DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-13-307-004	7538 THOMAS	07/01/22	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$94,500	40.56	\$224,571	\$84,171	\$148,829	\$146,047	1.019	988	\$150.64	AP	10.7892	-DEFAULT	\$76,699	No	FULLY IMPROVED	401	76	
Totals:			\$1,756,000			\$1,756,000	\$715,700		\$1,573,477		\$1,271,422	\$1,132,695			\$169.08		0.4466							
								Sale. Ratio =>	40.76					E.C.F. =>	1.122	Std. Deviation=>		0.17663613						
								Std. Dev. =>	5.31					Ave. E.C.F. =>	1.127	Ave. Variance=>		11.7778	Coefficient of Var=>		10.45114017			

Aukeman Sub Talsma

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.		
70-14-23-425-003	1137 PORT SHELDON	03/17/23	\$256,000	WD	09-FAMILY	\$256,000	\$94,500	36.91	\$221,961	\$80,355	\$175,645	\$134,991	1.301	1,215	\$144.56	AS	8.1039	-DEFAULT	\$75,790	No	FULLY IMPROVED	401	76		
70-14-23-425-008	1069 PORT SHELDON	09/13/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$103,100	40.43	\$218,391	\$85,443	\$169,557	\$126,738	1.338	1,354	\$125.23	AS	4.4339	-DEFAULT	\$75,790	No	FULLY IMPROVED	401	71		
70-14-23-479-015	6545 8TH	06/09/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$130,100	37.17	\$277,650	\$83,624	\$266,376	\$184,963	1.440	1,059	\$251.54	AS	5.7964	-DEFAULT	\$76,220	No	FULLY IMPROVED	401	81		
70-14-23-479-019	6521 8TH	04/28/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$91,900	39.11	\$171,676	\$59,451	\$175,549	\$106,983	1.641	840	\$208.99	AS	25.8713	-DEFAULT	\$54,620	No	PAVED ELECTRIC GAS WATER SEWER	401	76		
70-14-25-101-003	6358 8TH	03/24/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$122,500	40.83	\$274,991	\$90,106	\$209,894	\$176,249	1.191	1,580	\$132.84	AS	19.1299	-DEFAULT	\$80,265	No	FULLY IMPROVED	401	76		
Totals:			\$1,396,000			\$1,396,000	\$542,100		\$1,164,669		\$997,021	\$729,924			\$172.63		1.6270								
										Sale. Ratio =>		38.83		E.C.F. =>		1.366		Std. Deviation=>		0.16986815					
										Std. Dev. =>		1.81		Ave. E.C.F. =>		1.382		Ave. Variance=>		12.6671		Coefficient of Var=>		9.164465473	

AV Arboretum Villa Boer Plat, Beechtree Estates, IE Isaac Estates, PGH Pinegrove Homesites

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-16-269-012	2671 FALCON	11/15/23	\$420,023	WD	03-ARM'S LENGTH	\$420,023	\$161,200	38.38	\$325,111	\$86,854	\$333,169	\$261,533	1.274	1,620	\$205.66	AV	27.7842	-DEFAULT	\$79,315	No	FULLY IMPROVED	401	76
70-14-16-270-005	2761 BALDWIN	05/26/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$111,900	41.44	\$266,094	\$83,409	\$186,591	\$200,532	0.930	1,394	\$133.85	AV	6.5586	-DEFAULT	\$76,940	No	FULLY IMPROVED	401	76
70-14-16-270-009	7623 CARDINAL	12/16/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$114,400	44.86	\$251,880	\$82,588	\$172,412	\$185,831	0.928	1,154	\$149.40	AV	6.8275	-DEFAULT	\$77,335	No	FULLY IMPROVED	401	76
70-14-19-201-011	7189 GETTYSBURG	06/10/22	\$465,600	WD	03-ARM'S LENGTH	\$465,600	\$216,700	46.54	\$460,220	\$82,703	\$382,897	\$414,398	0.924	2,672	\$143.30	BTE	92.3983	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	76
70-14-15-473-003	1954 PINE GROVE	03/20/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$129,600	38.69	\$284,720	\$80,218	\$254,782	\$224,481	1.135	1,522	\$167.40	PGH	113.4983	-DEFAULT	\$73,353	No	FULLY IMPROVED	401	76
70-14-16-271-006	7666 CARDINAL	05/17/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$135,300	45.10	\$313,367	\$116,136	\$183,864	\$216,499	0.849	1,712	\$107.40	AV	14.6806	-DEFAULT	\$78,523	No	FULLY IMPROVED	401	76
70-14-16-271-007	7650 CARDINAL	11/04/22	\$280,000	WD	21-NOT USED/OTHER	\$280,000	\$125,100	44.68	\$275,529	\$82,034	\$197,966	\$212,398	0.932	1,728	\$114.56	AV	6.4014	-DEFAULT	\$77,335	No	FULLY IMPROVED	401	76
Totals:			\$2,325,623			\$2,325,623	\$994,200		\$2,176,921		\$1,711,681	\$1,715,674			\$145.94		0.1609						
							Sale. Ratio =>	42.75				E.C.F. =>	0.998		Std. Deviation=>	0.15072211							
							Std. Dev. =>	3.30				Ave. E.C.F. =>	0.996		Ave. Variance=>	38.3070	Coefficient of Var=>	38.45833915					

Isolated Study (Not used)

AV Arboretum Villa Boer Plat

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-16-269-012	2671 FALCON	11/15/23	\$420,023	WD	03-ARM'S LENGTH	\$420,023	\$161,200	38.38	\$325,111	\$86,854	\$333,169	\$261,533	1.274	1,620	\$205.66	AV	29.1209	-DEFAULT	\$79,315	No	FULLY IMPROVED	401	76
70-14-16-270-005	2761 BALDWIN	05/26/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$111,900	41.44	\$266,094	\$83,409	\$186,591	\$200,532	0.930	1,394	\$133.85	AV	5.2218	-DEFAULT	\$76,940	No	FULLY IMPROVED	401	76
70-14-16-270-009	7623 CARDINAL	12/16/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$114,400	44.86	\$251,880	\$82,588	\$172,412	\$185,831	0.928	1,154	\$149.40	AV	5.4907	-DEFAULT	\$77,335	No	FULLY IMPROVED	401	76
70-14-16-271-006	7666 CARDINAL	05/17/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$135,300	45.10	\$313,367	\$116,136	\$183,864	\$216,499	0.849	1,712	\$107.40	AV	13.3438	-DEFAULT	\$78,523	No	FULLY IMPROVED	401	76
70-14-16-271-007	7650 CARDINAL	11/04/22	\$280,000	WD	21-NOT USED/OTHER	\$280,000	\$125,100	44.68	\$275,529	\$82,034	\$197,966	\$212,398	0.932	1,728	\$114.56	AV	5.0646	-DEFAULT	\$77,335	No	FULLY IMPROVED	401	76
Totals:			\$1,525,023			\$1,525,023	\$647,900		\$1,431,981		\$1,074,002	\$1,076,795			\$142.18		1.4710						
							Sale. Ratio =>	42.48				E.C.F. =>	0.997		Std. Deviation=>	0.1665196							
							Std. Dev. =>	2.93				Ave. E.C.F. =>	0.983		Ave. Variance=>	11.6484	Coefficient of Var=>	11.85348159					

AWE Alward Estates Alward West

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-20-306-009	3801 DELIA	05/23/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$42,600	9.91	\$384,901	\$84,636	\$345,364	\$331,219	1.043	2,048	\$168.63	AWE	1.6811	-DEFAULT	\$74,258	No	FULLY IMPROVED	401	99	
70-14-20-309-002	6733 MARIA	11/10/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$0	0.00	\$384,477	\$84,313	\$370,687	\$331,108	1.120	2,075	\$178.64	AWE	6.0020	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	99	
70-14-20-309-003	6721 MARIA	02/28/23	\$479,273	WD	25-PARTIAL CONSTRUCTION	\$479,273	\$0	0.00	\$409,092	\$84,430	\$394,843	\$358,132	1.103	2,264	\$174.40	AWE	4.2993	-DEFAULT	\$75,694	No	FULLY IMPROVED	401	100	
70-14-20-309-004	6709 MARIA	11/04/22	\$550,900	WD	03-ARM'S LENGTH	\$550,900	\$0	0.00	\$498,887	\$84,181	\$466,719	\$457,458	1.020	2,096	\$222.67	AWE	3.9271	-DEFAULT	\$75,838	No	FULLY IMPROVED	401	99	
70-14-20-309-005	6695 MARIA	05/22/23	\$461,880	WD	03-ARM'S LENGTH	\$461,880	\$62,900	13.62	\$374,928	\$84,325	\$377,555	\$320,561	1.178	1,550	\$243.58	AWE	11.8278	-DEFAULT	\$75,885	No	FULLY IMPROVED	401	100	
70-14-20-309-006	6683 MARIA	03/10/23	\$519,900	WD	03-ARM'S LENGTH	\$519,900	\$0	0.00	\$481,063	\$83,589	\$436,311	\$438,450	0.995	2,365	\$184.49	AWE	6.4393	-DEFAULT	\$74,402	No	FULLY IMPROVED	401	99	
70-14-20-309-007	6673 MARIA	10/24/23	\$452,899	WD	03-ARM'S LENGTH	\$452,899	\$40,500	8.94	\$379,367	\$81,756	\$371,143	\$328,292	1.131	1,952	\$190.13	AWE	7.1012	-DEFAULT	\$73,296	No	FULLY IMPROVED	401	100	
70-14-20-309-008	6657 MARIA	12/01/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$40,500	7.64	\$481,770	\$81,320	\$448,680	\$441,733	1.016	2,084	\$215.30	AWE	4.3787	-DEFAULT	\$72,678	No	FULLY IMPROVED	401	100	
70-14-20-309-009	6645 MARIA	02/03/23	\$454,900	WD	03-ARM'S LENGTH	\$454,900	\$0	0.00	\$405,198	\$81,548	\$373,352	\$357,015	1.046	2,264	\$164.91	AWE	1.3756	-DEFAULT	\$72,846	No	FULLY IMPROVED	401	99	
70-14-20-309-010	6631 MARIA	02/28/23	\$440,343	WD	25-PARTIAL CONSTRUCTION	\$440,343	\$0	0.00	\$382,465	\$83,343	\$357,000	\$329,959	1.082	1,550	\$230.32	AWE	2.2439	-DEFAULT	\$74,258	No	FULLY IMPROVED	401	100	
70-14-20-313-001	6638 ALWARD	05/20/22	\$507,000	WD	03-ARM'S LENGTH	\$507,000	\$165,000	32.54	\$407,987	\$91,787	\$415,213	\$348,797	1.190	1,666	\$249.23	AWE	13.0899	-DEFAULT	\$80,225	No	FULLY IMPROVED	401	93	
70-14-20-327-001	6624 MARIA	10/25/23	\$535,900	WD	03-ARM'S LENGTH	\$535,900	\$47,600	8.88	\$465,044	\$85,056	\$450,844	\$419,161	1.076	2,418	\$186.45	AWE	1.6071	-DEFAULT	\$75,742	No	FULLY IMPROVED	401	100	
70-14-20-327-003	6648 MARIA	11/17/23	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$47,600	8.35	\$507,033	\$85,738	\$484,262	\$464,726	1.042	2,527	\$191.64	AWE	1.7479	-DEFAULT	\$75,981	No	FULLY IMPROVED	401	100	
70-14-20-327-004	6658 MARIA	11/01/23	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$47,600	7.62	\$539,967	\$87,731	\$537,269	\$498,857	1.077	1,865	\$288.08	AWE	1.7484	-DEFAULT	\$76,556	No	FULLY IMPROVED	401	100	
70-14-20-327-005	6674 MARIA	04/04/23	\$559,900	WD	25-PARTIAL CONSTRUCTION	\$559,900	\$170,200	30.40	\$501,069	\$87,082	\$472,818	\$456,665	1.035	3,040	\$155.53	AWE	2.4144	-DEFAULT	\$77,217	No	FULLY IMPROVED	401	100	
70-14-20-327-006	6690 MARIA	11/13/23	\$550,000	WD	24-PARTIAL ASSESSMENT	\$550,000	\$47,600	8.65	\$443,075	\$87,294	\$462,706	\$392,459	1.179	1,795	\$257.77	AWE	11.9478	-DEFAULT	\$77,375	No	FULLY IMPROVED	401	100	
70-14-20-327-007	6702 MARIA	03/31/23	\$521,920	WD	25-PARTIAL CONSTRUCTION	\$521,920	\$0	0.00	\$430,777	\$91,284	\$430,636	\$374,491	1.150	2,083	\$206.74	AWE	9.0407	-DEFAULT	\$78,919	No	FULLY IMPROVED	401	100	
70-14-20-327-008	6714 MARIA	01/30/23	\$535,580	WD	03-ARM'S LENGTH	\$535,580	\$0	0.00	\$472,615	\$86,157	\$449,423	\$426,298	1.054	2,408	\$186.64	AWE	0.5269	-DEFAULT	\$77,058	No	FULLY IMPROVED	401	100	
70-14-20-327-009	6726 MARIA	03/17/23	\$484,900	WD	03-ARM'S LENGTH	\$484,900	\$0	0.00	\$460,645	\$83,944	\$400,956	\$415,535	0.965	2,454	\$163.39	AWE	9.4601	-DEFAULT	\$74,976	No	FULLY IMPROVED	401	99	
70-14-20-327-011	6743 DELIA	12/21/22	\$585,707	WD	03-ARM'S LENGTH	\$585,707	\$0	0.00	\$537,416	\$83,192	\$502,515	\$501,050	1.003	2,076	\$242.06	AWE	5.6592	-DEFAULT	\$73,971	No	FULLY IMPROVED	401	99	
70-14-20-327-012	6735 DELIA	07/26/23	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$66,100	13.22	\$426,539	\$84,935	\$414,965	\$376,820	1.101	2,071	\$200.37	AWE	4.1713	-DEFAULT	\$75,742	No	FULLY IMPROVED	401	100	
70-14-20-327-019	6653 DELIA	09/27/23	\$592,400	WD	03-ARM'S LENGTH	\$592,400	\$47,600	8.04	\$489,143	\$86,849	\$505,551	\$443,767	1.139	2,387	\$211.79	AWE	7.9712	-DEFAULT	\$77,454	No	FULLY IMPROVED	401	100	
70-14-20-327-020	6650 DELIA	09/22/23	\$539,573	WD	24-PARTIAL ASSESSMENT	\$539,573	\$47,600	8.82	\$492,983	\$98,313	\$441,260	\$435,357	1.014	1,704	\$258.96	AWE	4.5956	-DEFAULT	\$88,052	No	FULLY IMPROVED	401	100	
70-14-20-327-022	6656 DELIA	12/13/22	\$737,032	WD	24-PARTIAL ASSESSMENT	\$737,032	\$0	0.00	\$720,255	\$127,329	\$609,703	\$654,051	0.932	2,676	\$227.84	AWE	12.7320	-DEFAULT	\$115,740	No	FULLY IMPROVED	401	99	
70-14-20-327-023	6668 DELIA	12/28/22	\$547,862	WD	21-NOT USED/OTHER	\$547,862	\$0	0.00	\$469,461	\$114,216	\$433,646	\$391,867	1.107	1,848	\$234.66	AWE	4.7099	-DEFAULT	\$102,481	No	FULLY IMPROVED	401	99	
70-14-20-327-024	6678 DELIA	01/31/23	\$631,071	WD	03-ARM'S LENGTH	\$631,071	\$0	0.00	\$563,271	\$97,973	\$533,098	\$513,266	1.039	2,592	\$205.67	AWE	2.0876	-DEFAULT	\$86,596	No	FULLY IMPROVED	401	100	
70-14-20-327-029	6734 DELIA	07/13/23	\$631,122	WD	03-ARM'S LENGTH	\$631,122	\$47,600	7.54	\$554,621	\$92,504	\$538,618	\$509,757	1.057	2,736	\$196.86	AWE	0.2898	-DEFAULT	\$81,215	No	FULLY IMPROVED	401	100	
70-14-20-327-030	6742 DELIA	12/13/23	\$573,640	WD	33-TO BE DETERMINED	\$573,640	\$47,600	8.30	\$480,939	\$92,368	\$481,272	\$428,629	1.123	2,076	\$231.83	AWE	6.3302	-DEFAULT	\$83,323	No	FULLY IMPROVED	401	100	
70-14-20-327-031	6756 DELIA	03/31/23	\$626,952	WD	03-ARM'S LENGTH	\$626,952	\$0	0.00	\$597,731	\$106,200	\$520,752	\$542,203	0.960	2,592	\$200.91	AWE	9.9078	-DEFAULT	\$95,683	No	FULLY IMPROVED	401	100	
70-14-20-338-001	6606 MARIA	11/03/22	\$655,000	WD	03-ARM'S LENGTH	\$655,000	\$46,700	7.13	\$598,672	\$89,975	\$565,025	\$561,139	1.007	1,830	\$308.76	AWE	5.2590	-DEFAULT	\$77,494	No	FULLY IMPROVED	401	99	
70-14-20-338-001	6606 MARIA	03/20/24	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$285,500	45.32	\$598,672	\$89,975	\$540,025	\$561,139	0.962	1,830	\$295.10	AWE	9.7142	-DEFAULT	\$77,494	No	FULLY IMPROVED	401	99	
70-14-20-338-003	6582 MARIA	06/13/23	\$628,904	WD	03-ARM'S LENGTH	\$628,904	\$47,600	7.57	\$557,611	\$94,267	\$534,637	\$511,110	1.046	2,592	\$206.26	AWE	1.3485	-DEFAULT	\$81,708	No	FULLY IMPROVED	401	100	
70-14-20-351-010	6519 ALWARD	03/15/24	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$217,700	35.69	\$504,565	\$87,170	\$522,830	\$460,424	1.136	2,480	\$210.82	AWE	7.6024	-DEFAULT	\$77,335	No	FULLY IMPROVED	401	94	
70-14-20-357-008	6552 ARLENE	05/24/23	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$226,800	42.39	\$539,554	\$84,064	\$450,936	\$502,447	0.897	2,321	\$194.29	AWE	16.2035	-DEFAULT	\$76,268	No	FULLY IMPROVED	401	97	
70-14-20-371-008	6547 MARIA	02/28/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$168,500	38.74	\$384,484	\$86,185	\$348,815	\$329,051	1.060	2,044	\$170.65	AWE	0.0549	-DEFAULT	\$73,353	No	FULLY IMPROVED	401	95	
Totals:			\$19,124,458			\$19,124,458	\$1,961,400		\$16,926,277		\$15,989,429	\$15,212,992			\$213.01		0.8478							
								Sale. Ratio =>	10.26					E.C.F. =>	1.051	Std. Deviation=>		0.07145573						
								Std. Dev. =>	13.48					Ave. E.C.F. =>	1.060	Ave. Variance=>		5.6999	Coefficient of Var=>		5.379715365			

HH HIDDENHILLS AND OAKHOLLOW ESTATES, BBG BlueBird Gardens, JWP JENISON WOODCREST PLAT AND EDGEVIEW, PH PLEASANT HOMES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-21-201-013	7130 28TH	12/16/22	\$314,000	WD	03-ARM'S LENGTH	\$314,000	\$113,300	36.08	\$274,740	\$83,694	\$230,306	\$193,760	1.189	1,164	\$197.86	HH	0.2356	-DEFAULT	\$73,184	No	FULLY IMPROVED	401	76	
70-14-21-206-004	2615 WINDCREST	06/23/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$117,800	38.00	\$291,475	\$81,763	\$228,237	\$212,691	1.073	1,504	\$151.75	HH	11.7880	-DEFAULT	\$76,860	No	FULLY IMPROVED	401	76	
70-14-21-206-007	7177 CROMWELL	02/23/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$128,700	33.43	\$315,386	\$109,043	\$275,957	\$209,274	1.319	1,683	\$163.97	HH	12.7667	-DEFAULT	\$79,038	No	FULLY IMPROVED	401	76	
70-14-21-207-003	7051 MAGNOLIA	11/23/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$112,700	39.54	\$277,752	\$83,123	\$201,877	\$197,394	1.023	1,316	\$153.40	HH	16.8260	-DEFAULT	\$76,979	No	FULLY IMPROVED	401	76	
70-14-21-229-002	7062 MAGNOLIA	08/23/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$116,400	34.75	\$290,819	\$89,277	\$245,723	\$204,405	1.202	1,450	\$169.46	HH	1.1166	-DEFAULT	\$76,699	No	FULLY IMPROVED	401	76	
70-14-21-229-026	2584 OAK HOLLOW	07/07/23	\$375,500	WD	03-ARM'S LENGTH	\$375,500	\$141,500	37.68	\$362,365	\$120,561	\$254,939	\$245,239	1.040	2,366	\$107.75	HH	15.1418	-DEFAULT	\$83,420	No	FULLY IMPROVED	401	76	
70-14-21-229-033	2595 ROSEWOOD	04/29/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$111,900	36.10	\$285,077	\$82,929	\$227,071	\$205,019	1.108	1,306	\$173.87	HH	8.3414	-DEFAULT	\$76,556	No	FULLY IMPROVED	401	80	
70-14-14-303-010	7512 SUNSET	06/29/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$99,200	34.81	\$219,623	\$59,985	\$225,015	\$161,906	1.390	1,085	\$207.39	JWP	21.1586	-DEFAULT	\$54,262	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-14-353-011	7323 EDGEWOOD	12/28/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$131,100	39.13	\$275,909	\$86,287	\$248,713	\$192,315	1.293	1,392	\$178.67	JWP	11.5049	-DEFAULT	\$77,731	No	FULLY IMPROVED	401	76	
70-14-14-353-019	7265 EDGEWOOD	11/13/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$147,000	41.41	\$309,494	\$84,333	\$270,667	\$228,359	1.185	1,716	\$157.73	JWP	0.7062	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	76	
70-14-14-353-023	1479 FAIRVIEW	05/01/23	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$131,700	36.89	\$289,500	\$78,281	\$278,719	\$214,219	1.301	1,560	\$178.67	JWP	12.2886	-DEFAULT	\$71,444	No	PAVED ELECTRIC GAS WATER STORM	401	76	
70-14-14-354-003	7348 EDGEWOOD	10/07/22	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$118,300	35.74	\$276,635	\$82,656	\$248,344	\$196,734	1.262	1,447	\$171.63	JWP	8.4126	-DEFAULT	\$78,127	No	FULLY IMPROVED	401	76	
70-14-14-354-013	7276 EDGEWOOD	08/29/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$118,000	36.88	\$245,633	\$81,567	\$238,433	\$166,396	1.433	1,232	\$193.53	JWP	25.4715	-DEFAULT	\$76,029	No	FULLY IMPROVED	401	76	
70-14-14-376-004	7350 14TH	08/01/22	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$133,400	43.31	\$312,537	\$83,819	\$224,181	\$231,967	0.966	1,758	\$127.52	JWP	21.1770	-DEFAULT	\$77,731	No	FULLY IMPROVED	401	76	
70-14-14-376-015	7224 CRESTWOOD	06/03/22	\$355,500	WD	03-ARM'S LENGTH	\$355,500	\$146,000	41.07	\$352,638	\$95,617	\$259,883	\$260,672	0.997	1,893	\$137.29	JWP	18.1232	-DEFAULT	\$88,108	No	FULLY IMPROVED	401	76	
70-14-23-105-005	7136 CRESTWOOD	09/29/23	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$137,200	38.01	\$299,095	\$77,621	\$283,379	\$224,620	1.262	1,374	\$206.24	JWP	8.3388	-DEFAULT	\$71,951	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-23-107-002	1442 SHAMROCK	11/16/23	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$119,300	41.86	\$226,515	\$64,703	\$220,297	\$164,110	1.342	1,236	\$178.23	JWP	16.4165	-DEFAULT	\$54,057	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-21-230-004	2430 OAK HOLLOW	09/25/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$129,900	41.24	\$300,323	\$84,880	\$230,120	\$218,503	1.053	1,408	\$163.44	HH	13.7808	-DEFAULT	\$76,699	No	FULLY IMPROVED	401	76	
Totals:			\$5,922,000			\$5,922,000	\$2,253,400		\$5,205,516		\$4,391,861	\$3,727,582			\$167.69		1.2767							
								Sale. Ratio =>	38.05					E.C.F. =>	1.178	Std. Deviation=>		0.14333307						
								Std. Dev. =>	2.82					Ave. E.C.F. =>	1.191	Ave. Variance=>		12.4219	Coefficient of Var=>		10.43007647			

Isolated Study (Not used)

BBG BlueBird Gardens

Totals:			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	0.0000													
								Sale. Ratio =>	0.00					E.C.F. =>	0.000	Std. Deviation=>		#DIV/0!						
								Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	#DIV/0!	Ave. Variance=>		0.0000	Coefficient of Var=>		0			

BH Baker Huizen Wrenwood Bakersfield, BC Baker Cole, BSP Brookside Plat, OP Orchard Plat

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-23-470-018	6457 WRENWOOD	07/20/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$121,100	36.70	\$290,902	\$79,188	\$250,812	\$201,860	1.243	1,401	\$179.02	BH	0.6909	-DEFAULT	\$73,084	No	PAVED ELECTRIC GAS WATER STORM	401	76	
70-14-23-471-005	6476 WRENWOOD	04/27/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$120,200	34.84	\$289,287	\$82,405	\$262,595	\$197,253	1.331	1,316	\$199.54	BH	8.1847	-DEFAULT	\$71,708	No	PAVED ELECTRIC GAS WATER STORM	401	76	
70-14-23-473-012	6490 OAKLAND	03/15/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$106,600	35.53	\$254,507	\$66,754	\$233,246	\$179,014	1.303	1,144	\$203.89	BH	5.3533	-DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-23-474-014	1146 GLENWOOD	05/26/23	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$186,900	44.61	\$447,954	\$116,480	\$302,520	\$316,046	0.957	1,920	\$157.56	BH	29.2211	-DEFAULT	\$89,110	No	PAVED ELECTRIC GAS WATER STORM	401	78	
70-14-23-475-005	6420 OAKLAND	04/06/22	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$103,400	35.29	\$271,302	\$80,338	\$212,662	\$182,076	1.168	1,404	\$151.47	BH	8.1428	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	76	
70-14-23-475-007	6405 CHERRYWOOD	07/22/22	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$123,600	41.62	\$327,408	\$87,922	\$209,078	\$228,340	0.916	1,300	\$160.83	BH	33.3768	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	76	
70-14-23-479-023	841 GLENWOOD	07/07/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$113,700	32.49	\$282,817	\$61,862	\$288,138	\$210,671	1.368	1,444	\$199.54	BH	11.8302	-DEFAULT	\$54,262	No	PAVED ELECTRIC GAS WATER SEWER	401	80	
70-14-23-480-008	6405 ARDMORE	11/17/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$126,200	37.67	\$258,253	\$66,115	\$268,885	\$183,195	1.468	1,142	\$235.45	BH	21.8338	-DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-23-481-002	6451 ORCHID	09/27/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$130,400	38.35	\$268,887	\$60,820	\$279,180	\$198,383	1.407	1,346	\$207.41	BH	15.7866	-DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-24-429-001	66 RAVENWOOD	02/17/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$107,900	33.72	\$280,652	\$79,546	\$240,454	\$191,746	1.254	1,106	\$217.41	BSP	0.4611	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	76	
70-14-24-429-003	6716 EASTGATE	06/16/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$121,500	31.56	\$340,591	\$103,006	\$281,994	\$226,527	1.245	1,580	\$178.48	BSP	0.4555	-DEFAULT	\$75,885	No	FULLY IMPROVED	401	80	
70-14-24-429-006	6731 KENOWA	08/04/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$114,300	35.17	\$314,078	\$108,559	\$216,441	\$195,954	1.105	1,596	\$135.61	BSP	14.4860	-DEFAULT	\$75,694	No	FULLY IMPROVED	401	76	
70-14-24-353-003	750 PORT SHELDON	02/02/24	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$120,100	38.49	\$250,601	\$67,372	\$244,628	\$174,701	1.400	1,478	\$165.51	OP	15.0854	-DEFAULT	\$60,405	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-23-482-001	6452 ORCHID	05/16/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$105,500	37.02	\$252,980	\$60,349	\$224,651	\$183,665	1.223	1,230	\$182.64	BH	2.6259	-DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-23-482-006	6421 CLOVER	05/31/22	\$305,000	WD	09-FAMILY	\$305,000	\$105,300	34.52	\$251,040	\$65,630	\$239,370	\$176,780	1.354	1,170	\$204.59	BH	10.4640	-DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
Totals:			\$4,941,000			\$4,941,000	\$1,806,700		\$4,381,259		\$3,754,654	\$3,046,212			\$185.26		1.6848							
								Sale. Ratio =>	36.57					E.C.F. =>	1.233	Std. Deviation=>		0.1592486						
								Std. Dev. =>	3.38					Ave. E.C.F. =>	1.249	Ave. Variance=>		11.8665	Coefficient of Var=>		9.497685413			

Isolated Study (Not used)

BC Baker Cole

Totals:			\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	0.0000														
								Sale. Ratio =>	0.00					E.C.F. =>	0.000	Std. Deviation=>		#DIV/0!						
								Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	#DIV/0!	Ave. Variance=>		0.0000	Coefficient of Var=>		0			

BE Berger Estates AL Mast Cedar Grove

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-10-204-001	1900 CEDAR TREE	01/03/24	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$189,300	43.52	\$417,154	\$82,700	\$352,300	\$311,682	1.130	1,864	\$189.00	BE	13.2455	-DEFAULT	\$74,737	No	FULLY IMPROVED	401	80	
70-14-10-204-003	1870 CEDAR TREE	10/25/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$147,500	38.82	\$369,109	\$78,665	\$301,335	\$270,669	1.113	1,618	\$186.24	BE	14.9474	-DEFAULT	\$76,029	No	FULLY IMPROVED	401	80	
70-14-10-205-004	1944 CEDARBROOK	11/11/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$133,400	38.11	\$314,216	\$84,756	\$265,244	\$213,837	1.240	1,468	\$180.68	BE	2.2369	-DEFAULT	\$75,311	No	FULLY IMPROVED	401	78	
70-14-10-205-005	1938 CEDARBROOK	08/11/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$175,500	40.81	\$364,094	\$83,742	\$346,258	\$261,264	1.325	1,552	\$223.10	BE	6.2546	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	78	
70-14-10-206-003	1901 CEDARBROOK	06/28/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$248,900	47.41	\$517,645	\$110,139	\$414,861	\$379,761	1.092	2,531	\$163.91	BE	17.0344	-DEFAULT	\$75,742	No	FULLY IMPROVED	401	78	
70-14-11-145-010	8777 CHEVELLE	09/08/23	\$249,000	WD	33-TO BE DETERMINED	\$249,000	\$135,600	54.46	\$285,370	\$85,292	\$163,708	\$186,455	0.878	1,164	\$140.64	BE	38.4772	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	76	
70-14-11-146-005	1347 CHEVELLE	12/08/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$140,100	37.86	\$295,946	\$80,998	\$289,002	\$200,313	1.443	1,486	\$194.48	BE	17.9980	-DEFAULT	\$76,029	No	FULLY IMPROVED	401	76	
70-14-11-146-005	1347 CHEVELLE	05/16/23	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$140,100	36.20	\$295,946	\$80,998	\$306,002	\$200,313	1.528	1,486	\$205.92	BE	26.4847	-DEFAULT	\$76,029	No	FULLY IMPROVED	401	76	
70-14-11-149-005	8647 RIVERCREST	06/02/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$149,400	40.93	\$329,403	\$101,606	\$263,394	\$212,287	1.241	1,512	\$174.20	BE	2.2029	-DEFAULT	\$73,578	No	FULLY IMPROVED	401	76	
70-14-11-152-025	1440 CAPRICE	08/10/23	\$252,000	WD	33-TO BE DETERMINED	\$252,000	\$126,400	50.16	\$239,270	\$73,149	\$178,851	\$154,810	1.155	1,035	\$172.80	BE	10.7482	-DEFAULT	\$68,083	No	FULLY IMPROVED	401	76	
70-14-11-153-008	1484 SPRINGBROOK	03/07/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$121,600	35.76	\$278,079	\$74,564	\$265,436	\$189,658	1.400	1,092	\$243.07	BE	13.6775	-DEFAULT	\$69,048	No	FULLY IMPROVED	401	76	
70-14-11-153-027	8504 CORSICA	05/04/22	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$125,800	34.37	\$285,907	\$78,897	\$287,103	\$192,916	1.488	1,198	\$239.65	BE	22.5460	-DEFAULT	\$69,254	No	FULLY IMPROVED	401	76	
70-14-11-176-001	8588 CAPRICE	09/29/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$130,300	36.70	\$275,853	\$84,858	\$270,142	\$177,991	1.518	1,123	\$240.55	BE	25.4957	-DEFAULT	\$79,909	No	FULLY IMPROVED	401	76	
70-14-11-176-003	1339 MONTE CARLO	05/12/22	\$417,000	WD	03-ARM'S LENGTH	\$417,000	\$127,900	30.67	\$338,416	\$86,177	\$330,823	\$235,065	1.407	1,341	\$246.70	BE	14.4596	-DEFAULT	\$77,177	No	FULLY IMPROVED	401	80	
70-14-11-177-017	8588 RIVERCREST	04/14/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$215,700	50.16	\$461,162	\$91,764	\$338,236	\$344,247	0.983	2,138	\$158.20	BE	28.0234	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	76	
Totals:			\$5,651,000			\$5,651,000	\$2,307,500		\$5,067,570		\$4,372,695	\$3,531,269			\$197.28		2.4494							
								Sale. Ratio =>	40.83					E.C.F. =>	1.238	Std. Deviation=>		0.20176392						
								Std. Dev. =>	6.75					Ave. E.C.F. =>	1.263	Ave. Variance=>		16.9221	Coefficient of Var=>		13.40077824			

BE1-Berger Estates 6-9 and Rockpoint Mennoscove

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-11-130-005	1267 ASTRO	06/02/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$160,500	40.13	\$333,835	\$78,398	\$321,602	\$238,045	1.351	1,399	\$229.88	BE1	20.9462	-DEFAULT	\$72,453	No	FULLY IMPROVED	401	76	
70-14-11-205-022	1054 LUMINA	11/01/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$173,300	43.33	\$460,531	\$80,743	\$319,257	\$353,930	0.902	1,784	\$178.96	BE1	23.9515	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	76	
70-14-11-210-018	8691 ASTRO	04/21/23	\$387,500	WD	03-ARM'S LENGTH	\$387,500	\$155,500	40.13	\$334,669	\$84,906	\$302,594	\$232,758	1.300	1,716	\$176.34	BE1	15.8489	-DEFAULT	\$73,353	No	FULLY IMPROVED	401	76	
70-14-11-210-019	8681 ASTRO	10/17/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$106,800	35.60	\$287,594	\$78,828	\$221,172	\$194,552	1.137	1,318	\$167.81	BE1	0.4723	-DEFAULT	\$73,353	No	FULLY IMPROVED	401	76	
70-14-11-220-008	8702 ASTRO	09/29/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$128,600	34.29	\$338,482	\$83,993	\$291,007	\$237,162	1.227	1,901	\$153.08	BE1	8.5490	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	76	
70-14-11-251-004	1156 MONZA	09/09/22	\$250,000	WD	33-TO BE DETERMINED	\$250,000	\$124,700	49.88	\$325,661	\$85,899	\$164,101	\$223,438	0.734	1,298	\$126.43	BE1	40.7112	-DEFAULT	\$74,067	No	FULLY IMPROVED	401	76	
70-14-11-256-013	1013 CORVETTE	10/03/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$175,000	38.89	\$383,098	\$113,616	\$336,384	\$251,134	1.339	1,518	\$221.60	BE1	19.7910	-DEFAULT	\$105,117	No	FULLY IMPROVED	401	76	
Totals:			\$2,562,500			\$2,562,500	\$1,024,400		\$2,463,870		\$1,956,117	\$1,731,018			\$179.16		1.1512							
								Sale. Ratio =>	39.98					E.C.F. =>	1.130	Std. Deviation=>		0.23755697						
								Std. Dev. =>	5.18					Ave. E.C.F. =>	1.142	Ave. Variance=>		18.6100	Coefficient of Var=>		16.30239361			

BF Brewer Farms

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-17-301-013	7499 KATIE	02/28/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$143,600	44.18	\$327,828	\$87,354	\$237,646	\$216,595	1.097	1,216	\$195.43	BF	15.1783	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	82	
70-14-17-303-013	7416 KATIE	06/23/23	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$159,300	36.45	\$336,714	\$78,746	\$358,254	\$232,352	1.542	1,338	\$267.75	BF	29.2887	-DEFAULT	\$73,521	No	FULLY IMPROVED	401	81	
70-14-17-332-005	7529 BREWER	08/18/22	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$135,600	37.68	\$334,104	\$79,347	\$280,553	\$229,459	1.223	1,418	\$197.85	BF	2.6306	-DEFAULT	\$72,959	No	FULLY IMPROVED	401	76	
70-14-17-333-001	7584 BREWER	04/05/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$151,300	44.50	\$317,611	\$81,652	\$258,348	\$212,528	1.216	1,504	\$171.77	BF	3.3380	-DEFAULT	\$76,556	No	FULLY IMPROVED	401	79	
70-14-17-333-005	7551 KEISER	08/26/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$136,200	38.91	\$337,404	\$93,044	\$256,956	\$220,095	1.167	1,304	\$197.05	BF	8.1496	-DEFAULT	\$84,841	No	FULLY IMPROVED	401	78	
70-14-17-333-008	7574 KEISER	08/08/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$116,900	37.71	\$288,283	\$85,776	\$224,224	\$182,398	1.229	1,023	\$219.18	BF	1.9662	-DEFAULT	\$77,335	No	FULLY IMPROVED	401	79	
70-14-17-334-006	3690 RUSSELL	12/09/22	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$130,400	39.40	\$311,175	\$82,168	\$248,832	\$206,266	1.206	1,624	\$153.22	BF	4.2613	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	80	
70-14-17-339-002	3747 BANTAM	07/19/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$136,500	42.00	\$325,636	\$79,792	\$245,208	\$221,432	1.107	1,628	\$150.62	BF	14.1598	-DEFAULT	\$73,578	No	FULLY IMPROVED	401	80	
70-14-17-339-011	3702 BANTAM	06/15/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$149,800	41.04	\$310,081	\$83,180	\$281,820	\$204,370	1.379	1,270	\$221.91	BF	12.9998	-DEFAULT	\$73,184	No	FULLY IMPROVED	401	78	
70-14-17-339-025	3663 LENTERS	07/06/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$136,100	36.29	\$327,900	\$82,025	\$292,975	\$221,459	1.323	1,318	\$222.29	BF	7.3954	-DEFAULT	\$73,521	No	FULLY IMPROVED	401	79	
Totals:			\$3,517,900			\$3,517,900	\$1,395,700		\$3,216,736		\$2,684,816	\$2,146,954			\$199.71		0.1549							
								Sale. Ratio =>	39.67					E.C.F. =>	1.251	Std. Deviation=>		0.13411843						
								Std. Dev. =>	3.00					Ave. E.C.F. =>	1.249	Ave. Variance=>		9.9368	Coefficient of Var=>		7.955941344			

BFW Brookfield West

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-29-103-018	6306 PLAINVIEW	09/13/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$122,600	36.60	\$303,707	\$74,364	\$260,636	\$194,595	1.339	1,495	\$174.34	BFW	3.7556	-DEFAULT	\$69,461	No	FULLY IMPROVED	401	76	
70-14-29-106-001	3929 BROOKFIELD	06/30/23	\$430,000	WD	33-TO BE DETERMINED	\$430,000	\$177,200	41.21	\$393,286	\$77,664	\$352,336	\$267,802	1.316	1,908	\$184.66	BFW	1.3839	-DEFAULT	\$72,790	No	FULLY IMPROVED	401	79	
70-14-29-107-001	6286 PLAINVIEW	04/26/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$121,300	39.77	\$306,441	\$82,386	\$222,614	\$190,108	1.171	1,464	\$152.06	BFW	13.0834	-DEFAULT	\$75,981	No	FULLY IMPROVED	401	76	
70-14-29-108-003	3958 BROOKFIELD	08/08/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$125,200	35.27	\$317,006	\$75,536	\$279,464	\$204,885	1.364	1,236	\$226.10	BFW	6.2186	-DEFAULT	\$70,633	No	FULLY IMPROVED	401	76	
70-14-29-111-003	6245 PLAINVIEW	04/15/22	\$367,500	WD	03-ARM'S LENGTH	\$367,500	\$134,100	36.49	\$351,797	\$79,186	\$288,314	\$231,308	1.246	1,616	\$178.41	BFW	5.5367	-DEFAULT	\$73,915	No	FULLY IMPROVED	401	78	
70-14-29-111-011	3816 BLACK CREEK	03/15/24	\$392,500	WD	03-ARM'S LENGTH	\$392,500	\$159,900	40.74	\$356,773	\$83,644	\$308,856	\$231,747	1.333	1,779	\$173.61	BFW	3.0909	-DEFAULT	\$77,019	No	FULLY IMPROVED	401	79	
70-14-29-128-009	3694 BLACK CREEK	09/26/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$143,000	39.18	\$331,760	\$94,282	\$270,718	\$201,498	1.344	1,232	\$219.74	BFW	4.1710	-DEFAULT	\$88,500	No	FULLY IMPROVED	401	76	
Totals:			\$2,550,000			\$2,550,000	\$983,300		\$2,360,770		\$1,982,938	\$1,521,942			\$186.99		0.1080							
								Sale. Ratio =>	38.56					E.C.F. =>	1.303	Std. Deviation=>		0.06873543						
								Std. Dev. =>	2.33					Ave. E.C.F. =>	1.302	Ave. Variance=>		5.3200	Coefficient of Var=>		4.086610492			

BG Broadview Garden Baldwin Hts, BGR Beechgrove Estates, ESB EDGEWORTH SNYDER BOULDERWOODS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-10-425-007	8240 BIRCHWOOD	10/10/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$163,700	43.65	\$351,908	\$105,315	\$269,685	\$253,276	1.065	1,856	\$145.30	BG	7.6392	-DEFAULT	\$98,257	No	FULLY IMPROVED	401	76
70-14-10-460-022	8105 MELLOWWOOD	06/30/23	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$139,400	36.40	\$300,931	\$80,304	\$302,696	\$226,607	1.336	1,556	\$194.53	BG	19.4600	-DEFAULT	\$74,114	No	FULLY IMPROVED	401	76
70-14-10-465-002	8280 MELLOWWOOD	08/22/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$128,800	37.88	\$300,892	\$89,089	\$250,911	\$217,543	1.153	1,568	\$160.02	BG	1.2206	-DEFAULT	\$76,029	No	FULLY IMPROVED	401	76
70-14-10-465-012	8184 MELLOWWOOD	09/16/22	\$324,000	WD	03-ARM'S LENGTH	\$324,000	\$139,600	43.09	\$336,564	\$90,268	\$233,732	\$252,971	0.924	1,872	\$124.86	BG	21.7230	-DEFAULT	\$78,919	No	FULLY IMPROVED	401	76
70-14-10-472-009	8163 GREENRIDGE	03/15/23	\$390,175	WD	03-ARM'S LENGTH	\$390,175	\$139,000	35.63	\$329,580	\$78,741	\$311,434	\$257,637	1.209	1,678	\$185.60	BG	6.7630	-DEFAULT	\$73,409	No	FULLY IMPROVED	401	76
70-14-10-473-007	8185 BIRCHWOOD	10/27/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$159,300	38.85	\$342,010	\$86,796	\$323,204	\$262,131	1.233	1,650	\$195.88	BG	9.1809	-DEFAULT	\$75,024	No	FULLY IMPROVED	401	76
70-14-10-473-022	8104 GREENRIDGE	08/29/23	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$150,000	39.89	\$311,365	\$78,560	\$297,440	\$239,115	1.244	1,924	\$154.59	BG	10.2745	-DEFAULT	\$72,171	No	FULLY IMPROVED	401	76
70-14-10-474-017	8056 BIRCHWOOD	08/19/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$132,400	41.38	\$322,266	\$104,979	\$215,021	\$223,176	0.963	1,488	\$144.50	BG	17.7718	-DEFAULT	\$74,114	No	FULLY IMPROVED	401	76
70-14-10-475-005	8015 BIRCHWOOD	12/15/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$123,200	37.33	\$255,631	\$79,708	\$250,292	\$180,691	1.385	1,126	\$222.28	BG	24.4016	-DEFAULT	\$74,976	No	FULLY IMPROVED	401	76
70-14-10-476-007	1735 BROADVIEW	05/19/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$153,800	45.91	\$354,005	\$97,181	\$237,819	\$263,785	0.902	1,412	\$168.43	BG	23.9612	-DEFAULT	\$83,129	No	FULLY IMPROVED	401	78
70-14-10-478-001	8090 PARKWAY	10/24/22	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$109,500	42.13	\$254,506	\$78,210	\$181,690	\$181,074	1.003	1,190	\$152.68	BG	13.7776	-DEFAULT	\$76,029	No	FULLY IMPROVED	401	76
70-14-10-478-013	1622 BROADVIEW	09/01/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$143,200	39.23	\$314,335	\$85,390	\$279,610	\$235,150	1.189	1,476	\$189.44	BG	4.7893	-DEFAULT	\$77,613	No	FULLY IMPROVED	401	76
70-14-10-480-001	8010 ENGELHURST	09/15/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$132,900	39.09	\$282,558	\$81,631	\$258,369	\$206,373	1.252	1,214	\$212.82	BG	11.0776	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	78
70-14-15-220-005	1872 TULIP	05/22/23	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$130,700	34.30	\$273,039	\$84,262	\$296,738	\$193,893	1.530	1,334	\$222.44	BG	38.9241	-DEFAULT	\$76,029	No	FULLY IMPROVED	401	76
70-14-15-245-018	1648 NEWCASTLE	09/16/22	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$123,000	37.39	\$293,216	\$88,908	\$240,092	\$209,845	1.144	1,468	\$163.55	BG	0.2961	-DEFAULT	\$77,731	No	FULLY IMPROVED	401	76
70-14-15-245-024	7901 HOLLYHOCK	06/07/22	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$114,600	38.07	\$279,124	\$88,974	\$212,026	\$195,304	1.086	1,268	\$167.21	BG	5.5554	-DEFAULT	\$78,127	No	FULLY IMPROVED	401	76
70-14-15-249-011	7798 LILAC	07/29/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$105,300	37.61	\$305,535	\$91,340	\$188,660	\$220,000	0.858	1,444	\$130.65	BG	28.3633	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	76
70-14-15-250-007	7835 RONSON	03/01/24	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$116,300	35.35	\$266,429	\$90,207	\$238,793	\$180,998	1.319	1,198	\$199.33	BG	17.8135	-DEFAULT	\$83,425	No	PAVED ELECTRIC GAS WATER STORM	401	76
70-14-12-374-011	8108 GROVE	06/07/23	\$439,000	WD	03-ARM'S LENGTH	\$439,000	\$153,700	35.01	\$371,637	\$119,726	\$319,274	\$258,739	1.234	2,104	\$151.75	ESB	9.2787	-DEFAULT	\$81,611	No	FULLY IMPROVED	401	76
70-14-12-385-007	8001 GROVE	10/13/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$126,700	42.23	\$282,266	\$83,948	\$216,052	\$203,693	1.061	1,698	\$127.24	ESB	8.0502	-DEFAULT	\$79,711	No	FULLY IMPROVED	401	76
70-14-13-105-007	723 EDGEWORTH	06/03/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$121,700	40.57	\$296,667	\$85,033	\$214,967	\$217,370	0.989	1,138	\$188.90	ESB	15.2231	-DEFAULT	\$80,502	No	FULLY IMPROVED	401	86
70-14-13-106-004	625 SUMMERSET	09/29/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$112,100	39.33	\$224,931	\$60,572	\$224,428	\$168,814	1.329	1,108	\$202.55	ESB	18.8266	-DEFAULT	\$55,567	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-13-106-020	630 SUMMERSET	12/09/22	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$124,500	42.95	\$274,627	\$64,017	\$225,883	\$216,318	1.044	1,552	\$145.54	ESB	9.6960	-DEFAULT	\$55,131	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-13-106-023	660 SUMMERSET	09/08/22	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$95,900	39.30	\$202,744	\$57,495	\$186,505	\$149,186	1.250	960	\$194.28	ESB	10.8977	-DEFAULT	\$55,131	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-13-106-023	660 SUMMERSET	09/08/22	\$246,000	QC	03-ARM'S LENGTH	\$246,000	\$95,900	38.98	\$202,744	\$57,495	\$188,505	\$149,186	1.264	960	\$196.36	ESB	12.2383	-DEFAULT	\$55,131	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-15-277-014	7697 HOLLYHOCK	05/24/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$113,800	56.90	\$235,596	\$83,000	\$117,000	\$156,732	0.746	1,040	\$112.50	BG	39.4679	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	76
70-14-15-277-025	7615 HOLLYHOCK	09/23/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$99,000	39.60	\$230,691	\$80,807	\$169,193	\$153,946	1.099	930	\$181.93	BG	4.2138	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	76
Totals:			\$8,721,975			\$8,721,975	\$3,448,000		\$7,795,797		\$6,450,019	\$5,673,553			\$171.67		0.4320						
								Sale. Ratio =>	39.53			E.C.F. =>	1.137			Std. Deviation=>	0.17877628						
								Std. Dev. =>	4.42			Ave. E.C.F. =>	1.141			Ave. Variance=>	14.4772	Coefficient of Var=>	12.68622681				

Isolated Study (Not Used)

BG Broadview Garden Baldwin Hts

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-10-425-007	8240 BIRCHWOOD	10/10/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$163,700	43.65	\$351,908	\$105,315	\$269,685	\$253,276	1.065	1,856	\$145.30	BG	6.7256	-DEFAULT	\$98,257	No	FULLY IMPROVED	401	76
70-14-10-460-022	8105 MELLOWWOOD	06/30/23	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$139,400	36.40	\$300,931	\$80,304	\$302,696	\$226,607	1.336	1,556	\$194.53	BG	20.3736	-DEFAULT	\$74,114	No	FULLY IMPROVED	401	76
70-14-10-465-002	8280 MELLOWWOOD	08/22/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$128,800	37.88	\$300,892	\$89,089	\$250,911	\$217,543	1.153	1,568	\$160.02	BG	2.1342	-DEFAULT	\$76,029	No	FULLY IMPROVED	401	76
70-14-10-465-012	8184 MELLOWWOOD	09/16/22	\$324,000	WD	03-ARM'S LENGTH	\$324,000	\$139,600	43.09	\$336,564	\$90,268	\$233,732	\$252,971	0.924	1,872	\$124.86	BG	20.8095	-DEFAULT	\$78,919	No	FULLY IMPROVED	401	76
70-14-10-472-009	8163 GREENRIDGE	03/15/23	\$390,175	WD	03-ARM'S LENGTH	\$390,175	\$139,000	35.63	\$329,580	\$78,741	\$311,434	\$257,637	1.209	1,678	\$185.60	BG	7.6766	-DEFAULT	\$73,409	No	FULLY IMPROVED	401	76
70-14-10-473-007	8185 BIRCHWOOD	10/27/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$159,300	38.85	\$342,010	\$86,796	\$323,204	\$262,131	1.233	1,650	\$195.88	BG	10.0945	-DEFAULT	\$75,024	No	FULLY IMPROVED	401	76
70-14-10-473-022	8104 GREENRIDGE	08/29/23	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$150,000	39.89	\$311,365	\$78,560	\$297,440	\$239,115	1.244	1,924	\$154.59	BG	11.1881	-DEFAULT	\$72,171	No	FULLY IMPROVED	401	76
70-14-10-474-017	8056 BIRCHWOOD	08/19/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$132,400	41.38	\$322,266	\$104,979	\$215,021	\$223,176	0.963	1,488	\$144.50	BG	16.8582	-DEFAULT	\$74,114	No	FULLY IMPROVED	401	76
70-14-10-475-005	8015 BIRCHWOOD	12/15/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$123,200	37.33	\$255,631	\$79,708	\$250,292	\$180,691	1.385	1,126	\$222.28	BG	25.3152	-DEFAULT	\$74,976	No	FULLY IMPROVED	401	76
70-14-10-476-007	1735 BROADVIEW	05/19/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$153,800	45.91	\$354,005	\$97,181	\$237,819	\$263,785	0.902	1,412	\$168.43	BG	23.0476	-DEFAULT	\$83,129	No	FULLY IMPROVED	401	78
70-14-10-478-001	8090 PARKWAY	10/24/22	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$109,500	42.13	\$254,506	\$78,210	\$181,690	\$181,074	1.003	1,190	\$152.68	BG	12.8640	-DEFAULT	\$76,029	No	FULLY IMPROVED	401	76
70-14-10-478-013	1622 BROADVIEW	09/01/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$143,200	39.23	\$314,335	\$85,390	\$279,610	\$235,150	1.189	1,476	\$189.44	BG	5.7029	-DEFAULT	\$77,613	No	FULLY IMPROVED	401	76
70-14-10-480-001	8010 ENGELHURST	09/15/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$132,900	39.09	\$282,558	\$81,631	\$258,369	\$206,373	1.252	1,214	\$212.82	BG	11.9912	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	78
70-14-15-220-005	1872 TULIP	05/22/23	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$130,700	34.30	\$273,039	\$84,262	\$296,738	\$193,893	1.530	1,334	\$222.44	BG	39.8377	-DEFAULT	\$76,029	No	FULLY IMPROVED	401	76
70-14-15-245-018	1648 NEWCASTLE	09/16/22	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$123,000	37.39	\$293,216	\$88,908	\$240,092	\$209,845	1.144	1,468	\$163.55	BG	1.2097	-DEFAULT	\$77,731	No	FULLY IMPROVED	401	76
70-14-15-245-024	7901 HOLLYHOCK	06/07/22	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$114,600	38.07	\$279,124	\$88,974	\$212,026	\$195,304	1.086	1,268	\$167.21	BG	4.6419	-DEFAULT	\$78,127				

BG Broadview Garden Baldwin Hts, BGR Beechgrove Estates, ESB EDGEWORTH SNYDER BOULDERWOODS.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-10-425-007	8240 BIRCHWOOD	10/10/23	\$375,000	WD	03-ARM'S LENG1	\$375,000	\$163,700	43.65	\$351,908	\$105,315	\$269,685	\$253,276	1.065	1,856	\$145.30	BG	7.6392	-DEFAULT	\$98,257	No	FULLY IMPRC	401	76
70-14-10-460-022	8105 MELLOWWC	06/30/23	\$383,000	WD	03-ARM'S LENG1	\$383,000	\$139,400	36.40	\$300,931	\$80,304	\$302,696	\$226,607	1.336	1,556	\$194.53	BG	19.4600	-DEFAULT	\$74,114	No	FULLY IMPRC	401	76
70-14-10-465-002	8280 MELLOWWC	08/22/22	\$340,000	WD	03-ARM'S LENG1	\$340,000	\$128,800	37.88	\$300,892	\$89,089	\$250,911	\$217,543	1.153	1,568	\$160.02	BG	1.2206	-DEFAULT	\$76,029	No	FULLY IMPRC	401	76
70-14-10-465-012	8184 MELLOWWC	09/16/22	\$324,000	WD	03-ARM'S LENG1	\$324,000	\$139,600	43.09	\$336,564	\$90,268	\$233,732	\$252,971	0.924	1,872	\$124.86	BG	21.7230	-DEFAULT	\$78,919	No	FULLY IMPRC	401	76
70-14-10-472-009	8163 GREENRIDG	03/15/23	\$390,175	WD	03-ARM'S LENG1	\$390,175	\$139,000	35.63	\$329,580	\$78,741	\$311,434	\$257,637	1.209	1,678	\$185.60	BG	6.7630	-DEFAULT	\$73,409	No	FULLY IMPRC	401	76
70-14-10-473-007	8185 BIRCHWOOD	10/27/23	\$410,000	WD	03-ARM'S LENG1	\$410,000	\$159,300	38.85	\$342,010	\$86,796	\$323,204	\$262,131	1.233	1,650	\$195.88	BG	9.1809	-DEFAULT	\$75,024	No	FULLY IMPRC	401	76
70-14-10-473-022	8104 GREENRIDG	08/29/23	\$376,000	WD	03-ARM'S LENG1	\$376,000	\$150,000	39.89	\$311,365	\$78,560	\$297,440	\$239,115	1.244	1,924	\$154.59	BG	10.2745	-DEFAULT	\$72,171	No	FULLY IMPRC	401	76
70-14-10-474-017	8056 BIRCHWOOD	08/19/22	\$320,000	WD	03-ARM'S LENG1	\$320,000	\$132,400	41.38	\$322,266	\$104,979	\$215,021	\$223,176	0.963	1,488	\$144.50	BG	17.7718	-DEFAULT	\$74,114	No	FULLY IMPRC	401	76
70-14-10-475-005	8015 BIRCHWOOD	12/15/23	\$330,000	WD	03-ARM'S LENG1	\$330,000	\$123,200	37.33	\$255,631	\$79,708	\$250,292	\$180,691	1.385	1,126	\$222.28	BG	24.4016	-DEFAULT	\$74,976	No	FULLY IMPRC	401	76
70-14-10-476-007	1735 BROADVIEW	05/19/22	\$335,000	WD	03-ARM'S LENG1	\$335,000	\$153,800	45.91	\$354,005	\$97,181	\$237,819	\$263,785	0.902	1,412	\$168.43	BG	23.9612	-DEFAULT	\$83,129	No	FULLY IMPRC	401	78
70-14-10-478-001	8090 PARKWAY	10/24/22	\$259,900	WD	03-ARM'S LENG1	\$259,900	\$109,500	42.13	\$254,506	\$78,210	\$181,690	\$181,074	1.003	1,190	\$152.68	BG	13.7776	-DEFAULT	\$76,029	No	FULLY IMPRC	401	76
70-14-10-478-013	1622 BROADVIEW	09/01/23	\$365,000	WD	03-ARM'S LENG1	\$365,000	\$143,200	39.23	\$314,335	\$85,390	\$279,610	\$235,150	1.189	1,476	\$189.44	BG	4.7893	-DEFAULT	\$77,613	No	FULLY IMPRC	401	76
70-14-10-480-001	8010 ENGELHURC	09/15/23	\$340,000	WD	03-ARM'S LENG1	\$340,000	\$132,900	39.09	\$282,558	\$81,631	\$258,369	\$206,373	1.252	1,214	\$212.82	BG	11.0776	-DEFAULT	\$75,598	No	FULLY IMPRC	401	78
70-14-15-220-005	1872 TULIP	05/22/23	\$381,000	WD	03-ARM'S LENG1	\$381,000	\$130,700	34.30	\$273,039	\$84,262	\$296,738	\$193,893	1.530	1,334	\$222.44	BG	38.9241	-DEFAULT	\$76,029	No	FULLY IMPRC	401	76
70-14-15-245-018	1648 NEWCASTLE	09/16/22	\$329,000	WD	03-ARM'S LENG1	\$329,000	\$123,000	37.39	\$293,216	\$88,908	\$240,092	\$209,845	1.144	1,468	\$163.55	BG	0.2961	-DEFAULT	\$77,731	No	FULLY IMPRC	401	76
70-14-15-245-024	7901 HOLLYHOCI	06/07/22	\$301,000	WD	03-ARM'S LENG1	\$301,000	\$114,600	38.07	\$279,124	\$88,974	\$212,026	\$195,304	1.086	1,268	\$167.21	BG	5.5554	-DEFAULT	\$78,127	No	FULLY IMPRC	401	76
70-14-15-249-011	7798 LILAC	07/29/22	\$280,000	WD	03-ARM'S LENG1	\$280,000	\$105,300	37.61	\$305,535	\$91,340	\$188,660	\$220,000	0.858	1,444	\$130.65	BG	28.3633	-DEFAULT	\$75,072	No	FULLY IMPRC	401	76
70-14-15-250-007	7835 RONSON	03/01/24	\$329,000	WD	03-ARM'S LENG1	\$329,000	\$116,300	35.35	\$266,429	\$90,207	\$238,793	\$180,998	1.319	1,198	\$199.33	BG	17.8135	-DEFAULT	\$83,425	No	PAVED ELEC'	401	76
70-14-12-374-011	8108 GROVE	06/07/23	\$439,000	WD	03-ARM'S LENG1	\$439,000	\$153,700	35.01	\$371,637	\$119,726	\$319,274	\$258,739	1.234	2,104	\$151.75	ESB	9.2787	-DEFAULT	\$81,611	No	FULLY IMPRC	401	76
70-14-12-385-007	8001 GROVE	10/13/22	\$300,000	WD	03-ARM'S LENG1	\$300,000	\$126,700	42.23	\$282,266	\$83,948	\$216,052	\$203,693	1.061	1,698	\$127.24	ESB	8.0502	-DEFAULT	\$79,711	No	FULLY IMPRC	401	76
70-14-13-105-007	723 EDGEWORTH	06/03/22	\$300,000	WD	03-ARM'S LENG1	\$300,000	\$121,700	40.57	\$296,667	\$85,033	\$214,967	\$217,370	0.989	1,138	\$188.90	ESB	15.2231	-DEFAULT	\$80,502	No	FULLY IMPRC	401	86
70-14-13-106-004	625 SUMMERSET	09/29/23	\$285,000	WD	03-ARM'S LENG1	\$285,000	\$112,100	39.33	\$224,931	\$60,572	\$224,428	\$168,814	1.329	1,108	\$202.55	ESB	18.8266	-DEFAULT	\$55,567	No	PAVED ELEC'	401	76
70-14-13-106-020	630 SUMMERSET	12/09/22	\$289,900	WD	03-ARM'S LENG1	\$289,900	\$124,500	42.95	\$274,627	\$64,017	\$225,883	\$216,318	1.044	1,552	\$145.54	ESB	9.6960	-DEFAULT	\$55,131	No	PAVED ELEC'	401	76
70-14-13-106-023	660 SUMMERSET	09/08/22	\$244,000	WD	03-ARM'S LENG1	\$244,000	\$95,900	39.30	\$202,744	\$57,495	\$186,505	\$149,186	1.250	960	\$194.28	ESB	10.8977	-DEFAULT	\$55,131	No	PAVED ELEC'	401	76
70-14-13-106-023	660 SUMMERSET	09/08/22	\$246,000	QC	03-ARM'S LENG1	\$246,000	\$95,900	38.98	\$202,744	\$57,495	\$188,505	\$149,186	1.264	960	\$196.36	ESB	12.2383	-DEFAULT	\$55,131	No	PAVED ELEC'	401	76
70-14-15-277-014	7697 HOLLYHOCI	05/24/23	\$200,000	WD	03-ARM'S LENG1	\$200,000	\$113,800	56.90	\$235,596	\$83,000	\$117,000	\$156,732	0.746	1,040	\$112.50	BG	39.4679	-DEFAULT	\$75,598	No	FULLY IMPRC	401	76
70-14-15-277-025	7615 HOLLYHOCI	09/23/22	\$250,000	WD	03-ARM'S LENG1	\$250,000	\$99,000	39.60	\$230,691	\$80,807	\$169,193	\$153,946	1.099	930	\$181.93	BG	4.2138	-DEFAULT	\$75,598	No	FULLY IMPRC	401	76
Totals:		#####	#####	#####	#####	\$3,448,000	\$7,795,797				\$6,450,019	\$5,673,553			\$171.67		0.4320						
		Sale. Ratio =>		39.53		E.C.F. =>		1.137		Std. Deviation=>		0.178776											
		Std. Dev. =>		4.42		Ave. E.C.F. =>		1.141		Ave. Variance=>		14.4772		Coefficient of Var=>		12.68622681							

Isolated Study (Not Used)

BGR Beechgrove Estates

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

BH Baker Huizen Wrenwood Bakersfield, BC Baker Cole, BSP Brookside Plat, OP Orchard Plat

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-23-470-018	6457 WRENWOOD	07/20/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$121,100	36.70	\$290,902	\$79,188	\$250,812	\$201,860	1.243	1,401	\$179.02	BH	0.6909	-DEFAULT	\$73,084	No	PAVED ELECTRIC GAS WATER STORM	401	76
70-14-23-471-005	6476 WRENWOOD	04/27/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$120,200	34.84	\$289,287	\$82,405	\$262,595	\$197,253	1.331	1,316	\$199.54	BH	8.1847	-DEFAULT	\$71,708	No	PAVED ELECTRIC GAS WATER STORM	401	76
70-14-23-473-012	6490 OAKLAND	03/15/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$106,600	35.53	\$254,507	\$66,754	\$233,246	\$179,014	1.303	1,144	\$203.89	BH	5.3533	-DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-23-474-014	1146 GLENWOOD	05/26/23	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$186,900	44.61	\$447,954	\$116,480	\$302,520	\$316,046	0.957	1,920	\$157.56	BH	29.2211	-DEFAULT	\$89,110	No	PAVED ELECTRIC GAS WATER STORM	401	78
70-14-23-475-005	6420 OAKLAND	04/06/22	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$103,400	35.29	\$271,302	\$80,338	\$212,662	\$182,076	1.168	1,404	\$151.47	BH	8.1428	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	76
70-14-23-475-007	6405 CHERRYWOOD	07/22/22	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$123,600	41.62	\$327,408	\$87,922	\$209,078	\$228,340	0.916	1,300	\$160.83	BH	33.3768	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	76
70-14-23-479-023	841 GLENWOOD	07/07/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$113,700	32.49	\$282,817	\$61,862	\$288,138	\$210,671	1.368	1,444	\$199.54	BH	11.8302	-DEFAULT	\$54,262	No	PAVED ELECTRIC GAS WATER SEWER	401	80
70-14-23-480-008	6405 ARDMORE	11/17/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$126,200	37.67	\$258,253	\$66,115	\$268,885	\$183,195	1.468	1,142	\$235.45	BH	21.8338	-DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-23-481-002	6451 ORCHID	09/27/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$130,400	38.35	\$268,887	\$60,820	\$279,180	\$198,383	1.407	1,346	\$207.41	BH	15.7866	-DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-24-429-001	66 RAVENSWOOD	02/17/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$107,900	33.72	\$280,652	\$79,546	\$240,454	\$191,746	1.254	1,106	\$217.41	BSP	0.4611	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	76
70-14-24-429-003	6716 EASTGATE	06/16/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$121,500	31.56	\$340,591	\$103,006	\$281,994	\$226,527	1.245	1,580	\$178.48	BSP	0.4555	-DEFAULT	\$75,885	No	FULLY IMPROVED	401	80
70-14-24-429-006	6731 KENOWA	08/04/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$114,300	35.17	\$314,078	\$108,559	\$216,441	\$195,954	1.105	1,596	\$135.61	BSP	14.4860	-DEFAULT	\$75,694	No	FULLY IMPROVED	401	76
70-14-24-353-003	750 PORT SHELDON	02/02/24	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$120,100	38.49	\$250,601	\$67,372	\$244,628	\$174,701	1.400	1,478	\$165.51	OP	15.0854	-DEFAULT	\$60,405	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-23-482-001	6452 ORCHID	05/16/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$105,500	37.02	\$252,980	\$60,349	\$224,651	\$183,665	1.223	1,230	\$182.64	BH	2.6259	-DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-23-482-006	6421 CLOVER	05/31/22	\$305,000	WD	09-FAMILY	\$305,000	\$105,300	34.52	\$251,040	\$65,630	\$239,370	\$176,780	1.354	1,170	\$204.59	BH	10.4640	-DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER SEWER	401	76
Totals:						\$4,941,000	\$1,806,700		\$4,381,259		\$3,754,654	\$3,046,212			\$185.26		1.6848						
						Sale. Ratio =>	36.57		E.C.F. =>	1.233		Std. Deviation=>	0.1592486										
						Std. Dev. =>	3.38		Ave. E.C.F. =>	1.249		Ave. Variance=>	11.8665	Coefficient of Var=>	9.497685413								

Isolated Study (Not used)

BH Baker Huizen Wrenwood Bakersfield

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-23-470-018	6457 WRENWOOD	07/20/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$121,100	36.70	\$290,902	\$79,188	\$250,812	\$201,860	1.243	1,401	\$179.02	BH	0.6359	-DEFAULT	\$73,084	No	PAVED ELECTRIC GAS WATER STORM	401	76
70-14-23-471-005	6476 WRENWOOD	04/27/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$120,200	34.84	\$289,287	\$82,405	\$262,595	\$197,253	1.331	1,316	\$199.54	BH	8.2397	-DEFAULT	\$71,708	No	PAVED ELECTRIC GAS WATER STORM	401	76
70-14-23-473-012	6490 OAKLAND	03/15/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$106,600	35.53	\$254,507	\$66,754	\$233,246	\$179,014	1.303	1,144	\$203.89	BH	5.4083	-DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-23-474-014	1146 GLENWOOD	05/26/23	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$186,900	44.61	\$447,954	\$116,480	\$302,520	\$316,046	0.957	1,920	\$157.56	BH	29.1661	-DEFAULT	\$89,110	No	PAVED ELECTRIC GAS WATER STORM	401	78
70-14-23-475-005	6420 OAKLAND	04/06/22	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$103,400	35.29	\$271,302	\$80,338	\$212,662	\$182,076	1.168	1,404	\$151.47	BH	8.0878	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	76
70-14-23-475-007	6405 CHERRYWOOD	07/22/22	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$123,600	41.62	\$327,408	\$87,922	\$209,078	\$228,340	0.916	1,300	\$160.83	BH	33.3218	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	76
70-14-23-479-023	841 GLENWOOD	07/07/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$113,700	32.49	\$282,817	\$61,862	\$288,138	\$210,671	1.368	1,444	\$199.54	BH	11.8852	-DEFAULT	\$54,262	No	PAVED ELECTRIC GAS WATER SEWER	401	80
70-14-23-480-008	6405 ARDMORE	11/17/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$126,200	37.67	\$258,253	\$66,115	\$268,885	\$183,195	1.468	1,142	\$235.45	BH	21.8888	-DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-23-481-002	6451 ORCHID	09/27/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$130,400	38.35	\$268,887	\$60,820	\$279,180	\$198,383	1.407	1,346	\$207.41	BH	15.8416	-DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-23-482-001	6452 ORCHID	05/16/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$105,500	37.02	\$252,980	\$60,349	\$224,651	\$183,665	1.223	1,230	\$182.64	BH	2.5709	-DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-23-482-006	6421 CLOVER	05/31/22	\$305,000	WD	09-FAMILY	\$305,000	\$105,300	34.52	\$251,040	\$65,630	\$239,370	\$176,780	1.354	1,170	\$204.59	BH	10.5190	-DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER SEWER	401	76
Totals:						\$3,599,000	\$1,342,900		\$3,195,337		\$2,771,137	\$2,257,285			\$189.27		2.1221						
						Sale. Ratio =>	37.31		E.C.F. =>	1.228		Std. Deviation=>	0.17642416										
						Std. Dev. =>	3.43		Ave. E.C.F. =>	1.249		Ave. Variance=>	13.4150	Coefficient of Var=>	10.74176469								

BB3ST BOULDER BLUFF 3 STORY UNITS W/ CP

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-14-330-009	7500 BOULDER BLUFF	06/09/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$53,500	40.53	\$135,753	\$29,600	\$102,400	\$117,025	0.875	1,056	\$96.97	BB3ST	9.5709	-DEFAULT	\$29,600	No	CONDO	401	76
70-14-14-330-013	7500 BOULDER BLUFF	10/19/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$53,600	38.29	\$135,893	\$29,600	\$110,400	\$117,180	0.942	1,056	\$104.55	BB3ST	2.8590	-DEFAULT	\$29,600	No	CONDO	401	76
70-14-14-330-016	7500 BOULDER BLUFF	04/08/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$53,500	39.63	\$135,753	\$29,600	\$105,400	\$117,025	0.901	1,056	\$99.81	BB3ST	7.0073	-DEFAULT	\$29,600	No	CONDO	401	76
70-14-14-330-022	7500 BOULDER BLUFF	05/05/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$65,600	39.76	\$142,154	\$29,600	\$135,400	\$124,082	1.091	1,038	\$130.44	BB3ST	12.0481	-DEFAULT	\$29,600	No	CONDO	401	79
70-14-14-330-023	7500 BOULDER BLUFF	06/03/22	\$130,000	WD	08-ESTATE	\$130,000	\$54,200	41.69	\$137,448	\$29,600	\$100,400	\$118,894	0.844	1,038	\$96.72	BB3ST	12.6283	-DEFAULT	\$29,600	No	CONDO	401	76
70-14-14-330-036	7530 BOULDER BLUFF	02/28/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$53,600	39.70	\$135,893	\$29,600	\$105,400	\$117,180	0.899	1,056	\$99.81	BB3ST	7.1260	-DEFAULT	\$29,600	No	CONDO	401	76
70-14-14-330-037	7530 BOULDER BLUFF	04/07/23	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$62,000	42.79	\$135,893	\$29,600	\$115,300	\$117,180	0.984	1,056	\$109.19	BB3ST	1.3226	-DEFAULT	\$29,600	No	CONDO	401	76
70-14-14-330-042	7530 BOULDER BLUFF	12/02/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$53,800	40.76	\$136,425	\$29,600	\$102,400	\$117,766	0.870	1,038	\$98.65	BB3ST	10.1213	-DEFAULT	\$29,600	No	CONDO	401	76
70-14-14-330-046	7530 BOULDER BLUFF	08/25/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$62,700	40.45	\$137,448	\$29,600	\$125,400	\$118,894	1.055	1,038	\$120.81	BB3ST	8.3989	-DEFAULT	\$29,600	No	CONDO	401	76
70-14-14-330-049	7450 BOULDER BLUFF	09/19/22	\$130,000	WD	08-ESTATE	\$130,000	\$53,600	41.23	\$135,893	\$29,600	\$100,400	\$117,180	0.857	1,056	\$95.08	BB3ST	11.3929	-DEFAULT	\$29,600	No	CONDO	401	76
70-14-14-330-053	7450 BOULDER BLUFF	10/10/23	\$170,000	WD	33-TO BE DETERMINED	\$170,000	\$62,000	36.47	\$135,893	\$29,600	\$140,400	\$117,180	1.198	1,056	\$132.95	BB3ST	22.7427	-DEFAULT	\$29,600	No	CONDO	401	76
70-14-14-330-055	7450 BOULDER BLUFF	08/26/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$54,200	38.74	\$137,448	\$29,600	\$110,300	\$118,894	0.928	1,038	\$106.26	BB3ST	4.3015	-DEFAULT	\$29,600	No	CONDO	401	76
70-14-14-330-057	7450 BOULDER BLUFF	10/28/22	\$137,000	WD	08-ESTATE	\$137,000	\$53,600	39.12	\$135,893	\$29,600	\$107,400	\$117,180	0.917	1,056	\$101.70	BB3ST	5.4192	-DEFAULT	\$29,600	No	CONDO	401	76
70-14-14-330-060	7450 BOULDER BLUFF	10/05/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$61,400	38.38	\$134,671	\$29,600	\$130,400	\$115,833	1.126	1,056	\$123.48	BB3ST	15.5030	-DEFAULT	\$29,600	No	CONDO	401	76
70-14-14-330-061	7450 BOULDER BLUFF	04/25/23	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$62,000	42.47	\$135,893	\$29,600	\$116,400	\$117,180	0.993	1,056	\$110.23	BB3ST	2.2613	-DEFAULT	\$29,600	No	CONDO	401	76
70-14-14-330-068	7450 BOULDER BLUFF	11/03/23	\$152,900	WD	03-ARM'S LENGTH	\$152,900	\$62,000	40.55	\$135,893	\$29,600	\$123,300	\$117,180	1.052	1,056	\$116.76	BB3ST	8.1497	-DEFAULT	\$29,600	No	CONDO	401	76

Totals:	\$2,304,700		\$2,304,700			\$921,300			\$2,184,244		\$1,831,100	\$1,885,851			\$108.96			0.0235					
						Sale. Ratio =>		39.97				E.C.F. =>	0.971		Std. Deviation=>	0.10601242							
						Std. Dev. =>		1.64				Ave. E.C.F. =>	0.971		Ave. Variance=>	8.8033	Coefficient of Var=>	9.068716042					

BB2ST BOULDERBLUFF 2 STRY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-14-331-011	7523 BOULDER BLUFF	04/26/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$73,400	37.64	\$174,061	\$52,009	\$142,991	\$149,138	0.959	1,280	\$111.71	BB2ST	4.7175	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-14-331-016	7503 BOULDER BLUFF	02/29/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$69,200	32.19	\$164,623	\$51,927	\$163,073	\$137,706	1.184	990	\$164.72	BB2ST	17.8256	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-14-332-001	7471 BOULDER BLUFF	06/23/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$66,000	44.00	\$157,442	\$52,084	\$97,916	\$128,739	0.761	986	\$99.31	BB2ST	24.5382	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-14-332-005	7483 BOULDER BLUFF	04/11/23	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$75,300	33.77	\$178,148	\$52,090	\$170,910	\$154,033	1.110	986	\$173.34	BB2ST	10.3609	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-14-333-013	7405 BOULDER BLUFF	05/23/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$63,800	33.58	\$152,499	\$52,172	\$137,828	\$122,592	1.124	915	\$150.63	BB2ST	11.8327	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-14-333-014	7403 BOULDER BLUFF	06/23/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$71,300	38.54	\$173,129	\$51,600	\$133,400	\$148,499	0.898	991	\$134.61	BB2ST	10.7635	-DEFAULT	\$51,600	No	CONDO	407	76	
Totals:						\$1,158,000	\$419,000		\$999,902		\$846,118	\$840,706			\$139.05		0.0479							
								Sale. Ratio =>	36.18					E.C.F. =>	1.006	Std. Deviation=>		0.16157625						
								Std. Dev. =>	4.39					Ave. E.C.F. =>	1.006	Ave. Variance=>		13.3397	Coefficient of Var=>		13.26071459			

BR BOULDER RIDGE FOXHILL,BSF BOSWORTH FARM

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-08-432-004	8341 STONINGTON	07/31/23	\$329,500	WD	03-ARM'S LENGTH	\$329,500	\$153,100	46.46	\$330,495	\$78,943	\$250,557	\$231,619	1.082	1,044	\$240.00	BR	9.2891	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	84
70-14-03-452-008	9040 CEDARVIEW	05/20/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$147,500	32.78	\$395,256	\$95,308	\$354,692	\$276,180	1.284	2,112	\$167.94	BSF	11.3816	-DEFAULT	\$80,463	No	FULLY IMPROVED	401	77
70-14-03-455-003	8923 CEDARVIEW	08/29/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$144,200	35.17	\$417,349	\$117,244	\$292,756	\$276,324	1.059	2,064	\$141.84	BSF	11.0998	-DEFAULT	\$81,934	No	FULLY IMPROVED	401	76
70-14-03-456-007	1923 SANDBURR	07/21/23	\$370,000	WD	21-NOT USED/OTHEI	\$370,000	\$140,700	38.03	\$368,656	\$85,371	\$284,629	\$260,837	1.091	1,980	\$143.75	BSF	7.9250	-DEFAULT	\$77,850	No	FULLY IMPROVED	401	76
70-14-03-458-007	8964 BOSWORTH	12/08/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$126,000	34.05	\$328,256	\$77,524	\$292,476	\$230,864	1.267	1,816	\$161.06	BSF	9.6414	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	76
70-14-09-345-002	2903 FOX HILL	02/17/23	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$119,900	36.55	\$293,445	\$82,933	\$245,067	\$193,831	1.264	1,107	\$221.38	BR	8.9679	-DEFAULT	\$72,509	No	FULLY IMPROVED	401	83
Totals:			\$2,257,500			\$2,257,500	\$831,400		\$2,133,457		\$1,720,177	\$1,469,655			\$179.33		0.4192						
								Sale. Ratio =>	36.83			E.C.F. =>	1.170	Std. Deviation=>		0.1071678							
								Std. Dev. =>	4.91			Ave. E.C.F. =>	1.175	Ave. Variance=>		9.7175	Coefficient of Var=>		8.272610911				

Isolated Study (Not used)

BR BOULDER RIDGE FOXHILL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-08-432-004	8341 STONINGTON	07/31/23	\$329,500	WD	03-ARM'S LENGTH	\$329,500	\$153,100	46.46	\$330,495	\$78,943	\$250,557	\$231,619	1.082	1,044	\$240.00	BR	9.1285	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	84
70-14-09-345-002	2903 FOX HILL	02/17/23	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$119,900	36.55	\$293,445	\$82,933	\$245,067	\$193,831	1.264	1,107	\$221.38	BR	9.1285	-DEFAULT	\$72,509	No	FULLY IMPROVED	401	83
Totals:			\$657,500			\$657,500	\$273,000		\$623,940		\$495,624	\$425,450			\$230.69		0.8108						
								Sale. Ratio =>	41.52			E.C.F. =>	1.165	Std. Deviation=>		0.12909641							
								Std. Dev. =>	7.01			Ave. E.C.F. =>	1.173	Ave. Variance=>		9.1285	Coefficient of Var=>		7.781850511				

BR BOULDER RIDGE FOXHILL,BSF BOSWORTH FARM

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-08-432-004	8341 STONINGTON	07/31/23	\$329,500	WD	03-ARM'S LENGTH	\$329,500	\$153,100	46.46	\$330,495	\$78,943	\$250,557	\$231,619	1.082	1,044	\$240.00	BR	9.2891	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	84
70-14-03-452-008	9040 CEDARVIEW	05/20/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$147,500	32.78	\$395,256	\$95,308	\$354,692	\$276,180	1.284	2,112	\$167.94	BSF	11.3816	-DEFAULT	\$80,463	No	FULLY IMPROVED	401	77
70-14-03-455-003	8923 CEDARVIEW	08/29/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$144,200	35.17	\$417,349	\$117,244	\$292,756	\$276,324	1.059	2,064	\$141.84	BSF	11.0998	-DEFAULT	\$81,934	No	FULLY IMPROVED	401	76
70-14-03-456-007	1923 SANDBURR	07/21/23	\$370,000	WD	21-NOT USED/OTHER	\$370,000	\$140,700	38.03	\$368,656	\$85,371	\$284,629	\$260,837	1.091	1,980	\$143.75	BSF	7.9250	-DEFAULT	\$77,850	No	FULLY IMPROVED	401	76
70-14-03-458-007	8964 BOSWORTH	12/08/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$126,000	34.05	\$328,256	\$77,524	\$292,476	\$230,864	1.267	1,816	\$161.06	BSF	9.6414	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	76
70-14-09-345-002	2903 FOX HILL	02/17/23	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$119,900	36.55	\$293,445	\$82,933	\$245,067	\$193,831	1.264	1,107	\$221.38	BR	8.9679	-DEFAULT	\$72,509	No	FULLY IMPROVED	401	83
Totals:						\$2,257,500	\$831,400		\$2,133,457		\$1,720,177	\$1,469,655			\$179.33		0.4192						
						Sale. Ratio =>	36.83		E.C.F. =>	1.170	Std. Deviation=>	0.1071678											
						Std. Dev. =>	4.91		Ave. E.C.F. =>	1.175	Ave. Variance=>	9.7175	Coefficient of Var=>	8.272610911									

Isolated Study (Not used)

BSF BOSWORTH FARM

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-03-452-008	9040 CEDARVIEW	05/20/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$147,500	32.78	\$395,256	\$95,308	\$354,692	\$276,180	1.284	2,112	\$167.94	BSF	10.8821	-DEFAULT	\$80,463	No	FULLY IMPROVED	401	77
70-14-03-455-003	8923 CEDARVIEW	08/29/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$144,200	35.17	\$417,349	\$117,244	\$292,756	\$276,324	1.059	2,064	\$141.84	BSF	11.5994	-DEFAULT	\$81,934	No	FULLY IMPROVED	401	76
70-14-03-456-007	1923 SANDBURR	07/21/23	\$370,000	WD	21-NOT USED/OTHER	\$370,000	\$140,700	38.03	\$368,656	\$85,371	\$284,629	\$260,837	1.091	1,980	\$143.75	BSF	8.4245	-DEFAULT	\$77,850	No	FULLY IMPROVED	401	76
70-14-03-458-007	8964 BOSWORTH	12/08/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$126,000	34.05	\$328,256	\$77,524	\$292,476	\$230,864	1.267	1,816	\$161.06	BSF	9.1418	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	76
Totals:						\$1,600,000	\$558,400		\$1,509,517		\$1,224,553	\$1,044,205			\$153.65		0.2746						
						Sale. Ratio =>	34.90		E.C.F. =>	1.173	Std. Deviation=>	0.11654909											
						Std. Dev. =>	2.24		Ave. E.C.F. =>	1.175	Ave. Variance=>	10.0120	Coefficient of Var=>	8.517488217									

BH Baker Huizen Wrenwood Bakersfield, BC Baker Cole, BSP Brookside Plat, OP Orchard Plat

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-23-470-018	6457 WRENWOOD	07/20/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$121,100	36.70	\$290,902	\$79,188	\$250,812	\$201,860	1.243	1,401	\$179.02	BH	0.6909	-DEFAULT	\$73,084	No	PAVED ELECTRIC G/	401	76	
70-14-23-471-005	6476 WRENWOOD	04/27/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$120,200	34.84	\$289,287	\$82,405	\$262,595	\$197,253	1.331	1,316	\$199.54	BH	8.1847	-DEFAULT	\$71,708	No	PAVED ELECTRIC G/	401	76	
70-14-23-473-012	6490 OAKLAND	03/15/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$106,600	35.53	\$254,507	\$66,754	\$233,246	\$179,014	1.303	1,144	\$203.89	BH	5.3533	-DEFAULT	\$53,955	No	PAVED ELECTRIC G/	401	76	
70-14-23-474-014	1146 GLENWOOD	05/26/23	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$186,900	44.61	\$447,954	\$116,480	\$302,520	\$316,046	0.957	1,920	\$157.56	BH	29.2211	-DEFAULT	\$89,110	No	PAVED ELECTRIC G/	401	78	
70-14-23-475-005	6420 OAKLAND	04/06/22	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$103,400	35.29	\$271,302	\$80,338	\$212,662	\$182,076	1.168	1,404	\$151.47	BH	8.1428	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	76	
70-14-23-475-007	6405 CHERRYWOOD	07/22/22	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$123,600	41.62	\$327,408	\$87,922	\$209,078	\$228,340	0.916	1,300	\$160.83	BH	33.3768	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	76	
70-14-23-479-023	841 GLENWOOD	07/07/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$113,700	32.49	\$282,817	\$61,862	\$288,138	\$210,671	1.368	1,444	\$199.54	BH	11.8302	-DEFAULT	\$54,262	No	PAVED ELECTRIC G/	401	80	
70-14-23-480-008	6405 ARDMORE	11/17/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$126,200	37.67	\$258,253	\$66,115	\$268,885	\$183,195	1.468	1,142	\$235.45	BH	21.8338	-DEFAULT	\$53,955	No	PAVED ELECTRIC G/	401	76	
70-14-23-481-002	6451 ORCHID	09/27/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$130,400	38.35	\$268,887	\$60,820	\$279,180	\$198,383	1.407	1,346	\$207.41	BH	15.7866	-DEFAULT	\$53,955	No	PAVED ELECTRIC G/	401	76	
70-14-24-429-001	66 RAVENSWOOD	02/17/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$107,900	33.72	\$280,652	\$79,546	\$240,454	\$191,746	1.254	1,106	\$217.41	BSP	0.4611	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	76	
70-14-24-429-003	6716 EASTGATE	06/16/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$121,500	31.56	\$340,591	\$103,006	\$281,994	\$226,527	1.245	1,580	\$178.48	BSP	0.4555	-DEFAULT	\$75,885	No	FULLY IMPROVED	401	80	
70-14-24-429-006	6731 KENOWA	08/04/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$114,300	35.17	\$314,078	\$108,559	\$216,441	\$195,954	1.105	1,596	\$135.61	BSP	14.4860	-DEFAULT	\$75,694	No	FULLY IMPROVED	401	76	
70-14-24-353-003	750 PORT SHELDON	02/02/24	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$120,100	38.49	\$250,601	\$67,372	\$244,628	\$174,701	1.400	1,478	\$165.51	OP	15.0854	-DEFAULT	\$60,405	No	PAVED ELECTRIC G/	401	76	
70-14-23-482-001	6452 ORCHID	05/16/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$105,500	37.02	\$252,980	\$60,349	\$224,651	\$183,665	1.223	1,230	\$182.64	BH	2.6259	-DEFAULT	\$53,955	No	PAVED ELECTRIC G/	401	76	
70-14-23-482-006	6421 CLOVER	05/31/22	\$305,000	WD	09-FAMILY	\$305,000	\$105,300	34.52	\$251,040	\$65,630	\$239,370	\$176,780	1.354	1,170	\$204.59	BH	10.4640	-DEFAULT	\$53,955	No	PAVED ELECTRIC G/	401	76	
Totals:						\$4,941,000	\$1,806,700		\$4,381,259		\$3,754,654	\$3,046,212			\$185.26		1.6848							
								Sale. Ratio =>	36.57			E.C.F. =>	1.233	Std. Deviation=>		0.1592486								
								Std. Dev. =>	3.38			Ave. E.C.F. =>	1.249	Ave. Variance=>		11.8665	Coefficient of Var=>	9.497685413						

Isolated Study (Not used)

BSP BrookSide Plat

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-24-429-001	66 RAVENSWOOD	02/17/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$107,900	33.72	\$280,652	\$79,546	\$240,454	\$191,746	1.254	1,106	\$217.41	BSP	5.2879	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	76	
70-14-24-429-003	6716 EASTGATE	06/16/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$121,500	31.56	\$340,591	\$103,006	\$281,994	\$226,527	1.245	1,580	\$178.48	BSP	4.3713	-DEFAULT	\$75,885	No	FULLY IMPROVED	401	80	
70-14-24-429-006	6731 KENOWA	08/04/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$114,300	35.17	\$314,078	\$108,559	\$216,441	\$195,954	1.105	1,596	\$135.61	BSP	9.6592	-DEFAULT	\$75,694	No	FULLY IMPROVED	401	76	
Totals:						\$1,030,000	\$343,700		\$935,321		\$738,889	\$614,227			\$177.17		0.1814							
								Sale. Ratio =>	33.37			E.C.F. =>	1.203	Std. Deviation=>		0.0837767								
								Std. Dev. =>	1.82			Ave. E.C.F. =>	1.201	Ave. Variance=>		6.4395	Coefficient of Var=>	5.361115165						

AV Arboretum Villa Boer Plat, Beechtree Estates, IE Isaac Estates, PGH Pinegrove Homesites

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-16-269-012	2671 FALCON	11/15/23	\$420,023	WD	03-ARM'S LENGTH	\$420,023	\$161,200	38.38	\$325,111	\$86,854	\$333,169	\$261,533	1.274	1,620	\$205.66	AV	27.7842	-DEFAULT	\$79,315	No	FULLY IMPROVED	401	76
70-14-16-270-005	2761 BALDWIN	05/26/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$111,900	41.44	\$266,094	\$83,409	\$186,591	\$200,532	0.930	1,394	\$133.85	AV	6.5586	-DEFAULT	\$76,940	No	FULLY IMPROVED	401	76
70-14-16-270-009	7623 CARDINAL	12/16/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$114,400	44.86	\$251,880	\$82,588	\$172,412	\$185,831	0.928	1,154	\$149.40	AV	6.8275	-DEFAULT	\$77,335	No	FULLY IMPROVED	401	76
70-14-19-201-011	7189 GETTYSBURG	06/10/22	\$465,600	WD	03-ARM'S LENGTH	\$465,600	\$216,700	46.54	\$460,220	\$82,703	\$382,897	\$414,398	0.924	2,672	\$143.30	BTE	92.3983	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	76
70-14-15-473-003	1954 PINE GROVE	03/20/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$129,600	38.69	\$284,720	\$80,218	\$254,782	\$224,481	1.135	1,522	\$167.40	PGH	113.4983	-DEFAULT	\$73,353	No	FULLY IMPROVED	401	76
70-14-16-271-006	7666 CARDINAL	05/17/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$135,300	45.10	\$313,367	\$116,136	\$183,864	\$216,499	0.849	1,712	\$107.40	AV	14.6806	-DEFAULT	\$78,523	No	FULLY IMPROVED	401	76
70-14-16-271-007	7650 CARDINAL	11/04/22	\$280,000	WD	21-NOT USED/OTHE	\$280,000	\$125,100	44.68	\$275,529	\$82,034	\$197,966	\$212,398	0.932	1,728	\$114.56	AV	6.4014	-DEFAULT	\$77,335	No	FULLY IMPROVED	401	76
Totals:						#####	#####		\$994,200	\$2,176,921	\$1,711,681	\$1,715,674			\$145.94		0.1609						
								Sale. Ratio =>	42.75				E.C.F. =>	0.998	Std. Deviation=>	0.150722							
								Std. Dev. =>	3.30				Ave. E.C.F. =>	0.996	Ave. Variance=>	38.3070	Coefficient of Var=>	38.45833915					

Isolated Study (Not used)

BTE BEECHTREE ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-19-201-011	7189 GETTYSBURG	06/10/22	\$465,600	WD	03-ARM'S LENGTH	\$465,600	\$216,700	46.54	\$460,220	\$82,703	\$382,897	\$414,398	0.924	2,672	\$143.30	BTE	0.0000	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	76
Totals:						\$465,600	\$216,700		\$460,220	\$82,703	\$382,897	\$414,398			\$143.30		0.0000						
								Sale. Ratio =>	46.54				E.C.F. =>	0.924	Std. Deviation=>	#DIV/0!							
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.924	Ave. Variance=>	0.0000	Coefficient of Var=>	0					

BVW BROADVIEW WEST, CH Cotton Heights, CL1 Cedar Lake 1, JA JA Plat, PSR Parkside Ridge

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-10-357-007	2216 PINEWOOD	06/17/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$140,500	36.97	\$371,337	\$113,278	\$266,722	\$250,696	1.064	1,813	\$147.12		BVW	13.1713	-DEFAULT	\$74,641	No	FULLY IMPROVED	401	80
70-14-10-397-018	2077 FERNWOOD	06/01/23	\$357,555	WD	03-ARM'S LENGTH	\$357,555	\$138,700	38.79	\$318,381	\$77,878	\$279,677	\$233,641	1.197	1,696	\$164.90		BVW	0.1398	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	76
70-14-10-398-015	2159 PINEWOOD	10/06/23	\$381,500	WD	03-ARM'S LENGTH	\$381,500	\$130,200	34.13	\$297,495	\$80,949	\$300,551	\$210,368	1.429	1,472	\$204.18		BVW	23.3055	-DEFAULT	\$73,859	No	FULLY IMPROVED	401	76
70-14-10-151-007	8612 CEDAR LAKE	03/18/24	\$492,000	WD	03-ARM'S LENGTH	\$492,000	\$184,200	37.44	\$419,632	\$86,668	\$405,332	\$323,464	1.253	1,550	\$261.50		CL1	5.7459	-DEFAULT	\$78,127	No	FULLY IMPROVED	401	76
70-14-10-151-029	8696 CEDAR LAKE	09/07/22	\$599,000	WD	03-ARM'S LENGTH	\$599,000	\$199,600	33.32	\$512,391	\$89,986	\$509,014	\$410,354	1.240	2,255	\$225.73		CL1	4.4790	-DEFAULT	\$84,163	No	FULLY IMPROVED	401	76
70-14-03-461-008	1907 JESSICA	10/24/23	\$448,500	WD	03-ARM'S LENGTH	\$448,500	\$200,700	44.75	\$469,248	\$82,386	\$366,114	\$375,825	0.974	2,224	\$164.62		JA	22.1476	-DEFAULT	\$74,354	No	FULLY IMPROVED	401	83
70-14-03-461-009	1897 JESSICA	09/21/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$147,600	35.14	\$373,751	\$83,111	\$336,889	\$282,348	1.193	1,958	\$172.06		JA	0.2468	-DEFAULT	\$75,838	No	FULLY IMPROVED	401	82
70-14-16-103-007	7887 PARKSIDE	05/20/22	\$492,500	WD	03-ARM'S LENGTH	\$492,500	\$37,700	7.65	\$466,906	\$91,630	\$400,870	\$364,569	1.100	2,310	\$173.54		PSR	9.6066	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	99
70-14-16-103-011	7909 PARK RIDGE	03/20/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$193,100	38.62	\$451,468	\$103,084	\$396,916	\$338,444	1.173	1,831	\$216.78		PSR	2.2872	-DEFAULT	\$89,228	No	FULLY IMPROVED	401	76
70-14-10-399-006	2098 PINEWOOD	11/09/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$118,500	34.85	\$271,234	\$77,974	\$262,026	\$187,746	1.396	1,240	\$211.31		BVW	20.0002	-DEFAULT	\$73,071	No	FULLY IMPROVED	401	76
70-14-10-399-007	2084 PINEWOOD	09/16/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$139,000	37.57	\$343,151	\$77,810	\$292,190	\$257,771	1.134	1,917	\$152.42		BVW	6.2111	-DEFAULT	\$73,071	No	FULLY IMPROVED	401	76
Totals:			\$4,781,055			\$4,781,055	\$1,629,800		\$4,294,994		\$3,816,301	\$3,235,227			\$190.38			1.6029						
								Sale. Ratio =>	34.09					E.C.F. =>	1.180	Std. Deviation=>		0.13403008						
								Std. Dev. =>	9.42					Ave. E.C.F. =>	1.196	Ave. Variance=>		9.7583	Coefficient of Var=>		8.161560894			

Isolated Study (Not Used)

BVW BROADVIEW WEST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-10-357-007	2216 PINEWOOD	06/17/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$140,500	36.97	\$371,337	\$113,278	\$266,722	\$250,696	1.064	1,813	\$147.12		BVW	17.9840	-DEFAULT	\$74,641	No	FULLY IMPROVED	401	80
70-14-10-397-018	2077 FERNWOOD	06/01/23	\$357,555	WD	03-ARM'S LENGTH	\$357,555	\$138,700	38.79	\$318,381	\$77,878	\$279,677	\$233,641	1.197	1,696	\$164.90		BVW	4.6728	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	76
70-14-10-398-015	2159 PINEWOOD	10/06/23	\$381,500	WD	03-ARM'S LENGTH	\$381,500	\$130,200	34.13	\$297,495	\$80,949	\$300,551	\$210,368	1.429	1,472	\$204.18		BVW	18.4929	-DEFAULT	\$73,859	No	FULLY IMPROVED	401	76
70-14-10-399-006	2098 PINEWOOD	11/09/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$118,500	34.85	\$271,234	\$77,974	\$262,026	\$187,746	1.396	1,240	\$211.31		BVW	15.1876	-DEFAULT	\$73,071	No	FULLY IMPROVED	401	76
70-14-10-399-007	2084 PINEWOOD	09/16/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$139,000	37.57	\$343,151	\$77,810	\$292,190	\$257,771	1.134	1,917	\$152.42		BVW	11.0237	-DEFAULT	\$73,071	No	FULLY IMPROVED	401	76
Totals:			\$1,829,055			\$1,829,055	\$666,900		\$1,601,598		\$1,401,166	\$1,140,223			\$175.99			1.4911						
								Sale. Ratio =>	36.46					E.C.F. =>	1.229	Std. Deviation=>		0.16120091						
								Std. Dev. =>	1.93					Ave. E.C.F. =>	1.244	Ave. Variance=>		13.4722	Coefficient of Var=>		10.83178962			

TETON FARM, Sugar Maple Estates, City View, Crimson Clover

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-17-376-005	7289 YELLOWSTC	05/06/22	\$454,900	WD	03-ARM'S LENGTH	\$454,900	\$109,200	24.01	\$418,560	\$89,252	\$365,648	\$329,308	1.110	1,516	\$241.19	TF	2.9286	-DEFAULT	\$79,632	No	FULLY IMPROVED	401	99
70-14-17-376-008	7335 YELLOWSTC	05/27/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$80,100	14.56	\$524,372	\$89,819	\$460,181	\$434,553	1.059	2,222	\$207.10	TF	2.2091	-DEFAULT	\$74,545	No	FULLY IMPROVED	401	99
70-14-17-376-010	7361 YELLOWSTC	04/01/22	\$466,409	WD	03-ARM'S LENGTH	\$466,409	\$117,700	25.24	\$458,036	\$80,419	\$385,990	\$377,617	1.022	1,502	\$256.98	TF	5.8894	-DEFAULT	\$73,746	No	FULLY IMPROVED	401	99
70-14-17-376-012	3771 TETON	08/10/23	\$616,000	WD	03-ARM'S LENGTH	\$616,000	\$45,500	7.39	\$596,311	\$91,566	\$524,434	\$504,745	1.039	1,826	\$287.20	TF	4.2059	-DEFAULT	\$80,740	No	FULLY IMPROVED	401	100
70-14-17-376-014	3751 TETON	12/01/23	\$474,500	MLC	03-ARM'S LENGTH	\$474,500	\$40,500	8.54	\$402,758	\$82,667	\$391,833	\$320,091	1.224	1,418	\$276.33	TF	14.3063	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	100
70-14-17-376-016	3725 TETON	07/10/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$123,000	26.45	\$446,579	\$82,526	\$382,474	\$364,053	1.051	1,574	\$242.99	TF	3.0467	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	100
70-14-17-376-018	3699 TETON	04/21/22	\$452,900	WD	03-ARM'S LENGTH	\$452,900	\$87,600	19.34	\$385,351	\$81,762	\$371,138	\$303,589	1.223	1,562	\$237.60	TF	14.1435	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	99
70-14-17-376-019	3687 TETON	03/15/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$37,700	8.20	\$424,500	\$82,700	\$377,300	\$341,800	1.104	2,368	\$159.33	TF	2.2795	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	99
70-14-17-376-020	3675 TETON	02/24/23	\$409,900	WD	03-ARM'S LENGTH	\$409,900	\$42,600	10.39	\$383,689	\$83,611	\$326,289	\$300,078	1.087	1,597	\$204.31	TF	0.6280	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	99
70-14-17-377-002	7252 BISCAYNE	06/23/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$147,600	28.11	\$520,371	\$90,163	\$434,837	\$430,208	1.011	1,562	\$278.38	TF	7.0307	-DEFAULT	\$80,621	No	FULLY IMPROVED	401	100
70-14-17-377-004	7262 YELLOWSTC	07/21/22	\$549,900	WD	03-ARM'S LENGTH	\$549,900	\$82,500	15.00	\$509,461	\$87,683	\$462,217	\$421,778	1.096	1,969	\$234.75	TF	1.4811	-DEFAULT	\$77,850	No	FULLY IMPROVED	401	99
70-14-17-377-007	7320 YELLOWSTC	05/25/23	\$457,500	WD	03-ARM'S LENGTH	\$457,500	\$211,600	46.25	\$498,860	\$85,826	\$371,674	\$413,034	0.900	1,610	\$230.85	TF	18.1204	-DEFAULT	\$74,162	No	FULLY IMPROVED	401	99
70-14-17-377-009	7346 YELLOWSTC	05/27/22	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$103,700	20.74	\$460,359	\$81,892	\$418,008	\$378,467	1.104	1,608	\$259.96	TF	2.3410	-DEFAULT	\$74,880	No	FULLY IMPROVED	401	99
70-14-21-103-001	7161 SUGARMAPI	12/15/23	\$460,750	MLC	03-ARM'S LENGTH	\$460,750	\$152,500	33.10	\$448,315	\$86,375	\$374,375	\$361,940	1.034	1,652	\$226.62	SM	4.6710	-DEFAULT	\$79,117	No	FULLY IMPROVED	401	100
70-14-21-104-003	7160 SUGARMAPI	03/30/23	\$594,000	WD	03-ARM'S LENGTH	\$594,000	\$48,300	8.13	\$627,418	\$133,826	\$460,174	\$493,592	0.932	2,357	\$195.24	SM	14.8770	-DEFAULT	\$123,661	No	FULLY IMPROVED	401	99
70-14-21-104-004	7146 SUGARMAPI	12/08/23	\$625,000	WD	33-TO BE DETERMIN	\$625,000	\$48,500	7.76	\$617,644	\$136,523	\$488,477	\$481,121	1.015	1,756	\$278.18	SM	6.5777	-DEFAULT	\$123,661	No	FULLY IMPROVED	401	100
70-14-20-288-011	3334 HIGH MEAD	09/15/22	\$605,000	PTA	03-ARM'S LENGTH	\$605,000	\$202,800	33.52	\$539,213	\$123,975	\$481,025	\$415,238	1.158	2,532	\$189.98	CV	7.7365	-DEFAULT	\$80,859	No	FULLY IMPROVED	401	96
70-14-20-298-001	3207 CREEK RIDG	10/21/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$126,700	38.39	\$316,760	\$114,476	\$215,524	\$208,111	1.036	1,348	\$159.88	CV	4.5447	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	76
70-14-20-441-020	3276 NOBB HILL	10/14/22	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$124,800	36.72	\$312,758	\$83,811	\$256,089	\$235,542	1.087	1,756	\$145.84	CV	0.6165	-DEFAULT	\$77,335	No	FULLY IMPROVED	401	76
70-14-20-441-022	6738 CROWN POI	05/16/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$203,500	41.11	\$431,296	\$126,543	\$368,457	\$313,532	1.175	2,061	\$178.78	CV	9.4115	-DEFAULT	\$81,934	No	FULLY IMPROVED	401	76
70-14-20-441-024	6708 CROWN POI	10/20/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$151,100	36.41	\$315,529	\$77,918	\$337,082	\$244,456	1.379	1,498	\$225.02	CV	29.7841	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	76
70-14-21-101-001	7113 CRIMSON	09/30/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$144,600	33.24	\$427,611	\$88,277	\$346,723	\$339,334	1.022	1,587	\$218.48	CC	5.9292	-DEFAULT	\$75,503	No	FULLY IMPROVED	401	96
70-14-17-377-012	3726 TETON	10/24/22	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$46,700	9.34	\$483,144	\$84,141	\$415,759	\$399,003	1.042	1,621	\$256.48	TF	3.9072	-DEFAULT	\$74,162	No	FULLY IMPROVED	401	99
70-14-17-377-015	3688 TETON	05/06/22	\$496,803	WD	03-ARM'S LENGTH	\$496,803	\$75,200	15.14	\$429,406	\$85,261	\$411,542	\$344,145	1.196	1,571	\$261.96	TF	11.4772	-DEFAULT	\$74,976	No	FULLY IMPROVED	401	99
70-14-17-377-020	3644 TETON	12/21/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$46,700	9.73	\$479,831	\$82,986	\$397,014	\$396,845	1.000	1,670	\$237.73	TF	8.0641	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	99
70-14-17-377-020	3644 TETON	08/22/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$233,200	47.11	\$479,831	\$82,986	\$412,014	\$396,845	1.038	1,670	\$246.71	TF	4.2843	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	99
Totals:			\$13,192,262			\$13,192,262	\$2,981,500		\$12,458,334		\$10,685,115	\$9,979,233			\$230.56		1.0332						
							Sale. Ratio =>	22.60				E.C.F. =>	1.071		Std. Deviation=>	0.097933							
							Std. Dev. =>	12.85				Ave. E.C.F. =>	1.081		Ave. Variance=>	7.1951	Coefficient of Var=>	6.655557301					

Isolated Study (Not Used)

CC Crimson Clover

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-21-101-001	7113 CRIMSON	09/30/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$144,600	33.24	\$427,611	\$88,277	\$346,723	\$339,334	1.022	1,587	\$218.48	CC	0.0000	-DEFAULT	\$75,503	No	FULLY IMPROVED	401	96
Totals:			\$435,000			\$435,000	\$144,600		\$427,611		\$346,723	\$339,334			\$218.48		0.0000						
							Sale. Ratio =>	33.24				E.C.F. =>	1.022		Std. Deviation=>	#DIV/0!							
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.022		Ave. Variance=>	0.0000	Coefficient of Var=>	0					

GTS GEORGETOWN SHORES, CE Cory Estates Green Meadow Estates

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-26-358-010	1479 LAKESIDE	04/15/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$224,100	37.35	\$535,127	\$86,797	\$513,203	\$414,517	1.238	1,651	\$310.84	GTS	7.3965	-DEFAULT	\$77,019	No	FULLY IMPROVED	401	86
70-14-26-359-001	1572 LAKESIDE	11/28/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$164,200	36.49	\$425,565	\$88,969	\$361,031	\$311,210	1.160	1,630	\$221.49	GTS	0.4021	-DEFAULT	\$80,502	No	FULLY IMPROVED	401	84
70-14-26-359-007	5646 SOUTHLAKE	08/12/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$170,800	34.51	\$440,836	\$96,733	\$398,267	\$318,151	1.252	1,620	\$245.84	GTS	8.7709	-DEFAULT	\$80,621	No	FULLY IMPROVED	401	86
70-14-27-276-006	1673 NORTH BAY	03/07/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$225,400	46.47	\$565,138	\$86,867	\$398,133	\$442,200	0.900	2,405	\$165.54	GTS	26.3763	-DEFAULT	\$77,256	No	FULLY IMPROVED	401	82
70-14-27-276-014	6116 16TH	08/02/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$271,500	40.22	\$620,397	\$92,897	\$582,103	\$487,716	1.194	2,218	\$262.44	GTS	2.9419	-DEFAULT	\$77,256	No	FULLY IMPROVED	401	85
70-14-27-312-007	5823 CORY	03/01/24	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$177,700	35.55	\$414,584	\$85,375	\$414,525	\$304,380	1.362	1,490	\$278.20	CE	19.7757	-DEFAULT	\$74,306	No	FULLY IMPROVED	401	93
70-14-27-363-004	5657 CORY	07/13/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$217,800	46.84	\$494,232	\$84,685	\$380,315	\$378,659	1.004	1,576	\$241.32	CE	15.9736	-DEFAULT	\$77,019	No	FULLY IMPROVED	401	95
70-14-27-276-018	6052 16TH	11/07/22	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$225,000	37.19	\$591,341	\$115,095	\$489,905	\$440,327	1.113	1,842	\$265.96	GTS	5.1517	-DEFAULT	\$77,256	No	FULLY IMPROVED	401	86
70-14-27-276-020	6020 16TH	05/02/23	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$221,700	38.89	\$503,419	\$86,497	\$483,503	\$385,478	1.254	1,676	\$288.49	GTS	9.0186	-DEFAULT	\$77,256	No	FULLY IMPROVED	401	86
Totals:			\$4,844,900			#####	\$1,898,200		\$4,590,639		\$4,020,985	\$3,482,636			\$253.35		0.9529						
							Sale. Ratio =>	39.18				E.C.F. =>	1.155		Std. Deviation=>	0.14099092							
							Std. Dev. =>	4.51				Ave. E.C.F. =>	1.164		Ave. Variance=>	10.6453	Coefficient of Var=>	9.144561671					

Isolated Study (Not used)

CE CORY ESTATES GREENMEADOW ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-27-312-007	5823 CORY	03/01/24	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$177,700	35.55	\$414,584	\$85,375	\$414,525	\$304,380	1.362	1,490	\$278.20	CE	17.8747	-DEFAULT	\$74,306	No	FULLY IMPROVED	401	93
70-14-27-363-004	5657 CORY	07/13/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$217,800	46.84	\$494,232	\$84,685	\$380,315	\$378,659	1.004	1,576	\$241.32	CE	17.8747	-DEFAULT	\$77,019	No	FULLY IMPROVED	401	95
Totals:			\$964,900			\$964,900	\$395,500		\$908,816		\$794,840	\$683,039			\$259.76		1.9438						
							Sale. Ratio =>	40.99				E.C.F. =>	1.164		Std. Deviation=>	0.25278591							
							Std. Dev. =>	7.98				Ave. E.C.F. =>	1.183		Ave. Variance=>	17.8747	Coefficient of Var=>	15.10806573					

FSE FIELDSTONE ESTATES, CEIE Crystal Estates Idema Estates

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-20-275-001	6812 CITY RIDGE	08/30/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$171,900	39.07	\$394,384	\$86,292	\$353,708	\$276,721	1.278	1,666	\$212.31	FSE	7.9190	-DEFAULT	\$78,127	No	FULLY IMPROVED	401	81	
70-14-20-405-005	3470 TIMOTHY	11/10/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$141,000	34.39	\$363,997	\$84,101	\$325,899	\$251,396	1.296	1,424	\$228.86	FSE	9.7335	-DEFAULT	\$76,699	No	FULLY IMPROVED	401	81	
70-14-20-405-007	3442 TIMOTHY	06/30/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$156,600	33.68	\$355,523	\$84,809	\$380,191	\$243,149	1.564	1,404	\$270.79	FSE	36.4592	-DEFAULT	\$76,173	No	FULLY IMPROVED	401	81	
70-14-20-410-004	3466 NOBB HILL	06/15/23	\$423,000	WD	03-ARM'S LENGTH	\$423,000	\$0	0.00	\$360,468	\$83,744	\$339,256	\$248,547	1.365	1,498	\$226.47	FSE	16.5935	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	81	
70-14-20-414-008	3425 STONYRIDG	07/29/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$136,900	37.00	\$349,263	\$78,531	\$291,469	\$243,165	1.199	1,594	\$182.85	FSE	0.0375	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	76	
70-14-20-414-009	3413 STONYRIDG	02/14/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$153,800	42.14	\$396,055	\$81,380	\$283,620	\$282,634	1.003	2,156	\$131.55	FSE	19.5532	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	82	
70-14-20-415-002	6698 34TH	07/20/22	\$386,011	WD	03-ARM'S LENGTH	\$386,011	\$0	0.00	\$366,668	\$87,903	\$298,108	\$250,380	1.191	1,599	\$186.43	FSE	0.8400	-DEFAULT	\$73,184	No	FULLY IMPROVED	401	76	
70-14-20-416-005	3466 STONYRIDG	04/04/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$197,100	46.93	\$459,184	\$83,927	\$336,073	\$337,047	0.997	1,774	\$189.44	FSE	20.1912	-DEFAULT	\$76,940	No	FULLY IMPROVED	401	76	
70-14-20-416-007	3444 STONYRIDG	04/21/23	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$190,100	47.54	\$440,085	\$79,496	\$320,404	\$323,873	0.989	2,158	\$148.47	FSE	20.9731	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	76	
70-14-20-425-013	3447 MEADOW GI	10/26/23	\$387,100	WD	03-ARM'S LENGTH	\$387,100	\$146,200	37.77	\$328,056	\$80,044	\$307,056	\$222,759	1.378	1,352	\$227.11	FSE	17.9403	-DEFAULT	\$73,578	No	FULLY IMPROVED	401	76	
70-14-20-460-004	3428 MEADOW GI	05/15/23	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$158,400	41.57	\$369,979	\$90,771	\$290,229	\$250,778	1.157	1,451	\$200.02	FSE	4.1708	-DEFAULT	\$85,868	No	FULLY IMPROVED	401	80	
70-14-14-205-013	1118 CONIFER	08/01/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$141,300	34.05	\$383,770	\$80,060	\$334,940	\$272,785	1.228	1,476	\$226.92	CEIE	2.8831	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	84	
70-14-14-210-002	7854 12TH	11/09/23	\$350,000	WD	09-FAMILY	\$350,000	\$154,800	44.23	\$357,370	\$103,327	\$246,673	\$228,175	1.081	1,272	\$193.93	CEIE	11.7955	-DEFAULT	\$80,344	No	FULLY IMPROVED	401	76	
70-14-20-460-004	3428 MEADOW GI	08/11/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$130,700	36.82	\$369,979	\$90,771	\$264,229	\$250,778	1.054	1,451	\$182.10	FSE	14.5385	-DEFAULT	\$85,868	No	FULLY IMPROVED	401	80	
70-14-20-460-005	3412 MEADOW GI	09/21/22	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$130,600	34.84	\$354,053	\$100,016	\$274,884	\$228,170	1.205	1,372	\$200.35	FSE	0.5711	-DEFAULT	\$83,549	No	FULLY IMPROVED	401	78	
Totals:			\$5,941,911			\$5,941,911	\$2,009,400		\$5,648,834		\$4,646,739	\$3,910,356			\$200.51		1.0706							
								Sale. Ratio =>	33.82					E.C.F. =>	1.188	Std. Deviation=>		0.16237196						
								Std. Dev. =>	14.51					Ave. E.C.F. =>	1.199	Ave. Variance=>		12.2800	Coefficient of Var=>		10.24165881			

CEIE CRYSTAL ESTATES IDEMA ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-14-205-013	1118 CONIFER	08/01/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$141,300	34.05	\$383,770	\$80,060	\$334,940	\$272,785	1.228	1,476	\$226.92	CEIE	7.3393	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	84	
70-14-14-210-002	7854 12TH	11/09/23	\$350,000	WD	09-FAMILY	\$350,000	\$154,800	44.23	\$357,370	\$103,327	\$246,673	\$228,175	1.081	1,272	\$193.93	CEIE	7.3393	-DEFAULT	\$80,344	No	FULLY IMPROVED	401	76	
Totals:			\$765,000			\$765,000	\$296,100		\$741,140		\$581,613	\$500,961			\$210.42		0.6536							
								Sale. Ratio =>	38.71					E.C.F. =>	1.161	Std. Deviation=>		0.10379298						
								Std. Dev. =>	7.20					Ave. E.C.F. =>	1.154	Ave. Variance=>		7.3393	Coefficient of Var=>		6.357319689			

BVW BROADVIEW WEST, CH Cotton Heights, CL1 Cedar Lake 1, JA JA Plat, PSR Parkside Ridge

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-10-357-007	2216 PINEWOOD	06/17/22	\$380,000	WD	03-ARM'S LENGT	\$380,000	\$140,500	36.97	\$371,337	\$113,278	\$266,722	\$250,696	1.064	1,813	\$147.12	BVW	13.1713	-DEFAULT	\$74,641	No	FULLY IMPRC	401	80	
70-14-10-397-018	2077 FERNWOOD	06/01/23	\$357,555	WD	03-ARM'S LENGT	\$357,555	\$138,700	38.79	\$318,381	\$77,878	\$279,677	\$233,641	1.197	1,696	\$164.90	BVW	0.1398	-DEFAULT	\$73,015	No	FULLY IMPRC	401	76	
70-14-10-398-015	2159 PINEWOOD	10/06/23	\$381,500	WD	03-ARM'S LENGT	\$381,500	\$130,200	34.13	\$297,495	\$80,949	\$300,551	\$210,368	1.429	1,472	\$204.18	BVW	23.3055	-DEFAULT	\$73,859	No	FULLY IMPRC	401	76	
70-14-10-151-007	8612 CEDAR LAKE	03/18/24	\$492,000	WD	03-ARM'S LENGT	\$492,000	\$184,200	37.44	\$419,632	\$86,668	\$405,332	\$323,464	1.253	1,550	\$261.50	CL1	5.7459	-DEFAULT	\$78,127	No	FULLY IMPRC	401	76	
70-14-10-151-029	8696 CEDAR LAKE	09/07/22	\$599,000	WD	03-ARM'S LENGT	\$599,000	\$199,600	33.32	\$512,391	\$89,986	\$509,014	\$410,354	1.240	2,255	\$225.73	CL1	4.4790	-DEFAULT	\$84,163	No	FULLY IMPRC	401	76	
70-14-03-461-008	1907 JESSICA	10/24/23	\$448,500	WD	03-ARM'S LENGT	\$448,500	\$200,700	44.75	\$469,248	\$82,386	\$366,114	\$375,825	0.974	2,224	\$164.62	JA	22.1476	-DEFAULT	\$74,354	No	FULLY IMPRC	401	83	
70-14-03-461-009	1897 JESSICA	09/21/22	\$420,000	WD	03-ARM'S LENGT	\$420,000	\$147,600	35.14	\$373,751	\$83,111	\$336,889	\$282,348	1.193	1,958	\$172.06	JA	0.2468	-DEFAULT	\$75,838	No	FULLY IMPRC	401	82	
70-14-16-103-007	7887 PARKSIDE	05/20/22	\$492,500	WD	03-ARM'S LENGT	\$492,500	\$37,700	7.65	\$466,906	\$91,630	\$400,870	\$364,569	1.100	2,310	\$173.54	PSR	9.6066	-DEFAULT	\$75,072	No	FULLY IMPRC	401	99	
70-14-16-103-011	7909 PARK RIDGE	03/20/24	\$500,000	WD	03-ARM'S LENGT	\$500,000	\$193,100	38.62	\$451,468	\$103,084	\$396,916	\$338,444	1.173	1,831	\$216.78	PSR	2.2872	-DEFAULT	\$89,228	No	FULLY IMPRC	401	76	
70-14-10-399-006	2098 PINEWOOD	11/09/23	\$340,000	WD	03-ARM'S LENGT	\$340,000	\$118,500	34.85	\$271,234	\$77,974	\$262,026	\$187,746	1.396	1,240	\$211.31	BVW	20.0002	-DEFAULT	\$73,071	No	FULLY IMPRC	401	76	
70-14-10-399-007	2084 PINEWOOD	09/16/22	\$370,000	WD	03-ARM'S LENGT	\$370,000	\$139,000	37.57	\$343,151	\$77,810	\$292,190	\$257,771	1.134	1,917	\$152.42	BVW	6.2111	-DEFAULT	\$73,071	No	FULLY IMPRC	401	76	
Totals:		#####	#####	#####	#####	\$1,629,800	\$4,294,994	34.09	\$4,294,994	\$3,816,301	\$3,235,227	\$190.38	1.180	1,813	\$190.38	1.180	1.180	Std. Deviation=>	0.13403	1.6029				
								34.09					E.C.F. =>	1.180				Std. Deviation=>	0.13403					
								9.42					Ave. E.C.F. =>	1.196				Ave. Variance=>	9.7583	Coefficient of Var=>	8.161560894			

Isolated Study (Not Used)

CH-COTTON HEIGHTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
Totals:		\$0	\$0	\$0	\$0	\$0	\$0	0.00	\$0	\$0	\$0	\$0	0.000	0.000	\$0.00	0.0000	0.0000						
								0.00					E.C.F. =>	0.000				Std. Deviation=>	#DIV/0!				
								#DIV/0!					Ave. E.C.F. =>	#DIV/0!				Ave. Variance=>	0.0000	Coefficient of Var=>	0		

BVW BROADVIEW WEST, CH Cotton Heights, CL1 Cedar Lake 1, JA JA Plat, PSR Parkside Ridge

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-10-357-007	2216 PINWOOD	06/17/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$140,500	36.97	\$371,337	\$113,278	\$266,722	\$250,696	1.064	1,813	\$147.12	BVW	13.1713	-DEFAULT	\$74,641	No	FULLY IMPROVED	401	80
70-14-10-397-018	2077 FERNWOOD	06/01/23	\$357,555	WD	03-ARM'S LENGTH	\$357,555	\$138,700	38.79	\$318,381	\$77,878	\$279,677	\$233,641	1.197	1,696	\$164.90	BVW	0.1398	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	76
70-14-10-398-015	2159 PINWOOD	10/06/23	\$381,500	WD	03-ARM'S LENGTH	\$381,500	\$130,200	34.13	\$297,495	\$80,949	\$300,551	\$210,368	1.429	1,472	\$204.18	BVW	23.3055	-DEFAULT	\$73,859	No	FULLY IMPROVED	401	76
70-14-10-151-007	8612 CEDAR LAKE	03/18/24	\$492,000	WD	03-ARM'S LENGTH	\$492,000	\$184,200	37.44	\$419,632	\$86,668	\$405,332	\$323,464	1.253	1,550	\$261.50	CL1	5.7459	-DEFAULT	\$78,127	No	FULLY IMPROVED	401	76
70-14-10-151-029	8696 CEDAR LAKE	09/07/22	\$599,000	WD	03-ARM'S LENGTH	\$599,000	\$199,600	33.32	\$512,391	\$89,986	\$509,014	\$410,354	1.240	2,255	\$225.73	CL1	4.4790	-DEFAULT	\$84,163	No	FULLY IMPROVED	401	76
70-14-03-461-008	1907 JESSICA	10/24/23	\$448,500	WD	03-ARM'S LENGTH	\$448,500	\$200,700	44.75	\$469,248	\$82,386	\$366,114	\$375,825	0.974	2,224	\$164.62	JA	22.1476	-DEFAULT	\$74,354	No	FULLY IMPROVED	401	83
70-14-03-461-009	1897 JESSICA	09/21/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$147,600	35.14	\$373,751	\$83,111	\$336,889	\$282,348	1.193	1,958	\$172.06	JA	0.2468	-DEFAULT	\$75,838	No	FULLY IMPROVED	401	82
70-14-16-103-007	7887 PARKSIDE	05/20/22	\$492,500	WD	03-ARM'S LENGTH	\$492,500	\$37,700	7.65	\$466,906	\$91,630	\$400,870	\$364,569	1.100	2,310	\$173.54	PSR	9.6066	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	99
70-14-16-103-011	7909 PARK RIDGE	03/20/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$193,100	38.62	\$451,468	\$103,084	\$396,916	\$338,444	1.173	1,831	\$216.78	PSR	2.2872	-DEFAULT	\$89,228	No	FULLY IMPROVED	401	76
70-14-10-399-006	2098 PINWOOD	11/09/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$118,500	34.85	\$271,234	\$77,974	\$262,026	\$187,746	1.396	1,240	\$211.31	BVW	20.0002	-DEFAULT	\$73,071	No	FULLY IMPROVED	401	76
70-14-10-399-007	2084 PINWOOD	09/16/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$139,000	37.57	\$343,151	\$77,810	\$292,190	\$257,771	1.134	1,917	\$152.42	BVW	6.2111	-DEFAULT	\$73,071	No	FULLY IMPROVED	401	76
Totals:			\$4,781,055			\$4,781,055	\$1,629,800		\$4,294,994		\$3,816,301	\$3,235,227			\$190.38		1.6029						
								Sale. Ratio =>	34.09			E.C.F. =>	1.180	Std. Deviation=>		0.13403008							
								Std. Dev. =>	9.42			Ave. E.C.F. =>	1.196	Ave. Variance=>		9.7583	Coefficient of Var=>		8.161560894				

Isolated Study (Not Used)

CL1 CEDAR LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-10-151-007	8612 CEDAR LAKE	03/18/24	\$492,000	WD	03-ARM'S LENGTH	\$492,000	\$184,200	37.44	\$419,632	\$86,668	\$405,332	\$323,464	1.253	1,550	\$261.50	CL1	0.6334	-DEFAULT	\$78,127	No	FULLY IMPROVED	401	76
70-14-10-151-029	8696 CEDAR LAKE	09/07/22	\$599,000	WD	03-ARM'S LENGTH	\$599,000	\$199,600	33.32	\$512,391	\$89,986	\$509,014	\$410,354	1.240	2,255	\$225.73	CL1	0.6334	-DEFAULT	\$84,163	No	FULLY IMPROVED	401	76
Totals:			\$1,091,000			\$1,091,000	\$383,800		\$932,023		\$914,346	\$733,818			\$243.62		0.0750						
								Sale. Ratio =>	35.18			E.C.F. =>	1.246	Std. Deviation=>		0.00895795							
								Std. Dev. =>	2.91			Ave. E.C.F. =>	1.247	Ave. Variance=>		0.6334	Coefficient of Var=>		0.508054149				

CL2 CEDARLAKE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-03-338-001	2108 EAST VIEW	02/22/24	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$215,400	39.52	\$478,897	\$81,820	\$463,180	\$413,568	1.120	1,622	\$285.56	CL2	0.3718	-DEFAULT	\$75,215	No	FULLY IMPROVED	401	98	
70-14-03-339-006	9147 EAST CEDAR	04/06/23	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$209,700	41.95	\$473,832	\$93,431	\$406,469	\$396,199	1.026	1,769	\$229.77	CL2	9.7759	-DEFAULT	\$83,452	No	FULLY IMPROVED	401	99	
70-14-03-347-009	8988 CEDAR LAKE	11/21/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$162,900	36.20	\$402,786	\$88,530	\$361,470	\$327,307	1.104	2,584	\$139.89	CL2	1.9304	-DEFAULT	\$77,731	No	FULLY IMPROVED	401	96	
70-14-10-127-002	8760 CEDAR LAKE	05/16/23	\$415,000	WD	09-FAMILY	\$415,000	\$158,800	38.27	\$342,843	\$99,188	\$315,812	\$253,774	1.244	1,600	\$197.38	CL2	12.0781	-DEFAULT	\$86,036	No	FULLY IMPROVED	401	77	
Totals:			\$1,909,900			\$1,909,900	\$746,800		\$1,698,358		\$1,546,931	\$1,390,849			\$213.15		1.1458							
								Sale. Ratio =>	39.10					E.C.F. =>	1.112	Std. Deviation=>		0.09042757						
								Std. Dev. =>	2.40					Ave. E.C.F. =>	1.124	Ave. Variance=>		6.0391	Coefficient of Var=>		5.374371019			

CNR1 UNDER 1100SF N OF CHI DR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-08-400-033	3280 BAUER	08/28/23	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$97,400	35.81	\$212,308	\$80,326	\$191,674	\$128,512	1.491	1,040	\$184.30	CNR1	22.3759	-DEFAULT	\$78,840	No	FULLY IMPROVED	401	76	
70-14-10-100-014	2189 BAUER	11/30/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$77,100	36.71	\$200,735	\$69,972	\$140,028	\$127,325	1.100	976	\$143.47	CNR1	16.7960	-DEFAULT	\$68,368	No	PAVED ELECTRIC GAS WATER STORM	401	76	
70-14-14-197-016	1249 BALDWIN	04/20/22	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$85,000	45.70	\$214,968	\$85,377	\$100,623	\$126,184	0.797	960	\$104.82	CNR1	47.0296	-DEFAULT	\$78,998	No	FULLY IMPROVED	401	65	
70-14-14-197-016	1249 BALDWIN	06/15/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$98,300	43.69	\$214,968	\$85,377	\$139,623	\$126,184	1.107	960	\$145.44	CNR1	16.1223	-DEFAULT	\$78,998	No	FULLY IMPROVED	401	65	
70-14-14-422-015	1121 ROBIN	06/21/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$95,400	36.69	\$215,511	\$66,231	\$193,769	\$145,355	1.333	1,046	\$185.25	CNR1	6.5344	-DEFAULT	\$57,472	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-15-175-037	2225 BALDWIN	12/30/22	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$86,000	36.21	\$214,349	\$86,575	\$150,925	\$124,415	1.213	1,080	\$139.75	CNR1	5.4647	-DEFAULT	\$79,790	No	FULLY IMPROVED	401	76	
70-14-18-300-006	7520 48TH	07/07/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$78,600	30.82	\$183,321	\$74,595	\$180,405	\$105,868	1.704	753	\$239.58	CNR1	43.6337	-DEFAULT	\$74,323	No	PAVED ELECTRIC GAS WATER	401	76	
70-14-19-499-007	4005 PORT SHELDON	11/30/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$96,600	37.88	\$207,884	\$81,283	\$173,717	\$123,273	1.409	975	\$178.17	CNR1	14.1484	-DEFAULT	\$75,885	No	FULLY IMPROVED	401	76	
70-14-20-477-001	3387 PORT SHELDON	11/10/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,600	35.44	\$220,529	\$83,598	\$166,402	\$133,331	1.248	936	\$177.78	CNR1	1.9690	-DEFAULT	\$79,513	No	FULLY IMPROVED	401	76	
70-14-21-200-053	2630 ROSEWOOD	01/27/23	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$92,300	36.05	\$234,986	\$83,872	\$172,128	\$147,141	1.170	1,064	\$161.77	CNR1	9.7911	-DEFAULT	\$83,872	No	FULLY IMPROVED	401	76	
70-14-21-300-005	6775 28TH	06/02/23	\$352,000	PTA	03-ARM'S LENGTH	\$352,000	\$128,200	36.42	\$299,092	\$109,625	\$242,375	\$184,486	1.314	1,075	\$225.47	CNR1	4.6060	-DEFAULT	\$93,061	No	FULLY IMPROVED	401	76	
70-14-30-200-053	6005 40TH	06/30/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$65,600	33.47	\$163,825	\$53,484	\$142,516	\$107,440	1.326	878	\$162.32	CNR1	5.8743	-DEFAULT	\$44,189	No	PAVED ELECTRIC	401	76	
Totals:			\$2,954,500			\$2,954,500	\$1,089,100		\$2,582,476		\$1,994,185	\$1,579,514			\$170.68		0.5196							
								Sale. Ratio =>	36.86					E.C.F. =>	1.263	Std. Deviation=>		0.2253602						
								Std. Dev. =>	4.02					Ave. E.C.F. =>	1.268	Ave. Variance=>		16.1954	Coefficient of Var=>		12.77518888			

CNR2 1100SF TO 1400SF N OF CHI DR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-03-300-035	NORMAN	10/05/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$207,100	39.83	\$453,939	\$235,130	\$284,870	\$213,056	1.337	1,336	\$213.23	CNR2	14.4541	DEFAULT	\$203,590	No	FULLY IMPROVED	401	75	
70-14-03-300-037	8891 VICTOR	10/05/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$207,100	39.83	\$453,939	\$235,130	\$284,870	\$213,056	1.337	1,336	\$213.23	CNR2	14.4541	DEFAULT	\$203,590	No	FULLY IMPROVED	401	75	
70-14-07-300-019	8238 48TH	07/11/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$91,000	33.09	\$221,959	\$66,537	\$208,463	\$151,336	1.377	1,292	\$161.35	CNR2	18.4962	-DEFAULT	\$58,642	No	PAVED ELECTRIC GAS WATER	401	78	
70-14-08-100-046	8761 36TH	05/08/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$252,500	36.07	\$627,540	\$333,977	\$366,023	\$285,845	1.280	1,360	\$269.13	CNR2	8.7971	-DEFAULT	\$299,335	No	PAVED ELECTRIC GAS	401	83	
70-14-10-100-024	8416 24TH	02/10/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$110,100	38.63	\$277,063	\$85,936	\$199,064	\$186,102	1.070	1,266	\$157.24	CNR2	12.2874	-DEFAULT	\$76,699	No	FULLY IMPROVED	401	76	
70-14-10-400-003	1932 BAUER	12/22/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$85,400	31.05	\$189,745	\$65,035	\$209,965	\$121,431	1.729	1,140	\$184.18	CNR2	53.6561	-DEFAULT	\$65,035	No	PAVED ELECTRIC GAS WATER	401	76	
70-14-10-460-033	8232 20TH	05/12/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$117,600	42.00	\$259,614	\$87,374	\$192,626	\$167,712	1.149	1,266	\$152.15	CNR2	4.3969	-DEFAULT	\$78,365	No	FULLY IMPROVED	401	76	
70-14-11-320-033	1414 BAUER	06/21/22	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$103,100	40.91	\$278,425	\$85,436	\$166,564	\$187,915	0.886	1,214	\$137.20	CNR2	30.6145	-DEFAULT	\$78,496	No	PAVED ELECTRIC GAS WATER STORM	401	76	
70-14-11-400-057	8221 FAIRWOOD	03/06/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$134,200	37.28	\$294,162	\$81,765	\$278,235	\$206,813	1.345	1,114	\$249.76	CNR2	15.2823	-DEFAULT	\$75,838	No	FULLY IMPROVED	401	84	
70-14-14-200-062	8167 ASH	05/12/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$142,400	32.74	\$346,339	\$138,678	\$296,322	\$202,202	1.465	1,314	\$225.51	CNR2	27.2956	-DEFAULT	\$116,355	No	PAVED ELECTRIC GAS WATER	401	76	
70-14-15-174-028	2311 BALDWIN	06/20/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$131,300	43.05	\$293,783	\$88,050	\$216,950	\$200,324	1.083	1,296	\$167.40	CNR2	10.9529	-DEFAULT	\$80,107	No	FULLY IMPROVED	401	76	
70-14-15-435-014	7560 EASTLANE	07/05/23	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$129,700	37.81	\$284,021	\$80,713	\$262,287	\$197,963	1.325	1,224	\$214.29	CNR2	13.2407	-DEFAULT	\$74,162	No	FULLY IMPROVED	401	76	
70-14-16-271-009	2671 BALDWIN	09/22/23	\$303,900	WD	03-ARM'S LENGTH	\$303,900	\$113,300	37.28	\$253,950	\$92,084	\$211,816	\$157,611	1.344	1,242	\$170.54	CNR2	15.1398	-DEFAULT	\$82,903	No	FULLY IMPROVED	401	76	
70-14-16-300-007	7575 28TH	10/13/22	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$106,100	37.10	\$283,279	\$79,809	\$206,191	\$198,121	1.041	1,183	\$174.30	CNR2	15.1789	-DEFAULT	\$74,497	No	FULLY IMPROVED	401	76	
70-14-19-100-001	7180 48TH	05/06/22	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$129,600	41.54	\$360,095	\$157,213	\$154,787	\$197,548	0.784	1,307	\$118.43	CNR2	40.8982	-DEFAULT	\$113,141	No	PAVED ELECTRIC GAS WATER	401	76	
70-14-20-400-123	3335 HARRISON	09/22/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$170,800	41.66	\$482,475	\$224,452	\$185,548	\$251,240	0.739	1,392	\$133.30	CNR2	45.3992	-DEFAULT	\$179,770	No	FULLY IMPROVED	401	76	
70-14-20-400-123	3335 HARRISON	01/31/24	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$192,100	43.17	\$482,475	\$224,452	\$220,548	\$251,240	0.878	1,392	\$158.44	CNR2	31.4683	-DEFAULT	\$179,770	No	FULLY IMPROVED	401	76	
70-14-21-300-060	6837 28TH	09/28/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$119,900	39.97	\$263,804	\$81,684	\$218,316	\$177,332	1.231	1,164	\$187.56	CNR2	3.8592	-DEFAULT	\$76,781	No	FULLY IMPROVED	401	76	
70-14-21-400-005	6748 28TH	07/15/22	\$214,900	WD	03-ARM'S LENGTH	\$214,900	\$79,200	36.85	\$189,300	\$75,355	\$139,545	\$110,949	1.258	1,120	\$124.59	CNR2	6.5213	-DEFAULT	\$69,806	No	FULLY IMPROVED	401	80	
Totals:			\$6,821,800			\$6,821,800	\$2,622,500		\$6,295,907		\$4,302,990	\$3,677,796			\$179.57		2.2531							
								Sale. Ratio =>	38.44					E.C.F. =>	1.170	Std. Deviation=>	0.25098469							
								Std. Dev. =>	3.47					Ave. E.C.F. =>	1.193	Ave. Variance=>	20.1259	Coefficient of Var=>	16.87676527					

CNR3 1100-1599 STYLE CHANGE, CNR4 1400-1599 N OF CHI DR, CNR5 1400-1599 STYLE CHANGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-10-31-300-022	4714 LUCE	03/19/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$181,400	36.28	\$466,728	\$187,114	\$312,886	\$267,531	1.170	1,352	\$231.42	CNR3	4.7016	-DEFAULT	\$160,491	No	PAVED ELECTRIC GAS	401	93
70-14-13-100-041	583 BALDWIN	08/25/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$112,900	32.26	\$292,272	\$153,326	\$196,674	\$135,293	1.454	1,437	\$136.86	CNR4	23.7143	-DEFAULT	\$138,783	No	FULLY IMPROVED	401	76
70-14-15-300-040	2272 BALDWIN	05/02/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$113,700	33.44	\$275,859	\$82,254	\$257,746	\$188,515	1.367	1,018	\$253.19	CNR4	15.0697	-DEFAULT	\$74,880	No	FULLY IMPROVED	401	83
70-14-18-300-038	7576 48TH	02/02/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$158,400	34.06	\$455,800	\$118,318	\$346,682	\$328,610	1.055	1,428	\$242.77	CNR4	16.1549	-DEFAULT	\$84,407	No	PAVED ELECTRIC GAS W	401	95
70-14-20-200-011	6840 36TH	11/22/22	\$334,900	WD	03-ARM'S LENGTH	\$334,900	\$124,100	37.06	\$307,131	\$68,292	\$266,608	\$232,560	1.146	1,479	\$180.26	CNR4	7.0140	-DEFAULT	\$56,000	No	PAVED ELECTRIC GAS W	401	76
70-14-21-100-104	7037 ROLLING HIL	10/11/22	\$334,500	WD	03-ARM'S LENGTH	\$334,500	\$123,300	36.86	\$304,110	\$80,329	\$254,171	\$217,898	1.166	1,016	\$250.17	CNR4	5.0077	-DEFAULT	\$73,859	No	FULLY IMPROVED	401	96
70-14-09-200-041	8419 24TH	03/31/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$172,200	37.43	\$484,395	\$82,736	\$377,264	\$384,303	0.982	1,493	\$252.69	CNR5	23.4861	-DEFAULT	\$64,660	No	PAVED ELECTRIC GAS W	401	97
70-14-20-200-052	3515 ROSEWOOD	09/15/23	\$450,000	WD	33-TO BE DETERMINI	\$450,000	\$170,100	37.80	\$382,552	\$84,968	\$365,032	\$284,725	1.282	1,509	\$241.90	CNR5	6.5506	-DEFAULT	\$77,969	No	FULLY IMPROVED	401	93
70-14-20-300-109	6423 ALWARD	07/29/22	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$108,400	34.30	\$266,999	\$85,182	\$230,818	\$173,960	1.327	1,204	\$191.71	CNR3	11.0297	-DEFAULT	\$80,146	No	FULLY IMPROVED	401	76
Totals:			\$3,550,400			\$3,550,400	\$1,264,500		\$3,235,846		\$2,607,881	\$2,213,394			\$220.11		3.8319						
								Sale. Ratio =>	35.62			E.C.F. =>	1.178	Std. Deviation=>		0.15260173							
								Std. Dev. =>	2.01			Ave. E.C.F. =>	1.217	Ave. Variance=>		12.5254	Coefficient of Var=>		10.29586647				

Isolated Study (Not Used)

CNR3 1100-1599 STYLE CHANGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-10-31-300-022	4714 LUCE	03/19/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$181,400	36.28	\$466,728	\$187,114	\$312,886	\$267,531	1.170	1,352	\$231.42	CNR3	19.6188	-DEFAULT	\$160,491	No	PAVED ELECTRIC GAS	401	93
70-14-20-300-109	6423 ALWARD	07/29/22	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$108,400	34.30	\$266,999	\$85,182	\$230,818	\$173,960	1.327	1,204	\$191.71	CNR3	3.8876	-DEFAULT	\$80,146	No	FULLY IMPROVED	401	76
70-14-20-478-014	6440 34TH	06/28/23	\$361,400	WD	03-ARM'S LENGTH	\$361,400	\$121,900	33.73	\$263,655	\$79,789	\$281,611	\$175,921	1.601	1,007	\$279.65	CNR3	23.5064	-DEFAULT	\$72,678	No	FULLY IMPROVED	401	81
Totals:			\$1,177,400			\$1,177,400	\$411,700		\$997,382		\$825,315	\$617,412			\$234.26		2.8987						
								Sale. Ratio =>	34.97			E.C.F. =>	1.337	Std. Deviation=>		0.21823889							
								Std. Dev. =>	1.34			Ave. E.C.F. =>	1.366	Ave. Variance=>		15.6710	Coefficient of Var=>		11.47451093				

CNR3 1100-1599 STYLE CHANGE, CNR4 1400-1599 N OF CHI DR, CNR5 1400-1599 STYLE CHANGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-10-31-300-022	4714 LUCE	03/19/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$181,400	36.28	\$466,728	\$187,114	\$312,886	\$267,531	1.170	1,352	\$231.42	CNR3	4.7016	-DEFAULT	\$160,491	No	PAVED ELECTRIC GAS	401	93	
70-14-13-100-041	583 BALDWIN	08/25/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$112,900	32.26	\$292,272	\$153,326	\$196,674	\$135,293	1.454	1,437	\$136.86	CNR4	23.7143	-DEFAULT	\$138,783	No	FULLY IMPROVED	401	76	
70-14-15-300-040	2272 BALDWIN	05/02/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$113,700	33.44	\$275,859	\$82,254	\$257,746	\$188,515	1.367	1,018	\$253.19	CNR4	15.0697	-DEFAULT	\$74,880	No	FULLY IMPROVED	401	83	
70-14-18-300-038	7576 48TH	02/02/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$158,400	34.06	\$455,800	\$118,318	\$346,682	\$328,610	1.055	1,428	\$242.77	CNR4	16.1549	-DEFAULT	\$84,407	No	PAVED ELECTRIC GAS WATER STORM	401	95	
70-14-20-200-011	6840 36TH	11/22/22	\$334,900	WD	03-ARM'S LENGTH	\$334,900	\$124,100	37.06	\$307,131	\$68,292	\$266,608	\$232,560	1.146	1,479	\$180.26	CNR4	7.0140	-DEFAULT	\$56,000	No	PAVED ELECTRIC GAS WATER	401	76	
70-14-21-100-104	7037 ROLLING HILLS	10/11/22	\$334,500	WD	03-ARM'S LENGTH	\$334,500	\$123,300	36.86	\$304,110	\$80,329	\$254,171	\$217,898	1.166	1,016	\$250.17	CNR4	5.0077	-DEFAULT	\$73,859	No	FULLY IMPROVED	401	96	
70-14-09-200-041	8419 24TH	03/31/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$172,200	37.43	\$484,395	\$82,736	\$377,264	\$384,303	0.982	1,493	\$252.69	CNR5	23.4861	-DEFAULT	\$64,660	No	PAVED ELECTRIC GAS WATER SEWER	401	97	
70-14-20-200-052	3515 ROSEWOOD	09/15/23	\$450,000	WD	33-TO BE DETERMINED	\$450,000	\$170,100	37.80	\$382,552	\$84,968	\$365,032	\$284,725	1.282	1,509	\$241.90	CNR5	6.5506	-DEFAULT	\$77,969	No	FULLY IMPROVED	401	93	
70-14-20-300-109	6423 ALWARD	07/29/22	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$108,400	34.30	\$266,999	\$85,182	\$230,818	\$173,960	1.327	1,204	\$191.71	CNR3	11.0297	-DEFAULT	\$80,146	No	FULLY IMPROVED	401	76	
Totals:						\$3,550,400	\$1,264,500		\$3,235,846		\$2,607,881	\$2,213,394			\$220.11		3.8319							
								Sale. Ratio =>	35.62					E.C.F. =>	1.178	Std. Deviation=>		0.15260173						
								Std. Dev. =>	2.01					Ave. E.C.F. =>	1.217	Ave. Variance=>		12.5254	Coefficient of Var=>		10.29586647			

Isolated Study (Not Used)

CNR4 1400-1599 N OF CHI DR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-13-100-041	583 BALDWIN	08/25/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$112,900	32.26	\$292,272	\$153,326	\$196,674	\$135,293	1.454	1,437	\$136.86	CNR4	21.5928	-DEFAULT	\$138,783	No	FULLY IMPROVED	401	76	
70-14-15-300-040	2272 BALDWIN	05/02/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$113,700	33.44	\$275,859	\$82,254	\$257,746	\$188,515	1.367	1,018	\$253.19	CNR4	12.9483	-DEFAULT	\$74,880	No	FULLY IMPROVED	401	83	
70-14-18-300-038	7576 48TH	02/02/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$158,400	34.06	\$455,800	\$118,318	\$346,682	\$328,610	1.055	1,428	\$242.77	CNR4	18.2764	-DEFAULT	\$84,407	No	PAVED ELECTRIC GAS WATER STORM	401	95	
70-14-20-200-011	6840 36TH	11/22/22	\$334,900	WD	03-ARM'S LENGTH	\$334,900	\$124,100	37.06	\$307,131	\$68,292	\$266,608	\$232,560	1.146	1,479	\$180.26	CNR4	9.1355	-DEFAULT	\$56,000	No	PAVED ELECTRIC GAS WATER	401	76	
70-14-21-100-104	7037 ROLLING HILLS	10/11/22	\$334,500	WD	03-ARM'S LENGTH	\$334,500	\$123,300	36.86	\$304,110	\$80,329	\$254,171	\$217,898	1.166	1,016	\$250.17	CNR4	7.1292	-DEFAULT	\$73,859	No	FULLY IMPROVED	401	96	
Totals:						\$1,824,400	\$632,400		\$1,635,172		\$1,321,881	\$1,102,875			\$212.65		3.9184							
								Sale. Ratio =>	34.66					E.C.F. =>	1.199	Std. Deviation=>		0.16599803						
								Std. Dev. =>	2.13					Ave. E.C.F. =>	1.238	Ave. Variance=>		13.8164	Coefficient of Var=>		11.16242863			

CNR3 1100-1599 STYLE CHANGE, CNR4 1400-1599 N OF CHI DR, CNR5 1400-1599 STYLE CHANGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-10-31-300-022	4714 LUCE	03/19/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$181,400	36.28	\$466,728	\$187,114	\$312,886	\$267,531	1.170	1,352	\$231.42	CNR3	4.7016	-DEFAULT	\$160,491	No	PAVED ELECTRIC GAS	401	93	
70-14-13-100-041	583 BALDWIN	08/25/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$112,900	32.26	\$292,272	\$153,326	\$196,674	\$135,293	1.454	1,437	\$136.86	CNR4	23.7143	-DEFAULT	\$138,783	No	FULLY IMPROVED	401	76	
70-14-15-300-040	2272 BALDWIN	05/02/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$113,700	33.44	\$275,859	\$82,254	\$257,746	\$188,515	1.367	1,018	\$253.19	CNR4	15.0697	-DEFAULT	\$74,880	No	FULLY IMPROVED	401	83	
70-14-18-300-038	7576 48TH	02/02/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$158,400	34.06	\$455,800	\$118,318	\$346,682	\$328,610	1.055	1,428	\$242.77	CNR4	16.1549	-DEFAULT	\$84,407	No	PAVED ELECTRIC GAS WATER STORM	401	95	
70-14-20-200-011	6840 36TH	11/22/22	\$334,900	WD	03-ARM'S LENGTH	\$334,900	\$124,100	37.06	\$307,131	\$68,292	\$266,608	\$232,560	1.146	1,479	\$180.26	CNR4	7.0140	-DEFAULT	\$56,000	No	PAVED ELECTRIC GAS WATER	401	76	
70-14-21-100-104	7037 ROLLING HILL	10/11/22	\$334,500	WD	03-ARM'S LENGTH	\$334,500	\$123,300	36.86	\$304,110	\$80,329	\$254,171	\$217,898	1.166	1,016	\$250.17	CNR4	5.0077	-DEFAULT	\$73,859	No	FULLY IMPROVED	401	96	
70-14-09-200-041	8419 24TH	03/31/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$172,200	37.43	\$484,395	\$82,736	\$377,264	\$384,303	0.982	1,493	\$252.69	CNR5	23.4861	-DEFAULT	\$64,660	No	PAVED ELECTRIC GAS WATER SEWER	401	97	
70-14-20-200-052	3515 ROSEWOOD	09/15/23	\$450,000	WD	33-TO BE DETERMINED	\$450,000	\$170,100	37.80	\$382,552	\$84,968	\$365,032	\$284,725	1.282	1,509	\$241.90	CNR5	6.5506	-DEFAULT	\$77,969	No	FULLY IMPROVED	401	93	
70-14-20-300-109	6423 ALWARD	07/29/22	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$108,400	34.30	\$266,999	\$85,182	\$230,818	\$173,960	1.327	1,204	\$191.71	CNR3	11.0297	-DEFAULT	\$80,146	No	FULLY IMPROVED	401	76	
Totals:						#####	\$1,264,500		\$3,235,846		\$2,607,881	\$2,213,394			\$220.11		3.8319							
							Sale. Ratio =>	35.62							E.C.F. =>	1.178	Std. Deviation=>		0.15260173					
							Std. Dev. =>	2.01							Ave. E.C.F. =>	1.217	Ave. Variance=>		12.5254	Coefficient of Var=>		10.29586647		

Isolated Study (Not Used)

CNR5 1400-1599 STYLE CHANGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-09-200-041	8419 24TH	03/31/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$172,200	37.43	\$484,395	\$82,736	\$377,264	\$384,303	0.982	1,493	\$252.69	CNR5	15.0184	-DEFAULT	\$64,660	No	PAVED ELECTRIC GAS WATER SEWER	401	97	
70-14-20-200-052	3515 ROSEWOOD	09/15/23	\$450,000	WD	33-TO BE DETERMINED	\$450,000	\$170,100	37.80	\$382,552	\$84,968	\$365,032	\$284,725	1.282	1,509	\$241.90	CNR5	15.0184	-DEFAULT	\$77,969	No	FULLY IMPROVED	401	93	
Totals:						\$910,000	\$342,300		\$866,947		\$742,296	\$669,027			\$247.30		2.2353							
							Sale. Ratio =>	37.62							E.C.F. =>	1.110	Std. Deviation=>		0.21239162					
							Std. Dev. =>	0.26							Ave. E.C.F. =>	1.132	Ave. Variance=>		15.0184	Coefficient of Var=>		13.2686409		

CNR6 1600 PLUS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-10-32-400-023	9980 BEND	06/21/22	\$528,200	WD	03-ARM'S LENGTH	\$528,200	\$177,200	33.55	\$487,410	\$307,859	\$220,341	\$174,831	1.260	1,760	\$125.19	CNR6	16.4946	-DEFAULT	\$268,106	No	PAVED ELECTRIC GAS	401	76	
70-14-05-200-013	3320 FILLMORE	07/13/23	\$526,000	WD	03-ARM'S LENGTH	\$526,000	\$184,500	35.08	\$483,226	\$198,436	\$327,564	\$278,165	1.178	2,818	\$116.24	CNR6	8.2224	-DEFAULT	\$132,995	No	PAVED ELECTRIC GAS	401	73	
70-14-07-200-014	8541 40TH	11/03/22	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$123,300	34.54	\$330,815	\$108,818	\$248,182	\$216,161	1.148	1,830	\$135.62	CNR6	5.2772	-DEFAULT	\$93,745	No	PAVED ELECTRIC GAS	401	76	
70-14-08-200-024	3438 TAYLOR	03/24/23	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$245,500	32.30	\$682,513	\$218,264	\$541,736	\$452,044	1.198	2,787	\$194.38	CNR6	10.3050	-DEFAULT	\$181,309	No	PAVED ELECTRIC GAS WATER	401	76	
70-14-08-200-027	3225 BAUER	02/13/23	\$639,000	WD	03-ARM'S LENGTH	\$639,000	\$306,400	47.95	\$783,518	\$285,816	\$353,184	\$484,617	0.729	2,534	\$139.38	CNR6	36.6576	-DEFAULT	\$220,735	No	PAVED ELECTRIC GAS WATER	401	76	
70-14-10-100-010	8434 24TH	06/01/23	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$136,000	39.77	\$308,082	\$86,799	\$255,201	\$215,465	1.184	1,636	\$155.99	CNR6	8.9052	-DEFAULT	\$81,772	No	FULLY IMPROVED	401	76	
70-14-11-400-039	8277 ASH	04/17/23	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$172,300	40.93	\$384,211	\$87,728	\$333,272	\$288,688	1.154	2,372	\$140.50	CNR6	5.9070	-DEFAULT	\$74,450	No	FULLY IMPROVED	401	76	
70-14-14-300-013	7435 12TH	07/05/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$117,500	35.07	\$328,203	\$111,831	\$223,169	\$210,684	1.059	1,638	\$136.24	CNR6	3.6103	-DEFAULT	\$101,753	No	FULLY IMPROVED	401	76	
70-14-18-200-021	4275 BALDWIN	01/12/24	\$424,000	WD	03-ARM'S LENGTH	\$424,000	\$128,100	30.21	\$359,332	\$100,666	\$323,334	\$251,866	1.284	2,004	\$161.34	CNR6	18.8391	-DEFAULT	\$90,909	No	FULLY IMPROVED	401	66	
70-14-20-300-079	3941 PORT SHELDON	05/08/23	\$348,000	WD	03-ARM'S LENGTH	\$348,000	\$124,000	35.63	\$306,233	\$110,512	\$237,488	\$190,575	1.246	1,675	\$141.78	CNR6	15.0797	-DEFAULT	\$104,074	No	FULLY IMPROVED	401	76	
70-14-22-153-015	2320 ROSEWOOD	12/27/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$163,200	44.71	\$367,211	\$84,110	\$280,890	\$275,658	1.019	2,150	\$130.65	CNR6	7.6386	-DEFAULT	\$78,206	No	FULLY IMPROVED	401	76	
70-14-29-100-046	3976 PORT SHELDON	09/12/23	\$250,000	WD	33-TO BE DETERMINED	\$250,000	\$115,500	46.20	\$254,661	\$87,941	\$162,059	\$162,337	0.998	1,623	\$99.85	CNR6	9.7077	-DEFAULT	\$78,365	No	FULLY IMPROVED	401	68	
70-14-29-100-081	3868 PORT SHELDON	11/14/23	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$128,000	55.05	\$290,246	\$92,782	\$139,718	\$192,273	0.727	1,640	\$85.19	CNR6	36.8699	-DEFAULT	\$84,195	No	FULLY IMPROVED	401	71	
70-14-30-200-046	4080 PORT SHELDON	09/29/22	\$655,200	WD	03-ARM'S LENGTH	\$655,200	\$199,500	30.45	\$625,610	\$378,352	\$276,848	\$240,758	1.150	1,879	\$147.34	CNR6	5.4539	-DEFAULT	\$343,309	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
Totals:			\$6,182,900			\$6,182,900	\$2,321,000		\$5,991,271		\$3,922,986	\$3,634,121			\$136.41		1.5878							
								Sale. Ratio =>	37.54					E.C.F. =>	1.079	Std. Deviation=>		0.17691287						
								Std. Dev. =>	7.40					Ave. E.C.F. =>	1.095	Ave. Variance=>		13.4977	Coefficient of Var=>		12.32258465			

CNR7 1600 PLUS STYLE CHANGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-05-200-040	3388 KAYELIN	07/27/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$301,400	46.37	\$752,255	\$211,907	\$438,093	\$516,999	0.847	2,427	\$180.51	CNR7	15.6992	-DEFAULT	\$116,845	No	PAVED ELECTRIC GAS	401	93	
70-14-06-100-020	4656 FILLMORE	06/29/22	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$286,400	34.72	\$829,400	\$381,513	\$443,487	\$428,533	1.035	1,824	\$243.14	CNR7	3.0526	-DEFAULT	\$322,849	No	PAVED ELECTRIC	401	82	
70-14-07-400-042	8032 42ND	03/10/23	\$579,900	WD	03-ARM'S LENGTH	\$579,900	\$42,600	7.35	\$572,150	\$89,274	\$490,626	\$462,010	1.062	2,313	\$212.12	CNR7	5.7569	-DEFAULT	\$76,979	No	FULLY IMPROVED	401	99	
70-14-07-400-043	8018 42ND	03/29/23	\$589,900	WD	03-ARM'S LENGTH	\$589,900	\$42,600	7.22	\$590,393	\$88,562	\$501,338	\$480,146	1.044	2,320	\$216.09	CNR7	3.9767	-DEFAULT	\$76,979	No	FULLY IMPROVED	401	99	
70-14-07-400-044	8008 42ND	04/10/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$250,400	48.62	\$574,706	\$91,400	\$423,600	\$462,421	0.916	2,276	\$186.12	CNR7	8.8322	-DEFAULT	\$80,542	No	FULLY IMPROVED	401	99	
70-14-07-400-046	8050 42ND	08/05/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$0	0.00	\$485,714	\$90,049	\$374,951	\$378,568	0.990	1,605	\$233.61	CNR7	1.3923	-DEFAULT	\$79,552	No	FULLY IMPROVED	401	99	
70-14-09-300-046	2880 BAUER	10/12/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$185,000	35.24	\$530,179	\$108,492	\$416,508	\$403,465	1.032	1,947	\$213.92	CNR7	2.7958	-DEFAULT	\$93,304	No	FULLY IMPROVED	401	95	
70-14-11-482-005	901 ALLEN SPRINGS	09/19/23	\$459,900	WD	03-ARM'S LENGTH	\$459,900	\$194,200	42.23	\$461,225	\$58,442	\$401,458	\$385,378	1.042	1,924	\$208.66	CNR7	3.7356	-DEFAULT	\$56,500	No	CONDO	401	85	
70-14-16-400-037	2768 WOODRIDGE	03/23/23	\$549,900	WD	03-ARM'S LENGTH	\$549,900	\$0	0.00	\$571,164	\$71,563	\$478,337	\$478,012	1.001	1,677	\$285.23	CNR7	0.3690	-DEFAULT	\$63,088	No	PAVED ELECTRIC GAS WATER	401	99	
70-14-31-100-054	5346 48TH	09/30/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$236,300	37.51	\$616,679	\$135,876	\$494,124	\$460,027	1.074	2,668	\$185.20	CNR7	6.9751	-DEFAULT	\$119,678	No	PAVED ELECTRIC GAS WATER	401	80	
Totals:			\$5,789,600			\$5,789,600	\$1,538,900		\$5,983,865		\$4,462,522	\$4,455,558			\$216.46		0.2807							
								Sale. Ratio =>	26.58					E.C.F. =>	1.002	Std. Deviation=>		0.071121						
								Std. Dev. =>	19.82					Ave. E.C.F. =>	1.004	Ave. Variance=>		5.2585	Coefficient of Var=>	5.235659089				

CON-A GRANDVILLAGE BOULDER BLUFF UNITS W GARAGES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-14-334-013	7414 BOULDER BLUFF	01/09/23	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$90,200	36.22	\$238,474	\$54,009	\$194,991	\$160,561	1.214	1,016	\$191.92	CON-A	7.8127	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-14-334-017	7402 BOULDER BLUFF	11/13/23	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$107,300	52.86	\$247,541	\$52,509	\$150,491	\$169,759	0.886	1,407	\$106.96	CON-A	24.9809	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-14-334-023	7408 BOULDER BLUFF	08/24/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$89,200	39.64	\$235,488	\$53,358	\$171,642	\$158,529	1.083	944	\$181.82	CON-A	5.3589	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-24-274-014	130 GRAND VILLAGE	03/08/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$84,400	38.36	\$221,740	\$53,036	\$166,964	\$146,842	1.137	904	\$184.69	CON-A	0.0720	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-24-274-016	134 GRAND VILLAGE	03/28/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$103,700	37.71	\$240,549	\$53,835	\$221,165	\$162,519	1.361	928	\$238.32	CON-A	22.4551	-DEFAULT	\$51,600	No	CONDO	407	76	
Totals:			\$1,172,000			\$1,172,000	\$474,800		\$1,183,792		\$905,253	\$798,209			\$180.74		0.2204							
								Sale. Ratio =>	40.51					E.C.F. =>	1.134	Std. Deviation=>		0.1745021						
								Std. Dev. =>	6.76					Ave. E.C.F. =>	1.136	Ave. Variance=>		12.1359	Coefficient of Var=>		10.68013025			

CON-B ANDRE'S XING, CASTLEBAY WAY GOLFCOURSE VIEW

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-24-357-009	6539 ANDRE'S CROSSING	11/21/22	\$498,000	WD	03-ARM'S LENGTH	\$498,000	\$219,000	43.98	\$460,308	\$91,447	\$406,553	\$432,059	0.941	1,571	\$258.79	CON-B	2.9259	-DEFAULT	\$85,800	No	CONDO	407	94	
70-14-24-357-029	6558 ANDRE'S CROSSING	06/07/23	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$239,700	42.80	\$506,809	\$91,687	\$468,313	\$486,246	0.963	1,593	\$293.98	CON-B	5.1412	-DEFAULT	\$85,800	No	CONDO	407	94	
70-14-26-276-088	6068 GLENEAGLE HIGHLANDS	06/01/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$219,600	49.35	\$461,539	\$89,549	\$355,451	\$435,724	0.816	1,508	\$235.71	CON-B	9.5937	-DEFAULT	\$85,800	No	CONDO	407	95	
70-14-26-276-095	6114 GLENEAGLE HIGHLANDS	05/08/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$187,700	46.35	\$396,365	\$89,731	\$315,269	\$359,171	0.878	1,558	\$202.35	CON-B	3.3938	-DEFAULT	\$85,800	No	CONDO	407	93	
70-14-26-276-096	6116 GLENEAGLE HIGHLANDS	01/22/24	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$162,500	44.16	\$364,258	\$89,518	\$278,482	\$321,812	0.865	1,308	\$212.91	CON-B	4.6351	-DEFAULT	\$85,800	No	CONDO	407	93	
70-14-26-276-144	995 CASTLEBAY	09/08/23	\$433,000	WD	03-ARM'S LENGTH	\$433,000	\$184,800	42.68	\$390,298	\$88,667	\$344,333	\$353,310	0.975	1,480	\$232.66	CON-B	6.2883	-DEFAULT	\$85,800	No	CONDO	407	95	
70-14-26-401-035	1177 GLENEAGLE	08/02/22	\$455,924	WD	03-ARM'S LENGTH	\$455,924	\$79,600	17.46	\$418,566	\$93,098	\$362,826	\$381,232	0.952	1,480	\$245.15	CON-B	4.0014	-DEFAULT	\$85,800	No	CONDO	407	99	
70-14-26-401-036	1179 GLENEAGLE	09/30/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$78,400	18.45	\$406,257	\$90,257	\$334,743	\$370,141	0.904	1,480	\$226.18	CON-B	0.7342	-DEFAULT	\$85,800	No	CONDO	407	99	
Totals:			\$3,589,924			\$3,589,924	\$1,371,300		\$3,404,400		\$2,865,970	\$3,139,696			\$238.47		0.1111							
								Sale. Ratio =>	38.20					E.C.F. =>	0.913	Std. Deviation=>		0.05556545						
								Std. Dev. =>	12.66					Ave. E.C.F. =>	0.912	Ave. Variance=>		4.5892	Coefficient of Var=>	5.033623759				

CON-C MEADOWS EAST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-27-230-023	6288 GENTRY	04/25/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$120,600	41.59	\$304,676	\$68,727	\$221,273	\$236,543	0.935	1,138	\$194.44	CON-C	4.5443	-DEFAULT	\$66,900	No	CONDO	407	76
70-14-27-230-026	6308 GENTRY	06/05/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$123,500	41.86	\$302,497	\$68,727	\$226,273	\$234,359	0.965	1,128	\$200.60	CON-C	1.5389	-DEFAULT	\$66,900	No	CONDO	407	76
70-14-27-230-046	6271 MELBOURNE	11/03/22	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$140,100	39.24	\$344,802	\$69,149	\$287,851	\$276,347	1.042	1,446	\$199.07	CON-C	6.0741	-DEFAULT	\$66,900	No	CONDO	407	76
70-14-27-230-048	6256 MELBOURNE	03/21/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$140,200	40.64	\$339,358	\$69,181	\$275,819	\$270,857	1.018	1,434	\$192.34	CON-C	3.7431	-DEFAULT	\$66,900	No	CONDO	407	77
70-14-27-230-049	6260 MELBOURNE	01/11/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$140,700	39.08	\$353,509	\$68,899	\$291,101	\$285,327	1.020	1,450	\$200.76	CON-C	3.9350	-DEFAULT	\$66,900	No	CONDO	407	76
70-14-27-230-057	6342 MANSFIELD	01/11/23	\$272,500	WD	03-ARM'S LENGTH	\$272,500	\$118,300	43.41	\$295,237	\$68,332	\$204,168	\$227,476	0.898	1,128	\$181.00	CON-C	8.3353	-DEFAULT	\$66,900	No	CONDO	407	76
70-14-27-230-059	6358 MANSFIELD	05/19/23	\$315,000	WD	08-ESTATE	\$315,000	\$136,500	43.33	\$330,526	\$68,082	\$246,918	\$263,105	0.938	1,430	\$172.67	CON-C	4.2410	-DEFAULT	\$66,900	No	CONDO	407	76
70-14-27-230-062	6367 MANSFIELD	05/23/23	\$324,900	WD	03-ARM'S LENGTH	\$324,900	\$141,800	43.64	\$343,226	\$68,600	\$256,300	\$275,317	0.931	1,430	\$179.23	CON-C	4.9963	-DEFAULT	\$66,900	No	CONDO	407	79
70-14-27-230-066	1658 STONEGATE	09/02/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$134,500	37.36	\$331,163	\$69,816	\$290,184	\$262,005	1.108	1,274	\$227.77	CON-C	12.6663	-DEFAULT	\$66,900	No	CONDO	407	76
70-14-27-230-084	1634 LARAMY	09/18/23	\$340,000	WD	33-TO BE DETERMINED	\$340,000	\$144,800	42.59	\$350,531	\$67,784	\$272,216	\$283,459	0.960	1,434	\$189.83	CON-C	2.0551	-DEFAULT	\$66,900	No	CONDO	407	77
70-14-27-230-094	1631 STONEGATE	05/05/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$141,200	40.34	\$346,362	\$68,317	\$281,683	\$278,745	1.011	1,436	\$196.16	CON-C	2.9652	-DEFAULT	\$66,900	No	CONDO	407	79
70-14-27-230-096	6322 THORNHILL	08/01/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$140,500	39.03	\$342,156	\$67,991	\$292,009	\$274,855	1.062	1,436	\$203.35	CON-C	8.1522	-DEFAULT	\$66,900	No	CONDO	407	76
70-14-27-230-099	6338 THORNHILL	09/09/22	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$138,600	44.57	\$341,185	\$68,766	\$242,234	\$273,105	0.887	1,434	\$168.92	CON-C	9.3925	-DEFAULT	\$66,900	No	CONDO	407	78
70-14-27-230-117	6352 GENTRY	10/31/22	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$129,500	41.91	\$319,296	\$68,355	\$240,645	\$251,573	0.957	1,314	\$183.14	CON-C	2.4326	-DEFAULT	\$66,900	No	CONDO	407	76
Totals:						\$4,589,400	\$1,890,800		\$4,644,524		\$3,628,674	\$3,693,073			\$192.09								
									Sale. Ratio =>	41.20				E.C.F. =>	0.983	Std. Deviation=>		0.06420399					
									Std. Dev. =>	2.12				Ave. E.C.F. =>	0.981	Ave. Variance=>		5.3623	Coefficient of Var=>		5.466751242		

CON-D GREEN MEADOWS CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-27-215-020	6291 EASTRIDGE	06/23/22	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$122,400	40.26	\$281,909	\$63,260	\$240,740	\$235,120	1.024	1,126	\$213.80	CON-D	4.2037	-DEFAULT	\$60,500	No	CONDO	407	76	
70-14-27-215-038	6265 SPRINGMONT	12/16/22	\$337,500	WD	03-ARM'S LENGTH	\$337,500	\$139,200	41.24	\$320,456	\$62,629	\$274,871	\$277,249	0.991	1,448	\$189.83	CON-D	0.9556	-DEFAULT	\$60,500	No	CONDO	407	76	
70-14-27-215-055	6211 EASTRIDGE	07/21/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$127,100	43.83	\$293,391	\$63,252	\$226,748	\$247,475	0.916	1,284	\$176.60	CON-D	6.5622	-DEFAULT	\$60,500	No	CONDO	407	76	
70-14-27-215-060	6223 EASTRIDGE	11/01/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$140,800	45.42	\$324,228	\$63,004	\$246,996	\$280,902	0.879	1,414	\$174.68	CON-D	10.2570	-DEFAULT	\$60,500	No	CONDO	407	76	
70-14-27-215-064	6233 EASTRIDGE	05/11/23	\$344,000	WD	03-ARM'S LENGTH	\$344,000	\$137,100	39.85	\$305,749	\$62,680	\$281,320	\$261,379	1.076	1,320	\$213.12	CON-D	9.4424	-DEFAULT	\$60,500	No	CONDO	407	76	
70-14-27-215-066	6355 SPRINGMONT	01/23/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$117,900	41.37	\$262,162	\$62,545	\$222,455	\$214,654	1.036	1,044	\$213.08	CON-D	5.4475	-DEFAULT	\$60,500	No	CONDO	407	76	
70-14-27-215-066	6355 SPRINGMONT	11/21/22	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$113,900	40.82	\$262,162	\$62,545	\$216,455	\$214,654	1.008	1,044	\$207.33	CON-D	2.6523	-DEFAULT	\$60,500	No	CONDO	407	76	
70-14-27-215-068	6359 SPRINGMONT	01/25/23	\$275,000	WD	08-ESTATE	\$275,000	\$117,900	42.87	\$271,507	\$62,297	\$212,703	\$224,970	0.945	1,080	\$196.95	CON-D	3.6393	-DEFAULT	\$60,500	No	CONDO	407	76	
70-14-27-215-073	6370 SPRINGMONT	02/28/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$125,000	42.37	\$287,905	\$64,161	\$230,839	\$240,599	0.959	1,115	\$207.03	CON-D	2.2430	-DEFAULT	\$60,500	No	CONDO	407	76	
Totals:			\$2,719,500			\$2,719,500	\$1,141,300		\$2,609,469		\$2,153,127	\$2,197,003			\$199.16		0.1837							
								Sale. Ratio =>	41.97					E.C.F. =>	0.980	Std. Deviation=>		0.06234952						
								Std. Dev. =>	1.80					Ave. E.C.F. =>	0.982	Ave. Variance=>		5.0448	Coefficient of Var=>		5.137950094			

CON-E GEORGETOWNWEST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-28-464-084	5808 EAST TOWN	06/06/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$82,600	43.47	\$194,463	\$50,376	\$139,624	\$151,378	0.922	1,200	\$116.35	CON-E	5.8839	-DEFAULT	\$49,900	No	CONDO	407	83	
70-14-28-464-084	5808 EAST TOWN	12/29/23	\$218,500	WD	03-ARM'S LENGTH	\$218,500	\$84,400	38.63	\$194,463	\$50,376	\$168,124	\$151,378	1.111	1,200	\$140.10	CON-E	12.9431	-DEFAULT	\$49,900	No	CONDO	407	83	
70-14-28-464-087	5808 EAST TOWN	07/13/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$95,600	44.47	\$222,452	\$50,436	\$164,564	\$180,721	0.911	1,512	\$108.84	CON-E	7.0592	-DEFAULT	\$49,900	No	CONDO	407	83	
Totals:			\$623,500			\$623,500	\$262,600		\$611,378		\$472,312	\$483,477			\$121.77		0.4284							
								Sale. Ratio =>	42.12					E.C.F. =>	0.977	Std. Deviation=>		0.1122444						
								Std. Dev. =>	3.12					Ave. E.C.F. =>	0.981	Ave. Variance=>		8.6287	Coefficient of Var=>		8.79413639			

CON-F WATERFRONT CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-24-320-009	761 PORT SHELDON	08/31/23	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$95,900	43.79	\$213,483	\$52,963	\$166,037	\$163,069	1.018	1,062	\$156.34	CON-F	1.9862	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-24-320-024	670 WATERVIEW	01/20/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$95,400	45.43	\$222,215	\$52,993	\$157,007	\$171,909	0.913	1,062	\$147.84	CON-F	8.5025	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-24-320-026	674 WATERVIEW	09/30/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$95,200	44.28	\$221,831	\$52,892	\$162,108	\$171,622	0.945	1,062	\$152.64	CON-F	5.3773	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-24-320-040	700 WATERVIEW	06/28/23	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$105,900	44.87	\$234,146	\$53,129	\$182,871	\$183,891	0.994	1,041	\$175.67	CON-F	0.3888	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-24-320-058	671 PORT SHELDON	03/15/24	\$240,000	WD	33-TO BE DETERMINED	\$240,000	\$107,700	44.88	\$235,505	\$54,657	\$185,343	\$183,720	1.009	1,041	\$178.04	CON-F	1.0497	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-24-320-074	6768 WATERVIEW	07/19/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$103,600	40.63	\$229,612	\$53,530	\$201,470	\$178,878	1.126	1,064	\$189.35	CON-F	12.7959	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-24-320-077	6788 WATERVIEW	10/03/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$95,600	43.45	\$222,028	\$53,603	\$166,397	\$171,099	0.973	1,074	\$154.93	CON-F	2.5823	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-24-320-079	6784 WATERVIEW	11/17/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$108,000	45.96	\$238,928	\$53,549	\$181,451	\$188,323	0.964	1,064	\$170.54	CON-F	3.4828	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-24-320-082	6764 WATERFRONT	02/22/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$103,200	43.00	\$228,747	\$52,403	\$187,597	\$179,144	1.047	1,052	\$178.32	CON-F	4.8845	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-24-320-083	6762 WATERFRONT	07/08/22	\$301,000	WD	03-ARM'S LENGTH	\$240,000	\$98,600	41.08	\$238,087	\$52,445	\$187,555	\$188,590	0.995	1,052	\$178.28	CON-F	0.3826	-DEFAULT	\$51,600	No	CONDO	407	80	
Totals:			\$2,371,000			\$2,310,000	\$1,009,100		\$2,284,582		\$1,777,836	\$1,780,244			\$168.20		0.0308							
								Sale. Ratio =>	43.68					E.C.F. =>	0.999	Std. Deviation=>		0.05896743						
								Std. Dev. =>	1.76					Ave. E.C.F. =>	0.998	Ave. Variance=>		4.1433	Coefficient of Var=>		4.150154507			

CON-H PARKSIDE CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-16-150-015	2845 PARKSIDE	03/05/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$106,500	44.38	\$235,978	\$51,975	\$188,025	\$170,698	1.102	1,058	\$177.72	CON-H	0.0376	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-16-150-018	2855 PARKSIDE	10/19/22	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$96,100	40.46	\$241,379	\$52,146	\$185,354	\$175,550	1.056	1,058	\$175.19	CON-H	4.6035	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-16-150-030	2962 PARKSIDE	06/27/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$107,600	43.04	\$238,528	\$52,100	\$197,900	\$172,948	1.144	1,058	\$187.05	CON-H	4.2394	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-16-150-048	2906 PARKSIDE	06/21/23	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$108,400	42.85	\$240,074	\$52,400	\$200,600	\$174,104	1.152	1,058	\$189.60	CON-H	5.0305	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-16-150-058	2932 PARKSIDE	10/06/22	\$236,000	WD	21-NOT USED/OTHER	\$236,000	\$93,400	39.58	\$234,558	\$52,125	\$183,875	\$169,242	1.086	1,058	\$173.79	CON-H	1.5418	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-16-150-069	2883 PARKSIDE	03/08/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$110,200	43.22	\$244,074	\$52,125	\$202,875	\$178,070	1.139	1,058	\$191.75	CON-H	3.7420	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-16-150-071	2887 PARKSIDE	06/01/22	\$215,000	OTH	03-ARM'S LENGTH	\$215,000	\$94,100	43.77	\$236,248	\$52,327	\$162,673	\$170,622	0.953	1,058	\$153.76	CON-H	14.8471	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-16-150-084	2921 PARKSIDE	05/12/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$101,600	36.29	\$254,726	\$52,545	\$227,455	\$187,562	1.213	1,058	\$214.99	CON-H	11.0812	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-16-150-098	2959 PARKSIDE	02/24/23	\$212,500	WD	08-ESTATE	\$212,500	\$84,800	39.91	\$213,502	\$52,100	\$160,400	\$149,732	1.071	1,058	\$151.61	CON-H	3.0630	-DEFAULT	\$51,600	No	CONDO	407	76	
Totals:			\$2,179,000			\$2,179,000	\$902,700		\$2,139,067		\$1,709,157	\$1,548,528			\$179.50		0.1849							
								Sale. Ratio =>	41.43					E.C.F. =>	1.104	Std. Deviation=>		0.07360881						
								Std. Dev. =>	2.62					Ave. E.C.F. =>	1.102	Ave. Variance=>		5.3540	Coefficient of Var=>		4.858962831			

CON-I STONEYCREEK CONDO'S

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-21-380-011	2949 PEBBLESTONE	09/15/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$108,200	40.07	\$268,287	\$58,041	\$211,959	\$175,631	1.207	936	\$226.45	CON-I	1.0893	-DEFAULT	\$57,600	No	CONDO	407	82	
70-14-21-380-018	6487 EDGESTONE	11/12/22	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$87,900	36.47	\$229,486	\$59,980	\$181,020	\$141,599	1.278	767	\$236.01	CON-I	6.0668	-DEFAULT	\$57,600	No	CONDO	407	82	
70-14-21-380-031	2979 EDGESTONE	06/16/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$82,500	40.24	\$215,586	\$59,187	\$145,813	\$130,650	1.116	647	\$225.37	CON-I	10.1672	-DEFAULT	\$57,600	No	CONDO	407	82	
70-14-21-380-032	2975 EDGESTONE	08/31/22	\$265,500	WD	03-ARM'S LENGTH	\$265,500	\$101,200	38.12	\$269,905	\$59,628	\$205,872	\$175,657	1.172	1,087	\$189.39	CON-I	4.5723	-DEFAULT	\$57,600	No	CONDO	407	85	
70-14-21-380-036	2937 PEBBLESTONE	10/13/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$83,300	36.22	\$217,815	\$59,831	\$170,169	\$131,974	1.289	647	\$263.01	CON-I	7.1683	-DEFAULT	\$57,600	No	CONDO	407	83	
70-14-21-380-037	2933 PEBBLESTONE	11/17/23	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$86,300	37.04	\$215,196	\$60,009	\$172,991	\$129,637	1.334	647	\$267.37	CON-I	11.6691	-DEFAULT	\$57,600	No	CONDO	407	83	
70-14-21-380-056	2927 EDGESTONE	07/27/22	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$117,100	43.05	\$301,995	\$60,813	\$211,187	\$201,474	1.048	1,408	\$149.99	CON-I	16.9524	-DEFAULT	\$57,600	No	CONDO	407	83	
70-14-21-380-082	6482 STONEY CREEK	02/12/24	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$83,100	36.53	\$207,670	\$59,050	\$168,450	\$124,151	1.357	612	\$275.25	CON-I	13.9078	-DEFAULT	\$57,600	No	CONDO	407	83	
70-14-21-380-083	6478 STONEY CREEK	12/13/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$83,700	37.20	\$209,183	\$59,067	\$165,933	\$125,401	1.323	612	\$271.13	CON-I	10.5485	-DEFAULT	\$57,600	No	CONDO	407	84	
70-14-21-380-113	6452 STONEY CREEK	09/02/22	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$104,800	40.78	\$271,415	\$60,434	\$196,566	\$176,245	1.115	1,087	\$180.83	CON-I	10.2436	-DEFAULT	\$57,600	No	CONDO	407	85	
70-14-21-380-115	6444 STONEY CREEK	12/09/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$84,600	39.35	\$220,720	\$60,401	\$154,599	\$133,924	1.154	647	\$238.95	CON-I	6.3357	-DEFAULT	\$57,600	No	CONDO	407	84	
Totals:			\$2,641,000			\$2,641,000	\$1,022,700		\$2,627,258		\$1,984,559	\$1,646,345			\$229.43		1.2299							
								Sale. Ratio =>	38.72					E.C.F. =>	1.205	Std. Deviation=>		0.1042581						
								Std. Dev. =>	2.22					Ave. E.C.F. =>	1.218	Ave. Variance=>		8.9746	Coefficient of Var=>		7.369951089			

CON-J PINEBROOK ESTATES CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-21-349-014	2932 WENTWARD	07/19/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$82,300	34.29	\$210,084	\$59,663	\$180,337	\$142,413	1.266	894	\$201.72	CON-J	16.8693	-DEFAULT	\$59,500	No	CONDO	407	76	
70-14-21-349-018	2924 WENTWARD	11/04/22	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$84,900	37.40	\$215,985	\$59,827	\$167,173	\$147,845	1.131	946	\$176.72	CON-J	3.3132	-DEFAULT	\$59,500	No	CONDO	407	76	
70-14-21-349-043	2881 WENTWARD	07/20/22	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$86,000	39.45	\$218,429	\$59,500	\$158,500	\$150,468	1.053	946	\$167.55	CON-J	4.4223	-DEFAULT	\$59,500	No	CONDO	407	76	
70-14-21-349-046	2887 WENTWARD	03/27/23	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$88,400	41.70	\$224,072	\$59,500	\$152,500	\$155,811	0.979	952	\$160.19	CON-J	11.8850	-DEFAULT	\$59,500	No	CONDO	407	76	
70-14-21-349-050	2895 WENTWARD	10/30/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$85,100	36.21	\$206,445	\$59,500	\$175,500	\$139,122	1.261	946	\$185.52	CON-J	16.3880	-DEFAULT	\$59,500	No	CONDO	407	76	
70-14-21-349-061	6699 WENTWARD	10/03/22	\$215,000	WD	08-ESTATE	\$215,000	\$82,100	38.19	\$209,545	\$59,663	\$155,337	\$141,903	1.095	894	\$173.76	CON-J	0.2930	-DEFAULT	\$59,500	No	CONDO	407	76	
70-14-21-349-075	6688 WENTWARD	08/01/22	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$84,800	38.72	\$215,855	\$59,781	\$159,219	\$147,765	1.078	918	\$173.44	CON-J	2.0088	-DEFAULT	\$59,500	No	CONDO	407	76	
70-14-21-349-081	6730 WENTWARD	04/07/22	\$250,500	WD	03-ARM'S LENGTH	\$250,500	\$105,300	42.04	\$265,470	\$60,072	\$190,428	\$194,463	0.979	1,258	\$151.37	CON-J	11.8353	-DEFAULT	\$59,500	No	CONDO	407	76	
70-14-21-349-084	6736 WENTWARD	10/18/23	\$264,500	WD	03-ARM'S LENGTH	\$264,500	\$101,900	38.53	\$243,969	\$59,990	\$204,510	\$174,184	1.174	1,150	\$177.83	CON-J	7.6498	-DEFAULT	\$59,500	No	CONDO	407	76	
70-14-21-349-086	6740 WENTWARD	04/19/22	\$225,000	WD	08-ESTATE	\$225,000	\$78,500	34.89	\$229,895	\$59,663	\$165,337	\$161,169	1.026	918	\$180.11	CON-J	7.1744	-DEFAULT	\$59,500	No	CONDO	407	76	
70-14-21-349-123	6768 WENTWARD	05/23/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$89,700	40.77	\$227,092	\$59,500	\$160,500	\$158,670	1.012	968	\$165.81	CON-J	8.6068	-DEFAULT	\$59,500	No	CONDO	407	76	
70-14-21-349-129	2925 WENTWARD	10/26/23	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$107,100	40.11	\$255,596	\$59,500	\$207,500	\$185,656	1.118	1,232	\$168.43	CON-J	2.0054	-DEFAULT	\$59,500	No	CONDO	407	76	
Totals:			\$2,793,000			\$2,793,000	\$1,076,100		\$2,722,437		\$2,076,841	\$1,899,469			\$173.54		0.4223							
								Sale. Ratio =>	38.53					E.C.F. =>	1.093	Std. Deviation=>		0.09803586						
								Std. Dev. =>	2.50					Ave. E.C.F. =>	1.098	Ave. Variance=>		7.7043	Coefficient of Var=>		7.019180644			

CON-K WALLINWOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-11-298-002	8403 WALLINWOOD SPRINGS	04/22/22	\$390,000	WD	08-ESTATE	\$390,000	\$209,400	53.69	\$402,553	\$86,516	\$303,484	\$477,296	0.636	2,154	\$140.89	CON-K	7.5640	-DEFAULT	\$84,400	No	CONDO	407	80	
70-14-12-325-007	8283 WALLINWOOD SPRINGS	07/18/23	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$164,700	51.48	\$330,046	\$87,209	\$232,691	\$366,745	0.634	1,738	\$133.88	CON-K	7.7005	-DEFAULT	\$84,400	No	CONDO	407	77	
70-14-12-325-009	8257 WALLINWOOD SPRINGS	02/06/23	\$270,000	WD	08-ESTATE	\$270,000	\$160,300	59.37	\$310,548	\$86,138	\$183,862	\$338,916	0.543	1,802	\$102.03	CON-K	16.8980	-DEFAULT	\$84,400	No	CONDO	407	77	
70-14-12-325-026	8305 WALLINWOOD SPRINGS	01/23/24	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$153,900	48.40	\$312,034	\$85,958	\$232,042	\$341,432	0.680	1,930	\$120.23	CON-K	3.1866	-DEFAULT	\$84,400	No	CONDO	407	76	
70-14-12-325-027	8307 WALLINWOOD SPRINGS	08/16/23	\$347,000	WD	33-TO BE DETERMINED	\$347,000	\$179,500	51.73	\$362,371	\$87,092	\$259,908	\$415,741	0.625	2,428	\$107.05	CON-K	8.6312	-DEFAULT	\$84,400	No	CONDO	407	76	
70-14-12-325-027	8307 WALLINWOOD SPRINGS	10/31/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$179,500	41.74	\$362,371	\$87,092	\$342,908	\$415,741	0.825	2,428	\$141.23	CON-K	11.3331	-DEFAULT	\$84,400	No	CONDO	407	76	
70-14-12-325-032	8346 WALLINWOOD SPRINGS	09/28/23	\$310,000	WD	33-TO BE DETERMINED	\$310,000	\$146,500	47.26	\$298,144	\$92,054	\$217,946	\$311,248	0.700	1,368	\$159.32	CON-K	1.1248	-DEFAULT	\$84,400	No	CONDO	407	76	
70-14-12-325-055	8114 WEATHERWAX	04/19/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$143,600	47.87	\$291,973	\$87,548	\$212,452	\$308,733	0.688	1,552	\$136.89	CON-K	2.3340	-DEFAULT	\$84,400	No	CONDO	407	76	
70-14-12-325-055	8114 WEATHERWAX	03/12/24	\$362,500	WD	03-ARM'S LENGTH	\$362,500	\$143,600	39.61	\$291,973	\$87,548	\$274,952	\$308,733	0.891	1,552	\$177.16	CON-K	17.9100	-DEFAULT	\$84,400	No	CONDO	407	76	
70-14-12-325-056	8116 WEATHERWAX	05/12/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$139,000	38.08	\$283,213	\$90,070	\$274,930	\$291,695	0.943	1,368	\$200.97	CON-K	23.1046	-DEFAULT	\$84,400	No	CONDO	407	76	
70-14-12-325-058	8317 WALLINWOOD SPRINGS	10/31/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$213,800	49.72	\$429,869	\$87,704	\$342,296	\$516,756	0.662	3,132	\$109.29	CON-K	4.9086	-DEFAULT	\$84,400	No	CONDO	407	76	
Totals:			\$3,842,400			\$3,842,400	\$1,833,800		\$3,675,095		\$2,877,471	\$4,093,036			\$138.99		0.8464							
								Sale. Ratio =>	47.73					E.C.F. =>	0.703	Std. Deviation=>		0.12249668						
								Std. Dev. =>	6.32					Ave. E.C.F. =>	0.711	Ave. Variance=>		9.5178	Coefficient of Var=>		13.37741204			

CON-L CEDAR GROVE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.		
70-14-21-405-016	2722 CEDAR GROVE	05/15/23	\$290,000	WD	33-TO BE DETERMINED	\$290,000	\$136,800	47.17	\$298,955	\$60,468	\$229,532	\$284,337	0.807	1,410	\$162.79	CON-L	7.0876	-DEFAULT	\$57,700	No	CONDO	407	76		
70-14-21-405-016	2722 CEDAR GROVE	05/30/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$136,800	42.09	\$298,955	\$60,468	\$264,532	\$284,337	0.930	1,410	\$187.61	CON-L	5.2218	-DEFAULT	\$57,700	No	CONDO	407	76		
70-14-21-405-043	2779 CEDAR GROVE NORTH	11/15/22	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$113,800	49.26	\$260,302	\$59,547	\$171,453	\$239,351	0.716	1,424	\$120.40	CON-L	16.1804	-DEFAULT	\$57,700	No	CONDO	407	77		
70-14-21-405-054	2735 CEDAR GROVE NORTH	08/17/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$127,200	41.03	\$289,575	\$59,670	\$250,330	\$274,105	0.913	1,420	\$176.29	CON-L	3.5134	-DEFAULT	\$57,700	No	CONDO	407	76		
70-14-21-405-056	2717 CEDAR GROVE NORTH	02/08/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$131,900	46.28	\$300,277	\$59,696	\$225,304	\$286,833	0.785	1,410	\$159.79	CON-L	9.2642	-DEFAULT	\$57,700	No	CONDO	407	77		
70-14-21-405-059	2693 CEDAR GROVE NORTH	07/26/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$134,600	43.42	\$306,460	\$60,917	\$249,083	\$292,749	0.851	1,420	\$175.41	CON-L	2.7289	-DEFAULT	\$57,700	No	CONDO	407	77		
70-14-21-405-061	2689 CEDAR GROVE NORTH	09/02/22	\$324,900	WD	03-ARM'S LENGTH	\$324,900	\$125,500	38.63	\$293,475	\$60,504	\$264,396	\$277,760	0.952	1,410	\$187.51	CON-L	7.3756	-DEFAULT	\$57,700	No	CONDO	407	77		
70-14-21-405-062	2687 CEDAR GROVE NORTH	01/31/23	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$129,200	40.39	\$294,225	\$60,504	\$259,396	\$278,654	0.931	1,420	\$182.67	CON-L	5.2758	-DEFAULT	\$57,700	No	CONDO	407	77		
70-14-21-405-063	2665 CEDAR GROVE NORTH	12/06/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$130,900	47.60	\$298,184	\$60,541	\$214,459	\$283,330	0.757	1,420	\$151.03	CON-L	12.1208	-DEFAULT	\$57,700	No	CONDO	407	78		
70-14-21-405-065	2661 CEDAR GROVE NORTH	08/11/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$133,700	43.84	\$289,065	\$60,504	\$244,496	\$272,502	0.897	1,410	\$173.40	CON-L	1.9095	-DEFAULT	\$57,700	No	CONDO	407	77		
70-14-21-405-069	2635 CEDAR GROVE NORTH	02/24/23	\$295,000	WD	08-ESTATE	\$295,000	\$134,000	45.42	\$305,271	\$60,541	\$234,459	\$291,780	0.804	1,410	\$166.28	CON-L	7.4583	-DEFAULT	\$57,700	No	CONDO	407	78		
70-14-21-405-095	6665 CEDAR GROVE	06/13/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$130,200	42.00	\$296,523	\$60,551	\$249,449	\$281,338	0.887	1,426	\$174.93	CON-L	0.8522	-DEFAULT	\$57,700	No	CONDO	407	79		
70-14-21-405-099	6637 CEDAR GROVE	01/12/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$141,500	37.24	\$312,932	\$60,551	\$319,449	\$300,902	1.062	1,426	\$224.02	CON-L	18.3509	-DEFAULT	\$57,700	No	CONDO	407	79		
70-14-21-405-106	6642 CEDAR GROVE SOUTH	03/04/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$137,400	38.70	\$297,096	\$61,143	\$293,857	\$281,315	1.045	1,420	\$206.94	CON-L	16.6452	-DEFAULT	\$57,700	No	CONDO	407	78		
70-14-21-405-109	6666 CEDAR GROVE SOUTH	03/01/24	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$134,400	39.18	\$290,733	\$60,515	\$282,485	\$274,478	1.029	1,410	\$200.34	CON-L	15.1042	-DEFAULT	\$57,700	No	CONDO	407	78		
70-14-21-405-121	6596 CEDAR GROVE	04/26/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$135,900	44.56	\$309,466	\$59,675	\$245,325	\$297,814	0.824	1,410	\$173.99	CON-L	5.4377	-DEFAULT	\$57,700	No	CONDO	407	79		
70-14-21-405-148	6654 CEDAR GROVE EAST	10/09/23	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$141,700	45.72	\$306,368	\$59,548	\$250,352	\$294,272	0.851	1,410	\$177.55	CON-L	2.7379	-DEFAULT	\$57,700	No	CONDO	407	83		
70-14-21-405-158	2655 CEDAR GROVE SOUTH	05/04/22	\$311,400	WD	03-ARM'S LENGTH	\$311,400	\$131,600	42.26	\$299,788	\$59,834	\$251,566	\$286,086	0.879	1,410	\$178.42	CON-L	0.1208	-DEFAULT	\$57,700	No	CONDO	407	81		
70-14-21-405-165	6701 CEDAR GROVE EAST	06/13/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$167,600	44.69	\$362,638	\$62,329	\$312,671	\$358,044	0.873	1,471	\$212.56	CON-L	0.4855	-DEFAULT	\$57,700	No	CONDO	407	91		
70-14-21-405-169	6708 CEDAR GROVE EAST	02/02/23	\$350,000	WD	08-ESTATE	\$350,000	\$164,700	47.06	\$375,990	\$61,414	\$288,586	\$375,054	0.769	1,471	\$196.18	CON-L	10.8678	-DEFAULT	\$57,700	No	CONDO	407	94		
Totals:			\$6,310,100			\$6,310,100	\$2,719,400		\$6,086,278		\$5,101,180	\$5,815,041			\$179.41		0.0891								
									Sale. Ratio =>	43.10				E.C.F. =>	0.877			Std. Deviation=>	0.09546137						
									Std. Dev. =>	3.41				Ave. E.C.F. =>	0.878			Ave. Variance=>	7.4369			Coefficient of Var=>	8.469038656		

CON-M GE DEVRIES BUILT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-26-276-050	1061 ABERDEEN	03/21/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$164,100	42.08	\$352,008	\$64,277	\$325,723	\$322,469	1.010	1,548	\$210.42	CON-M	3.5477	-DEFAULT	\$61,900	No	CONDO	407	85	
70-14-26-401-008	1014 CASTLEBAY	09/16/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$29,700	8.61	\$336,250	\$66,125	\$278,875	\$302,737	0.921	1,668	\$167.19	CON-M	5.3436	-DEFAULT	\$61,900	No	CONDO	407	99	
70-14-26-401-009	1016 CASTLEBAY	03/01/23	\$344,900	WD	03-ARM'S LENGTH	\$344,900	\$29,700	8.61	\$335,375	\$65,779	\$279,121	\$302,144	0.924	1,668	\$167.34	CON-M	5.0814	-DEFAULT	\$61,900	No	CONDO	407	99	
70-14-26-401-011	1020 CASTLEBAY	11/29/22	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$29,700	8.46	\$335,865	\$65,740	\$285,260	\$302,737	0.942	1,668	\$171.02	CON-M	3.2345	-DEFAULT	\$61,900	No	CONDO	407	99	
70-14-26-401-023	5926 GLENEAGLE	07/27/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$158,100	43.32	\$338,338	\$65,094	\$299,906	\$306,233	0.979	1,467	\$204.43	CON-M	0.4726	-DEFAULT	\$61,900	No	CONDO	407	99	
70-14-26-401-024	5924 GLENEAGLE	04/21/23	\$364,900	WD	03-ARM'S LENGTH	\$364,900	\$157,900	43.27	\$337,921	\$65,094	\$299,806	\$305,765	0.981	1,464	\$204.79	CON-M	0.5896	-DEFAULT	\$61,900	No	CONDO	407	99	
70-14-26-401-026	5918 GLENEAGLE	05/06/22	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$151,600	37.99	\$344,816	\$65,087	\$333,913	\$313,501	1.065	1,464	\$228.08	CON-M	9.0497	-DEFAULT	\$61,900	No	CONDO	407	98	
Totals:			\$2,559,800			\$2,559,800	\$720,800		\$2,380,573		\$2,102,604	\$2,155,586			\$193.32		0.0807							
								Sale. Ratio =>	28.16					E.C.F. =>	0.975	Std. Deviation=>		0.051622						
								Std. Dev. =>	17.78					Ave. E.C.F. =>	0.975	Ave. Variance=>		3.9027	Coefficient of Var=>		4.004368894			

CON-N PINEGROVE CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-15-423-006	7523 PINE GROVE	11/15/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$82,100	41.05	\$196,528	\$52,555	\$147,445	\$135,995	1.084	960	\$153.59	CON-N	1.3668	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-423-022	7483 PINE GROVE	01/30/23	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$72,100	32.33	\$212,916	\$55,140	\$167,860	\$149,033	1.126	976	\$171.99	CON-N	2.8464	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-423-024	7487 PINE GROVE	03/14/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$72,100	32.04	\$203,483	\$51,600	\$173,400	\$143,467	1.209	908	\$190.97	CON-N	11.0780	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-423-036	7502 PINE GROVE	12/21/22	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$70,700	39.30	\$196,225	\$52,428	\$127,472	\$135,829	0.938	1,006	\$126.71	CON-N	15.9387	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-423-051	7464 PINE GROVE	10/03/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$83,200	36.98	\$209,073	\$51,600	\$173,400	\$148,747	1.166	976	\$177.66	CON-N	6.7876	-DEFAULT	\$51,600	No	CONDO	407	78	
70-14-15-423-057	7448 PINE GROVE	09/13/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$72,800	36.40	\$204,228	\$51,600	\$148,400	\$144,170	1.029	908	\$163.44	CON-N	6.8525	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-423-065	7428 PINE GROVE	01/18/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$68,900	32.81	\$193,650	\$52,565	\$157,435	\$133,267	1.181	908	\$173.39	CON-N	8.3487	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-423-065	7428 PINE GROVE	11/13/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$80,900	37.63	\$193,650	\$52,565	\$162,435	\$133,267	1.219	908	\$178.89	CON-N	12.1006	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-423-067	7424 PINE GROVE	06/16/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$86,400	43.20	\$206,113	\$51,600	\$148,400	\$145,951	1.017	976	\$152.05	CON-N	8.1083	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-423-070	7416 PINE GROVE	10/30/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$85,900	37.35	\$204,970	\$52,868	\$177,132	\$143,674	1.233	976	\$181.49	CON-N	13.5016	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-423-088	7388 PINE GROVE	02/08/23	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$66,600	33.32	\$187,657	\$52,565	\$147,335	\$127,606	1.155	908	\$162.26	CON-N	5.6745	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-423-090	7445 PINE GROVE	06/30/23	\$230,000	WD	33-TO BE DETERMINED	\$230,000	\$89,900	39.09	\$213,764	\$51,600	\$178,400	\$153,178	1.165	928	\$192.24	CON-N	6.6796	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-423-096	7431 PINE GROVE	12/04/23	\$190,000	WD	33-TO BE DETERMINED	\$190,000	\$78,500	41.32	\$188,373	\$51,600	\$138,400	\$129,194	1.071	908	\$152.42	CON-N	2.6605	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-423-106	7381 PINE GROVE	04/19/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$80,300	35.69	\$192,389	\$51,600	\$173,400	\$132,987	1.304	928	\$186.85	CON-N	20.6020	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-423-120	7409 PINE GROVE	11/17/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$88,700	45.49	\$211,179	\$51,600	\$143,400	\$150,736	0.951	908	\$157.93	CON-N	14.6532	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-465-002	7346 PINE GROVE	01/27/23	\$180,000	WD	08-ESTATE	\$180,000	\$65,200	36.22	\$183,882	\$52,473	\$127,527	\$124,127	1.027	908	\$140.45	CON-N	7.0473	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-465-004	7350 PINE GROVE	10/31/22	\$199,921	WD	21-NOT USED/OTHER	\$199,921	\$74,800	37.41	\$209,857	\$51,600	\$148,321	\$149,487	0.992	1,008	\$147.14	CON-N	10.5666	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-465-005	7354 PINE GROVE	03/22/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$86,300	37.52	\$205,744	\$51,600	\$178,400	\$145,602	1.225	1,008	\$176.98	CON-N	12.7392	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-465-017	7300 PINE GROVE	06/12/23	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$89,300	37.68	\$212,398	\$52,560	\$184,440	\$150,981	1.222	1,042	\$177.01	CON-N	12.3749	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-465-023	7314 PINE GROVE	04/21/23	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$89,100	39.08	\$222,899	\$51,600	\$176,400	\$161,807	1.090	1,108	\$159.21	CON-N	0.7674	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-465-043	7333 PINE GROVE	04/14/23	\$227,500	WD	08-ESTATE	\$227,500	\$96,200	42.29	\$227,885	\$51,600	\$175,900	\$166,516	1.056	992	\$177.32	CON-N	4.1511	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-465-051	7313 PINE GROVE	06/07/22	\$220,000	WD	08-ESTATE	\$220,000	\$79,400	36.09	\$221,917	\$51,600	\$168,400	\$160,879	1.047	992	\$169.76	CON-N	5.1115	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-465-054	1823 ELIZABETH	06/07/22	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$79,100	41.20	\$220,020	\$51,600	\$140,400	\$159,087	0.883	968	\$145.04	CON-N	21.5329	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-465-061	1837 ELIZABETH	05/16/22	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$75,700	33.27	\$217,937	\$51,600	\$175,900	\$157,120	1.120	968	\$181.71	CON-N	2.1666	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-465-063	1853 ELIZABETH	07/11/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$89,900	39.96	\$213,822	\$51,600	\$173,400	\$153,233	1.132	980	\$176.94	CON-N	3.3749	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-465-065	1857 ELIZABETH	10/13/23	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$89,000	39.73	\$211,795	\$51,600	\$172,400	\$151,318	1.139	952	\$181.09	CON-N	4.1459	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-465-068	1863 ELIZABETH	06/23/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$104,700	42.73	\$246,677	\$51,600	\$193,400	\$184,267	1.050	1,212	\$159.57	CON-N	4.8300	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-465-078	1854 ELIZABETH	09/27/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$110,000	43.14	\$258,542	\$51,855	\$203,145	\$195,234	1.041	1,230	\$165.16	CON-N	5.7341	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-465-106	1891 ELIZABETH	12/21/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$90,300	43.00	\$214,617	\$51,600	\$158,400	\$153,984	1.029	1,004	\$157.77	CON-N	6.9183	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-465-108	1895 ELIZABETH	10/21/22	\$204,900	WD	08-ESTATE	\$204,900	\$75,800	36.99	\$212,478	\$51,600	\$153,300	\$151,963	1.009	978	\$156.75	CON-N	8.9066	-DEFAULT	\$51,600	No	CONDO	407	76	
70-14-15-465-121	1904 ELIZABETH	07/05/23	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$88,500	39.42	\$214,288	\$51,600	\$172,900	\$153,673	1.125	924	\$187.12	CON-N	2.7254	-DEFAULT	\$51,600	No	CONDO	407	76	
Totals:			\$6,678,121			\$6,678,121	\$2,562,400		\$6,508,956		\$5,066,947	\$4,626,379			\$167.13									
								Sale. Ratio =>	38.37			E.C.F. =>	1.095			Std. Deviation=>	0.09790185							
								Std. Dev. =>	3.52			Ave. E.C.F. =>	1.098			Ave. Variance=>	8.0739	Coefficient of Var=>	7.354213217					

CON-O FAIRWAY ESTATES CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-26-251-009	1163 FAIRFIELD	10/20/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$99,200	37.43	\$253,086	\$56,155	\$208,845	\$202,373	1.032	940	\$222.18	CON-O	2.4240	-DEFAULT	\$54,700	No	CONDO	407	76
70-14-26-251-017	1115 FAIRFIELD	02/01/23	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$98,500	43.01	\$251,345	\$56,199	\$172,801	\$200,539	0.862	940	\$183.83	CON-O	14.6056	-DEFAULT	\$54,700	No	CONDO	407	76
70-14-26-251-043	1141 FAIRFIELD	05/20/22	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$96,100	35.99	\$245,397	\$56,109	\$210,891	\$194,519	1.084	940	\$224.35	CON-O	7.6427	-DEFAULT	\$54,700	No	CONDO	407	76
70-14-26-251-044	1139 FAIRFIELD	12/30/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$96,800	42.09	\$247,171	\$55,972	\$174,028	\$196,483	0.886	940	\$185.14	CON-O	12.2023	-DEFAULT	\$54,700	No	CONDO	407	76
70-14-26-251-052	1043 FAIRFIELD	09/01/22	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$97,100	38.38	\$247,873	\$56,291	\$196,709	\$196,876	0.999	940	\$209.26	CON-O	0.8590	-DEFAULT	\$54,700	No	CONDO	407	76
70-14-26-251-055	1037 FAIRFIELD	03/09/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$107,000	40.38	\$272,565	\$55,791	\$209,209	\$222,764	0.939	1,204	\$173.76	CON-O	6.8591	-DEFAULT	\$54,700	No	CONDO	407	76
70-14-26-251-065	1013 FAIRFIELD	07/10/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$117,200	43.41	\$252,963	\$56,336	\$213,664	\$202,061	1.057	940	\$227.30	CON-O	4.9685	-DEFAULT	\$54,700	No	CONDO	407	76
70-14-26-251-066	1011 FAIRFIELD	03/31/23	\$308,250	WD	03-ARM'S LENGTH	\$308,250	\$104,600	33.93	\$266,703	\$56,199	\$252,051	\$216,321	1.165	1,204	\$209.34	CON-O	15.7430	-DEFAULT	\$54,700	No	CONDO	407	76
70-14-26-251-074	1044 FAIRFIELD	04/12/23	\$249,900	WD	08-ESTATE	\$249,900	\$110,700	44.30	\$234,251	\$56,427	\$193,473	\$182,738	1.059	940	\$205.82	CON-O	5.1005	-DEFAULT	\$54,700	No	CONDO	407	76
70-14-26-251-078	1034 FAIRFIELD	10/09/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$119,000	45.77	\$251,540	\$55,791	\$204,209	\$201,158	1.015	940	\$217.24	CON-O	0.7425	-DEFAULT	\$54,700	No	CONDO	407	76
70-14-26-251-081	1026 FAIRFIELD	06/15/22	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$107,100	38.80	\$272,947	\$55,791	\$220,209	\$223,157	0.987	1,204	\$182.90	CON-O	2.0951	-DEFAULT	\$54,700	No	CONDO	407	76
Totals:			\$2,873,150			\$2,873,150	\$1,153,300		\$2,795,841		\$2,256,089	\$2,238,989			\$203.74		0.0103						
									Sale. Ratio =>	40.14				E.C.F. =>	1.008	Std. Deviation=>		0.08819169					
									Std. Dev. =>	3.73				Ave. E.C.F. =>	1.008	Ave. Variance=>		6.6584	Coefficient of Var=>		6.607247814		

CON-P GEAGLE EAST/MOORS(NOT DEVRIES BUILT)ALLEN SP, CON V BLACKSTAR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-26-276-013	6135 GLENEAGLE HIGHLANDS	09/08/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$129,000	43.01	\$271,582	\$64,748	\$235,152	\$243,334	0.966	1,164	\$202.02	CON-P	3.0249	-DEFAULT	\$61,900	No	CONDO	407	79
70-14-26-276-022	6164 GLENEAGLE HIGHLANDS	08/17/23	\$286,500	WD	03-ARM'S LENGTH	\$286,500	\$136,500	47.64	\$286,789	\$63,866	\$222,634	\$262,262	0.849	1,144	\$194.61	CON-P	14.7726	-DEFAULT	\$61,900	No	CONDO	407	83
70-14-26-276-025	6182 GLENEAGLE HIGHLANDS	10/13/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$126,400	44.35	\$266,235	\$64,062	\$220,938	\$237,851	0.929	1,184	\$186.60	CON-P	6.7730	-DEFAULT	\$61,900	No	CONDO	407	82
70-14-26-276-026	6184 GLENEAGLE HIGHLANDS	02/24/23	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$132,300	47.93	\$283,224	\$64,036	\$211,964	\$257,868	0.822	1,164	\$182.10	CON-P	17.4638	-DEFAULT	\$61,900	No	CONDO	407	81
70-14-26-327-010	1301 GLENEAGLE	01/31/23	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$132,100	45.24	\$272,202	\$52,881	\$239,119	\$258,025	0.927	1,284	\$186.23	CON-P	6.9895	-DEFAULT	\$51,500	No	CONDO	407	77
70-14-26-327-023	5905 GLENEAGLE	03/31/23	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$107,900	45.53	\$227,017	\$52,863	\$184,137	\$204,887	0.899	944	\$195.06	CON-P	9.7900	-DEFAULT	\$51,500	No	CONDO	407	76
70-14-26-327-050	6071 GLENEAGLE	08/28/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$127,200	43.86	\$257,468	\$54,636	\$235,364	\$238,626	0.986	1,206	\$195.16	CON-P	1.0293	-DEFAULT	\$51,500	No	CONDO	407	77
70-14-26-327-059	6030 GLENEAGLE	08/10/22	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$105,600	36.43	\$228,607	\$53,668	\$236,232	\$205,811	1.148	940	\$251.31	CON-P	15.1189	-DEFAULT	\$51,500	No	CONDO	407	76
70-14-26-327-066	5998 GLENEAGLE	02/07/24	\$318,250	WD	03-ARM'S LENGTH	\$318,250	\$122,800	38.59	\$251,090	\$52,863	\$265,387	\$233,208	1.138	1,208	\$219.69	CON-P	14.1359	-DEFAULT	\$51,500	No	CONDO	407	76
70-14-26-327-108	1239 GLENEAGLE	04/11/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$114,100	40.75	\$230,702	\$53,715	\$226,285	\$208,220	1.087	944	\$239.71	CON-P	9.0135	-DEFAULT	\$51,500	No	CONDO	407	77
70-14-17-194-013	3735 BLACK STAR	01/08/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$142,900	39.15	\$340,657	\$60,150	\$304,850	\$294,845	1.034	1,207	\$252.57	CON-V	3.7308	-DEFAULT	\$56,500	No	CONDO	407	93
70-14-17-194-014	3739 BLACK STAR	02/23/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$141,500	38.77	\$365,213	\$60,150	\$304,850	\$320,656	0.951	1,274	\$239.29	CON-V	4.5918	-DEFAULT	\$56,500	No	CONDO	407	93
70-14-26-401-002	974 CASTLEBAY	05/23/23	\$314,900	WD	03-ARM'S LENGTH	\$314,900	\$135,200	42.93	\$274,622	\$66,273	\$248,627	\$230,220	1.080	1,452	\$171.23	CON-P	8.3331	-DEFAULT	\$61,900	No	CONDO	407	98
70-14-26-401-006	1008 CASTLEBAY	06/21/23	\$322,900	WD	03-ARM'S LENGTH	\$322,900	\$133,100	41.22	\$270,469	\$66,515	\$256,385	\$225,364	1.138	1,402	\$182.87	CON-P	14.1027	-DEFAULT	\$61,900	No	CONDO	407	97
Totals:			\$4,222,350			\$4,222,350	\$1,786,600		\$3,825,877		\$3,391,924	\$3,421,177			\$207.03		0.5174						
									Sale. Ratio =>	42.31			E.C.F. =>	0.991	Std. Deviation=>		0.10873292						
									Std. Dev. =>	3.51			Ave. E.C.F. =>	0.997	Ave. Variance=>		9.2050	Coefficient of Var=>		9.236162484			

Isolated Study (Not used)

CON-P GEAGLE EAST/MOORS(NOT DEVRIES BUILT)ALLEN SP

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-26-276-013	6135 GLENEAGLE HIGHLANDS	09/08/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$129,000	43.01	\$271,582	\$64,748	\$235,152	\$243,334	0.966	1,164	\$202.02	CON-P	3.0966	-DEFAULT	\$61,900	No	CONDO	407	79
70-14-26-276-022	6164 GLENEAGLE HIGHLANDS	08/17/23	\$286,500	WD	03-ARM'S LENGTH	\$286,500	\$136,500	47.64	\$286,789	\$63,866	\$222,634	\$262,262	0.849	1,144	\$194.61	CON-P	14.8443	-DEFAULT	\$61,900	No	CONDO	407	83
70-14-26-276-025	6182 GLENEAGLE HIGHLANDS	10/13/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$126,400	44.35	\$266,235	\$64,062	\$220,938	\$237,851	0.929	1,184	\$186.60	CON-P	6.8447	-DEFAULT	\$61,900	No	CONDO	407	82
70-14-26-276-026	6184 GLENEAGLE HIGHLANDS	02/24/23	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$132,300	47.93	\$283,224	\$64,036	\$211,964	\$257,868	0.822	1,164	\$182.10	CON-P	17.5356	-DEFAULT	\$61,900	No	CONDO	407	81
70-14-26-327-010	1301 GLENEAGLE	01/31/23	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$132,100	45.24	\$272,202	\$52,881	\$239,119	\$258,025	0.927	1,284	\$186.23	CON-P	7.0612	-DEFAULT	\$51,500	No	CONDO	407	77
70-14-26-327-023	5905 GLENEAGLE	03/31/23	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$107,900	45.53	\$227,017	\$52,863	\$184,137	\$204,887	0.899	944	\$195.06	CON-P	9.8617	-DEFAULT	\$51,500	No	CONDO	407	76
70-14-26-327-050	6071 GLENEAGLE	08/28/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$127,200	43.86	\$257,468	\$54,636	\$235,364	\$238,626	0.986	1,206	\$195.16	CON-P	1.1011	-DEFAULT	\$51,500	No	CONDO	407	77
70-14-26-327-059	6030 GLENEAGLE	08/10/22	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$105,600	36.43	\$228,607	\$53,668	\$236,232	\$205,811	1.148	940	\$251.31	CON-P	15.0471	-DEFAULT	\$51,500	No	CONDO	407	76
70-14-26-327-066	5998 GLENEAGLE	02/07/24	\$318,250	WD	03-ARM'S LENGTH	\$318,250	\$122,800	38.59	\$251,090	\$52,863	\$265,387	\$233,208	1.138	1,208	\$219.69	CON-P	14.0642	-DEFAULT	\$51,500	No	CONDO	407	76
70-14-26-327-108	1239 GLENEAGLE	04/11/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$114,100	40.75	\$230,702	\$53,715	\$226,285	\$208,220	1.087	944	\$239.71	CON-P	8.9418	-DEFAULT	\$51,500	No	CONDO	407	77
70-14-26-401-002	974 CASTLEBAY	05/23/23	\$314,900	WD	03-ARM'S LENGTH	\$314,900	\$135,200	42.93	\$274,622	\$66,273	\$248,627	\$230,220	1.080	1,452	\$171.23	CON-P	8.2613	-DEFAULT	\$61,900	No	CONDO	407	98
70-14-26-401-006	1008 CASTLEBAY	06/21/23	\$322,900	WD	03-ARM'S LENGTH	\$322,900	\$133,100	41.22	\$270,469	\$66,515	\$256,385	\$225,364	1.138	1,402	\$182.87	CON-P	14.0309	-DEFAULT	\$61,900	No	CONDO	407	97
Totals:			\$3,492,350			\$3,492,350	\$1,502,200		\$3,120,007		\$2,782,224	\$2,805,675			\$200.55		0.5700						
									Sale. Ratio =>	43.01			E.C.F. =>	0.992	Std. Deviation=>		0.11684897						
									Std. Dev. =>	3.45			Ave. E.C.F. =>	0.997	Ave. Variance=>		10.0576	Coefficient of Var=>		10.08436064			

CON-Q SUMMERSET VILLAS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-36-119-013	713 STONEBRIAR	07/14/22	\$563,435	WD	03-ARM'S LENGTH	\$563,435	\$99,900	17.73	\$475,044	\$59,001	\$504,434	\$530,623	0.951	1,624	\$310.61	CON-Q	3.6051	-DEFAULT	\$31,100	No	CONDO	407	99	
70-14-36-119-014	725 STONEBRIAR	03/15/23	\$555,647	WD	03-ARM'S LENGTH	\$555,647	\$45,300	8.15	\$427,813	\$59,465	\$496,182	\$483,970	1.025	1,412	\$351.40	CON-Q	3.8536	-DEFAULT	\$31,100	No	CONDO	407	100	
70-14-36-119-015	731 STONEBRIAR	07/05/23	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$257,500	42.56	\$472,705	\$60,347	\$544,653	\$537,201	1.014	1,642	\$331.70	CON-Q	2.7176	-DEFAULT	\$31,100	No	CONDO	407	98	
70-14-36-119-017	730 STONEBRIAR	11/09/22	\$528,237	WD	21-NOT USED/OTHER	\$528,237	\$45,300	8.58	\$420,408	\$60,307	\$467,930	\$473,764	0.988	1,400	\$334.24	CON-Q	0.0990	-DEFAULT	\$31,100	No	CONDO	407	99	
70-14-36-119-024	670 STONEBRIAR	02/16/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$187,200	45.11	\$329,890	\$57,066	\$357,934	\$372,291	0.961	1,186	\$301.80	CON-Q	2.5260	-DEFAULT	\$25,813	No	CONDO	407	98	
70-14-36-119-026	656 STONEBRIAR	06/26/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$183,900	44.85	\$322,930	\$57,419	\$352,581	\$363,240	0.971	1,186	\$297.29	CON-Q	1.6041	-DEFAULT	\$25,813	No	CONDO	407	99	
70-14-36-128-017	507 SUN VALE	09/13/23	\$640,684	WD	03-ARM'S LENGTH	\$640,684	\$0	0.00	\$502,177	\$63,812	\$576,872	\$578,406	0.997	1,718	\$335.78	CON-Q	1.0651	-DEFAULT	\$25,813	No	CONDO	407	100	
Totals:			\$3,718,003			\$3,718,003	\$819,100		\$2,950,967		\$3,300,586	\$3,339,494			\$323.26		0.1652							
								Sale. Ratio =>	22.03					E.C.F. =>	0.988	Std. Deviation=>		0.02748648						
								Std. Dev. =>	19.70					Ave. E.C.F. =>	0.987	Ave. Variance=>		2.2101	Coefficient of Var=>		2.239873133			

CON-R WATERFRONT CONDOS ON WATER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-24-320-015	781 PORT SHELDON	08/18/23	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$99,000	45.41	\$214,342	\$58,993	\$159,007	\$164,756	0.965	1,062	\$149.72	CON-R	6.6158	-DEFAULT	\$57,792	No	CONDO	407	76	
70-14-24-320-041	702 WATERVIEW	12/22/23	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$106,700	48.94	\$229,669	\$59,504	\$158,496	\$180,469	0.878	1,041	\$152.25	CON-R	2.0704	-DEFAULT	\$57,792	No	CONDO	407	76	
70-14-24-320-086	6707 WATERVIEW	01/23/23	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$95,400	48.67	\$221,911	\$60,080	\$135,920	\$171,630	0.792	1,052	\$129.20	CON-R	10.7014	-DEFAULT	\$57,792	No	CONDO	407	76	
70-14-24-320-094	6759 WATERFRONT	05/24/22	\$236,000	WD	08-ESTATE	\$236,000	\$100,500	42.58	\$232,748	\$58,574	\$177,426	\$184,721	0.961	1,052	\$168.66	CON-R	6.1560	-DEFAULT	\$57,792	No	CONDO	407	76	
Totals:			\$868,000			\$868,000	\$401,600		\$898,670		\$630,849	\$701,576			\$149.96		0.0240							
								Sale. Ratio =>	46.27				E.C.F. =>	0.899	Std. Deviation=>		0.08174611							
								Std. Dev. =>	3.01				Ave. E.C.F. =>	0.899	Ave. Variance=>		6.3859	Coefficient of Var=>	7.103757864					

CON-S VILLAGE OF BENTREE FAIRWAY ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-26-130-009	1367 BENT TREE	01/10/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$110,200	50.09	\$231,130	\$43,973	\$176,027	\$217,538	0.809	1,433	\$122.84	\$176,027	9.2271	-DEFAULT	\$43,200	No	CONDO	407	76	
70-14-26-130-019	1339 BENT TREE	05/09/22	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$108,500	47.59	\$254,010	\$44,767	\$183,233	\$243,209	0.753	1,433	\$127.87	CON-S	14.8052	-DEFAULT	\$43,200	No	CONDO	407	76	
70-14-26-130-022	1358 BENT TREE	10/25/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$103,100	45.82	\$241,386	\$44,245	\$180,755	\$229,143	0.789	1,564	\$115.57	CON-S	11.2617	-DEFAULT	\$43,200	No	CONDO	407	76	
70-14-26-130-027	1381 BENT TREE	06/23/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$79,800	43.14	\$167,046	\$44,334	\$140,666	\$142,632	0.986	968	\$145.32	CON-S	8.4770	-DEFAULT	\$43,200	No	CONDO	407	76	
70-14-26-130-029	1350 BENT TREE	10/19/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$93,200	38.83	\$217,919	\$44,836	\$195,164	\$201,179	0.970	1,168	\$167.09	CON-S	6.8651	-DEFAULT	\$43,200	No	CONDO	407	76	
70-14-26-130-035	1329 BENT TREE	12/20/23	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$118,500	46.11	\$248,669	\$44,631	\$212,369	\$237,159	0.895	1,116	\$190.29	CON-S	0.5979	-DEFAULT	\$43,200	No	CONDO	407	76	
70-14-26-130-055	1347 BENT TREE	03/19/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$97,700	37.58	\$204,901	\$44,309	\$215,691	\$186,661	1.156	872	\$247.35	CON-S	25.4076	-DEFAULT	\$43,200	No	CONDO	407	76	
70-14-26-130-061	1323 BENT TREE	03/20/23	\$261,900	WD	03-ARM'S LENGTH	\$261,900	\$108,100	41.28	\$266,767	\$45,326	\$216,574	\$257,387	0.841	1,188	\$182.30	CON-S	6.0016	-DEFAULT	\$43,200	No	CONDO	407	81	
70-14-26-130-077	1341 BENT TREE	08/25/23	\$227,950	WD	03-ARM'S LENGTH	\$227,950	\$100,100	43.91	\$209,900	\$44,304	\$183,646	\$192,477	0.954	872	\$210.60	CON-S	5.2670	-DEFAULT	\$43,200	No	CONDO	407	76	
70-14-26-130-079	1335 BENT TREE	07/18/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$85,600	39.81	\$199,767	\$44,039	\$170,961	\$181,007	0.944	872	\$196.06	CON-S	4.3050	-DEFAULT	\$43,200	No	CONDO	407	76	
70-14-26-130-089	1348 BENT TREE	08/30/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$95,700	47.85	\$223,775	\$44,754	\$155,246	\$208,081	0.746	940	\$165.16	CON-S	15.5365	-DEFAULT	\$43,200	No	CONDO	407	76	
70-14-26-130-093	1338 BENT TREE	12/06/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$92,100	40.04	\$215,169	\$44,509	\$185,491	\$198,363	0.935	940	\$197.33	CON-S	3.3660	-DEFAULT	\$43,200	No	CONDO	407	76	
70-14-26-130-102	1301 BENT TREE	05/09/22	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$104,900	40.50	\$245,550	\$44,917	\$214,083	\$233,202	0.918	1,116	\$191.83	CON-S	1.6568	-DEFAULT	\$43,200	No	CONDO	407	76	
70-14-26-130-102	1301 BENT TREE	08/18/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$117,000	45.00	\$245,550	\$44,917	\$215,083	\$233,202	0.922	1,116	\$192.73	CON-S	2.0856	-DEFAULT	\$43,200	No	CONDO	407	76	
Totals:			\$3,268,850			\$3,268,850	\$1,414,500		\$3,171,539		\$2,644,989	\$2,961,240			\$175.17		0.8246							
								Sale. Ratio =>	43.27					E.C.F. =>	0.893	Std. Deviation=>		0.10877468						
								Std. Dev. =>	3.82					Ave. E.C.F. =>	0.901	Ave. Variance=>		8.2043	Coefficient of Var=>		9.101228659			

CON-T LOWINGWOODS CONDO'S

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-04-363-032	3206 BRAEBURN	08/30/22	\$445,000	WD	20-MULTI PARCEL SALE REF	\$445,000	\$195,200	43.87	\$395,338	\$85,746	\$359,254	\$342,469	1.049	1,508	\$238.23	CON-T	11.5086	DEFAULT	\$81,000	No	FULLY IMPROVED	402	96	
70-14-04-372-001	3052 BRAYRIDGE	05/26/23	\$410,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$410,000	\$163,100	39.78	\$348,200	\$69,974	\$340,026	\$302,747	1.123	1,508	\$225.48	CON-T	18.9209	DEFAULT	\$66,100	No	CONDO	407	96	
70-14-04-372-005	8839 BRAYRIDGE	10/19/22	\$390,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$390,000	\$184,900	47.41	\$412,383	\$85,103	\$304,897	\$356,126	0.856	1,879	\$162.27	CON-T	7.7777	DEFAULT	\$78,200	No	CONDO	407	96	
70-14-04-372-017	8788 BRAYRIDGE	07/13/22	\$412,000	WD	20-MULTI PARCEL SALE REF	\$412,000	\$67,700	16.43	\$401,094	\$82,858	\$329,142	\$346,285	0.950	1,532	\$214.84	CON-T	1.6568	DEFAULT	\$78,200	No	CONDO	407	49	
70-14-04-372-023	8811 BRAYRIDGE	10/28/22	\$375,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$375,000	\$184,100	49.09	\$410,693	\$84,425	\$290,575	\$355,025	0.818	1,879	\$154.64	CON-T	11.5463	DEFAULT	\$78,200	No	CONDO	407	97	
70-14-04-372-023	8811 BRAYRIDGE	02/20/24	\$379,876	WD	03-ARM'S LENGTH	\$379,876	\$186,300	49.04	\$402,172	\$84,425	\$295,451	\$355,186	0.832	1,879	\$157.24	CON-T	10.2105	DEFAULT	\$78,200	No	CONDO	407	97	
70-14-04-372-033	3071 BRAYRIDGE	09/15/23	\$433,000	WD	03-ARM'S LENGTH	\$433,000	\$190,200	43.93	\$419,290	\$81,172	\$351,828	\$367,918	0.956	1,508	\$233.31	CON-T	2.2342	DEFAULT	\$78,200	No	CONDO	407	98	
70-14-04-372-034	3065 BRAYRIDGE	06/24/22	\$434,819	PTA	03-ARM'S LENGTH	\$434,819	\$38,000	8.74	\$423,433	\$81,066	\$353,753	\$372,543	0.950	1,532	\$230.91	CON-T	1.5637	DEFAULT	\$78,200	No	CONDO	407	98	
70-14-05-494-001	8861 BRAEBURN	08/07/23	\$403,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$403,000	\$165,500	41.07	\$403,073	\$81,100	\$321,900	\$359,910	0.894	1,550	\$207.68	CON-T	3.9535	DEFAULT	\$78,200	No	CONDO	407	93	
70-14-05-494-032	3206 BRAEBURN	08/30/22	\$445,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$445,000	\$195,200	43.87	\$429,871	\$88,545	\$356,455	\$371,410	0.960	1,508	\$236.38	CON-T	2.5808	DEFAULT	\$83,400	No	FULLY IMPROVED	407	95	
70-14-09-107-001	3052 BRAYRIDGE	05/26/23	\$410,000	WD	20-MULTI PARCEL SALE REF	\$410,000	\$163,100	39.78	\$348,200	\$69,974	\$340,026	\$302,747	1.123	1,508	\$225.48	CON-T	18.9209	DEFAULT	\$66,100	No	CONDO	407	96	
70-14-09-107-005	8839 BRAYRIDGE	10/19/22	\$390,000	WD	20-MULTI PARCEL SALE REF	\$390,000	\$184,900	47.41	\$369,265	\$72,466	\$317,534	\$328,317	0.967	1,879	\$168.99	CON-T	3.3229	DEFAULT	\$66,100	No	CONDO	407	97	
70-14-09-107-017	8788 BRAYRIDGE	07/13/22	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$67,700	16.43	\$401,094	\$82,858	\$329,142	\$346,285	0.950	1,532	\$214.84	CON-T	1.6568	DEFAULT	\$78,200	No	CONDO	407	98	
70-14-09-107-018	8786 BRAYRIDGE	05/13/22	\$389,410	WD	03-ARM'S LENGTH	\$389,410	\$67,700	17.39	\$467,633	\$82,108	\$307,302	\$419,503	0.733	1,556	\$197.49	CON-T	20.1388	DEFAULT	\$78,200	No	CONDO	407	98	
70-14-09-107-023	8811 BRAYRIDGE	10/28/22	\$375,000	WD	20-MULTI PARCEL SALE REF	\$375,000	\$184,100	49.09	\$367,701	\$71,842	\$303,158	\$327,278	0.926	1,879	\$161.34	CON-T	0.7624	DEFAULT	\$66,100	No	CONDO	407	98	
70-14-09-107-023	8811 BRAYRIDGE	02/20/24	\$379,876	WD	03-ARM'S LENGTH	\$379,876	\$186,300	49.04	\$402,172	\$84,425	\$295,451	\$355,186	0.832	1,879	\$157.24	CON-T	10.2105	DEFAULT	\$78,200	No	CONDO	407	97	
70-14-09-107-033	3071 BRAYRIDGE	09/15/23	\$433,000	WD	03-ARM'S LENGTH	\$433,000	\$190,200	43.93	\$419,290	\$81,172	\$351,828	\$367,918	0.956	1,508	\$233.31	CON-T	2.2342	DEFAULT	\$78,200	No	CONDO	407	98	
Totals:			\$6,916,981			\$6,916,981	\$2,614,200		\$6,820,902		\$5,547,722	\$5,976,853			\$201.16		0.5725							
								Sale. Ratio =>	37.79					E.C.F. =>	0.928	Std. Deviation=>		0.103325						
								Std. Dev. =>	13.77					Ave. E.C.F. =>	0.934	Ave. Variance=>		7.6000	Coefficient of Var=>		8.137644403			

CON-U UNITY TIMBERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-31-412-004	4223 COTTAGE	11/10/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$155,800	41.55	\$342,990	\$62,440	\$312,560	\$339,077	0.922	1,270	\$246.11	CON-U	2.9115	-DEFAULT	\$58,700	No	CONDO	407	94
70-14-31-412-006	4238 COTTAGE	04/21/23	\$391,000	WD	03-ARM'S LENGTH	\$391,000	\$163,700	41.87	\$346,628	\$64,425	\$326,575	\$341,075	0.957	1,592	\$205.14	CON-U	6.4806	-DEFAULT	\$58,700	No	CONDO	407	93
70-14-31-412-012	4256 COTTAGE	08/17/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$155,500	43.19	\$351,516	\$62,465	\$297,535	\$349,351	0.852	1,420	\$209.53	CON-U	4.1004	-DEFAULT	\$58,700	No	CONDO	407	94
70-14-31-412-014	4274 COTTAGE	07/11/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$155,300	41.97	\$341,797	\$63,122	\$306,878	\$336,811	0.911	1,270	\$241.64	CON-U	1.8447	-DEFAULT	\$58,700	No	CONDO	407	93
70-14-31-412-028	4323 COTTAGE	04/20/23	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$199,900	49.99	\$413,854	\$61,492	\$338,408	\$425,870	0.795	1,774	\$190.76	CON-U	9.8055	-DEFAULT	\$58,700	No	CONDO	407	94
70-14-31-429-003	4100 COTTAGE	04/21/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$143,000	44.00	\$277,352	\$61,240	\$263,760	\$263,551	1.001	1,592	\$165.68	CON-U	10.8110	DEFAULT	\$58,700	No	CONDO	407	83
70-14-31-429-007	4118 COTTAGE	08/22/22	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$132,600	44.21	\$289,912	\$61,482	\$238,418	\$276,084	0.864	1,270	\$187.73	CON-U	2.9111	-DEFAULT	\$58,700	No	CONDO	407	92
70-14-31-429-021	4170 COTTAGE	04/04/22	\$395,400	WD	03-ARM'S LENGTH	\$395,400	\$173,700	43.93	\$380,866	\$62,373	\$333,027	\$384,935	0.865	1,592	\$209.19	CON-U	2.7532	-DEFAULT	\$58,700	No	CONDO	407	92
70-14-31-429-025	4190 COTTAGE	04/21/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$180,800	44.10	\$384,311	\$62,521	\$347,479	\$388,920	0.893	1,630	\$213.18	CON-U	0.0763	-DEFAULT	\$58,700	No	CONDO	407	92
70-14-31-429-028	4204 COTTAGE	02/28/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$155,200	43.72	\$341,588	\$62,412	\$292,588	\$337,416	0.867	1,420	\$206.05	CON-U	2.5540	-DEFAULT	\$58,700	No	CONDO	407	93
Totals:			\$3,681,200			\$3,681,200	\$1,615,500		\$3,470,814		\$3,057,228	\$3,443,089			\$207.50		0.4751						
							Sale. Ratio =>	43.89				E.C.F. =>	0.888			Std. Deviation=>	0.05833789						
							Std. Dev. =>	2.38				Ave. E.C.F. =>	0.893			Ave. Variance=>	4.4248	Coefficient of Var=>	4.956760947				

CON-P GEAGLE EAST/MOORS(NOT DEVRIES BUILT)ALLEN SP, CON V BLACKSTAR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-26-276-013	6135 GLENEAGLE HIGHLANDS	09/08/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$129,000	43.01	\$271,582	\$64,748	\$235,152	\$243,334	0.966	1,164	\$202.02	CON-P	3.0249	-DEFAULT	\$61,900	No	CONDO	407	79	
70-14-26-276-022	6164 GLENEAGLE HIGHLANDS	08/17/23	\$286,500	WD	03-ARM'S LENGTH	\$286,500	\$136,500	47.64	\$286,789	\$63,866	\$222,634	\$262,262	0.849	1,144	\$194.61	CON-P	14.7726	-DEFAULT	\$61,900	No	CONDO	407	83	
70-14-26-276-025	6182 GLENEAGLE HIGHLANDS	10/13/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$126,400	44.35	\$266,235	\$64,062	\$220,938	\$237,851	0.929	1,184	\$186.60	CON-P	6.7730	-DEFAULT	\$61,900	No	CONDO	407	82	
70-14-26-276-026	6184 GLENEAGLE HIGHLANDS	02/24/23	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$132,300	47.93	\$283,224	\$64,036	\$211,964	\$257,868	0.822	1,164	\$182.10	CON-P	17.4638	-DEFAULT	\$61,900	No	CONDO	407	81	
70-14-26-327-010	1301 GLENEAGLE	01/31/23	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$132,100	45.24	\$272,202	\$52,881	\$239,119	\$258,025	0.927	1,284	\$186.23	CON-P	6.9895	-DEFAULT	\$51,500	No	CONDO	407	77	
70-14-26-327-023	5905 GLENEAGLE	03/31/23	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$107,900	45.53	\$227,017	\$52,863	\$184,137	\$204,887	0.899	944	\$195.06	CON-P	9.7900	-DEFAULT	\$51,500	No	CONDO	407	76	
70-14-26-327-050	6071 GLENEAGLE	08/28/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$127,200	43.86	\$257,468	\$54,636	\$235,364	\$238,626	0.986	1,206	\$195.16	CON-P	1.0293	-DEFAULT	\$51,500	No	CONDO	407	77	
70-14-26-327-059	6030 GLENEAGLE	08/10/22	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$105,600	36.43	\$228,607	\$53,668	\$236,232	\$205,811	1.148	940	\$251.31	CON-P	15.1189	-DEFAULT	\$51,500	No	CONDO	407	76	
70-14-26-327-066	5998 GLENEAGLE	02/07/24	\$318,250	WD	03-ARM'S LENGTH	\$318,250	\$122,800	38.59	\$251,090	\$52,863	\$265,387	\$233,208	1.138	1,208	\$219.69	CON-P	14.1359	-DEFAULT	\$51,500	No	CONDO	407	76	
70-14-26-327-108	1239 GLENEAGLE	04/11/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$114,100	40.75	\$230,702	\$53,715	\$226,285	\$208,220	1.087	944	\$239.71	CON-P	9.0135	-DEFAULT	\$51,500	No	CONDO	407	77	
70-14-17-194-013	3735 BLACK STAR	01/08/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$142,900	39.15	\$340,657	\$60,150	\$304,850	\$294,845	1.034	1,207	\$252.57	CON-V	3.7308	-DEFAULT	\$56,500	No	CONDO	407	93	
70-14-17-194-014	3739 BLACK STAR	02/23/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$141,500	38.77	\$365,213	\$60,150	\$304,850	\$320,656	0.951	1,274	\$239.29	CON-V	4.5918	-DEFAULT	\$56,500	No	CONDO	407	93	
70-14-26-401-002	974 CASTLEBAY	05/23/23	\$314,900	WD	03-ARM'S LENGTH	\$314,900	\$135,200	42.93	\$274,622	\$66,273	\$248,627	\$230,220	1.080	1,452	\$171.23	CON-P	8.3331	-DEFAULT	\$61,900	No	CONDO	407	98	
70-14-26-401-006	1008 CASTLEBAY	06/21/23	\$322,900	WD	03-ARM'S LENGTH	\$322,900	\$133,100	41.22	\$270,469	\$66,515	\$256,385	\$225,364	1.138	1,402	\$182.87	CON-P	14.1027	-DEFAULT	\$61,900	No	CONDO	407	97	
Totals:						#####	#####	\$1,786,600		\$3,825,877	\$3,391,924	\$3,421,177			\$207.03		0.5174							
								Sale. Ratio =>	42.31					E.C.F. =>	0.991	Std. Deviation=>	0.10873292							
								Std. Dev. =>	3.51					Ave. E.C.F. =>	0.997	Ave. Variance=>	9.2050	Coefficient of Var=>	9.236162484					

Isolated Study (Not used)

CON-V BLACKSTAR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-17-194-013	3735 BLACK STAR	01/08/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$142,900	39.15	\$340,657	\$60,150	\$304,850	\$294,845	1.034	1,207	\$252.57	CON-V	4.1613	-DEFAULT	\$56,500	No	CONDO	407	93	
70-14-17-194-014	3739 BLACK STAR	02/23/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$141,500	38.77	\$365,213	\$60,150	\$304,850	\$320,656	0.951	1,274	\$239.29	CON-V	4.1613	-DEFAULT	\$56,500	No	CONDO	407	93	
Totals:						\$730,000	\$284,400		\$705,870	\$609,700	\$615,502				\$245.93		0.1745							
								Sale. Ratio =>	38.96					E.C.F. =>	0.991	Std. Deviation=>	0.0588498							
								Std. Dev. =>	0.27					Ave. E.C.F. =>	0.992	Ave. Variance=>	4.1613	Coefficient of Var=>	4.193519758					

CON-W BALDWIN WOODS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-14-188-029	7677 BALDWIN WOODS	10/04/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$44,800	9.85	\$418,844	\$73,418	\$381,582	\$460,568	0.829	1,722	\$221.59	CON-W	2.5992	-DEFAULT	\$69,120	No	CONDO	407	99	
70-14-14-188-030	7671 BALDWIN WOODS	07/18/22	\$461,890	WD	03-ARM'S LENGTH	\$461,890	\$44,800	9.70	\$431,952	\$75,034	\$386,856	\$475,891	0.813	1,735	\$222.97	CON-W	1.0399	-DEFAULT	\$69,120	No	CONDO	407	99	
70-14-14-188-031	7655 BALDWIN WOODS	08/26/22	\$417,920	WD	03-ARM'S LENGTH	\$417,920	\$39,800	9.52	\$422,601	\$75,414	\$342,506	\$462,916	0.740	1,722	\$198.90	CON-W	6.2623	-DEFAULT	\$69,120	No	CONDO	407	99	
70-14-14-188-032	7649 BALDWIN WOODS	10/14/22	\$495,143	WD	03-ARM'S LENGTH	\$495,143	\$39,800	8.04	\$451,319	\$75,587	\$419,556	\$500,976	0.837	1,735	\$241.82	CON-W	3.4967	-DEFAULT	\$69,120	No	CONDO	407	99	
70-14-14-188-034	7627 BALDWIN WOODS	11/18/22	\$466,200	WD	03-ARM'S LENGTH	\$466,200	\$34,900	7.49	\$440,077	\$77,143	\$389,057	\$483,912	0.804	1,735	\$224.24	CON-W	0.1472	-DEFAULT	\$69,120	No	CONDO	407	99	
70-14-14-188-038	7645 BALDWIN WOODS	08/11/23	\$474,900	WD	03-ARM'S LENGTH	\$474,900	\$82,100	17.29	\$450,068	\$75,323	\$399,577	\$499,660	0.800	1,881	\$212.43	CON-W	0.2813	-DEFAULT	\$69,120	No	CONDO	407	100	
70-14-14-188-039	7639 BALDWIN WOODS	06/28/23	\$469,900	WD	03-ARM'S LENGTH	\$469,900	\$82,100	17.47	\$447,420	\$73,716	\$396,184	\$498,272	0.795	1,895	\$209.07	CON-W	0.7395	-DEFAULT	\$69,120	No	CONDO	407	100	
Totals:			\$3,240,953			\$3,240,953	\$368,300		\$3,062,281		\$2,715,318	\$3,382,195			\$218.72		0.0317							
								Sale. Ratio =>	11.36					E.C.F. =>	0.803	Std. Deviation=>		0.03160369						
								Std. Dev. =>	4.22					Ave. E.C.F. =>	0.803	Ave. Variance=>		2.0809	Coefficient of Var=>		2.592939933			

CON-X EAGLESROOST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.		
70-14-17-202-003	3546 EAGLES ROOST	07/26/23	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$153,500	40.94	\$334,096	\$77,041	\$297,859	\$316,181	0.942	1,431	\$208.15	CON-X	0.2971	-DEFAULT	\$72,600	No	CONDO	407	94		
70-14-17-202-005	3536 EAGLES ROOST	07/28/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$165,000	42.86	\$351,713	\$77,306	\$307,694	\$337,524	0.912	1,270	\$242.28	CON-X	3.3402	-DEFAULT	\$72,600	No	CONDO	407	95		
70-14-17-202-020	3456 GOLDEN EAGLE	02/23/24	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$185,500	40.33	\$391,118	\$77,196	\$382,804	\$386,128	0.991	1,599	\$239.40	CON-X	4.6368	-DEFAULT	\$72,600	No	CONDO	407	97		
70-14-17-202-041	3371 GOLDEN EAGLE	04/21/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$196,100	44.07	\$413,629	\$77,135	\$367,865	\$413,892	0.889	1,599	\$230.06	CON-X	5.6228	-DEFAULT	\$72,600	No	CONDO	407	96		
70-14-17-202-064	7978 GOLDEN EAGLE	06/13/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$190,900	40.62	\$431,347	\$78,978	\$391,022	\$433,418	0.902	1,627	\$240.33	CON-X	4.2842	-DEFAULT	\$72,600	No	CONDO	407	95		
70-14-17-202-068	3335 BALD EAGLE	03/20/24	\$425,400	WD	03-ARM'S LENGTH	\$425,400	\$77,700	18.27	\$354,929	\$76,471	\$348,929	\$342,507	1.019	1,599	\$218.22	CON-X	7.3727	-DEFAULT	\$72,600	No	CONDO	407	100		
70-14-17-202-070	3350 BALD EAGLE	05/12/22	\$345,900	WD	03-ARM'S LENGTH	\$345,900	\$142,100	41.08	\$312,943	\$77,315	\$268,585	\$289,825	0.927	1,270	\$211.48	CON-X	1.8310	-DEFAULT	\$72,600	No	CONDO	407	98		
70-14-17-202-071	3345 BALD EAGLE	11/10/22	\$421,715	WD	03-ARM'S LENGTH	\$421,715	\$38,000	9.01	\$381,370	\$77,323	\$344,392	\$373,982	0.921	1,441	\$239.00	CON-X	2.4144	-DEFAULT	\$72,600	No	CONDO	407	99		
70-14-17-202-072	3349 BALD EAGLE	07/11/22	\$464,235	WD	03-ARM'S LENGTH	\$464,235	\$38,000	8.19	\$395,287	\$77,436	\$386,799	\$390,961	0.989	1,599	\$241.90	CON-X	4.4332	-DEFAULT	\$72,600	No	CONDO	407	99		
70-14-17-202-075	3357 BALD EAGLE	06/27/23	\$469,900	WD	03-ARM'S LENGTH	\$469,900	\$191,100	40.67	\$402,876	\$77,436	\$392,464	\$400,295	0.980	1,627	\$241.22	CON-X	3.5413	-DEFAULT	\$72,600	No	CONDO	407	99		
70-14-17-202-079	3375 BALD EAGLE	04/03/23	\$415,900	WD	03-ARM'S LENGTH	\$415,900	\$172,700	41.52	\$363,948	\$77,843	\$338,057	\$351,913	0.961	1,270	\$266.19	CON-X	1.5604	-DEFAULT	\$72,600	No	CONDO	407	99		
70-14-17-202-080	3383 BALD EAGLE	08/19/22	\$457,865	WD	03-ARM'S LENGTH	\$457,865	\$33,000	7.21	\$400,088	\$78,115	\$379,750	\$396,031	0.959	1,609	\$236.02	CON-X	1.3867	-DEFAULT	\$72,600	No	CONDO	407	99		
70-14-17-202-081	3389 BALD EAGLE	12/07/23	\$469,900	WD	03-ARM'S LENGTH	\$469,900	\$156,000	33.20	\$405,161	\$76,356	\$393,544	\$404,434	0.973	1,627	\$241.88	CON-X	2.8050	-DEFAULT	\$72,600	No	CONDO	407	100		
70-14-17-202-082	3395 BALD EAGLE	02/06/24	\$427,100	WD	03-ARM'S LENGTH	\$427,100	\$177,300	41.51	\$373,634	\$76,545	\$350,555	\$365,423	0.959	1,441	\$243.27	CON-X	1.4289	-DEFAULT	\$72,600	No	CONDO	407	99		
70-14-17-202-085	3399 BALD EAGLE	09/09/22	\$393,515	WD	03-ARM'S LENGTH	\$393,515	\$38,000	9.66	\$362,257	\$76,658	\$316,857	\$351,290	0.902	1,270	\$249.49	CON-X	4.3043	-DEFAULT	\$72,600	No	CONDO	407	99		
70-14-17-202-085	3399 BALD EAGLE	08/04/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$171,900	39.52	\$362,257	\$76,658	\$358,342	\$351,290	1.020	1,270	\$282.16	CON-X	7.5051	-DEFAULT	\$72,600	No	CONDO	407	99		
70-14-17-202-090	3429 BALD EAGLE	04/28/23	\$391,525	WD	03-ARM'S LENGTH	\$391,525	\$65,900	16.83	\$338,936	\$78,332	\$313,193	\$320,546	0.977	1,441	\$217.34	CON-X	3.2037	-DEFAULT	\$72,600	No	CONDO	407	100		
70-14-17-202-095	3453 BALD EAGLE	05/13/22	\$451,150	WD	03-ARM'S LENGTH	\$451,150	\$38,000	8.42	\$402,675	\$77,462	\$373,688	\$400,016	0.934	1,627	\$229.68	CON-X	1.0841	-DEFAULT	\$72,600	No	CONDO	407	99		
70-14-17-202-096	3459 BALD EAGLE	08/29/22	\$376,900	WD	03-ARM'S LENGTH	\$376,900	\$38,000	10.08	\$335,571	\$77,436	\$299,464	\$317,509	0.943	1,441	\$207.82	CON-X	0.1857	-DEFAULT	\$72,600	No	CONDO	407	99		
70-14-17-202-103	7969 EAGLES ROOST	05/31/22	\$446,400	WD	03-ARM'S LENGTH	\$446,400	\$83,000	18.59	\$424,417	\$77,403	\$368,997	\$426,832	0.865	1,599	\$230.77	CON-X	8.0521	-DEFAULT	\$72,600	No	CONDO	407	99		
70-14-17-202-104	7975 EAGLES ROOST	04/12/22	\$389,400	WD	03-ARM'S LENGTH	\$389,400	\$89,300	22.93	\$363,655	\$77,550	\$311,850	\$351,913	0.886	1,270	\$245.55	CON-X	5.8866	-DEFAULT	\$72,600	No	CONDO	407	99		
70-14-17-202-111	3485 BALD EAGLE	08/25/22	\$452,750	WD	03-ARM'S LENGTH	\$452,750	\$38,000	8.39	\$400,521	\$77,264	\$375,486	\$397,610	0.944	1,627	\$230.78	CON-X	0.0666	-DEFAULT	\$72,600	No	CONDO	407	99		
70-14-17-202-112	3491 BALD EAGLE	09/22/22	\$419,900	WD	03-ARM'S LENGTH	\$419,900	\$38,000	9.05	\$378,163	\$77,489	\$342,411	\$369,833	0.926	1,420	\$241.13	CON-X	1.9170	-DEFAULT	\$72,600	No	CONDO	407	99		
70-14-17-202-114	3506 BALD EAGLE	07/31/23	\$475,100	WD	03-ARM'S LENGTH	\$475,100	\$75,400	15.87	\$420,680	\$78,406	\$396,694	\$421,001	0.942	1,627	\$243.82	CON-X	0.2760	-DEFAULT	\$72,600	No	CONDO	407	100		
70-14-17-202-115	3501 BALD EAGLE	07/28/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$76,800	19.20	\$362,889	\$77,436	\$322,564	\$351,111	0.919	1,270	\$253.99	CON-X	2.6327	-DEFAULT	\$72,600	No	CONDO	407	99		
70-14-17-202-116	3507 BALD EAGLE	04/12/22	\$466,570	WD	03-ARM'S LENGTH	\$466,570	\$89,300	19.14	\$428,671	\$77,929	\$388,641	\$431,417	0.901	1,596	\$243.51	CON-X	4.4176	-DEFAULT	\$72,600	No	CONDO	407	99		
70-14-17-202-118	8007 BALD EAGLE	07/11/23	\$434,400	WD	03-ARM'S LENGTH	\$434,400	\$45,300	10.43	\$384,485	\$77,432	\$356,968	\$377,679	0.945	1,441	\$247.72	CON-X	0.0139	-DEFAULT	\$72,600	No	CONDO	407	100		
70-14-17-202-119	7998 BALD EAGLE	04/14/22	\$448,335	WD	03-ARM'S LENGTH	\$448,335	\$43,000	9.59	\$433,621	\$76,499	\$371,836	\$439,264	0.846	1,599	\$232.54	CON-X	9.8526	-DEFAULT	\$72,600	No	CONDO	407	99		
70-14-17-202-120	7996 BALD EAGLE	09/23/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$43,000	10.89	\$362,816	\$77,550	\$317,450	\$350,881	0.905	1,270	\$249.96	CON-X	4.0300	-DEFAULT	\$72,600	No	CONDO	407	99		
70-14-17-202-121	8001 BALD EAGLE	10/19/23	\$395,100	WD	03-ARM'S LENGTH	\$395,100	\$40,300	10.20	\$338,204	\$77,600	\$317,500	\$320,546	0.990	1,441	\$220.33	CON-X	4.5474	-DEFAULT	\$72,600	No	CONDO	407	100		
70-14-17-202-125	7986 BALD EAGLE	03/22/23	\$421,100	WD	03-ARM'S LENGTH	\$421,100	\$33,000	7.84	\$367,328	\$77,620	\$343,480	\$356,344	0.964	1,270	\$270.46	CON-X	1.8876	-DEFAULT	\$72,600	No	CONDO	407	100		
70-14-17-202-127	7979 BALD EAGLE	01/12/24	\$475,100	WD	03-ARM'S LENGTH	\$475,100	\$35,300	7.43	\$400,687	\$77,425	\$397,675	\$397,616	1.000	1,599	\$248.70	CON-X	5.5125	-DEFAULT	\$72,600	No	CONDO	407	100		
70-14-17-202-128	7973 BALD EAGLE	08/18/23	\$421,560	WD	03-ARM'S LENGTH	\$421,560	\$35,300	8.37	\$366,049	\$77,566	\$343,994	\$354,838	0.969	1,270	\$270.86	CON-X	2.4417	-DEFAULT	\$72,600	No	CONDO	407	100		
70-14-17-202-134	7932 BALD EAGLE	07/25/23	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$40,300	10.89	\$322,837	\$82,109	\$287,791	\$296,098	0.972	1,270	\$226.61	CON-X	2.6921	-DEFAULT	\$72,600	No	CONDO	407	100		
70-14-17-202-135	7939 BALD EAGLE	11/03/23	\$490,630	WD	33-TO BE DETERMINED	\$490,630	\$35,300	7.19	\$429,573	\$79,307	\$411,323	\$430,832	0.955	1,599	\$257.24	CON-X	0.9696	-DEFAULT	\$72,600	No	CONDO	407	100		
70-14-17-202-136	7931 BALD EAGLE	11/29/23	\$437,800	WD	03-ARM'S LENGTH	\$437,800	\$35,300	8.06	\$373,489	\$79,065	\$358,735	\$362,145	0.991	1,270	\$282.47	CON-X	4.5560	-DEFAULT	\$72,600	No	CONDO	407	100		
Totals:			\$15,419,950			\$15,419,950	\$3,144,600		\$13,671,920		\$12,625,258	\$13,379,124			\$241.18		0.1370								
								Sale. Ratio =>	20.39					E.C.F. =>	0.944	Std. Deviation=>		0.04180164							
								Std. Dev. =>	14.13					Ave. E.C.F. =>	0.945	Ave. Variance=>		3.3608	Coefficient of Var=>		3.556330051				

CON-Y SHELDON CROSSING

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-21-357-035	6597 CROFT	05/27/22	\$359,900	WD	24-PARTIAL ASSESSMENT	\$359,900	\$33,300	9.25	\$385,191	\$68,787	\$291,113	\$385,805	0.755	1,494	\$194.85	CON-Y	13.2616	-DEFAULT	\$65,700	No	CONDO	407	99	
70-14-21-357-034	6615 CROFT	11/23/22	\$364,900	WD	03-ARM'S LENGTH	\$364,900	\$28,300	7.76	\$387,051	\$68,787	\$296,113	\$388,073	0.763	1,494	\$198.20	CON-Y	12.4141	-DEFAULT	\$65,700	No	CONDO	407	99	
70-14-21-357-063	6771 CROFT	11/03/23	\$385,900	WD	24-PARTIAL ASSESSMENT	\$385,900	\$32,300	8.37	\$401,755	\$72,192	\$313,708	\$401,850	0.781	1,494	\$209.98	CON-Y	10.6517	-DEFAULT	\$65,700	No	CONDO	407	100	
70-14-21-357-025	6649 SHELDON CROSSING	07/08/22	\$383,271	WD	03-ARM'S LENGTH	\$383,271	\$33,300	8.69	\$393,321	\$70,416	\$312,855	\$393,732	0.795	1,494	\$209.41	CON-Y	9.2587	-DEFAULT	\$65,700	No	CONDO	407	99	
70-14-21-357-033	6617 CROFT	09/09/22	\$337,431	WD	24-PARTIAL ASSESSMENT	\$337,431	\$28,300	8.39	\$337,740	\$68,787	\$268,644	\$327,946	0.819	1,226	\$219.12	CON-Y	6.8004	-DEFAULT	\$65,700	No	CONDO	407	99	
70-14-21-357-036	6595 CROFT	06/01/22	\$314,900	WD	03-ARM'S LENGTH	\$314,900	\$33,300	10.57	\$308,983	\$68,894	\$246,006	\$292,751	0.840	1,226	\$200.66	CON-Y	4.6850	-DEFAULT	\$65,700	No	CONDO	407	99	
70-14-21-357-024	6647 SHELDON CROSSING	07/28/22	\$406,391	WD	03-ARM'S LENGTH	\$406,391	\$33,300	8.19	\$390,245	\$69,532	\$336,859	\$391,059	0.861	1,494	\$225.47	CON-Y	2.5774	-DEFAULT	\$65,700	No	CONDO	407	99	
70-14-21-357-055	6751 SHELDON CROSSING	04/28/23	\$431,818	WD	25-PARTIAL CONSTRUCTION	\$431,818	\$42,300	9.80	\$399,672	\$73,683	\$358,135	\$397,492	0.901	1,494	\$239.72	CON-Y	1.3810	-DEFAULT	\$65,700	No	CONDO	407	100	
70-14-21-357-029	6647 CROFT	09/23/22	\$388,604	WD	24-PARTIAL ASSESSMENT	\$388,604	\$28,300	7.28	\$359,014	\$68,894	\$319,710	\$353,756	0.904	1,494	\$214.00	CON-Y	1.6583	-DEFAULT	\$65,700	No	CONDO	407	99	
70-14-21-357-030	6645 CROFT	10/13/22	\$314,900	WD	24-PARTIAL ASSESSMENT	\$314,900	\$28,300	8.99	\$292,007	\$68,894	\$246,006	\$272,051	0.904	1,226	\$200.66	CON-Y	1.7088	-DEFAULT	\$65,700	No	CONDO	407	99	
70-14-21-357-037	6593 CROFT	05/18/22	\$355,900	WD	03-ARM'S LENGTH	\$355,900	\$33,300	9.36	\$328,868	\$68,787	\$287,113	\$317,128	0.905	1,494	\$192.18	CON-Y	1.8178	-DEFAULT	\$65,700	No	CONDO	407	99	
70-14-21-357-031	6643 CROFT	10/10/22	\$395,000	WD	24-PARTIAL ASSESSMENT	\$395,000	\$28,300	7.16	\$360,081	\$68,894	\$326,106	\$355,057	0.918	1,494	\$218.28	CON-Y	3.1286	-DEFAULT	\$65,700	No	CONDO	407	99	
70-14-21-357-032	6619 CROFT	08/29/22	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$28,300	6.29	\$404,608	\$68,787	\$381,113	\$409,481	0.931	1,648	\$231.26	CON-Y	4.3546	-DEFAULT	\$65,700	No	CONDO	407	99	
70-14-21-357-054	6749 SHELDON CROSSING	05/12/23	\$434,610	WD	25-PARTIAL CONSTRUCTION	\$434,610	\$42,300	9.73	\$389,163	\$71,560	\$363,050	\$387,267	0.937	1,494	\$243.01	CON-Y	5.0291	-DEFAULT	\$65,700	No	CONDO	407	100	
70-14-21-357-060	6766 SHELDON CROSSING	09/14/23	\$446,563	WD	03-ARM'S LENGTH	\$446,563	\$32,300	7.23	\$396,230	\$70,471	\$376,092	\$397,212	0.947	1,494	\$251.73	CON-Y	5.9654	-DEFAULT	\$65,700	No	CONDO	407	100	
70-14-21-357-062	6773 CROFT	12/14/23	\$460,895	WD	03-ARM'S LENGTH	\$460,895	\$32,300	7.01	\$406,171	\$70,001	\$390,894	\$409,906	0.954	1,494	\$261.64	CON-Y	6.6442	-DEFAULT	\$65,700	No	CONDO	407	100	
70-14-21-357-057	6759 SHELDON CROSSING	04/04/23	\$389,900	WD	25-PARTIAL CONSTRUCTION	\$389,900	\$102,300	26.24	\$339,979	\$73,045	\$316,855	\$325,484	0.973	1,494	\$212.09	CON-Y	8.6313	-DEFAULT	\$65,700	No	CONDO	407	100	
70-14-21-357-004	6566 SHELDON CROSSING	03/26/24	\$336,000	WD	03-ARM'S LENGTH	\$336,000	\$136,700	40.68	\$291,835	\$69,416	\$266,584	\$271,205	0.983	1,150	\$231.81	CON-Y	9.5785	-DEFAULT	\$65,700	No	CONDO	407	97	
70-14-21-357-061	6768 SHELDON CROSSING	08/11/23	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$32,300	8.28	\$336,331	\$69,383	\$320,517	\$325,501	0.985	1,494	\$214.54	CON-Y	9.7512	-DEFAULT	\$65,700	No	CONDO	407	100	
Totals:			\$7,346,683			\$7,346,683	\$789,100		\$6,908,245		\$6,017,473	\$6,802,755			\$219.40		0.2612							
								Sale. Ratio =>	10.74					E.C.F. =>	0.885	Std. Deviation=>		0.07490694						
								Std. Dev. =>	8.34					Ave. E.C.F. =>	0.887	Ave. Variance=>		6.2788	Coefficient of Var=>		7.077324481			

CSE CRYSTAL SPRINGS ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-14-476-019	7291 WALNUT	06/24/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$103,100	36.18	\$239,944	\$62,852	\$222,148	\$161,539	1.375	1,092	\$203.43	CSE	9.8606	-DEFAULT	\$55,394	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-14-477-009	896 MIEDE	08/19/22	\$300,000	WD	08-ESTATE	\$300,000	\$125,200	41.73	\$296,980	\$81,737	\$218,263	\$196,340	1.112	1,176	\$185.60	CSE	16.4929	-DEFAULT	\$74,940	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-14-477-019	7340 WALNUT	09/30/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$129,800	36.06	\$302,545	\$79,254	\$280,746	\$203,681	1.378	1,342	\$209.20	CSE	10.1773	-DEFAULT	\$73,517	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-14-477-027	875 CRYSTAL	11/09/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$142,000	38.90	\$332,922	\$90,162	\$274,838	\$221,440	1.241	1,394	\$197.16	CSE	3.5450	-DEFAULT	\$85,234	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
Totals:			\$1,310,000			\$1,310,000	\$500,100		\$1,172,391		\$995,995	\$783,001			\$198.85		0.4565							
								Sale. Ratio =>	38.18					E.C.F. =>	1.272	Std. Deviation=>		0.12719942						
								Std. Dev. =>	2.69					Ave. E.C.F. =>	1.277	Ave. Variance=>		10.0189	Coefficient of Var=>		7.848214046			

CSR1 TO 1599SF S OF CHI DR, CSR3 1100-1599 Style Change S O CHI DR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-22-400-011	1732 PORT SHELDON	01/30/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$77,200	36.76	\$193,327	\$69,632	\$140,368	\$120,443	1.165	1,127	\$124.55	CSR1	10.5170	-DEFAULT	\$69,632	No	PAVED ELECTRIC GAS WATER	401	76
70-14-22-400-025	1698 PORT SHELDON	05/11/22	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$76,000	33.33	\$180,006	\$63,787	\$164,213	\$113,164	1.451	1,180	\$139.16	CSR1	18.0511	-DEFAULT	\$60,188	No	PAVED ELECTRIC GAS WATER	401	82
70-14-23-250-030	7067 8TH	12/19/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$110,100	36.10	\$237,607	\$79,223	\$225,777	\$154,220	1.464	976	\$231.33	CSR1	19.3392	-DEFAULT	\$73,746	No	FULLY IMPROVED	401	76
70-14-23-250-037	7011 8TH	04/15/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$94,500	36.35	\$244,189	\$84,315	\$175,685	\$155,671	1.129	1,042	\$168.60	CSR1	14.2034	-DEFAULT	\$77,573	No	FULLY IMPROVED	401	76
70-14-23-253-017	6844 12TH	12/15/23	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$127,800	40.25	\$271,935	\$91,677	\$225,823	\$175,519	1.287	1,536	\$147.02	CSR1	1.6001	-DEFAULT	\$83,015	No	PAVED ELECTRIC GAS WATER SEWER	401	71
70-14-23-253-030	6931 11TH	06/06/22	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$90,400	38.14	\$227,134	\$79,362	\$157,638	\$143,887	1.096	1,100	\$143.31	CSR1	17.5033	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	76
70-14-23-380-023	1341 JEFFERY	11/29/22	\$243,200	CD	03-ARM'S LENGTH	\$243,200	\$95,600	39.31	\$227,597	\$62,278	\$180,922	\$160,973	1.124	1,224	\$147.81	CSR1	14.6671	-DEFAULT	\$52,472	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-24-200-105	284 PORT SHELDON	08/23/22	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$118,100	37.02	\$290,146	\$79,133	\$239,867	\$205,465	1.167	1,230	\$195.01	CSR1	10.3168	-DEFAULT	\$74,258	No	FULLY IMPROVED	401	79
70-14-24-300-043	557 PORT SHELDON	05/16/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$103,400	35.66	\$262,111	\$90,837	\$199,163	\$166,771	1.194	1,471	\$135.39	CSR1	7.6371	-DEFAULT	\$82,257	No	FULLY IMPROVED	401	81
70-14-24-352-007	6542 8TH	10/03/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$95,700	38.28	\$235,825	\$84,239	\$165,761	\$147,601	1.123	1,040	\$159.39	CSR1	14.7564	-DEFAULT	\$76,742	No	FULLY IMPROVED	401	76
70-14-24-352-015	6508 8TH	06/20/23	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$118,700	35.75	\$277,649	\$91,010	\$240,990	\$181,732	1.326	1,170	\$205.97	CSR1	5.5471	-DEFAULT	\$82,257	No	FULLY IMPROVED	401	81
70-14-26-100-006	6394 12TH	05/19/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$119,100	31.76	\$350,601	\$82,594	\$292,406	\$260,961	1.120	2,216	\$131.95	CSR1	15.0104	-DEFAULT	\$65,195	No	PAVED ELECTRIC GAS WATER	401	76
70-14-26-400-096	1015 PARSONS	07/15/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$150,900	38.69	\$410,261	\$102,592	\$287,408	\$299,580	0.959	1,340	\$214.48	CSR1	31.1232	-DEFAULT	\$90,536	No	PAVED ELECTRIC GAS WATER	401	76
70-14-28-400-034	2460 EDSON	06/03/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$110,900	34.12	\$292,520	\$94,730	\$230,270	\$192,590	1.196	1,012	\$227.54	CSR1	7.4952	-DEFAULT	\$82,580	No	FULLY IMPROVED	401	78
70-14-28-466-006	2659 EDSON	07/29/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$115,700	35.06	\$281,433	\$90,317	\$239,683	\$186,092	1.288	1,000	\$239.68	CSR1	1.7384	-DEFAULT	\$73,859	No	FULLY IMPROVED	401	85
70-14-28-466-007	2649 EDSON	06/28/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$124,700	35.63	\$269,691	\$80,852	\$269,148	\$183,874	1.464	1,000	\$269.15	CSR1	19.3160	-DEFAULT	\$74,067	No	FULLY IMPROVED	401	88
70-14-31-200-026	4161 BARRY	03/05/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$99,300	30.55	\$235,476	\$107,061	\$217,939	\$125,039	1.743	1,064	\$204.83	CSR1	47.2369	-DEFAULT	\$99,593	No	PAVED ELECTRIC GAS	401	76
70-14-34-200-020	1831 BARRY	10/31/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$129,600	29.45	\$348,829	\$133,027	\$306,973	\$210,129	1.461	1,248	\$245.97	CSR1	19.0282	-DEFAULT	\$94,622	No	PAVED ELECTRIC GAS	401	78
70-14-27-100-049	1917 EDSON	06/17/22	\$437,500	WD	03-ARM'S LENGTH	\$437,500	\$159,900	36.55	\$377,719	\$89,762	\$347,738	\$275,514	1.262	1,410	\$246.62	CSR3	0.8457	-DEFAULT	\$82,354	No	FULLY IMPROVED	401	78
70-14-28-400-069	2589 EDSON	10/12/23	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$193,200	43.92	\$452,025	\$106,264	\$333,636	\$330,820	1.009	1,542	\$216.37	CSR3	26.2088	-DEFAULT	\$83,872	No	FULLY IMPROVED	401	97
70-14-34-400-055	1921 JACKSON	08/22/22	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$94,500	32.25	\$252,912	\$100,055	\$192,945	\$148,838	1.296	1,400	\$137.82	CSR1	2.5739	-DEFAULT	\$100,055	No	PAVED ELECTRIC	401	76
70-14-36-400-061	4891 KENOWA	02/29/24	\$300,000	MLC	03-ARM'S LENGTH	\$300,000	\$98,400	32.80	\$228,529	\$114,927	\$185,073	\$113,602	1.629	1,456	\$127.11	CSR1	35.8535	-DEFAULT	\$80,397	No	PAVED ELECTRIC GAS	401	92
Totals:			\$6,997,100			\$6,997,100	\$2,503,700		\$6,147,522		\$5,019,426	\$4,052,485			\$184.50		3.1996						
								Sale. Ratio =>	35.78			E.C.F. =>	1.239	Std. Deviation=>		0.19698802							
								Std. Dev. =>	3.36			Ave. E.C.F. =>	1.271	Ave. Variance=>		15.4804	Coefficient of Var=>		12.18352616				

Isolated Study (Not used)

CSR1 TO 1599SF S OF CHI DR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-22-400-011	1732 PORT SHELDON	01/30/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$77,200	36.76	\$193,327	\$69,632	\$140,368	\$120,443	1.165	1,127	\$124.55	CSR1	11.8697	-DEFAULT	\$69,632	No	PAVED ELECTRIC GAS WATER	401	76
70-14-22-400-025	1698 PORT SHELDON	05/11/22	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$76,000	33.33	\$180,006	\$63,787	\$164,213	\$113,164	1.451	1,180	\$139.16	CSR1	16.6984	-DEFAULT	\$60,188	No	PAVED ELECTRIC GAS WATER	401	82
70-14-23-250-030	7067 8TH	12/19/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$110,100	36.10	\$237,607	\$79,223	\$225,777	\$154,220	1.464	976	\$231.33	CSR1	17.9865	-DEFAULT	\$73,746	No	FULLY IMPROVED	401	76
70-14-23-250-037	7011 8TH	04/15/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$94,500	36.35	\$244,189	\$84,315	\$175,685	\$155,671	1.129	1,042	\$168.60	CSR1	15.5561	-DEFAULT	\$77,573	No	FULLY IMPROVED	401	76
70-14-23-253-017	6844 12TH	12/15/23	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$127,800	40.25	\$271,935	\$91,677	\$225,823	\$175,519	1.287	1,536	\$147.02	CSR1	0.2474	-DEFAULT	\$83,015	No	PAVED ELECTRIC GAS WATER SEWER	401	71
70-14-23-253-030	6931 11TH	06/06/22	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$90,400	38.14	\$227,134	\$79,362	\$157,638	\$143,887	1.096	1,100	\$143.31	CSR1	18.8560	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	76
70-14-23-380-023	1341 JEFFERY	11/29/22	\$243,200	CD	03-ARM'S LENGTH	\$243,200	\$95,600	39.31	\$227,597	\$62,278	\$180,922	\$160,973	1.124	1,224	\$147.81	CSR1	16.0198	-DEFAULT	\$52,472	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-24-200-105	284 PORT SHELDON	08/23/22	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$118,100	37.02	\$290,146	\$79,133	\$239,867	\$205,465	1.167	1,230	\$195.01	CSR1	11.6695	-DEFAULT	\$74,258	No	FULLY IMPROVED	401	79
70-14-24-300-043	557 PORT SHELDON	05/16/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$103,400	35.66	\$262,111	\$90,837	\$199,163	\$166,771	1.194	1,471	\$135.39	CSR1	8.9898	-DEFAULT	\$82,257	No	FULLY IMPROVED	401	81
70-14-24-352-007	6542 8TH	10/03/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$95,700	38.28	\$235,825	\$84,239	\$165,761	\$147,601	1.123	1,040	\$159.39	CSR1	16.1092	-DEFAULT	\$76,742	No	FULLY IMPROVED	401	76
70-14-24-352-015	6508 8TH	06/20/23	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$118,700	35.75	\$277,649	\$91,010	\$240,990	\$181,732	1.326	1,170	\$205.97	CSR1	4.1944	-DEFAULT	\$82,257	No	FULLY IMPROVED	401	81
70-14-26-100-006	6394 12TH	05/19/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$119,100	31.76	\$350,601	\$82,594	\$292,406	\$260,961	1.120	2,216	\$131.95	CSR1	16.3631	-DEFAULT	\$65,195	No	PAVED ELECTRIC GAS WATER	401	76
70-14-26-400-096	1015 PARSONS	07/15/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$150,900	38.69	\$410,261	\$102,592	\$287,408	\$299,580	0.959	1,340	\$214.48	CSR1	32.4759	-DEFAULT	\$90,536	No	PAVED ELECTRIC GAS WATER	401	76
70-14-28-400-034	2460 EDSON	06/03/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$110,900	34.12	\$292,520	\$94,730	\$230,270	\$192,590	1.196	1,012	\$227.54	CSR1	8.8479	-DEFAULT	\$82,580	No	FULLY IMPROVED	401	78
70-14-28-466-006	2659 EDSON	07/29/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$115,700	35.06	\$281,433	\$90,317	\$239,683	\$186,092	1.288	1,000	\$239.68	CSR1	0.3857	-DEFAULT	\$73,859	No	FULLY IMPROVED	401	85
70-14-28-466-007	2649 EDSON	06/28/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$124,700	35.63	\$269,691	\$80,852	\$269,148	\$183,874	1.464	1,000	\$269.15	CSR1	17.9632	-DEFAULT	\$74,067	No	FULLY IMPROVED	401	88
70-14-31-200-026	4161 BARRY	03/05/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$99,300	30.55	\$235,476	\$107,061	\$217,939	\$125,039	1.743	1,064	\$204.83	CSR1	45.8841	-DEFAULT	\$99,593	No	PAVED ELECTRIC GAS	401	76
70-14-34-200-020	1831 BARRY	10/31/22	\$440,000																				

CSR1 TO 1599SF S OF CHI DR, CSR3 1100-1599 Style Change S O CHI DR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-22-400-011	1732 PORT SHELL	01/30/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$77,200	36.76	\$193,327	\$69,632	\$140,368	\$120,443	1.165	1,127	\$124.55	CSR1	10.5170	-DEFAULT	\$69,632	No	PAVED ELECTRIC G.	401	76	
70-14-22-400-025	1698 PORT SHELL	05/11/22	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$76,000	33.33	\$180,006	\$63,787	\$164,213	\$113,164	1.451	1,180	\$139.16	CSR1	18.0511	-DEFAULT	\$60,188	No	PAVED ELECTRIC G.	401	82	
70-14-23-250-030	7067 8TH	12/19/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$110,100	36.10	\$237,607	\$79,223	\$225,777	\$154,220	1.464	976	\$231.33	CSR1	19.3392	-DEFAULT	\$73,746	No	FULLY IMPROVED	401	76	
70-14-23-250-037	7011 8TH	04/15/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$94,500	36.35	\$244,189	\$84,315	\$175,685	\$155,671	1.129	1,042	\$168.60	CSR1	14.2034	-DEFAULT	\$77,573	No	FULLY IMPROVED	401	76	
70-14-23-253-017	6844 12TH	12/15/23	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$127,800	40.25	\$271,935	\$91,677	\$225,823	\$175,519	1.287	1,536	\$147.02	CSR1	1.6001	-DEFAULT	\$83,015	No	PAVED ELECTRIC G.	401	71	
70-14-23-253-030	6931 11TH	06/06/22	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$90,400	38.14	\$227,134	\$79,362	\$157,638	\$143,887	1.096	1,100	\$143.31	CSR1	17.5033	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	76	
70-14-23-380-023	1341 JEFFERY	11/29/22	\$243,200	CD	03-ARM'S LENGTH	\$243,200	\$95,600	39.31	\$227,597	\$62,278	\$180,922	\$160,973	1.124	1,224	\$147.81	CSR1	14.6671	-DEFAULT	\$52,472	No	PAVED ELECTRIC G.	401	76	
70-14-24-200-105	284 PORT SHELDX	08/23/22	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$118,100	37.02	\$290,146	\$79,133	\$239,867	\$205,465	1.167	1,230	\$195.01	CSR1	10.3168	-DEFAULT	\$74,258	No	FULLY IMPROVED	401	79	
70-14-24-300-043	557 PORT SHELDX	05/16/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$103,400	35.66	\$262,111	\$90,837	\$199,163	\$166,771	1.194	1,471	\$135.39	CSR1	7.6371	-DEFAULT	\$82,257	No	FULLY IMPROVED	401	81	
70-14-24-352-007	6542 8TH	10/03/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$95,700	38.28	\$235,825	\$84,239	\$165,761	\$147,601	1.123	1,040	\$159.39	CSR1	14.7564	-DEFAULT	\$76,742	No	FULLY IMPROVED	401	76	
70-14-24-352-015	6508 8TH	06/20/23	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$118,700	35.75	\$277,649	\$91,010	\$240,990	\$181,732	1.326	1,170	\$205.97	CSR1	5.5471	-DEFAULT	\$82,257	No	FULLY IMPROVED	401	81	
70-14-26-100-006	6394 12TH	05/19/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$119,100	31.76	\$350,601	\$82,594	\$292,406	\$260,961	1.120	2,216	\$131.95	CSR1	15.0104	-DEFAULT	\$65,195	No	PAVED ELECTRIC G.	401	76	
70-14-26-400-096	1015 PARSONS	07/15/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$150,900	38.69	\$410,261	\$102,592	\$287,408	\$299,580	0.959	1,340	\$214.48	CSR1	31.1232	-DEFAULT	\$90,536	No	PAVED ELECTRIC G.	401	76	
70-14-28-400-034	2460 EDSON	06/03/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$110,900	34.12	\$292,520	\$94,730	\$230,270	\$192,590	1.196	1,012	\$227.54	CSR1	7.4952	-DEFAULT	\$82,580	No	FULLY IMPROVED	401	78	
70-14-28-466-006	2659 EDSON	07/29/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$115,700	35.06	\$281,433	\$90,317	\$239,683	\$186,092	1.288	1,000	\$239.68	CSR1	1.7384	-DEFAULT	\$73,859	No	FULLY IMPROVED	401	85	
70-14-28-466-007	2649 EDSON	06/28/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$124,700	35.63	\$269,691	\$80,852	\$269,148	\$183,874	1.464	1,000	\$269.15	CSR1	19.3160	-DEFAULT	\$74,067	No	FULLY IMPROVED	401	85	
70-14-31-200-026	4161 BARRY	03/05/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$99,300	30.55	\$235,476	\$107,061	\$217,939	\$125,039	1.743	1,064	\$204.83	CSR1	47.2369	-DEFAULT	\$99,593	No	PAVED ELECTRIC G.	401	76	
70-14-34-200-020	1831 BARRY	10/31/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$129,600	29.45	\$348,829	\$133,027	\$306,973	\$210,129	1.461	1,248	\$245.97	CSR1	19.0282	-DEFAULT	\$94,622	No	PAVED ELECTRIC G.	401	78	
70-14-27-100-049	1917 EDSON	06/17/22	\$437,500	WD	03-ARM'S LENGTH	\$437,500	\$159,900	36.55	\$377,719	\$89,762	\$347,738	\$275,514	1.262	1,410	\$246.62	CSR3	0.8457	-DEFAULT	\$82,354	No	FULLY IMPROVED	401	78	
70-14-28-400-069	2589 EDSON	10/12/23	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$193,200	43.92	\$452,025	\$106,264	\$333,636	\$330,820	1.009	1,542	\$216.37	CSR3	26.2088	-DEFAULT	\$83,872	No	FULLY IMPROVED	401	97	
70-14-34-400-055	1921 JACKSON	08/22/22	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$94,500	32.25	\$252,912	\$100,055	\$192,945	\$148,838	1.296	1,400	\$137.82	CSR1	2.5739	-DEFAULT	\$100,055	No	PAVED ELECTRIC	401	76	
70-14-36-400-061	4891 KENOWA	02/29/24	\$300,000	MLC	03-ARM'S LENGTH	\$300,000	\$98,400	32.80	\$228,529	\$114,927	\$185,073	\$113,602	1.629	1,456	\$127.11	CSR1	35.8535	-DEFAULT	\$80,397	No	PAVED ELECTRIC G.	401	92	
Totals:			#####			#####	\$2,503,700		\$6,147,522		\$5,019,426	\$4,052,485			\$184.50		3.1996							
							Sale. Ratio =>	35.78				E.C.F. =>	1.239		Std. Deviation=>	0.19698802								
							Std. Dev. =>	3.36				Ave. E.C.F. =>	1.271		Ave. Variance=>	15.4804	Coefficient of Var=>	12.18352616						

Isolated Study (Not used)

CSR3 1100-1599 STYLE CHANGE S OF CHI D

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-27-100-049	1917 EDSON	06/17/22	\$437,500	WD	03-ARM'S LENGTH	\$437,500	\$159,900	36.55	\$377,719	\$89,762	\$347,738	\$275,514	1.262	1,410	\$246.62	CSR3	12.6816	-DEFAULT	\$82,354	No	FULLY IMPROVED	401	78
70-14-28-400-069	2589 EDSON	10/12/23	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$193,200	43.92	\$452,025	\$106,264	\$333,636	\$330,820	1.009	1,542	\$216.37	CSR3	12.6816	-DEFAULT	\$83,872	No	FULLY IMPROVED	401	97
Totals:			\$877,400			\$877,400	\$353,100		\$829,744		\$681,374	\$606,334			\$231.49		1.1567						
							Sale. Ratio =>	40.24				E.C.F. =>	1.124		Std. Deviation=>	0.17934441							
							Std. Dev. =>	5.21				Ave. E.C.F. =>	1.135		Ave. Variance=>	12.6816	Coefficient of Var=>	11.16995842					

CSR4 OVER 1600 S OF CHI DR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-24-200-013	236 PORT SHELDON	07/14/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$159,500	45.57	\$349,555	\$83,604	\$266,396	\$258,959	1.029	2,062	\$129.19	CSR4	6.4346	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	79
70-14-24-400-017	6581 KENOWA	07/07/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$112,500	41.67	\$303,731	\$114,020	\$155,980	\$184,723	0.844	1,712	\$91.11	CSR4	24.8667	-DEFAULT	\$99,228	No	FULLY IMPROVED	401	76
70-14-24-400-017	6581 KENOWA	04/13/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$127,600	43.25	\$303,731	\$114,020	\$180,980	\$184,723	0.980	1,712	\$105.71	CSR4	11.3329	-DEFAULT	\$99,228	No	FULLY IMPROVED	401	76
70-14-25-100-062	6026 8TH	02/22/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$192,900	35.07	\$512,796	\$203,113	\$346,887	\$301,541	1.150	2,147	\$161.57	CSR4	5.7315	-DEFAULT	\$170,352	No	PAVED ELECTRIC GAS WATER	401	76
70-14-31-400-025	4133 NEW HOLLAND	01/12/24	\$400,000	WD	33-TO BE DETERMINED	\$400,000	\$159,500	39.88	\$356,535	\$125,743	\$274,257	\$224,724	1.220	1,676	\$163.64	CSR4	12.7351	DEFAULT	\$100,200	No	PAVED ELECTRIC GAS	401	77
70-14-34-400-033	1851 JACKSON	03/20/24	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$276,400	30.71	\$760,934	\$492,851	\$407,149	\$261,035	1.560	2,208	\$184.40	CSR4	46.6684	-DEFAULT	\$455,355	No	PAVED ELECTRIC	401	76
70-14-35-100-010	1403 MCCLELLAND	12/08/23	\$418,000	WD	03-ARM'S LENGTH	\$418,000	\$143,800	34.40	\$339,393	\$129,894	\$288,106	\$203,991	1.412	2,003	\$143.84	CSR4	31.9281	-DEFAULT	\$126,533	No	PAVED ELECTRIC GAS	401	71
70-14-35-400-040	4899 8TH	06/24/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$206,500	38.24	\$540,908	\$211,779	\$328,221	\$320,476	1.024	2,520	\$130.25	CSR4	6.8897	-DEFAULT	\$181,299	No	PAVED ELECTRIC GAS	401	76
70-14-35-400-056	5188 12TH	04/07/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$101,100	35.47	\$289,708	\$105,632	\$179,368	\$179,237	1.001	1,790	\$100.21	CSR4	9.2331	-DEFAULT	\$96,486	No	PAVED ELECTRIC	401	80
70-14-36-300-072	5051 4TH	10/21/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$231,500	40.97	\$618,941	\$117,748	\$447,252	\$488,017	0.916	2,591	\$172.62	CSR4	17.6595	-DEFAULT	\$103,160	No	PAVED ELECTRIC GAS WATER	401	78
70-14-36-360-004	741 JACKSON	07/26/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$208,800	38.67	\$588,909	\$231,153	\$308,847	\$348,351	0.887	2,019	\$152.97	CSR4	20.6466	-DEFAULT	\$167,469	No	PAVED ELECTRIC GAS WATER	401	76
Totals:			\$5,113,000			\$5,113,000	\$1,920,100		\$4,965,141		\$3,183,443	\$2,955,778			\$139.59		1.6040						
						Sale. Ratio =>		37.55			E.C.F. =>		1.077	Std. Deviation=>		0.2247538							
						Std. Dev. =>		4.35			Ave. E.C.F. =>		1.093	Ave. Variance=>		17.6478	Coefficient of Var=>		16.14529285				

CSR5 OVER 1600 SF STYLE CHANGES OF CH DR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-26-300-055	1509 PONSTEIN	10/07/22	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$138,000	19.30	\$757,906	\$100,141	\$614,859	\$629,342	0.977	1,866	\$329.51	CSR5	6.0428	-DEFAULT	\$79,434	No	FULLY IMPROVED	401	99	
70-14-27-100-060	1909 EDSON	10/25/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$230,700	46.14	\$534,293	\$103,802	\$396,198	\$411,889	0.962	2,569	\$154.22	CSR5	7.5510	-DEFAULT	\$98,208	No	FULLY IMPROVED	401	78	
70-14-27-300-050	2375 EDSON	09/21/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$250,500	41.75	\$566,884	\$105,652	\$494,348	\$441,301	1.120	2,186	\$226.14	CSR5	8.2790	-DEFAULT	\$90,307	No	PAVED ELECTRIC GAS WATER SEWER	401	92	
70-14-27-300-050	2375 EDSON	06/15/22	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$229,300	34.22	\$566,884	\$105,652	\$564,348	\$441,301	1.279	2,186	\$258.16	CSR5	24.1412	-DEFAULT	\$90,307	No	PAVED ELECTRIC GAS WATER SEWER	401	92	
70-14-27-300-051	2389 EDSON	10/27/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$242,200	40.37	\$529,389	\$84,955	\$515,045	\$425,229	1.211	2,008	\$256.50	CSR5	17.3802	-DEFAULT	\$72,188	No	PAVED ELECTRIC GAS WATER SEWER	401	92	
70-14-35-300-043	1535 JACKSON	10/21/22	\$693,550	WD	03-ARM'S LENGTH	\$693,550	\$248,400	35.82	\$701,450	\$291,014	\$402,536	\$392,700	1.025	2,047	\$196.65	CSR5	1.2369	-DEFAULT	\$233,093	No	PAVED ELECTRIC GAS	401	78	
70-14-35-400-054	955 JACKSON	04/07/22	\$523,000	WD	03-ARM'S LENGTH	\$523,000	\$218,900	41.85	\$590,107	\$178,820	\$344,180	\$393,515	0.875	2,250	\$152.97	CSR5	16.2784	-DEFAULT	\$154,688	No	PAVED ELECTRIC GAS	401	80	
70-14-36-400-054	315 JACKSON	09/29/22	\$860,000	WD	03-ARM'S LENGTH	\$860,000	\$366,600	42.63	\$946,410	\$130,295	\$729,705	\$780,849	0.935	3,297	\$221.32	CSR5	10.2914	-DEFAULT	\$88,737	No	PAVED ELECTRIC GAS	401	96	
70-14-36-451-002	353 RIDGESIDE	06/09/22	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$0	0.00	\$956,250	\$129,768	\$820,232	\$790,768	1.037	2,804	\$292.52	CSR5	0.0156	-DEFAULT	\$114,855	No	PAVED ELECTRIC GAS WATER	401	88	
70-14-36-476-010	357 WHITESTAG	11/21/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$233,100	40.54	\$617,796	\$129,443	\$445,557	\$467,250	0.954	2,036	\$218.84	CSR5	8.3843	-DEFAULT	\$106,399	No	FULLY IMPROVED	401	76	
Totals:			\$6,686,550			\$6,686,550	\$2,157,700		\$6,767,369		\$5,327,008	\$5,174,145			\$230.68		0.7872							
								Sale. Ratio =>	32.27					E.C.F. =>	1.030	Std. Deviation=>		0.12865405						
								Std. Dev. =>	14.15					Ave. E.C.F. =>	1.037	Ave. Variance=>		9.9601	Coefficient of Var=>		9.600849358			

TETON FARM, Sugar Maple Estates, City View, Crimson Clover

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-17-376-005	7289 YELLOWSTONE	05/06/22	\$454,900	WD	03-ARM'S LENGTH	\$454,900	\$109,200	24.01	\$418,560	\$89,252	\$365,648	\$329,308	1.110	1,516	\$241.19	TF	2.9286	-DEFAULT	\$79,632	No	FULLY IMPROVED	401	99	
70-14-17-376-008	7335 YELLOWSTONE	05/27/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$80,100	14.56	\$524,372	\$89,819	\$460,181	\$434,553	1.059	2,222	\$207.10	TF	2.2091	-DEFAULT	\$74,545	No	FULLY IMPROVED	401	99	
70-14-17-376-010	7361 YELLOWSTONE	04/01/22	\$466,409	WD	03-ARM'S LENGTH	\$466,409	\$117,700	25.24	\$458,036	\$80,419	\$385,990	\$377,617	1.022	1,502	\$256.98	TF	5.8894	-DEFAULT	\$73,746	No	FULLY IMPROVED	401	99	
70-14-17-376-012	3771 TETON	08/10/23	\$616,000	WD	03-ARM'S LENGTH	\$616,000	\$45,500	7.39	\$596,311	\$91,566	\$524,434	\$504,745	1.039	1,826	\$287.20	TF	4.2059	-DEFAULT	\$80,740	No	FULLY IMPROVED	401	100	
70-14-17-376-014	3751 TETON	12/01/23	\$474,500	MLC	03-ARM'S LENGTH	\$474,500	\$40,500	8.54	\$402,758	\$82,667	\$391,833	\$320,091	1.224	1,418	\$276.33	TF	14.3063	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	100	
70-14-17-376-016	3725 TETON	07/10/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$123,000	26.45	\$446,579	\$82,526	\$382,474	\$364,053	1.051	1,574	\$242.99	TF	3.0467	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	100	
70-14-17-376-018	3699 TETON	04/21/22	\$452,900	WD	03-ARM'S LENGTH	\$452,900	\$87,600	19.34	\$385,351	\$81,762	\$371,138	\$303,589	1.223	1,562	\$237.60	TF	14.1435	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	99	
70-14-17-376-019	3687 TETON	03/15/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$37,700	8.20	\$424,500	\$82,700	\$377,300	\$341,800	1.104	2,368	\$159.33	TF	2.2795	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	99	
70-14-17-376-020	3675 TETON	02/24/23	\$409,900	WD	03-ARM'S LENGTH	\$409,900	\$42,600	10.39	\$383,689	\$83,611	\$326,289	\$300,078	1.087	1,597	\$204.31	TF	0.6280	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	99	
70-14-17-377-002	7252 BISCAYNE	06/23/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$147,600	28.11	\$520,371	\$90,163	\$434,837	\$430,208	1.011	1,562	\$278.38	TF	7.0307	-DEFAULT	\$80,621	No	FULLY IMPROVED	401	100	
70-14-17-377-002	7252 BISCAYNE	03/22/24	\$539,000	WD	03-ARM'S LENGTH	\$539,000	\$147,600	27.38	\$520,371	\$90,163	\$448,837	\$430,208	1.043	1,562	\$287.35	TF	3.7764	-DEFAULT	\$80,621	No	FULLY IMPROVED	401	100	
70-14-17-377-004	7262 YELLOWSTONE	07/21/22	\$549,900	WD	03-ARM'S LENGTH	\$549,900	\$82,500	15.00	\$509,461	\$87,683	\$462,217	\$421,778	1.096	1,969	\$234.75	TF	1.4811	-DEFAULT	\$77,850	No	FULLY IMPROVED	401	99	
70-14-17-377-007	7320 YELLOWSTONE	05/25/23	\$457,500	WD	03-ARM'S LENGTH	\$457,500	\$211,600	46.25	\$498,860	\$85,826	\$371,674	\$413,034	0.900	1,610	\$230.85	TF	18.1204	-DEFAULT	\$74,162	No	FULLY IMPROVED	401	99	
70-14-17-377-009	7346 YELLOWSTONE	05/27/22	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$103,700	20.74	\$460,359	\$81,892	\$418,008	\$378,467	1.104	1,608	\$259.96	TF	2.3410	-DEFAULT	\$74,880	No	FULLY IMPROVED	401	99	
70-14-21-103-001	7161 SUGARMAPLE	12/15/23	\$460,750	MLC	03-ARM'S LENGTH	\$460,750	\$152,500	33.10	\$448,315	\$86,375	\$374,375	\$361,940	1.034	1,652	\$226.62	SM	4.6710	-DEFAULT	\$79,117	No	FULLY IMPROVED	401	100	
70-14-21-104-003	7160 SUGARMAPLE	03/30/23	\$594,000	WD	03-ARM'S LENGTH	\$594,000	\$48,300	8.13	\$627,418	\$133,826	\$460,174	\$493,592	0.932	2,357	\$195.24	SM	14.8770	-DEFAULT	\$123,661	No	FULLY IMPROVED	401	99	
70-14-21-104-004	7146 SUGARMAPLE	12/08/23	\$625,000	WD	33-TO BE DETERMINI	\$625,000	\$48,500	7.76	\$617,644	\$136,523	\$488,477	\$481,121	1.015	1,756	\$278.18	SM	6.5777	-DEFAULT	\$123,661	No	FULLY IMPROVED	401	100	
70-14-20-288-011	3334 HIGH MEADOW	09/15/22	\$605,000	PTA	03-ARM'S LENGTH	\$605,000	\$202,800	33.52	\$539,213	\$123,975	\$481,025	\$415,238	1.158	2,532	\$189.98	CV	7.7365	-DEFAULT	\$80,859	No	FULLY IMPROVED	401	96	
70-14-20-298-001	3207 CREEK RIDGE	10/21/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$126,700	38.39	\$316,760	\$114,476	\$215,524	\$208,111	1.036	1,348	\$159.88	CV	4.5447	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	76	
70-14-20-441-020	3276 NOBB HILL	10/14/22	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$124,800	36.72	\$312,758	\$83,811	\$256,089	\$235,542	1.087	1,756	\$145.84	CV	0.6165	-DEFAULT	\$77,335	No	FULLY IMPROVED	401	76	
70-14-20-441-022	6738 CROWN POINT	05/16/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$203,500	41.11	\$431,296	\$126,543	\$368,457	\$313,532	1.175	2,061	\$178.78	CV	9.4115	-DEFAULT	\$81,934	No	FULLY IMPROVED	401	76	
70-14-20-441-024	6708 CROWN POINT	10/20/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$151,100	36.41	\$315,529	\$77,918	\$337,082	\$244,456	1.379	1,498	\$225.02	CV	29.7841	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	76	
70-14-21-101-001	7113 CRIMSON	09/30/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$144,600	33.24	\$427,611	\$88,277	\$346,723	\$339,334	1.022	1,587	\$218.48	CC	5.9292	-DEFAULT	\$75,503	No	FULLY IMPROVED	401	96	
70-14-17-377-012	3726 TETON	10/24/22	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$46,700	9.34	\$483,144	\$84,141	\$415,759	\$399,003	1.042	1,621	\$256.48	TF	3.9072	-DEFAULT	\$74,162	No	FULLY IMPROVED	401	99	
70-14-17-377-015	3688 TETON	05/06/22	\$496,803	WD	03-ARM'S LENGTH	\$496,803	\$75,200	15.14	\$429,406	\$85,261	\$411,542	\$344,145	1.196	1,571	\$261.96	TF	11.4772	-DEFAULT	\$74,976	No	FULLY IMPROVED	401	99	
70-14-17-377-020	3644 TETON	12/21/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$46,700	9.73	\$479,831	\$82,986	\$397,014	\$396,845	1.000	1,670	\$237.73	TF	8.0641	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	99	
70-14-17-377-020	3644 TETON	08/22/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$233,200	47.11	\$479,831	\$82,986	\$412,014	\$396,845	1.038	1,670	\$246.71	TF	4.2843	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	99	
Totals:	#####					#####	\$2,981,500		\$12,458,334		\$10,685,115	\$9,979,233			\$230.56		1.0332							
							Sale. Ratio =>	22.60				E.C.F. =>	1.071		Std. Deviation=>	0.09793305								
							Std. Dev. =>	12.85				Ave. E.C.F. =>	1.081		Ave. Variance=>	7.1951	Coefficient of Var=>	6.65557301						

Isolated Study (Not Used)

CV CITY VIEW ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-20-288-011	3334 HIGH MEADOW	09/15/22	\$605,000	PTA	03-ARM'S LENGTH	\$605,000	\$202,800	33.52	\$539,213	\$123,975	\$481,025	\$415,238	1.158	2,532	\$189.98	CV	0.8643	-DEFAULT	\$80,859	No	FULLY IMPROVED	401	96	
70-14-20-298-001	3207 CREEK RIDGE	10/21/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$126,700	38.39	\$316,760	\$114,476	\$215,524	\$208,111	1.036	1,348	\$159.88	CV	13.1455	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	76	
70-14-20-441-020	3276 NOBB HILL	10/14/22	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$124,800	36.72	\$312,758	\$83,811	\$256,089	\$235,542	1.087	1,756	\$145.84	CV	7.9843	-DEFAULT	\$77,335	No	FULLY IMPROVED	401	76	
70-14-20-441-022	6738 CROWN POINT	05/16/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$203,500	41.11	\$431,296	\$126,543	\$368,457	\$313,532	1.175	2,061	\$178.78	CV	0.8107	-DEFAULT	\$81,934	No	FULLY IMPROVED	401	76	
70-14-20-441-024	6708 CROWN POINT	10/20/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$151,100	36.41	\$315,529	\$77,918	\$337,082	\$244,456	1.379	1,498	\$225.02	CV	21.1833	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	76	
Totals:			\$2,184,900			\$2,184,900	\$808,900		\$1,915,556		\$1,658,177	\$1,416,879			\$179.90		0.3228							
							Sale. Ratio =>	37.02				E.C.F. =>	1.170		Std. Deviation=>	0.13102383								
							Std. Dev. =>	2.79				Ave. E.C.F. =>	1.167		Ave. Variance=>	8.7976	Coefficient of Var=>	7.538174257						

CW CHATEAU WEST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-18-332-004	7542 HIDDEN FOREST	09/09/22	\$396,550	WD	03-ARM'S LENGTH	\$396,550	\$158,100	39.87	\$360,342	\$82,427	\$314,123	\$299,067	1.050	1,344	\$233.72	CW	11.4426	-RANCH	\$75,072	No	FULLY IMPROVED	401	76	
70-14-18-334-005	4478 BALDWIN	06/16/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$129,700	35.05	\$276,017	\$83,016	\$286,984	\$207,690	1.382	1,324	\$216.76	CW	21.7019	-RANCH	\$73,915	No	FULLY IMPROVED	401	76	
70-14-18-335-008	7456 WOODCLIFF	04/07/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$149,200	38.26	\$304,543	\$79,630	\$310,370	\$242,031	1.282	1,449	\$214.20	CW	11.7587	-RANCH	\$74,114	No	FULLY IMPROVED	401	76	
70-14-18-340-008	7425 SLEEPY HOLLOW	09/15/23	\$512,000	WD	03-ARM'S LENGTH	\$512,000	\$192,400	37.58	\$410,541	\$101,890	\$410,110	\$332,142	1.235	2,133	\$192.27	CW	6.9972	-TWO STORY	\$82,580	No	FULLY IMPROVED	401	76	
70-14-18-342-004	7418 HIDDEN FOREST	07/19/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$217,300	43.46	\$527,431	\$83,050	\$416,950	\$478,203	0.872	2,984	\$139.73	CW	29.2859	-TWO STORY	\$74,593	No	FULLY IMPROVED	401	76	
70-14-18-345-002	7453 WOODSIDE	02/08/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$130,300	36.19	\$276,599	\$77,918	\$282,082	\$213,803	1.319	1,784	\$158.12	CW	15.4588	-TWO STORY	\$73,015	No	FULLY IMPROVED	401	76	
70-14-18-376-007	7331 HIDDEN FOREST	07/26/22	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$181,500	45.72	\$421,717	\$80,453	\$316,547	\$367,237	0.862	1,861	\$170.10	CW	30.2801	-RANCH	\$75,550	No	FULLY IMPROVED	401	76	
70-14-18-376-010	7326 HIDDEN FOREST	06/24/22	\$529,000	WD	03-ARM'S LENGTH	\$529,000	\$197,100	37.26	\$502,354	\$96,586	\$432,414	\$436,651	0.990	2,376	\$181.99	CW	17.4473	-TWO STORY	\$78,919	No	FULLY IMPROVED	401	80	
70-14-18-393-001	4534 GLEN HOLLOW	07/24/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$168,900	40.21	\$357,422	\$108,234	\$311,766	\$268,154	1.163	1,820	\$171.30	CW	0.2130	-TWO STORY	\$76,508	No	FULLY IMPROVED	401	76	
70-14-18-393-010	7213 SABLE	11/01/22	\$427,500	WD	03-ARM'S LENGTH	\$427,500	\$177,200	41.45	\$418,598	\$83,822	\$343,678	\$360,256	0.954	2,312	\$148.65	CW	21.0786	-TWO STORY	\$78,919	No	FULLY IMPROVED	401	76	
70-14-18-394-020	4549 GLEN HOLLOW	09/05/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$137,400	38.17	\$276,470	\$77,749	\$282,251	\$213,846	1.320	1,578	\$178.87	CW	15.5113	-RANCH	\$72,846	No	FULLY IMPROVED	401	76	
70-14-18-395-005	4487 GLEN HOLLOW	02/06/23	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$138,800	35.96	\$323,644	\$79,596	\$306,404	\$262,622	1.167	1,584	\$193.44	CW	0.1940	-RANCH	\$77,415	No	FULLY IMPROVED	401	76	
70-14-18-395-009	4472 CHANDLER	04/22/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$148,600	38.60	\$342,383	\$79,400	\$305,600	\$282,999	1.080	1,830	\$166.99	CW	8.4905	-TWO STORY	\$74,497	No	FULLY IMPROVED	401	76	
70-14-18-398-001	7240 HIDDEN FOREST	10/18/23	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$148,900	36.14	\$316,182	\$90,839	\$321,161	\$242,494	1.324	1,378	\$233.06	CW	15.9640	-RANCH	\$80,740	No	FULLY IMPROVED	401	76	
70-14-18-398-020	7488 WOODSIDE	11/10/22	\$364,900	WD	03-ARM'S LENGTH	\$364,900	\$118,200	32.39	\$283,400	\$82,675	\$282,225	\$216,002	1.307	1,436	\$196.54	CW	14.1815	-RANCH	\$74,402	No	FULLY IMPROVED	401	76	
70-14-18-398-026	7564 WOODSIDE	12/08/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$114,500	35.78	\$282,576	\$87,806	\$232,194	\$209,594	1.108	1,608	\$144.40	CW	5.6941	-TWO STORY	\$82,903	No	FULLY IMPROVED	401	76	
70-14-18-399-003	4448 GLEN HOLLOW	03/15/24	\$396,400	WD	03-ARM'S LENGTH	\$396,400	\$144,500	36.45	\$293,443	\$80,708	\$315,692	\$228,926	1.379	1,382	\$228.43	CW	21.4243	-RANCH	\$73,802	No	FULLY IMPROVED	401	76	
70-14-19-145-003	7151 YOUNGSTOWN	09/14/22	\$482,500	WD	03-ARM'S LENGTH	\$482,500	\$171,700	35.59	\$398,827	\$78,718	\$403,782	\$344,472	1.172	2,198	\$183.70	CW	0.7406	-TWO STORY	\$73,578	No	FULLY IMPROVED	401	76	
Totals:			\$7,408,850			\$7,408,850	\$2,824,300		\$6,372,489		\$5,874,333	\$5,206,188			\$186.24		3.6433							
								Sale. Ratio =>	38.12					E.C.F. =>	1.128	Std. Deviation=>		0.16824492						
								Std. Dev. =>	3.21					Ave. E.C.F. =>	1.165	Ave. Variance=>		13.7702	Coefficient of Var=>		11.82228757			

CWH COTTONWOOD HEIGHTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-11-320-017	1519 WOODLAND	12/15/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$99,200	36.74	\$239,392	\$62,430	\$207,570	\$172,526	1.203	1,052	\$197.31	CWH	1.8162	-DEFAULT	\$53,904	No	PAVED ELECTRIC GAS WATER	401	76
70-14-11-320-024	1407 WOODLAND	10/20/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$110,400	37.42	\$234,185	\$61,975	\$233,025	\$167,893	1.388	1,136	\$205.13	CWH	20.2976	-DEFAULT	\$53,904	No	PAVED ELECTRIC GAS WATER	401	76
70-14-11-321-024	1391 OAKWOOD	05/13/22	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$105,700	32.72	\$260,600	\$59,683	\$263,317	\$195,880	1.344	1,415	\$186.09	CWH	15.9313	-DEFAULT	\$54,671	No	PAVED ELECTRIC GAS WATER	401	76
70-14-11-322-012	1541 BEECHWOOD	07/10/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$114,600	35.81	\$270,358	\$83,995	\$236,005	\$181,691	1.299	1,092	\$216.12	CWH	11.3973	-DEFAULT	\$79,591	No	PAVED ELECTRIC GAS WATER	401	82
70-14-11-329-008	1246 BEECHWOOD	10/07/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$111,600	44.64	\$276,242	\$63,856	\$186,144	\$207,062	0.899	1,362	\$136.67	CWH	28.5985	-DEFAULT	\$55,177	No	PAVED ELECTRIC GAS WATER	401	76
70-14-11-405-010	1175 BEECHWOOD	06/29/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$99,300	37.47	\$250,648	\$62,363	\$202,637	\$183,565	1.104	1,254	\$161.59	CWH	8.1064	-DEFAULT	\$55,131	No	PAVED ELECTRIC GAS WATER	401	80
70-14-11-405-010	1175 BEECHWOOD	07/13/22	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$99,300	37.05	\$250,648	\$62,363	\$205,637	\$183,565	1.120	1,254	\$163.98	CWH	6.4721	-DEFAULT	\$55,131	No	PAVED ELECTRIC GAS WATER	401	80
70-14-11-406-010	1194 BEECHWOOD	06/15/22	\$289,000	MLC	03-ARM'S LENGTH	\$289,000	\$103,700	35.88	\$269,142	\$58,278	\$230,722	\$205,578	1.122	1,328	\$173.74	CWH	6.2653	-DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER	401	76
Totals:			\$2,280,000			\$2,280,000	\$843,800		\$2,051,215		\$1,765,057	\$1,497,758			\$180.08		0.6498						
								Sale. Ratio =>	37.01			E.C.F. =>	1.178	Std. Deviation=>		0.1587327							
								Std. Dev. =>	3.37			Ave. E.C.F. =>	1.185	Ave. Variance=>		12.3606	Coefficient of Var=>		10.43119835				

CWS CROSSWINDS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-18-301-007	7565 FOX MEADOW	06/07/22	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$158,900	34.54	\$379,574	\$83,245	\$376,755	\$303,486	1.241	1,512	\$249.18	CWS	24.7317	-DEFAULT	\$73,618	No	PAVED ELECTRIC GAS WATER STORM	401	94	
70-14-18-312-008	4708 FOX VIEW	11/14/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$190,300	43.75	\$439,077	\$79,204	\$355,796	\$368,565	0.965	1,611	\$220.85	CWS	2.8752	-DEFAULT	\$70,741	No	PAVED ELECTRIC GAS WATER STORM	401	99	
70-14-18-313-004	7438 FOX MEADOW	04/08/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$136,600	29.38	\$558,676	\$103,332	\$361,668	\$466,342	0.776	1,586	\$228.04	CWS	21.8565	-DEFAULT	\$85,389	No	PAVED ELECTRIC GAS WATER STORM	401	99	
Totals:						\$1,360,000	\$485,800		\$1,377,327		\$1,094,219	\$1,138,393			\$232.69		3.2911							
								Sale. Ratio =>	35.72			E.C.F. =>	0.961	Std. Deviation=>		0.23426768								
								Std. Dev. =>	7.28			Ave. E.C.F. =>	0.994	Ave. Variance=>		16.4878	Coefficient of Var=>		16.58551526					

DS DIEPENHORST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-14-301-002	7569 ASTRONAUT	07/14/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$127,200	45.43	\$275,804	\$58,041	\$221,959	\$231,931	0.957	1,569	\$141.47	DS	15.3704	-DEFAULT	\$52,318	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-14-352-007	7318 ASTRONAUT	07/28/23	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$116,000	51.79	\$210,503	\$59,424	\$164,576	\$160,908	1.023	1,108	\$148.53	DS	8.7915	-DEFAULT	\$54,262	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-14-352-013	7270 ASTRONAUT	09/11/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$140,700	40.20	\$261,457	\$60,365	\$289,635	\$214,175	1.352	1,372	\$211.10	DS	24.1619	-DEFAULT	\$54,262	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
Totals:			\$854,000			\$854,000	\$383,900		\$747,764		\$676,170	\$607,014			\$167.03		0.3219							
								Sale. Ratio =>	44.95					E.C.F. =>	1.114	Std. Deviation=>		0.21181788						
								Std. Dev. =>	5.80					Ave. E.C.F. =>	1.111	Ave. Variance=>		16.1079	Coefficient of Var=>		14.50237181			

DUPLEXES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-10-460-036	8184 20TH	02/28/23	\$330,225	MLC	03-ARM'S LENGTH	\$330,225	\$118,600	35.91	\$290,934	\$86,998	\$243,227	\$223,653	1.088	1,960	\$124.10	DUPLX	2.1474	-DEFAULT	\$76,699	No	FULLY IMPROVED	401	71	
70-14-13-353-001	7289 MELODY	06/17/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$102,200	34.07	\$249,975	\$85,366	\$214,634	\$180,523	1.189	1,792	\$119.77	DUPLX	7.9958	-DEFAULT	\$79,711	No	FULLY IMPROVED	401	66	
70-14-13-400-044	7259 KENOWA	06/29/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$122,800	40.93	\$300,371	\$85,565	\$214,435	\$235,573	0.910	1,866	\$114.92	DUPLX	19.8727	-DEFAULT	\$81,288	No	FULLY IMPROVED	401	76	
70-14-14-483-006	850 CORAL	09/16/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$99,200	35.43	\$220,490	\$65,354	\$214,646	\$170,135	1.262	1,792	\$119.78	DUPLX	15.2630	-DEFAULT	\$58,295	No	PAVED ELECTRIC GAS WATER SEWER	401	66	
70-14-21-100-052	7059 28TH	07/27/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$130,900	34.00	\$318,896	\$93,042	\$291,958	\$247,690	1.179	1,866	\$156.46	DUPLX	6.9730	-DEFAULT	\$79,829	No	FULLY IMPROVED	401	71	
70-14-23-226-015	7128 10TH	04/29/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$147,800	36.95	\$364,244	\$80,820	\$319,180	\$310,825	1.027	1,952	\$163.51	DUPLX	8.2117	-DEFAULT	\$75,838	No	FULLY IMPROVED	401	81	
Totals:			\$1,995,225			\$1,995,225	\$721,500		\$1,744,910		\$1,498,080	\$1,368,399			\$133.09		1.4227							
								Sale. Ratio =>	36.16					E.C.F. =>	1.095	Std. Deviation=>		0.12747411						
								Std. Dev. =>	2.57					Ave. E.C.F. =>	1.109	Ave. Variance=>		10.0773	Coefficient of Var=>		9.086839945			

DVP DEVRIES PLAT AND BREAKENRIDGE HTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-15-127-012	2135 TULIP	10/21/22	\$240,000	WD	08-ESTATE	\$240,000	\$105,200	43.83	\$219,417	\$60,297	\$179,703	\$180,856	0.994	1,485	\$121.01	DVP	6.5246	-DEFAULT	\$54,159	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-15-175-010	7759 GRACELAND	08/21/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$111,800	35.49	\$238,732	\$82,776	\$232,224	\$177,260	1.310	1,443	\$160.93	DVP	25.1206	-DEFAULT	\$76,699	No	FULLY IMPROVED	401	76
70-14-15-175-024	7655 GRACELAND	08/19/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$123,800	39.30	\$281,246	\$84,890	\$230,110	\$223,179	1.031	1,639	\$140.40	DVP	2.7812	-DEFAULT	\$79,315	No	FULLY IMPROVED	401	76
70-14-15-177-011	7661 FAIRLAWN	08/26/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$110,500	45.10	\$229,394	\$64,200	\$180,800	\$187,760	0.963	1,237	\$146.16	DVP	9.5938	-DEFAULT	\$58,079	No	PAVED ELECTRIC GAS WATER SEWER	401	80
70-14-15-178-016	7713 20TH	01/26/24	\$267,300	WD	03-ARM'S LENGTH	\$267,300	\$114,900	42.99	\$245,654	\$82,664	\$184,636	\$185,255	0.997	1,312	\$140.73	DVP	6.2210	-DEFAULT	\$76,699	No	FULLY IMPROVED	401	76
Totals:			\$1,382,300			\$1,382,300	\$566,200		\$1,214,443		\$1,007,473	\$954,309			\$141.85		0.3161						
							Sale. Ratio =>	40.96					E.C.F. =>	1.056		Std. Deviation=>	0.14248624						
							Std. Dev. =>	3.92					Ave. E.C.F. =>	1.059		Ave. Variance=>	10.0483	Coefficient of Var=>	9.489598754				

ER EAGLES RIDGE, WALNUT GROVE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-08-426-001	8381 BAUERRIDGE	02/22/23	\$469,900	WD	03-ARM'S LENGTH	\$469,900	\$0	0.00	\$408,493	\$89,162	\$380,738	\$355,963	1.070	1,663	\$228.95	ER	7.0293	-DEFAULT	\$80,859	No	FULLY IMPROVED	401	99	
70-14-08-426-002	8367 BAUERRIDGE	10/03/23	\$459,900	WD	03-ARM'S LENGTH	\$459,900	\$130,000	28.27	\$435,066	\$87,653	\$372,247	\$387,266	0.961	1,602	\$232.36	ER	3.8090	-DEFAULT	\$77,969	No	FULLY IMPROVED	401	100	
70-14-08-426-003	8355 BAUERRIDGE	08/07/23	\$514,000	WD	03-ARM'S LENGTH	\$514,000	\$105,600	20.54	\$458,694	\$90,676	\$423,324	\$410,235	1.032	2,295	\$184.45	ER	3.2599	-DEFAULT	\$79,790	No	FULLY IMPROVED	401	100	
70-14-08-426-010	8287 EAGLE PEAK	04/03/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$245,600	46.78	\$503,348	\$84,595	\$440,405	\$466,790	0.943	2,640	\$166.82	ER	5.5832	-DEFAULT	\$75,215	No	FULLY IMPROVED	401	99	
70-14-08-427-003	8354 BAUERRIDGE	02/01/24	\$539,900	WD	03-ARM'S LENGTH	\$539,900	\$47,600	8.82	\$534,194	\$88,753	\$451,147	\$496,540	0.909	2,640	\$170.89	ER	9.0725	-DEFAULT	\$76,979	No	FULLY IMPROVED	401	100	
70-14-08-427-005	8328 BAUERRIDGE	12/22/22	\$525,000	WD	24-PARTIAL ASSESSMENT	\$525,000	\$0	0.00	\$491,144	\$84,095	\$440,905	\$453,744	0.972	2,560	\$172.23	ER	2.7602	-DEFAULT	\$73,184	No	FULLY IMPROVED	401	99	
70-14-08-427-007	8302 BAUERRIDGE	09/01/23	\$489,900	WD	03-ARM'S LENGTH	\$489,900	\$52,600	10.74	\$451,754	\$84,293	\$405,607	\$409,614	0.990	1,820	\$222.86	ER	0.9090	-DEFAULT	\$72,903	No	FULLY IMPROVED	401	100	
70-14-08-476-003	8195 EAGLE PEAK	03/13/23	\$609,000	WD	03-ARM'S LENGTH	\$609,000	\$46,700	7.67	\$535,715	\$79,570	\$529,430	\$508,472	1.041	2,913	\$181.75	ER	4.1912	-DEFAULT	\$73,184	No	FULLY IMPROVED	401	99	
70-14-08-476-005	8169 EAGLE PEAK	03/02/23	\$529,900	WD	03-ARM'S LENGTH	\$529,900	\$46,700	8.81	\$481,718	\$82,418	\$447,482	\$445,106	1.005	2,260	\$198.00	ER	0.6032	-DEFAULT	\$73,184	No	FULLY IMPROVED	401	99	
70-14-08-476-008	8127 EAGLE PEAK	06/09/23	\$572,500	WD	03-ARM'S LENGTH	\$572,500	\$267,200	46.67	\$554,954	\$90,280	\$482,220	\$517,979	0.931	3,239	\$148.88	ER	6.8342	-DEFAULT	\$77,533	No	FULLY IMPROVED	401	99	
70-14-08-477-003	3342 HAGER	06/23/23	\$547,000	WD	03-ARM'S LENGTH	\$547,000	\$239,000	43.69	\$493,206	\$95,513	\$451,487	\$443,314	1.018	2,659	\$169.80	ER	1.9129	-DEFAULT	\$79,394	No	FULLY IMPROVED	401	99	
70-14-08-477-007	3347 EAGLE PEAK	08/07/23	\$537,250	WD	03-ARM'S LENGTH	\$537,250	\$101,100	18.82	\$483,674	\$82,223	\$455,027	\$447,503	1.017	2,442	\$186.33	ER	1.7506	-DEFAULT	\$73,353	No	FULLY IMPROVED	401	100	
70-14-08-477-011	3301 EAGLE PEAK	04/22/22	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$231,700	39.95	\$530,159	\$88,157	\$491,843	\$492,706	0.998	1,936	\$254.05	ER	0.1059	-DEFAULT	\$75,694	No	FULLY IMPROVED	401	97	
70-14-08-477-013	3245 EAGLE PEAK	04/15/22	\$651,450	WD	03-ARM'S LENGTH	\$651,450	\$258,900	39.74	\$675,765	\$115,082	\$536,368	\$625,002	0.858	2,067	\$259.49	ER	14.1120	-DEFAULT	\$105,242	No	FULLY IMPROVED	401	98	
70-14-08-494-003	3289 BOX ELDER	03/14/24	\$624,900	WD	03-ARM'S LENGTH	\$624,900	\$247,600	39.62	\$510,458	\$88,854	\$536,046	\$470,133	1.140	2,454	\$218.44	WG	2.6732	-DEFAULT	\$78,761	No	FULLY IMPROVED	401	95	
70-14-08-477-013	3245 EAGLE PEAK	11/10/23	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$321,000	47.91	\$675,765	\$115,082	\$554,918	\$625,002	0.888	2,067	\$268.47	ER	11.1440	-DEFAULT	\$105,242	No	FULLY IMPROVED	401	98	
70-14-08-477-020	3361 BOX ELDER	11/29/22	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$46,700	8.05	\$518,411	\$91,038	\$488,962	\$476,399	1.026	2,617	\$186.84	ER	2.7064	-DEFAULT	\$80,740	No	FULLY IMPROVED	401	99	
70-14-08-477-023	3329 BOX ELDER	08/15/23	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$271,800	38.01	\$573,839	\$104,549	\$610,451	\$523,125	1.167	1,836	\$332.49	ER	16.7626	-DEFAULT	\$89,060	No	FULLY IMPROVED	401	98	
70-14-08-488-005	3334 BOX ELDER	07/14/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$51,600	8.19	\$564,433	\$84,127	\$545,873	\$535,404	1.020	2,895	\$188.56	ER	2.0246	-DEFAULT	\$75,838	No	FULLY IMPROVED	401	99	
Totals:			\$10,770,600			\$10,770,600	\$2,711,400		\$9,880,790		\$9,044,480	\$9,090,297			\$209.03		0.4347							
								Sale. Ratio =>	25.17					E.C.F. =>	0.995	Std. Deviation=>		0.077535						
								Std. Dev. =>	17.56					Ave. E.C.F. =>	0.999	Ave. Variance=>		5.1181	Coefficient of Var=>		5.121640899			

Isolated Study (Not used)

ER EAGLES RIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-08-426-001	8381 BAUERRIDGE	02/22/23	\$469,900	WD	03-ARM'S LENGTH	\$469,900	\$0	0.00	\$408,493	\$89,162	\$380,738	\$355,963	1.070	1,663	\$228.95	ER	7.8121	-DEFAULT	\$80,859	No	FULLY IMPROVED	401	99	
70-14-08-426-002	8367 BAUERRIDGE	10/03/23	\$459,900	WD	03-ARM'S LENGTH	\$459,900	\$130,000	28.27	\$435,066	\$87,653	\$372,247	\$387,266	0.961	1,602	\$232.36	ER	3.0263	-DEFAULT	\$77,969	No	FULLY IMPROVED	401	100	
70-14-08-426-003	8355 BAUERRIDGE	08/07/23	\$514,000	WD	03-ARM'S LENGTH	\$514,000	\$105,600	20.54	\$458,694	\$90,676	\$423,324	\$410,235	1.032	2,295	\$184.45	ER	4.0426	-DEFAULT	\$79,790	No	FULLY IMPROVED	401	100	
70-14-08-426-010	8287 EAGLE PEAK	04/03/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$245,600	46.78	\$503,348	\$84,595	\$440,405	\$466,790	0.943	2,640	\$166.82	ER	4.8004	-DEFAULT	\$75,215	No	FULLY IMPROVED	401	99	
70-14-08-427-003	8354 BAUERRIDGE	02/01/24	\$539,900	WD	03-ARM'S LENGTH	\$539,900	\$47,600	8.82	\$534,194	\$88,753	\$451,147	\$496,540	0.909	2,640	\$170.89	ER	8.2897	-DEFAULT	\$76,979	No	FULLY IMPROVED	401	100	
70-14-08-427-005	8328 BAUERRIDGE	12/22/22	\$525,000	WD	24-PARTIAL ASSESSMENT	\$525,000	\$0	0.00	\$491,144	\$84,095	\$440,905	\$453,744	0.972	2,560	\$172.23	ER	1.9774	-DEFAULT	\$73,184	No	FULLY IMPROVED	401	99	
70-14-08-427-007	8302 BAUERRIDGE	09/01/23	\$489,900	WD	03-ARM'S LENGTH	\$489,900	\$52,600	10.74	\$451,754	\$84,293	\$405,607	\$409,614	0.990	1,820	\$222.86	ER	0.1262	-DEFAULT	\$72,903	No	FULLY IMPROVED	401	100	
70-14-08-476-003	8195 EAGLE PEAK	03/13/23	\$609,000	WD	03-ARM'S LENGTH	\$609,000	\$46,700	7.67	\$535,715	\$79,570	\$529,430	\$508,472	1.041	2,913	\$181.75	ER	4.9739	-DEFAULT	\$73,184	No	FULLY IMPROVED	401	99	
70-14-08-476-005	8169 EAGLE PEAK	03/02/23	\$529,900	WD	03-ARM'S LENGTH	\$529,900	\$46,700	8.81	\$481,718	\$82,418	\$447,482	\$445,106	1.005	2,260	\$198.00	ER	1.3859	-DEFAULT	\$73,184	No	FULLY IMPROVED	401	99	
70-14-08-476-008	8127 EAGLE PEAK	06/09/23	\$572,500	WD	03-ARM'S LENGTH	\$572,500	\$267,200	46.67	\$554,954	\$90,280	\$482,220	\$517,979	0.931	3,239	\$148.88	ER	6.0515	-DEFAULT	\$77,533	No	FULLY IMPROVED	401	99	
70-14-08-477-003	3342 HAGER	06/23/23	\$547,000	WD	03-ARM'S LENGTH	\$547,000	\$239,000	43.69	\$493,206	\$95,513	\$451,487	\$443,314	1.018	2,659	\$169.80	ER	2.6956	-DEFAULT	\$79,394	No	FULLY IMPROVED	401	99	
70-14-08-477-007	3347 EAGLE PEAK	08/07/23	\$537,250	WD	03-ARM'S LENGTH	\$537,250	\$101,100	18.82	\$483,674	\$82,223	\$455,027	\$447,503	1.017	2,442	\$186.33	ER	2.5333	-DEFAULT	\$73,353	No	FULLY IMPROVED	401	100	
70-14-08-477-011	3301 EAGLE PEAK	04/22/22	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$231,700	39.95	\$530,159	\$88,157	\$491,843	\$492,706	0.998	1,936	\$254.05	ER	0.6769	-DEFAULT	\$75,694	No	FULLY IMPROVED	401	97	
70-14-08-477-013	3245 EAGLE PEAK	04/15/22	\$651,450	WD	03-ARM'S LENGTH	\$651,450	\$258,900	39.74	\$675,765	\$115,082	\$536,368	\$625,002	0.858	2,067	\$259.49	ER	13.3293	-DEFAULT	\$105,242	No	FULLY IMPROVED	401	98	
70-14-08-477-013	3245 EAGLE PEAK	11/10/23	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$321,000	47.91	\$675,765	\$115,082	\$554,918	\$625,002	0.888	2,067	\$268.47	ER	10.3613	-DEFAULT	\$105,242	No	FULLY IMPROVED	401	98	
70-14-08-477-020	3361 BOX ELDER	11/29/22	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$46,700	8.05	\$518,411	\$91,038	\$488,962	\$476,399	1.026	2,617	\$186.84	ER	3.4891	-DEFAULT	\$80,740	No	FULLY IMPROVED	401	99	
70-14-08-477-023	3329 BOX ELDER	08/15/23	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$271,800	38.01	\$573,839	\$104,549	\$610,451	\$523,125	1.167	1,836	\$332.49	ER	17.5453	-DEFAULT	\$89,060	No	FULLY IMPROVED	401	98	
70-14-08-488-005	3334 BOX ELDER	07/14/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$51,600	8.19	\$564,433	\$84,127	\$545,873	\$535,404	1.020	2,895	\$188.56	ER	2.8074	-DEFAULT	\$75,838	No	FULLY IMPROVED	401	99	
Totals:			\$10,145,700			\$10,145,700	\$2,463,800		\$9,370,332		\$8,508,434	\$8,620,164			\$208.51		0.4441							
								Sale. Ratio =>	24.28					E.C.F. =>	0.987	Std. Deviation=>		0.071643						
								Std. Dev. =>	17.66					Ave. E.C.F. =>	0.991	Ave. Variance=>		5.3291	Coefficient of Var=>		5.374924505			

BG Broadview Garden Baldwin Hts, BGR Beechgrove Estates, ESB EDGEWORTH SNYDER BOULDERWOODS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-10-425-007	8240 BIRCHWOOD	10/10/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$163,700	43.65	\$351,908	\$105,315	\$269,685	\$253,276	1.065	1,856	\$145.30	BG	7.6392	-DEFAULT	\$98,257	No	FULLY IMPROVED	401	76
70-14-10-460-022	8105 MELLOWWOC	06/30/23	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$139,400	36.40	\$300,931	\$80,304	\$302,696	\$226,607	1.336	1,556	\$194.53	BG	19.4600	-DEFAULT	\$74,114	No	FULLY IMPROVED	401	76
70-14-10-465-002	8280 MELLOWWOC	08/22/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$128,800	37.88	\$300,892	\$89,089	\$250,911	\$217,543	1.153	1,568	\$160.02	BG	1.2206	-DEFAULT	\$76,029	No	FULLY IMPROVED	401	76
70-14-10-465-012	8184 MELLOWWOC	09/16/22	\$324,000	WD	03-ARM'S LENGTH	\$324,000	\$139,600	43.09	\$336,564	\$90,268	\$233,732	\$252,971	0.924	1,872	\$124.86	BG	21.7230	-DEFAULT	\$78,919	No	FULLY IMPROVED	401	76
70-14-10-472-009	8163 GREENRIDGE	03/15/23	\$390,175	WD	03-ARM'S LENGTH	\$390,175	\$139,000	35.63	\$329,580	\$78,741	\$311,434	\$257,637	1.209	1,678	\$185.60	BG	6.7630	-DEFAULT	\$73,409	No	FULLY IMPROVED	401	76
70-14-10-473-007	8185 BIRCHWOOD	10/27/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$159,300	38.85	\$342,010	\$86,796	\$323,204	\$262,131	1.233	1,650	\$195.88	BG	9.1809	-DEFAULT	\$75,024	No	FULLY IMPROVED	401	76
70-14-10-473-022	8104 GREENRIDGE	08/29/23	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$150,000	39.89	\$311,365	\$78,560	\$297,440	\$239,115	1.244	1,924	\$154.59	BG	10.2745	-DEFAULT	\$72,171	No	FULLY IMPROVED	401	76
70-14-10-474-017	8056 BIRCHWOOD	08/19/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$132,400	41.38	\$322,266	\$104,979	\$215,021	\$223,176	0.963	1,488	\$144.50	BG	17.7718	-DEFAULT	\$74,114	No	FULLY IMPROVED	401	76
70-14-10-475-005	8015 BIRCHWOOD	12/15/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$123,200	37.33	\$255,631	\$79,708	\$250,292	\$180,691	1.385	1,126	\$222.28	BG	24.4016	-DEFAULT	\$74,976	No	FULLY IMPROVED	401	76
70-14-10-476-007	1735 BROADVIEW	05/19/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$153,800	45.91	\$354,005	\$97,181	\$237,819	\$263,785	0.902	1,412	\$168.43	BG	23.9612	-DEFAULT	\$83,129	No	FULLY IMPROVED	401	78
70-14-10-478-001	8090 PARKWAY	10/24/22	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$109,500	42.13	\$254,506	\$78,210	\$181,690	\$181,074	1.003	1,190	\$152.68	BG	13.7776	-DEFAULT	\$76,029	No	FULLY IMPROVED	401	76
70-14-10-478-013	1622 BROADVIEW	09/01/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$143,200	39.23	\$314,335	\$85,390	\$279,610	\$235,150	1.189	1,476	\$189.44	BG	4.7893	-DEFAULT	\$77,613	No	FULLY IMPROVED	401	76
70-14-10-480-001	8010 ENGELHURST	09/15/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$132,900	39.09	\$282,558	\$81,631	\$258,369	\$206,373	1.252	1,214	\$212.82	BG	11.0776	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	78
70-14-15-220-005	1872 TULIP	05/22/23	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$130,700	34.30	\$273,039	\$84,262	\$296,738	\$193,893	1.530	1,334	\$222.44	BG	38.9241	-DEFAULT	\$76,029	No	FULLY IMPROVED	401	76
70-14-15-245-018	1648 NEWCASTLE	09/16/22	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$123,000	37.39	\$293,216	\$88,908	\$240,092	\$209,845	1.144	1,468	\$163.55	BG	0.2961	-DEFAULT	\$77,731	No	FULLY IMPROVED	401	76
70-14-15-245-024	7901 HOLLYHOCK	06/07/22	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$114,600	38.07	\$279,124	\$88,974	\$212,026	\$195,304	1.086	1,268	\$167.21	BG	5.5554	-DEFAULT	\$78,127	No	FULLY IMPROVED	401	76
70-14-15-249-011	7798 LILAC	07/29/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$105,300	37.61	\$305,535	\$91,340	\$188,660	\$220,000	0.858	1,444	\$130.65	BG	28.3633	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	76
70-14-15-250-007	7835 RONSON	03/01/24	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$116,300	35.35	\$266,429	\$90,207	\$238,793	\$180,998	1.319	1,198	\$199.33	BG	17.8135	-DEFAULT	\$83,425	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-12-374-011	8108 GROVE	06/07/23	\$439,000	WD	03-ARM'S LENGTH	\$439,000	\$153,700	35.01	\$371,637	\$119,726	\$319,274	\$258,739	1.234	2,104	\$151.75	ESB	9.2787	-DEFAULT	\$81,611	No	FULLY IMPROVED	401	76
70-14-12-385-007	8001 GROVE	10/13/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$126,700	42.23	\$282,266	\$83,948	\$216,052	\$203,693	1.061	1,698	\$127.24	ESB	8.0502	-DEFAULT	\$79,711	No	FULLY IMPROVED	401	76
70-14-13-105-007	723 EDGEWORTH	06/03/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$121,700	40.57	\$296,667	\$85,033	\$214,967	\$217,370	0.989	1,138	\$188.90	ESB	15.2231	-DEFAULT	\$80,502	No	FULLY IMPROVED	401	86
70-14-13-106-004	625 SUMMERSET	09/29/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$112,100	39.33	\$224,931	\$60,572	\$224,428	\$168,814	1.329	1,108	\$202.55	ESB	18.8266	-DEFAULT	\$55,567	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-13-106-020	630 SUMMERSET	12/09/22	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$124,500	42.95	\$274,627	\$64,017	\$225,883	\$216,318	1.044	1,552	\$145.54	ESB	9.6960	-DEFAULT	\$55,131	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-13-106-023	660 SUMMERSET	09/08/22	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$95,900	39.30	\$202,744	\$57,495	\$186,505	\$149,186	1.250	960	\$194.28	ESB	10.8977	-DEFAULT	\$55,131	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-13-106-023	660 SUMMERSET	09/08/22	\$246,000	QC	03-ARM'S LENGTH	\$246,000	\$95,900	38.98	\$202,744	\$57,495	\$188,505	\$149,186	1.264	960	\$196.36	ESB	12.2383	-DEFAULT	\$55,131	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-15-277-014	7697 HOLLYHOCK	05/24/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$113,800	56.90	\$235,596	\$83,000	\$117,000	\$156,732	0.746	1,040	\$112.50	BG	39.4679	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	76
70-14-15-277-025	7615 HOLLYHOCK	09/23/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$99,000	39.60	\$230,691	\$80,807	\$169,193	\$153,946	1.099	930	\$181.93	BG	4.2138	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	76
Totals:			\$8,721,975			\$8,721,975	\$3,448,000		\$7,795,797		\$6,450,019	\$5,673,553			\$171.67					0.4320			
								Sale. Ratio =>	39.53				E.C.F. =>	1.137			Std. Deviation=>	0.17877628					
								Std. Dev. =>	4.42				Ave. E.C.F. =>	1.141			Ave. Variance=>	14.4772	Coefficient of Var=>	12.68622681			

Isolated Study (Not Used)

ESB EDGEWORTH SNYDER BOULDERWOODS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-12-374-011	8108 GROVE	06/07/23	\$439,000	WD	03-ARM'S LENGTH	\$439,000	\$153,700	35.01	\$371,637	\$119,726	\$319,274	\$258,739	1.234	2,104	\$151.75	ESB	6.6684	-DEFAULT	\$81,611	No	FULLY IMPROVED	401	76
70-14-12-385-007	8001 GROVE	10/13/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$126,700	42.23	\$282,266	\$83,948	\$216,052	\$203,693	1.061	1,698	\$127.24	ESB	10.6605	-DEFAULT	\$79,711	No	FULLY IMPROVED	401	76
70-14-13-105-007	723 EDGEWORTH	06/03/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$121,700	40.57	\$296,667	\$85,033	\$214,967	\$217,370	0.989	1,138	\$188.90	ESB	17.8334	-DEFAULT	\$80,502	No	FULLY IMPROVED	401	86
70-14-13-106-004	625 SUMMERSET	09/29/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$112,100	39.33	\$224,931	\$60,572	\$224,428	\$168,814	1.329	1,108	\$202.55	ESB	16.2163	-DEFAULT	\$55,567	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-13-106-020	630 SUMMERSET	12/09/22	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$124,500	42.95	\$274,627	\$64,017	\$225,883	\$216,318	1.044	1,552	\$145.54	ESB	12.3063	-DEFAULT	\$55,131	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-13-106-023	660 SUMMERSET	09/08/22	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$95,900	39.30	\$202,744	\$57,495	\$186,505	\$149,186	1.250	960	\$194.28	ESB	8.2874	-DEFAULT	\$55,131	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-13-106-023	660 SUMMERSET	09/08/22	\$246,000	QC	03-ARM'S LENGTH	\$246,000	\$95,900	38.98	\$202,744	\$57,495	\$188,505	\$149,186	1.264	960	\$196.36	ESB	9.6280	-DEFAULT	\$55,131	No	PAVED ELECTRIC GAS WATER SEWER	401	76
Totals:			\$2,103,900			\$2,103,900	\$830,500		\$1,855,616		\$1,575,614	\$1,363,305			\$172.37					1.1548			
								Sale. Ratio =>	39.47				E.C.F. =>	1.156			Std. Deviation=>	0.13240953					
								Std. Dev. =>	2.60				Ave. E.C.F. =>	1.167			Ave. Variance=>	11.6572	Coefficient of Var=>	9.986631883			

FARMHOUSES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-10-31-300-021	4742 LUCE	07/22/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$119,700	34.70	\$340,773	\$120,171	\$224,829	\$234,954	0.957	1,911	\$117.65	FARMH	16.0440	-DEFAULT	\$88,554	No	PAVED ELECTRIC GAS	401	78	
70-14-10-300-002	2374 BAUER	07/20/23	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$76,100	30.93	\$217,552	\$97,937	\$148,063	\$127,397	1.162	1,068	\$138.64	FARMH	4.4872	-DEFAULT	\$88,994	No	PAVED ELECTRIC GAS WATER STORM	401	76	
70-14-11-100-060	8460 COTTONWOOD	07/19/23	\$384,777	WD	03-ARM'S LENGTH	\$384,777	\$118,400	30.77	\$287,184	\$99,224	\$285,553	\$200,189	1.426	1,828	\$156.21	FARMH	30.9075	-DEFAULT	\$93,320	No	PAVED ELECTRIC GAS WATER SEWER	401	71	
70-14-12-374-017	7976 COTTONWOOD	12/09/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$102,800	36.07	\$261,051	\$91,350	\$193,650	\$180,742	1.071	1,632	\$118.66	FARMH	4.5926	-DEFAULT	\$84,841	No	FULLY IMPROVED	401	76	
70-14-12-374-017	7976 COTTONWOOD	01/05/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$105,100	33.37	\$261,051	\$91,350	\$223,650	\$180,742	1.237	1,632	\$137.04	FARMH	12.0057	-DEFAULT	\$84,841	No	FULLY IMPROVED	401	76	
70-14-13-106-026	7916 COTTONWOOD	07/15/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$108,500	38.75	\$295,144	\$88,462	\$191,538	\$220,129	0.870	2,614	\$73.27	FARMH	24.7226	-DEFAULT	\$78,523	No	FULLY IMPROVED	401	71	
70-14-14-426-019	990 BALDWIN	10/31/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$68,300	37.94	\$167,578	\$77,590	\$102,410	\$95,843	1.069	1,171	\$87.46	FARMH	4.8822	-DEFAULT	\$75,455	No	FULLY IMPROVED	401	66	
70-14-16-300-036	3164 BALDWIN	11/07/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$87,500	31.25	\$239,397	\$92,117	\$187,883	\$156,862	1.198	1,392	\$134.97	FARMH	8.0415	-DEFAULT	\$85,252	No	FULLY IMPROVED	401	76	
70-14-20-100-007	7061 36TH	07/18/22	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$128,600	39.09	\$316,887	\$150,201	\$178,799	\$177,531	1.007	1,690	\$105.80	FARMH	11.0200	-DEFAULT	\$137,382	No	PAVED ELECTRIC GAS WATER	401	78	
70-14-25-400-020	5861 KENOWA	04/10/23	\$316,500	WD	03-ARM'S LENGTH	\$316,500	\$104,700	33.08	\$273,801	\$104,374	\$212,126	\$180,450	1.176	1,754	\$120.94	FARMH	5.8195	-DEFAULT	\$92,214	No	PAVED ELECTRIC GAS WATER	401	78	
Totals:			\$2,961,277			\$2,961,277	\$1,019,700		\$2,660,418		\$1,948,501	\$1,754,837			\$119.06		0.6985							
								Sale. Ratio =>	34.43					E.C.F. =>	1.110	Std. Deviation=>	0.15822143							
								Std. Dev. =>	3.23					Ave. E.C.F. =>	1.117	Ave. Variance=>	12.2523	Coefficient of Var=>	10.96552348					

FE FRANKLIN ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-19-275-010	6897 SPRINGFIELD	02/08/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$135,000	46.55	\$341,801	\$94,844	\$195,156	\$235,407	0.829	1,748	\$111.65	FE	35.1523	-DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER	401	76
70-14-19-275-020	4150 MEADOWFIELD	08/25/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$126,300	38.27	\$267,761	\$57,127	\$272,873	\$200,783	1.359	1,440	\$189.50	FE	17.8508	-DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER	401	76
70-14-19-275-028	4165 BLAIR	10/05/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$128,600	38.39	\$273,059	\$60,474	\$274,526	\$202,642	1.355	1,356	\$202.45	FE	17.4192	-DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER	401	76
70-14-19-275-030	4133 BLAIR	08/01/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$130,400	36.22	\$300,444	\$61,081	\$298,919	\$228,168	1.310	1,418	\$210.80	FE	12.9544	-DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER	401	78
70-14-19-276-010	4109 CRESTLANE	01/19/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$117,800	38.00	\$278,499	\$91,152	\$218,848	\$178,585	1.225	1,279	\$171.11	FE	4.4918	-DEFAULT	\$84,211	No	PAVED ELECTRIC GAS WATER STORM	401	76
70-14-19-276-014	4117 CRESTLANE	05/25/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$131,100	36.93	\$363,766	\$138,864	\$216,136	\$214,383	1.008	1,408	\$153.51	FE	17.2364	-DEFAULT	\$88,182	No	PAVED ELECTRIC GAS WATER STORM	401	76
70-14-19-278-017	4149 MEADOWFIELD	10/02/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$130,800	40.88	\$278,104	\$59,732	\$260,268	\$208,159	1.250	1,752	\$148.55	FE	6.9795	-DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER	401	76
70-14-19-279-001	6959 MEADOWCREEK	10/12/23	\$346,000	WD	03-ARM'S LENGTH	\$346,000	\$127,200	36.76	\$296,831	\$82,596	\$263,404	\$204,215	1.290	1,128	\$233.51	FE	10.9296	-DEFAULT	\$67,401	No	PAVED ELECTRIC GAS WATER STORM	401	76
70-14-19-279-007	6905 40TH	06/20/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$0	0.00	\$310,796	\$88,259	\$211,741	\$212,129	0.998	1,400	\$151.24	FE	18.2368	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	79
Totals:			\$2,946,000			\$2,946,000	\$1,027,200		\$2,711,061		\$2,211,871	\$1,884,471			\$174.70		0.6803						
							Sale. Ratio =>	34.87				E.C.F. =>	1.174		Std. Deviation=>	0.18853386							
							Std. Dev. =>	13.38				Ave. E.C.F. =>	1.181		Ave. Variance=>	15.6945	Coefficient of Var=>	13.2943852					

FP FAIRWAY PLAT GH MARTIN VANDERKOOY GREENACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-23-373-008	6470 15TH	02/12/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$122,300	34.94	\$283,466	\$59,931	\$290,069	\$189,989	1.527	1,176	\$246.66	FP	1.1458	-DEFAULT	\$54,415	No	PAVED ELECTRIC GAS WATER	401	76	
70-14-23-374-005	6524 ARTHUR	06/16/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$120,300	36.45	\$286,869	\$65,605	\$264,395	\$188,059	1.406	1,780	\$148.54	FP	10.9393	-DEFAULT	\$55,567	No	PAVED ELECTRIC GAS WATER	401	76	
70-14-23-375-010	1470 WINIFRED	06/10/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$107,300	33.53	\$279,236	\$63,700	\$256,300	\$183,190	1.399	1,468	\$174.59	FP	11.6219	-DEFAULT	\$57,602	No	PAVED ELECTRIC GAS WATER	401	76	
70-14-23-380-019	1361 CAROL	09/09/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$105,700	31.55	\$269,878	\$60,995	\$274,005	\$177,536	1.543	1,008	\$271.83	FP	2.8069	-DEFAULT	\$56,000	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-23-381-001	6412 14TH	09/26/22	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$106,800	32.37	\$240,513	\$71,597	\$258,303	\$137,548	1.878	1,056	\$244.61	FP	36.2607	DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER SEWER	401	75	
70-14-23-398-007	6489 12TH	05/31/22	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$95,100	30.58	\$281,450	\$67,124	\$243,876	\$182,162	1.339	1,398	\$174.45	FP	17.6523	-DEFAULT	\$63,523	No	PAVED ELECTRIC GAS WATER STORM	401	76	
Totals:			\$1,975,900			\$1,975,900	\$657,500		\$1,641,412		\$1,586,948	\$1,058,483			\$210.11		1.6044							
								Sale. Ratio =>	33.28					E.C.F. =>	1.499	Std. Deviation=>		0.19444123						
								Std. Dev. =>	2.19					Ave. E.C.F. =>	1.515	Ave. Variance=>		13.4045	Coefficient of Var=>		8.846032297			

FSE FIELDSTONE ESTATES, CEIE Crystal Estates Idema Estates

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-20-275-001	6812 CITY RIDGE	08/30/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$171,900	39.07	\$394,384	\$86,292	\$353,708	\$276,721	1.278	1,666	\$212.31	FSE	7.9190	-DEFAULT	\$78,127	No	FULLY IMPROVED	401	81	
70-14-20-405-005	3470 TIMOTHY	11/10/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$141,000	34.39	\$363,997	\$84,101	\$325,899	\$251,396	1.296	1,424	\$228.86	FSE	9.7335	-DEFAULT	\$76,699	No	FULLY IMPROVED	401	81	
70-14-20-405-007	3442 TIMOTHY	06/30/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$156,600	33.68	\$355,523	\$84,809	\$380,191	\$243,149	1.564	1,404	\$270.79	FSE	36.4592	-DEFAULT	\$76,173	No	FULLY IMPROVED	401	81	
70-14-20-410-004	3466 NOBB HILL	06/15/23	\$423,000	WD	03-ARM'S LENGTH	\$423,000	\$0	0.00	\$360,468	\$83,744	\$339,256	\$248,547	1.365	1,498	\$226.47	FSE	16.5935	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	81	
70-14-20-414-008	3425 STONYRIDGE	07/29/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$136,900	37.00	\$349,263	\$78,531	\$291,469	\$243,165	1.199	1,594	\$182.85	FSE	0.0375	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	76	
70-14-20-414-009	3413 STONYRIDGE	02/14/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$153,800	42.14	\$396,055	\$81,380	\$283,620	\$282,634	1.003	2,156	\$131.55	FSE	19.5532	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	82	
70-14-20-415-002	6698 34TH	07/20/22	\$386,011	WD	03-ARM'S LENGTH	\$386,011	\$0	0.00	\$366,668	\$87,903	\$298,108	\$250,380	1.191	1,599	\$186.43	FSE	0.8400	-DEFAULT	\$73,184	No	FULLY IMPROVED	401	76	
70-14-20-416-005	3466 STONYRIDGE	04/04/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$197,100	46.93	\$459,184	\$83,927	\$336,073	\$337,047	0.997	1,774	\$189.44	FSE	20.1912	-DEFAULT	\$76,940	No	FULLY IMPROVED	401	76	
70-14-20-416-007	3444 STONYRIDGE	04/21/23	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$190,100	47.54	\$440,085	\$79,496	\$320,404	\$323,873	0.989	2,158	\$148.47	FSE	20.9731	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	76	
70-14-20-425-013	3447 MEADOW GLENN	10/26/23	\$387,100	WD	03-ARM'S LENGTH	\$387,100	\$146,200	37.77	\$328,056	\$80,044	\$307,056	\$222,759	1.378	1,352	\$227.11	FSE	17.9403	-DEFAULT	\$73,578	No	FULLY IMPROVED	401	76	
70-14-20-460-004	3428 MEADOW GLENN	05/15/23	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$158,400	41.57	\$369,979	\$90,771	\$290,229	\$250,778	1.157	1,451	\$200.02	FSE	4.1708	-DEFAULT	\$85,868	No	FULLY IMPROVED	401	80	
70-14-14-205-013	1118 CONIFER	08/01/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$141,300	34.05	\$383,770	\$80,060	\$334,940	\$272,785	1.228	1,476	\$226.92	CEIE	2.8831	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	84	
70-14-14-210-002	7854 12TH	11/09/23	\$350,000	WD	09-FAMILY	\$350,000	\$154,800	44.23	\$357,370	\$103,327	\$246,673	\$228,175	1.081	1,272	\$193.93	CEIE	11.7955	-DEFAULT	\$80,344	No	FULLY IMPROVED	401	76	
70-14-20-460-004	3428 MEADOW GLENN	08/11/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$130,700	36.82	\$369,979	\$90,771	\$264,229	\$250,778	1.054	1,451	\$182.10	FSE	14.5385	-DEFAULT	\$85,868	No	FULLY IMPROVED	401	80	
70-14-20-460-005	3412 MEADOW GLENN	09/21/22	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$130,600	34.84	\$354,053	\$100,016	\$274,884	\$228,170	1.205	1,372	\$200.35	FSE	0.5711	-DEFAULT	\$83,549	No	FULLY IMPROVED	401	78	
Totals:			\$5,941,911			\$5,941,911	\$2,009,400		\$5,648,834		\$4,646,739	\$3,910,356			\$200.51		1.0706							
								Sale. Ratio =>	33.82					E.C.F. =>	1.188	Std. Deviation=>		0.16237196						
								Std. Dev. =>	14.51					Ave. E.C.F. =>	1.199	Ave. Variance=>		12.2800	Coefficient of Var=>		10.24165881			

Isolated Study (Not used)

FSE FIELDSTONE ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-20-275-001	6812 CITY RIDGE	08/30/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$171,900	39.07	\$394,384	\$86,292	\$353,708	\$276,721	1.278	1,666	\$212.31	FSE	7.2334	-DEFAULT	\$78,127	No	FULLY IMPROVED	401	81	
70-14-20-405-005	3470 TIMOTHY	11/10/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$141,000	34.39	\$363,997	\$84,101	\$325,899	\$251,396	1.296	1,424	\$228.86	FSE	9.0480	-DEFAULT	\$76,699	No	FULLY IMPROVED	401	81	
70-14-20-405-007	3442 TIMOTHY	06/30/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$156,600	33.68	\$355,523	\$84,809	\$380,191	\$243,149	1.564	1,404	\$270.79	FSE	35.7736	-DEFAULT	\$76,173	No	FULLY IMPROVED	401	81	
70-14-20-410-004	3466 NOBB HILL	06/15/23	\$423,000	WD	03-ARM'S LENGTH	\$423,000	\$0	0.00	\$360,468	\$83,744	\$339,256	\$248,547	1.365	1,498	\$226.47	FSE	15.9080	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	81	
70-14-20-414-008	3425 STONYRIDGE	07/29/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$136,900	37.00	\$349,263	\$78,531	\$291,469	\$243,165	1.199	1,594	\$182.85	FSE	0.7231	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	76	
70-14-20-414-009	3413 STONYRIDGE	02/14/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$153,800	42.14	\$396,055	\$81,380	\$283,620	\$282,634	1.003	2,156	\$131.55	FSE	20.2388	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	82	
70-14-20-415-002	6698 34TH	07/20/22	\$386,011	WD	03-ARM'S LENGTH	\$386,011	\$0	0.00	\$366,668	\$87,903	\$298,108	\$250,380	1.191	1,599	\$186.43	FSE	1.5256	-DEFAULT	\$73,184	No	FULLY IMPROVED	401	76	
70-14-20-416-005	3466 STONYRIDGE	04/04/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$197,100	46.93	\$459,184	\$83,927	\$336,073	\$337,047	0.997	1,774	\$189.44	FSE	20.8767	-DEFAULT	\$76,940	No	FULLY IMPROVED	401	76	
70-14-20-416-007	3444 STONYRIDGE	04/21/23	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$190,100	47.54	\$440,085	\$79,496	\$320,404	\$323,873	0.989	2,158	\$148.47	FSE	21.6587	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	76	
70-14-20-425-013	3447 MEADOW GLENN	10/26/23	\$387,100	WD	03-ARM'S LENGTH	\$387,100	\$146,200	37.77	\$328,056	\$80,044	\$307,056	\$222,759	1.378	1,352	\$227.11	FSE	17.2548	-DEFAULT	\$73,578	No	FULLY IMPROVED	401	76	
70-14-20-460-004	3428 MEADOW GLENN	05/15/23	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$158,400	41.57	\$369,979	\$90,771	\$290,229	\$250,778	1.157	1,451	\$200.02	FSE	4.8563	-DEFAULT	\$85,868	No	FULLY IMPROVED	401	80	
70-14-20-460-004	3428 MEADOW GLENN	08/11/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$130,700	36.82	\$369,979	\$90,771	\$264,229	\$250,778	1.054	1,451	\$182.10	FSE	15.2241	-DEFAULT	\$85,868	No	FULLY IMPROVED	401	80	
70-14-20-460-005	3412 MEADOW GLENN	09/21/22	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$130,600	34.84	\$354,053	\$100,016	\$274,884	\$228,170	1.205	1,372	\$200.35	FSE	0.1144	-DEFAULT	\$83,549	No	FULLY IMPROVED	401	78	
Totals:			\$5,176,911			\$5,176,911	\$1,713,300		\$4,907,694		\$4,065,126	\$3,409,396			\$198.98		1.3547							
								Sale. Ratio =>	33.10					E.C.F. =>	1.192	Std. Deviation=>		0.1716949						
								Std. Dev. =>	15.37					Ave. E.C.F. =>	1.206	Ave. Variance=>		13.1104	Coefficient of Var=>		10.87210226			

GEW GLENEAGLE WEST, MAE MAPLE ACRES, PAR 5

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-26-175-019	1459 JOSEPH	08/22/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$171,400	37.67	\$456,530	\$84,131	\$370,869	\$365,488	1.015	1,945	\$190.68	GEW	18.9534	-DEFAULT	\$78,206	No	FULLY IMPROVED	407	76	
70-14-26-305-001	5936 JULIE	07/20/23	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$127,500	35.52	\$321,144	\$85,179	\$273,821	\$231,586	1.182	1,396	\$196.15	GEW	2.1883	-DEFAULT	\$78,800	No	FULLY IMPROVED	407	76	
70-14-26-305-022	1603 REBECCA	06/09/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$166,200	31.96	\$434,554	\$86,832	\$433,168	\$341,269	1.269	1,619	\$267.55	GEW	6.5030	-DEFAULT	\$80,344	No	FULLY IMPROVED	407	79	
70-14-24-258-003	6930 MAIER	08/18/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$117,900	37.43	\$274,346	\$81,385	\$233,615	\$189,380	1.234	1,226	\$190.55	MAE	2.9321	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	78	
70-14-24-461-003	6514 PAR FIVE	05/24/22	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$121,700	29.90	\$309,810	\$75,078	\$331,922	\$230,376	1.441	1,498	\$221.58	PAR5	23.6528	-DEFAULT	\$71,890	No	FULLY IMPROVED	401	76	
70-14-24-258-005	6898 MAIER	03/01/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$131,200	39.16	\$308,406	\$82,643	\$252,357	\$221,573	1.139	1,818	\$138.81	MAE	6.5324	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	78	
70-14-26-305-023	1593 REBECCA	06/14/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$194,200	36.99	\$476,097	\$96,341	\$428,659	\$372,708	1.150	1,751	\$244.81	GEW	5.4138	-DEFAULT	\$82,095	No	FULLY IMPROVED	407	80	
Totals:						\$2,916,000	\$1,030,100		\$2,580,887		\$2,324,411	\$1,952,380			\$207.16		1.3704							
								Sale. Ratio =>	35.33					E.C.F. =>	1.191	Std. Deviation=>		0.13205697						
								Std. Dev. =>	3.36					Ave. E.C.F. =>	1.204	Ave. Variance=>		9.4537	Coefficient of Var=>		7.850228451			

Isolated Study (Not used)

GEW GLENEAGLE WEST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-26-175-019	1459 JOSEPH	08/22/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$171,400	37.67	\$456,530	\$84,131	\$370,869	\$365,488	1.015	1,945	\$190.68	GEW	13.9402	-DEFAULT	\$78,206	No	FULLY IMPROVED	407	76	
70-14-26-305-001	5936 JULIE	07/20/23	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$127,500	35.52	\$321,144	\$85,179	\$273,821	\$231,586	1.182	1,396	\$196.15	GEW	2.8248	-DEFAULT	\$78,800	No	FULLY IMPROVED	407	76	
70-14-26-305-022	1603 REBECCA	06/09/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$166,200	31.96	\$434,554	\$86,832	\$433,168	\$341,269	1.269	1,619	\$267.55	GEW	11.5161	-DEFAULT	\$80,344	No	FULLY IMPROVED	407	79	
70-14-26-305-023	1593 REBECCA	06/14/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$194,200	36.99	\$476,097	\$96,341	\$428,659	\$372,708	1.150	1,751	\$244.81	GEW	0.4006	-DEFAULT	\$82,095	No	FULLY IMPROVED	407	80	
Totals:						\$1,859,000	\$659,300		\$1,688,325		\$1,506,517	\$1,311,051			\$224.80		0.5034							
								Sale. Ratio =>	35.47					E.C.F. =>	1.149	Std. Deviation=>		0.1056868						
								Std. Dev. =>	2.55					Ave. E.C.F. =>	1.154	Ave. Variance=>		7.1704	Coefficient of Var=>		6.212882402			

GF GEORGETOWN FOREST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-19-178-001	4545 LEXINGTON	03/24/23	\$365,500	WD	03-ARM'S LENGTH	\$365,500	\$146,500	40.08	\$340,450	\$87,859	\$277,641	\$240,777	1.153	1,524	\$182.18	GF	3.9731	-DEFAULT	\$82,257	No	FULLY IMPROVED	401	76	
70-14-19-178-008	4471 LEXINGTON	07/25/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$149,900	42.23	\$333,855	\$107,434	\$247,566	\$215,831	1.147	1,326	\$186.70	GF	3.3663	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	76	
70-14-19-223-010	4285 CRESTLANE	11/14/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$126,000	41.31	\$282,244	\$74,368	\$230,632	\$198,154	1.164	1,352	\$170.59	GF	5.0533	-DEFAULT	\$69,159	No	PAVED ELECTRIC GAS WATER STORM	401	76	
70-14-19-224-012	4261 CRESTLANE	04/28/23	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$134,300	38.05	\$319,378	\$80,979	\$272,021	\$227,249	1.197	1,409	\$193.06	GF	8.3645	-DEFAULT	\$70,917	No	PAVED ELECTRIC GAS WATER STORM	401	76	
70-14-19-224-013	4249 CRESTLANE	06/12/23	\$354,000	WD	03-ARM'S LENGTH	\$354,000	\$126,600	35.76	\$282,006	\$74,145	\$279,855	\$198,139	1.412	1,242	\$225.33	GF	29.9043	-DEFAULT	\$67,577	No	PAVED ELECTRIC GAS WATER STORM	401	76	
70-14-19-225-002	7146 WILLIAMSTOWN	05/25/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$179,700	42.79	\$430,400	\$124,135	\$295,865	\$291,941	1.013	2,376	\$124.52	GF	9.9931	-DEFAULT	\$68,456	No	PAVED ELECTRIC GAS WATER STORM	401	76	
70-14-19-225-014	7024 GEORGETOWN	12/29/22	\$312,500	WD	03-ARM'S LENGTH	\$312,500	\$119,200	38.14	\$277,623	\$64,308	\$248,192	\$203,338	1.221	1,444	\$171.88	GF	10.7215	-DEFAULT	\$58,969	No	PAVED ELECTRIC GAS WATER STORM	401	79	
70-14-19-273-005	6929 PINEBROOK	07/15/22	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$135,300	44.22	\$335,386	\$80,957	\$225,043	\$242,529	0.928	1,475	\$152.57	GF	18.5472	-DEFAULT	\$70,126	No	PAVED ELECTRIC GAS WATER STORM	401	76	
70-14-19-273-010	6871 PINEBROOK	07/26/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$167,800	39.48	\$450,435	\$119,244	\$305,756	\$315,701	0.968	1,506	\$203.03	GF	14.4874	-DEFAULT	\$86,371	No	PAVED ELECTRIC GAS WATER STORM	401	76	
70-14-19-273-019	4312 CRESTLANE	03/22/23	\$347,500	WD	03-ARM'S LENGTH	\$347,500	\$119,900	34.50	\$298,898	\$80,851	\$266,649	\$207,849	1.283	1,232	\$216.44	GF	16.9526	-DEFAULT	\$73,160	No	PAVED ELECTRIC GAS WATER STORM	401	76	
70-14-19-273-019	4312 CRESTLANE	10/05/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$119,900	46.12	\$298,898	\$80,851	\$179,149	\$207,849	0.862	1,232	\$145.41	GF	25.1453	-DEFAULT	\$73,160	No	PAVED ELECTRIC GAS WATER STORM	401	76	
70-14-19-275-009	6898 GEORGETOWN	02/14/23	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$123,800	41.82	\$304,191	\$73,919	\$222,081	\$219,502	1.012	1,511	\$146.98	GF	10.1624	-DEFAULT	\$68,280	No	PAVED ELECTRIC GAS WATER STORM	401	76	
Totals:			\$4,099,500			\$4,099,500	\$1,648,900		\$3,953,764		\$3,050,450	\$2,768,860			\$176.56		1.1674							
								Sale. Ratio =>	40.22					E.C.F. =>	1.102	Std. Deviation=>		0.1597877						
								Std. Dev. =>	3.40					Ave. E.C.F. =>	1.113	Ave. Variance=>		13.0559	Coefficient of Var=>		11.72644863			

GG GEORGETOWN GARDENS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-15-305-012	7437 ROSELANE	01/05/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$132,600	40.18	\$279,433	\$77,498	\$252,502	\$193,505	1.305	1,308	\$193.04	GG	4.1813	-DEFAULT	\$72,509	No	FULLY IMPROVED	401	76	
70-14-15-306-010	7531 NORTH GARDEN	11/03/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$131,500	39.25	\$275,206	\$77,437	\$257,563	\$189,513	1.359	1,206	\$213.57	GG	9.6006	-DEFAULT	\$70,765	No	FULLY IMPROVED	401	76	
70-14-15-306-012	7544 NORTH GARDEN	02/16/23	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$128,500	37.57	\$332,875	\$119,334	\$222,666	\$204,626	1.088	1,579	\$141.02	GG	17.4915	-DEFAULT	\$79,711	No	FULLY IMPROVED	401	76	
70-14-15-355-012	7235 ROSELANE	06/03/22	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$135,900	35.95	\$319,030	\$79,209	\$298,791	\$229,809	1.300	1,270	\$235.27	GG	3.7096	-DEFAULT	\$72,846	No	FULLY IMPROVED	401	81	
Totals:			\$1,385,000			\$1,385,000	\$528,500		\$1,206,544		\$1,031,522	\$817,452			\$195.72		0.1201							
								Sale. Ratio =>	38.16					E.C.F. =>	1.262	Std. Deviation=>		0.11963408						
								Std. Dev. =>	1.87					Ave. E.C.F. =>	1.263	Ave. Variance=>		8.7458	Coefficient of Var=>		6.924177217			

GLENEAGLE SHORES CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-26-163-001	1414 EAGLE SHORE	10/28/22	\$354,900	WD	03-ARM'S LENGTH	\$354,900	\$55,500	15.64	\$346,864	\$69,918	\$284,982	\$293,174	0.972	1,798	\$158.50	CON-Z	0.1756	-DEFAULT	\$66,200	No	CONDO	407	99	
70-14-26-163-002	1420 EAGLE SHORE	09/02/22	\$334,900	WD	03-ARM'S LENGTH	\$334,900	\$53,100	15.86	\$355,228	\$69,805	\$265,095	\$302,148	0.877	1,686	\$157.23	CON-Z	9.2933	-DEFAULT	\$66,200	No	CONDO	407	99	
70-14-26-163-003	1426 EAGLE SHORE	04/14/23	\$354,900	WD	03-ARM'S LENGTH	\$354,900	\$161,900	45.62	\$342,542	\$69,918	\$284,982	\$288,599	0.987	1,754	\$162.48	CON-Z	1.7166	-DEFAULT	\$66,200	No	CONDO	407	99	
70-14-26-163-015	1510 EAGLE SHORE	08/17/22	\$344,925	WD	03-ARM'S LENGTH	\$344,925	\$34,700	10.06	\$342,977	\$69,898	\$275,027	\$289,080	0.951	1,720	\$159.90	CON-Z	1.8916	-DEFAULT	\$66,200	No	CONDO	407	99	
70-14-26-163-016	1516 EAGLE SHORE	11/04/22	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$34,700	9.92	\$330,271	\$69,898	\$280,002	\$275,630	1.016	1,654	\$169.29	CON-Z	4.5561	-DEFAULT	\$66,200	No	CONDO	407	99	
70-14-26-163-017	1526 EAGLE SHORE	08/15/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$29,700	7.07	\$418,905	\$69,805	\$350,195	\$369,556	0.948	1,490	\$235.03	CON-Z	2.2691	-DEFAULT	\$66,200	No	CONDO	407	99	
70-14-26-163-018	1532 EAGLE SHORE	09/29/22	\$419,900	PTA	03-ARM'S LENGTH	\$419,900	\$29,700	7.07	\$412,665	\$69,805	\$350,095	\$362,950	0.965	1,490	\$234.96	CON-Z	0.5721	-DEFAULT	\$66,200	No	CONDO	407	99	
70-14-26-163-019	1538 EAGLE SHORE	09/30/22	\$422,900	WD	03-ARM'S LENGTH	\$422,900	\$29,700	7.02	\$412,003	\$69,918	\$352,982	\$362,130	0.975	1,490	\$236.90	CON-Z	0.4437	-DEFAULT	\$66,200	No	CONDO	407	99	
70-14-26-163-024	6102 EAGLE SHORE	07/27/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$52,200	10.99	\$471,592	\$69,513	\$405,487	\$425,639	0.953	1,610	\$251.86	CON-Z	1.7648	-DEFAULT	\$66,200	No	CONDO	407	100	
70-14-26-163-025	6108 EAGLE SHORE	06/09/23	\$472,670	WD	03-ARM'S LENGTH	\$472,670	\$54,300	11.49	\$465,755	\$70,319	\$402,351	\$418,607	0.961	1,610	\$249.91	CON-Z	0.9135	-DEFAULT	\$66,200	No	CONDO	407	100	
70-14-26-163-026	1563 EAGLE SHORE	08/16/22	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$54,900	12.48	\$419,176	\$69,739	\$370,161	\$369,912	1.001	1,490	\$248.43	CON-Z	3.0370	-DEFAULT	\$66,200	No	CONDO	407	99	
70-14-26-163-027	1557 EAGLE SHORE	12/09/22	\$383,413	WD	03-ARM'S LENGTH	\$383,413	\$51,100	13.33	\$374,281	\$70,032	\$313,381	\$322,077	0.973	1,490	\$210.32	CON-Z	0.2699	-DEFAULT	\$66,200	No	CONDO	407	99	
70-14-26-163-028	1553 EAGLE SHORE	10/16/23	\$398,675	WD	03-ARM'S LENGTH	\$398,675	\$26,400	6.62	\$451,534	\$69,668	\$329,007	\$404,242	0.814	1,490	\$220.81	CON-Z	15.6415	-DEFAULT	\$66,200	No	CONDO	407	100	
70-14-26-163-029	1547 EAGLE SHORE	09/07/23	\$447,400	WD	03-ARM'S LENGTH	\$447,400	\$26,400	5.90	\$421,788	\$69,775	\$377,625	\$372,639	1.013	1,490	\$253.44	CON-Z	4.3077	-DEFAULT	\$66,200	No	CONDO	407	100	
70-14-26-163-040	1475 EAGLE SHORE	06/16/23	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$48,300	13.06	\$347,573	\$69,284	\$300,616	\$294,595	1.020	1,826	\$164.63	CON-Z	5.0134	-DEFAULT	\$66,200	No	CONDO	407	100	
70-14-26-163-041	1469 EAGLE SHORE	07/07/23	\$347,900	WD	03-ARM'S LENGTH	\$347,900	\$47,100	13.54	\$337,747	\$69,842	\$278,058	\$283,603	0.980	1,763	\$157.72	CON-Z	1.0146	-DEFAULT	\$66,200	No	CONDO	407	100	
70-14-26-163-042	1463 EAGLE SHORE	07/26/23	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$48,300	12.39	\$366,270	\$70,252	\$319,648	\$313,363	1.020	1,754	\$182.24	CON-Z	4.9753	-DEFAULT	\$66,200	No	CONDO	407	100	
70-14-26-163-043	1451 EAGLE SHORE	10/11/23	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$37,200	10.06	\$350,209	\$69,970	\$299,930	\$296,660	1.011	1,832	\$163.72	CON-Z	4.0721	-DEFAULT	\$66,200	No	CONDO	407	100	
70-14-26-163-044	1445 EAGLE SHORE	09/22/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$37,200	9.66	\$368,276	\$71,832	\$313,168	\$313,814	0.998	1,754	\$178.55	CON-Z	2.7638	-DEFAULT	\$66,200	No	CONDO	407	100	
Totals:			\$7,481,983			\$7,481,983	\$912,400		\$7,335,656		\$6,152,792	\$6,358,416			\$199.78		0.2641							
								Sale. Ratio =>	12.19					E.C.F. =>	0.968	Std. Deviation=>		0.05115059						
								Std. Dev. =>	8.55					Ave. E.C.F. =>	0.970	Ave. Variance=>		3.4048	Coefficient of Var=>		3.509038178			

GN GEORGETOWN NORTH, GP GEORGETOWN PINES, LPRP LITTLE PINE AND RED PINE ESTATES, RO ROYAL OAK ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-18-401-001	7587 PHEASANT RUN	12/07/23	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$143,200	39.67	\$335,981	\$110,942	\$250,058	\$215,039	1.163	1,329	\$188.16	GN	6.2384	-DEFAULT	\$78,879	No	FULLY IMPROVED	401	76
70-14-18-403-003	7424 PHEASANT RUN	05/18/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$121,100	37.26	\$295,693	\$79,883	\$245,117	\$206,220	1.189	1,560	\$157.13	GN	3.6615	-DEFAULT	\$74,306	No	FULLY IMPROVED	401	80
70-14-18-415-004	4269 HERITAGE	05/11/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$121,300	34.66	\$281,644	\$71,591	\$278,409	\$200,719	1.387	1,264	\$220.26	GN	16.1826	-DEFAULT	\$64,594	No	FULLY IMPROVED	401	76
70-14-18-460-001	4327 PHEASANT RUN	08/04/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$136,500	35.45	\$334,384	\$83,318	\$301,682	\$239,909	1.257	1,297	\$232.60	GN	3.2250	-DEFAULT	\$78,088	No	FULLY IMPROVED	401	76
70-14-18-461-006	7336 PHEASANT RUN	09/29/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$119,600	39.87	\$275,983	\$76,133	\$223,867	\$190,969	1.172	1,104	\$202.78	GN	5.2966	-DEFAULT	\$69,392	No	FULLY IMPROVED	401	76
70-14-18-461-017	4331 HERITAGE	02/27/23	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$111,400	37.89	\$264,091	\$79,640	\$214,360	\$176,255	1.216	1,116	\$192.08	GN	0.9038	-DEFAULT	\$74,737	No	FULLY IMPROVED	401	76
70-14-19-228-015	7157 ROYAL OAK	10/31/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$144,300	41.83	\$319,143	\$89,400	\$255,600	\$219,534	1.164	1,232	\$207.47	RO	6.0949	-DEFAULT	\$79,315	No	FULLY IMPROVED	401	79
70-14-18-473-028	4350 HERITAGE	09/28/23	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$119,800	36.08	\$268,376	\$80,359	\$251,641	\$179,662	1.401	1,074	\$234.30	GN	17.5401	-DEFAULT	\$74,067	No	FULLY IMPROVED	401	76
70-14-18-474-006	4318 GLEN HOLLOW	04/22/22	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$123,300	41.52	\$290,801	\$82,910	\$214,090	\$198,653	1.078	1,299	\$164.81	GN	14.7525	-DEFAULT	\$75,024	No	FULLY IMPROVED	401	76
Totals:			\$2,989,000			\$2,989,000	\$1,140,500		\$2,666,096		\$2,234,824	\$1,826,960			\$199.95		0.1986						
								Sale. Ratio =>	38.16			E.C.F. =>	1.223	Std. Deviation=>		0.1069995							
								Std. Dev. =>	2.61			Ave. E.C.F. =>	1.225	Ave. Variance=>		8.2106	Coefficient of Var=>		6.701249236				

Isolated Study (Not Used)

GN GEORGETOWN NORTH

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-18-401-001	7587 PHEASANT RUN	12/07/23	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$143,200	39.67	\$335,981	\$110,942	\$250,058	\$215,039	1.163	1,329	\$188.16	GN	7.0002	-DEFAULT	\$78,879	No	FULLY IMPROVED	401	76
70-14-18-403-003	7424 PHEASANT RUN	05/18/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$121,100	37.26	\$295,693	\$79,883	\$245,117	\$206,220	1.189	1,560	\$157.13	GN	4.4233	-DEFAULT	\$74,306	No	FULLY IMPROVED	401	80
70-14-18-415-004	4269 HERITAGE	05/11/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$121,300	34.66	\$281,644	\$71,591	\$278,409	\$200,719	1.387	1,264	\$220.26	GN	15.4207	-DEFAULT	\$64,594	No	FULLY IMPROVED	401	76
70-14-18-460-001	4327 PHEASANT RUN	08/04/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$136,500	35.45	\$334,384	\$83,318	\$301,682	\$239,909	1.257	1,297	\$232.60	GN	2.4631	-DEFAULT	\$78,088	No	FULLY IMPROVED	401	76
70-14-18-461-006	7336 PHEASANT RUN	09/29/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$119,600	39.87	\$275,983	\$76,133	\$223,867	\$190,969	1.172	1,104	\$202.78	GN	6.0585	-DEFAULT	\$69,392	No	FULLY IMPROVED	401	76
70-14-18-461-017	4331 HERITAGE	02/27/23	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$111,400	37.89	\$264,091	\$79,640	\$214,360	\$176,255	1.216	1,116	\$192.08	GN	1.6657	-DEFAULT	\$74,737	No	FULLY IMPROVED	401	76
70-14-18-473-028	4350 HERITAGE	09/28/23	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$119,800	36.08	\$268,376	\$80,359	\$251,641	\$179,662	1.401	1,074	\$234.30	GN	16.7783	-DEFAULT	\$74,067	No	FULLY IMPROVED	401	76
70-14-18-474-006	4318 GLEN HOLLOW	04/22/22	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$123,300	41.52	\$290,801	\$82,910	\$214,090	\$198,653	1.078	1,299	\$164.81	GN	15.5144	-DEFAULT	\$75,024	No	FULLY IMPROVED	401	76
Totals:			\$2,644,000			\$2,644,000	\$996,200		\$2,346,953		\$1,979,224	\$1,607,426			\$199.01		0.1552						
								Sale. Ratio =>	37.68			E.C.F. =>	1.231	Std. Deviation=>		0.1117472							
								Std. Dev. =>	2.40			Ave. E.C.F. =>	1.233	Ave. Variance=>		8.6655	Coefficient of Var=>		7.028844009				

GN GEORGETOWN NORTH, GP GEORGETOWN PINES, LPRP LITTLE PINE AND RED PINE ESTATES, RO ROYAL OAK ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-18-401-001	7587 PHEASANT RI	12/07/23	\$361,000	WD	03-ARM'S LENGT	\$361,000	\$143,200	39.67	\$335,981	\$110,942	\$250,058	\$215,039	1.163	1,329	\$188.16	GN	6.2384	-DEFAULT	\$78,879	No	FULLY IMPROVED	401	76	
70-14-18-403-003	7424 PHEASANT RI	05/18/22	\$325,000	WD	03-ARM'S LENGT	\$325,000	\$121,100	37.26	\$295,693	\$79,883	\$245,117	\$206,220	1.189	1,560	\$157.13	GN	3.6615	-DEFAULT	\$74,306	No	FULLY IMPROVED	401	80	
70-14-18-415-004	4269 HERITAGE	05/11/22	\$350,000	WD	03-ARM'S LENGT	\$350,000	\$121,300	34.66	\$281,644	\$71,591	\$278,409	\$200,719	1.387	1,264	\$220.26	GN	16.1826	-DEFAULT	\$64,594	No	FULLY IMPROVED	401	76	
70-14-18-460-001	4327 PHEASANT RI	08/04/22	\$385,000	WD	03-ARM'S LENGT	\$385,000	\$136,500	35.45	\$334,384	\$83,318	\$301,682	\$239,909	1.257	1,297	\$232.60	GN	3.2250	-DEFAULT	\$78,088	No	FULLY IMPROVED	401	76	
70-14-18-461-006	7336 PHEASANT RI	09/29/22	\$300,000	WD	03-ARM'S LENGT	\$300,000	\$119,600	39.87	\$275,983	\$76,133	\$223,867	\$190,969	1.172	1,104	\$202.78	GN	5.2966	-DEFAULT	\$69,392	No	FULLY IMPROVED	401	76	
70-14-18-461-017	4331 HERITAGE	02/27/23	\$294,000	WD	03-ARM'S LENGT	\$294,000	\$111,400	37.89	\$264,091	\$79,640	\$214,360	\$176,255	1.216	1,116	\$192.08	GN	0.9038	-DEFAULT	\$74,737	No	FULLY IMPROVED	401	76	
70-14-19-228-015	7157 ROYAL OAK	10/31/22	\$345,000	WD	03-ARM'S LENGT	\$345,000	\$144,300	41.83	\$319,143	\$89,400	\$255,600	\$219,534	1.164	1,232	\$207.47	RO	6.0949	-DEFAULT	\$79,315	No	FULLY IMPROVED	401	79	
70-14-18-473-028	4350 HERITAGE	09/28/23	\$332,000	WD	03-ARM'S LENGT	\$332,000	\$119,800	36.08	\$268,376	\$80,359	\$251,641	\$179,662	1.401	1,074	\$234.30	GN	17.5401	-DEFAULT	\$74,067	No	FULLY IMPROVED	401	76	
70-14-18-474-006	4318 GLEN HOLLLO	04/22/22	\$297,000	WD	03-ARM'S LENGT	\$297,000	\$123,300	41.52	\$290,801	\$82,910	\$214,090	\$198,653	1.078	1,299	\$164.81	GN	14.7525	-DEFAULT	\$75,024	No	FULLY IMPROVED	401	76	
Totals:		#####				#####	\$1,140,500		\$2,666,096		\$2,234,824	\$1,826,960			\$199.95		0.1986							
							Sale. Ratio =>	38.16				E.C.F. =>	1.223		Std. Deviation=>	0.107								
							Std. Dev. =>	2.61				Ave. E.C.F. =>	1.225		Ave. Variance=>	8.2106	Coefficient of Var=>	6.701249236						

Isolated Study (Not Used)

GP GEORGETOWN PINES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-18-482-007	4014 QUAIL RUN	11/22/23	\$310,000	WD	09-FAMILY	\$310,000	\$130,400	42.06	\$268,655	\$82,804	\$227,196	\$177,592	1.279	1,040	\$218.46	GP	0.0000	-DEFAULT	\$75,838	No	FULLY IMPROVED	401	76
Totals:			\$310,000			\$310,000	\$130,400		\$268,655		\$227,196	\$177,592			\$218.46		0.0000						
							Sale. Ratio =>	42.06				E.C.F. =>	1.279		Std. Deviation=>	#DIV/0!							
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.279		Ave. Variance=>	0.0000	Coefficient of Var=>	0					

GTS GEORGETOWN SHORES, CE Cory Estates Green Meadow Estates

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-26-358-010	1479 LAKESIDE	04/15/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$224,100	37.35	\$535,127	\$86,797	\$513,203	\$414,517	1.238	1,651	\$310.84	GTS	7.3965	-DEFAULT	\$77,019	No	FULLY IMPROVED	401	86
70-14-26-359-001	1572 LAKESIDE	11/28/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$164,200	36.49	\$425,565	\$88,969	\$361,031	\$311,210	1.160	1,630	\$221.49	GTS	0.4021	-DEFAULT	\$80,502	No	FULLY IMPROVED	401	84
70-14-26-359-007	5646 SOUTHLAKE	08/12/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$170,800	34.51	\$440,836	\$96,733	\$398,267	\$318,151	1.252	1,620	\$245.84	GTS	8.7709	-DEFAULT	\$80,621	No	FULLY IMPROVED	401	86
70-14-27-276-006	1673 NORTH BAY	03/07/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$225,400	46.47	\$565,138	\$86,867	\$398,133	\$442,200	0.900	2,405	\$165.54	GTS	26.3763	-DEFAULT	\$77,256	No	FULLY IMPROVED	401	82
70-14-27-276-014	6116 16TH	08/02/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$271,500	40.22	\$620,397	\$92,897	\$582,103	\$487,716	1.194	2,218	\$262.44	GTS	2.9419	-DEFAULT	\$77,256	No	FULLY IMPROVED	401	85
70-14-27-312-007	5823 CORY	03/01/24	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$177,700	35.55	\$414,584	\$85,375	\$414,525	\$304,380	1.362	1,490	\$278.20	CE	19.7757	-DEFAULT	\$74,306	No	FULLY IMPROVED	401	93
70-14-27-363-004	5657 CORY	07/13/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$217,800	46.84	\$494,232	\$84,685	\$380,315	\$378,659	1.004	1,576	\$241.32	CE	15.9736	-DEFAULT	\$77,019	No	FULLY IMPROVED	401	95
70-14-27-276-018	6052 16TH	11/07/22	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$225,000	37.19	\$591,341	\$115,095	\$489,905	\$440,327	1.113	1,842	\$265.96	GTS	5.1517	-DEFAULT	\$77,256	No	FULLY IMPROVED	401	86
70-14-27-276-020	6020 16TH	05/02/23	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$221,700	38.89	\$503,419	\$86,497	\$483,503	\$385,478	1.254	1,676	\$288.49	GTS	9.0186	-DEFAULT	\$77,256	No	FULLY IMPROVED	401	86
Totals:			\$4,844,900			\$4,844,900	\$1,898,200		\$4,590,639		\$4,020,985	\$3,482,636			\$253.35		0.9529						
								Sale. Ratio =>	39.18			E.C.F. =>	1.155	Std. Deviation=>		0.14099092							
								Std. Dev. =>	4.51			Ave. E.C.F. =>	1.164	Ave. Variance=>		10.6453	Coefficient of Var=>		9.144561671				

Isolated Study (Not used)

GTS GEORGETOWN SHORES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-26-358-010	1479 LAKESIDE	04/15/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$224,100	37.35	\$535,127	\$86,797	\$513,203	\$414,517	1.238	1,651	\$310.84	GTS	7.9397	-DEFAULT	\$77,019	No	FULLY IMPROVED	401	86
70-14-26-359-001	1572 LAKESIDE	11/28/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$164,200	36.49	\$425,565	\$88,969	\$361,031	\$311,210	1.160	1,630	\$221.49	GTS	0.1411	-DEFAULT	\$80,502	No	FULLY IMPROVED	401	84
70-14-26-359-007	5646 SOUTHLAKE	08/12/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$170,800	34.51	\$440,836	\$96,733	\$398,267	\$318,151	1.252	1,620	\$245.84	GTS	9.3141	-DEFAULT	\$80,621	No	FULLY IMPROVED	401	86
70-14-27-276-006	1673 NORTH BAY	03/07/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$225,400	46.47	\$565,138	\$86,867	\$398,133	\$442,200	0.900	2,405	\$165.54	GTS	25.8332	-DEFAULT	\$77,256	No	FULLY IMPROVED	401	82
70-14-27-276-014	6116 16TH	08/02/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$271,500	40.22	\$620,397	\$92,897	\$582,103	\$487,716	1.194	2,218	\$262.44	GTS	3.4851	-DEFAULT	\$77,256	No	FULLY IMPROVED	401	85
70-14-27-276-018	6052 16TH	11/07/22	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$225,000	37.19	\$591,341	\$115,095	\$489,905	\$440,327	1.113	1,842	\$265.96	GTS	4.6086	-DEFAULT	\$77,256	No	FULLY IMPROVED	401	86
70-14-27-276-020	6020 16TH	05/02/23	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$221,700	38.89	\$503,419	\$86,497	\$483,503	\$385,478	1.254	1,676	\$288.49	GTS	9.5618	-DEFAULT	\$77,256	No	FULLY IMPROVED	401	86
Totals:			\$3,880,000			\$3,880,000	\$1,502,700		\$3,681,823		\$3,226,145	\$2,799,597			\$251.52		0.6318						
								Sale. Ratio =>	38.73			E.C.F. =>	1.152	Std. Deviation=>		0.12529797							
								Std. Dev. =>	3.86			Ave. E.C.F. =>	1.159	Ave. Variance=>		8.6976	Coefficient of Var=>		7.506509851				

GVE GRANDVIEW ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-17-409-005	7524 ALYCIA	07/21/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$135,100	40.94	\$285,851	\$79,865	\$250,135	\$185,531	1.348	1,096	\$228.23	GVE	2.1449	-DEFAULT	\$73,521	No	FULLY IMPROVED	401	80
70-14-17-417-007	3497 LENTERS	11/17/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$149,500	43.33	\$331,495	\$81,715	\$263,285	\$224,977	1.170	1,278	\$206.01	GVE	15.6483	-DEFAULT	\$76,029	No	FULLY IMPROVED	401	79
70-14-17-418-001	3584 LENTERS	05/31/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$129,500	37.00	\$281,226	\$92,112	\$257,888	\$170,335	1.514	988	\$261.02	GVE	18.7247	-DEFAULT	\$81,611	No	FULLY IMPROVED	401	79
70-14-17-419-005	7358 ANDY	05/02/22	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$129,000	34.41	\$363,560	\$94,290	\$280,610	\$242,531	1.157	1,362	\$206.03	GVE	16.9754	-DEFAULT	\$87,548	No	FULLY IMPROVED	401	82
70-14-17-447-001	3452 STEPHANIE	07/14/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$119,900	33.31	\$295,588	\$81,510	\$278,490	\$192,820	1.444	1,017	\$273.83	GVE	11.7542	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	85
Totals:			\$1,759,900			\$1,759,900	\$663,000		\$1,557,720		\$1,330,408	\$1,016,194			\$235.02		1.7553						
							Sale. Ratio =>	37.67				E.C.F. =>	1.309		Std. Deviation=>	0.16018786							
							Std. Dev. =>	4.27				Ave. E.C.F. =>	1.327		Ave. Variance=>	13.0495	Coefficient of Var=>	9.83559639					

HR HARMON ROOT AND HOVINGA ROOT, HOME ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-16-476-002	7379 HARMON	08/09/23	\$396,000	WD	03-ARM'S LENGTH	\$396,000	\$135,200	34.14	\$319,320	\$106,506	\$289,494	\$204,051	1.419	1,268	\$228.31	HR	9.8014	-DEFAULT	\$72,903	No	FULLY IMPROVED	401	76
70-14-16-476-006	7323 HARMON	05/15/23	\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$131,300	36.17	\$294,418	\$81,289	\$281,711	\$204,353	1.379	1,243	\$226.64	HR	5.7831	-DEFAULT	\$73,240	No	FULLY IMPROVED	401	76
70-14-16-448-009	7461 MAGNOLIA	07/20/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$102,100	33.48	\$245,197	\$58,053	\$246,947	\$179,438	1.376	1,144	\$215.86	HA	5.5505	-DEFAULT	\$54,057	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-16-477-003	7366 HARMON	12/09/22	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$112,900	38.14	\$283,633	\$89,451	\$206,549	\$186,186	1.109	1,568	\$131.73	HR	21.1351	-DEFAULT	\$73,240	No	FULLY IMPROVED	401	76
Totals:						#####	#####		\$481,500	\$1,142,568	\$1,024,701	\$774,028			\$200.63		0.3136						
								Sale. Ratio =>	35.40			E.C.F. =>	1.324	Std. Deviation=>		0.142246							
								Std. Dev. =>	2.11			Ave. E.C.F. =>	1.321	Ave. Variance=>		10.5676	Coefficient of Var=>		8.001369894				

Isolated Study (Not used)

HA HOMEACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-16-448-009	7461 MAGNOLIA	07/20/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$102,100	33.48	\$245,197	\$58,053	\$246,947	\$179,438	1.376	1,144	\$215.86	HA	0.0000	-DEFAULT	\$54,057	No	PAVED ELECTRIC GAS WATER SEWER	401	76
Totals:						\$305,000	\$102,100		\$245,197		\$246,947	\$179,438			\$215.86		0.0000						
								Sale. Ratio =>	33.48			E.C.F. =>	1.376	Std. Deviation=>		#DIV/0!							
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.376	Ave. Variance=>		0.0000	Coefficient of Var=>		0				

HGF HICKORY GROVE FARM

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-20-106-004	3823 BRYCE	06/03/22	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$221,900	35.79	\$571,135	\$94,871	\$525,129	\$477,218	1.100	2,044	\$256.91	HGF	9.7489	-DEFAULT	\$83,872	No	FULLY IMPROVED	401	93
70-14-20-107-001	3830 ZION	10/18/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$130,800	30.78	\$368,026	\$93,286	\$331,714	\$275,291	1.205	1,441	\$230.20	HGF	0.7075	-DEFAULT	\$82,645	No	FULLY IMPROVED	401	91
70-14-20-110-001	7088 JASPER	07/14/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$186,600	39.70	\$461,490	\$87,851	\$382,149	\$334,502	1.142	1,714	\$222.96	HGF	5.5444	-DEFAULT	\$78,246	No	FULLY IMPROVED	401	83
70-14-20-110-003	7096 JASPER	12/15/23	\$419,900	WD	03-ARM'S LENGTH	\$419,900	\$170,400	40.58	\$371,923	\$90,602	\$329,298	\$251,854	1.307	1,352	\$243.56	HGF	10.9611	-DEFAULT	\$78,127	No	FULLY IMPROVED	401	82
70-14-20-115-004	7035 ACADIA	12/30/22	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$186,400	29.13	\$469,880	\$135,206	\$504,794	\$299,619	1.685	1,706	\$295.89	HGF	48.6904	-DEFAULT	\$88,668	No	FULLY IMPROVED	401	80
70-14-20-115-010	6979 JASPER	08/22/23	\$426,000	WD	03-ARM'S LENGTH	\$426,000	\$201,000	47.18	\$444,107	\$91,229	\$334,771	\$315,916	1.060	1,967	\$170.19	HGF	13.8200	-DEFAULT	\$80,977	No	FULLY IMPROVED	401	80
70-14-20-116-001	3879 ACADIA	04/01/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$143,600	31.91	\$356,109	\$84,287	\$365,713	\$243,350	1.503	1,895	\$192.99	HGF	30.4943	-DEFAULT	\$78,088	No	FULLY IMPROVED	401	80
70-14-20-116-003	6957 GLACIER	06/20/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$166,700	41.68	\$361,599	\$81,835	\$318,165	\$250,460	1.270	2,004	\$158.76	HGF	7.2437	-DEFAULT	\$76,029	No	FULLY IMPROVED	401	80
70-14-20-120-004	3865 JASPER	09/07/22	\$479,900	WD	03-ARM'S LENGTH	\$479,900	\$217,600	45.34	\$559,406	\$94,364	\$385,536	\$416,331	0.926	2,407	\$160.17	HGF	27.1853	-DEFAULT	\$81,288	No	FULLY IMPROVED	401	82
70-14-20-120-008	3872 JASPER	08/17/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$220,300	45.42	\$552,703	\$90,368	\$394,632	\$413,908	0.953	2,256	\$174.93	HGF	24.4455	-DEFAULT	\$77,731	No	FULLY IMPROVED	401	82
70-14-20-124-002	7030 YOSEMITE	02/03/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$120,200	29.68	\$369,845	\$80,208	\$324,792	\$259,299	1.253	1,354	\$239.88	HGF	5.4693	-DEFAULT	\$74,402	No	FULLY IMPROVED	401	90
70-14-20-124-007	6966 YOSEMITE	01/10/24	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$193,000	39.79	\$432,800	\$95,234	\$389,766	\$302,208	1.290	1,664	\$234.23	HGF	9.1845	-DEFAULT	\$86,428	No	FULLY IMPROVED	401	84
70-14-20-124-011	6912 YOSEMITE	02/13/23	\$519,000	WD	03-ARM'S LENGTH	\$519,000	\$173,500	33.43	\$430,622	\$86,816	\$432,184	\$307,794	1.404	1,602	\$269.78	HGF	20.6249	-DEFAULT	\$80,502	No	FULLY IMPROVED	401	87
70-14-20-124-022	3796 ACADIA	09/19/22	\$543,000	WD	03-ARM'S LENGTH	\$543,000	\$191,600	35.29	\$465,747	\$104,635	\$438,365	\$323,287	1.356	1,799	\$243.67	HGF	15.8076	-DEFAULT	\$92,916	No	FULLY IMPROVED	401	84
70-14-20-126-002	7177 BISCAYNE	03/22/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$205,300	39.10	\$517,712	\$86,861	\$438,139	\$431,714	1.015	2,048	\$213.94	HGF	18.3003	-DEFAULT	\$78,523	No	FULLY IMPROVED	401	94
70-14-20-127-007	3641 BRYCE	05/25/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$182,400	40.99	\$402,994	\$90,450	\$354,550	\$313,170	1.132	2,071	\$171.20	HGF	6.5753	-DEFAULT	\$76,821	No	FULLY IMPROVED	401	93
70-14-20-152-002	3944 DENALI	05/12/22	\$591,000	WD	03-ARM'S LENGTH	\$591,000	\$211,500	35.79	\$524,129	\$97,564	\$493,436	\$427,420	1.154	1,686	\$292.67	HGF	4.3432	-DEFAULT	\$81,611	No	FULLY IMPROVED	401	96
70-14-20-152-003	3922 DENALI	08/29/22	\$574,900	WD	03-ARM'S LENGTH	\$574,900	\$227,100	39.50	\$566,045	\$91,314	\$483,586	\$475,682	1.017	1,834	\$263.68	HGF	18.1269	-DEFAULT	\$80,502	No	FULLY IMPROVED	401	96
70-14-20-152-005	6853 ALWARD	06/17/22	\$582,000	WD	03-ARM'S LENGTH	\$582,000	\$42,700	7.34	\$587,572	\$84,393	\$497,607	\$504,187	0.987	1,756	\$283.38	HGF	21.0936	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	99
Totals:			\$9,485,700			\$9,485,700	\$3,392,600		\$8,813,844		\$7,724,326	\$6,623,212			\$227.31					3.1634			
								Sale. Ratio =>	35.77			E.C.F. =>	1.166			Std. Deviation=>	0.19842747						
								Std. Dev. =>	8.78			Ave. E.C.F. =>	1.198			Ave. Variance=>	15.7035	Coefficient of Var=>	13.10936177				

HH HIDDENHILLS AND OAKHOLLOW ESTATES, BBG BlueBird Gardens, JWP JENISON WOODCREST PLAT AND EDGEVIEW, PH PLEASANT HOMES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-21-201-013	7130 28TH	12/16/22	\$314,000	WD	03-ARM'S LENGTH	\$314,000	\$113,300	36.08	\$274,740	\$83,694	\$230,306	\$193,760	1.189	1,164	\$197.86		HH	0.2356	-DEFAULT	\$73,184	No	FULLY IMPROVED	401	76
70-14-21-206-004	2615 WINDCREST	06/23/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$117,800	38.00	\$291,475	\$81,763	\$228,237	\$212,691	1.073	1,504	\$151.75		HH	11.7880	-DEFAULT	\$76,860	No	FULLY IMPROVED	401	76
70-14-21-206-007	7177 CROMWELL	02/23/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$128,700	33.43	\$315,386	\$109,043	\$275,957	\$209,274	1.319	1,683	\$163.97		HH	12.7667	-DEFAULT	\$79,038	No	FULLY IMPROVED	401	76
70-14-21-207-003	7051 MAGNOLIA	11/23/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$112,700	39.54	\$277,752	\$83,123	\$201,877	\$197,394	1.023	1,316	\$153.40		HH	16.8260	-DEFAULT	\$76,979	No	FULLY IMPROVED	401	76
70-14-21-229-002	7062 MAGNOLIA	08/23/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$116,400	34.75	\$290,819	\$89,277	\$245,723	\$204,405	1.202	1,450	\$169.46		HH	1.1166	-DEFAULT	\$76,699	No	FULLY IMPROVED	401	76
70-14-21-229-026	2584 OAK HOLLOW	07/07/23	\$375,500	WD	03-ARM'S LENGTH	\$375,500	\$141,500	37.68	\$362,365	\$120,561	\$254,939	\$245,239	1.040	2,366	\$107.75		HH	15.1418	-DEFAULT	\$83,420	No	FULLY IMPROVED	401	76
70-14-21-229-033	2595 ROSEWOOD	04/29/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$111,900	36.10	\$285,077	\$82,929	\$227,071	\$205,019	1.108	1,306	\$173.87		HH	8.3414	-DEFAULT	\$76,556	No	FULLY IMPROVED	401	80
70-14-14-303-010	7512 SUNSET	06/29/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$99,200	34.81	\$219,623	\$59,985	\$225,015	\$161,906	1.390	1,085	\$207.39		JWP	21.1586	-DEFAULT	\$54,262	No	PAVED ELECTRIC G/	401	76
70-14-14-353-011	7323 EDGEWOOD	12/28/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$131,100	39.13	\$275,909	\$86,287	\$248,713	\$192,315	1.293	1,392	\$178.67		JWP	11.5049	-DEFAULT	\$77,731	No	FULLY IMPROVED	401	76
70-14-14-353-019	7265 EDGEWOOD	11/13/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$147,000	41.41	\$309,494	\$84,333	\$270,667	\$228,359	1.185	1,716	\$157.73		JWP	0.7062	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	76
70-14-14-353-023	1479 FAIRVIEW	05/01/23	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$131,700	36.89	\$289,500	\$78,281	\$278,719	\$214,219	1.301	1,560	\$178.67		JWP	12.2886	-DEFAULT	\$71,444	No	PAVED ELECTRIC G/	401	76
70-14-14-354-003	7348 EDGEWOOD	10/07/22	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$118,300	35.74	\$276,635	\$82,656	\$248,344	\$196,734	1.262	1,447	\$171.63		JWP	8.4126	-DEFAULT	\$78,127	No	FULLY IMPROVED	401	76
70-14-14-354-013	7276 EDGEWOOD	08/29/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$118,000	36.88	\$245,633	\$81,567	\$238,433	\$166,396	1.433	1,232	\$193.53		JWP	25.4715	-DEFAULT	\$76,029	No	FULLY IMPROVED	401	76
70-14-14-376-004	7350 14TH	08/01/22	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$133,400	43.31	\$312,537	\$83,819	\$224,181	\$231,967	0.966	1,758	\$127.52		JWP	21.1770	-DEFAULT	\$77,731	No	FULLY IMPROVED	401	76
70-14-14-376-015	7224 CRESTWOOD	06/03/22	\$355,500	WD	03-ARM'S LENGTH	\$355,500	\$146,000	41.07	\$352,638	\$95,617	\$259,883	\$260,672	0.997	1,893	\$137.29		JWP	18.1232	-DEFAULT	\$88,108	No	FULLY IMPROVED	401	76
70-14-23-105-005	7136 CRESTWOOD	09/29/23	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$137,200	38.01	\$299,095	\$77,621	\$283,379	\$224,620	1.262	1,374	\$206.24		JWP	8.3388	-DEFAULT	\$71,951	No	PAVED ELECTRIC G/	401	76
70-14-23-107-002	1442 SHAMROCK	11/16/23	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$119,300	41.86	\$226,515	\$64,703	\$220,297	\$164,110	1.342	1,236	\$178.23		JWP	16.4165	-DEFAULT	\$54,057	No	PAVED ELECTRIC G/	401	76
70-14-21-230-004	2430 OAK HOLLOW	09/25/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$129,900	41.24	\$300,323	\$84,880	\$230,120	\$218,503	1.053	1,408	\$163.44		HH	13.7808	-DEFAULT	\$76,699	No	FULLY IMPROVED	401	76
Totals:			\$5,922,000			\$5,922,000	\$2,253,400		\$5,205,516		\$4,391,861	\$3,727,582			\$167.69									
								Sale. Ratio =>	38.05					E.C.F. =>	1.178	Std. Deviation=>		0.14333307						
								Std. Dev. =>	2.82					Ave. E.C.F. =>	1.191	Ave. Variance=>		12.4219	Coefficient of Var=>		10.43007647			

Isolated Study (Not used)

HH HIDDENHILLS AND OAKHOLLOW ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-21-201-013	7130 28TH	12/16/22	\$314,000	WD	03-ARM'S LENGTH	\$314,000	\$113,300	36.08	\$274,740	\$83,694	\$230,306	\$193,760	1.189	1,164	\$197.86		HH	6.2932	-DEFAULT	\$73,184	No	FULLY IMPROVED	401	76
70-14-21-206-004	2615 WINDCREST	06/23/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$117,800	38.00	\$291,475	\$81,763	\$228,237	\$212,691	1.073	1,504	\$151.75		HH	5.2592	-DEFAULT	\$76,860	No	FULLY IMPROVED	401	76
70-14-21-206-007	7177 CROMWELL	02/23/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$128,700	33.43	\$315,386	\$109,043	\$275,957	\$209,274	1.319	1,683	\$163.97		HH	19.2955	-DEFAULT	\$79,038	No	FULLY IMPROVED	401	76
70-14-21-207-003	7051 MAGNOLIA	11/23/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$112,700	39.54	\$277,752	\$83,123	\$201,877	\$197,394	1.023	1,316	\$153.40		HH	10.2972	-DEFAULT	\$76,979	No	FULLY IMPROVED	401	76
70-14-21-229-002	7062 MAGNOLIA	08/23/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$116,400	34.75	\$290,819	\$89,277	\$245,723	\$204,405	1.202	1,450	\$169.46		HH	7.6454	-DEFAULT	\$76,699	No	FULLY IMPROVED	401	76
70-14-21-229-026	2584 OAK HOLLOW	07/07/23	\$375,500	WD	03-ARM'S LENGTH	\$375,500	\$141,500	37.68	\$362,365	\$120,561	\$254,939	\$245,239	1.040	2,366	\$107.75		HH	8.6130	-DEFAULT	\$83,420	No	FULLY IMPROVED	401	76
70-14-21-229-033	2595 ROSEWOOD	04/29/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$111,900	36.10	\$285,077	\$82,929	\$227,071	\$205,019	1.108	1,306	\$173.87		HH	1.8126	-DEFAULT	\$76,556	No	FULLY IMPROVED	401	80
70-14-21-230-004	2430 OAK HOLLOW	09/25/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$129,900	41.24	\$300,323	\$84,880	\$230,120	\$218,503	1.053	1,408	\$163.44		HH	7.2520	-DEFAULT	\$76,699	No	FULLY IMPROVED	401	76
Totals:			\$2,629,500			\$2,629,500	\$972,200		\$2,397,937		\$1,894,230	\$1,686,284			\$160.19									
								Sale. Ratio =>	36.97					E.C.F. =>	1.123	Std. Deviation=>		0.10240852						
								Std. Dev. =>	2.54					Ave. E.C.F. =>	1.126	Ave. Variance=>		8.3085	Coefficient of Var=>		7.380854462			

HHE HERITAGE HILLS ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-21-126-013	7165 ROLLING HILLS	09/05/23	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$156,300	37.94	\$325,288	\$84,085	\$327,915	\$260,668	1.258	1,870	\$175.36	HHE	15.8745	-DEFAULT	\$78,365	No	FULLY IMPROVED	401	76	
70-14-21-144-002	2919 MICHAEL	08/26/22	\$364,900	WD	03-ARM'S LENGTH	\$364,900	\$156,800	42.97	\$379,322	\$104,282	\$260,618	\$297,236	0.877	1,850	\$140.87	HHE	22.2429	-DEFAULT	\$73,746	No	FULLY IMPROVED	401	76	
70-14-21-144-009	2890 MICHAEL	07/28/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$168,600	48.87	\$332,518	\$79,080	\$265,920	\$273,890	0.971	1,673	\$158.95	HHE	12.8335	-DEFAULT	\$74,450	No	FULLY IMPROVED	401	76	
70-14-21-145-003	7105 KEVIN	04/07/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$142,800	42.63	\$322,100	\$104,285	\$230,715	\$235,393	0.980	1,747	\$132.06	HHE	11.9106	-DEFAULT	\$74,258	No	FULLY IMPROVED	401	76	
70-14-21-145-007	7141 KEVIN	11/17/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$150,300	43.57	\$294,729	\$78,727	\$266,273	\$233,433	1.141	1,956	\$136.13	HHE	4.1447	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	76	
70-14-21-146-008	7056 KEVIN	08/11/23	\$366,001	WD	03-ARM'S LENGTH	\$366,001	\$140,500	38.39	\$272,906	\$78,709	\$287,292	\$209,869	1.369	1,380	\$208.18	HHE	26.9679	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	76	
Totals:			\$2,167,901			\$2,167,901	\$915,300		\$1,926,863		\$1,638,733	\$1,510,488			\$158.59		1.4332							
								Sale. Ratio =>	42.22					E.C.F. =>	1.085	Std. Deviation=>		0.1896181						
								Std. Dev. =>	3.99					Ave. E.C.F. =>	1.099	Ave. Variance=>		15.6623	Coefficient of Var=>		14.24840319			

HL HIDDEN LAKE ESTATES, HLW HIDDEN LAKE ESTATES WEST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-18-140-010	7906 OAK TREE	10/14/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$228,700	43.56	\$493,987	\$94,298	\$430,702	\$454,709	0.947	2,547	\$169.10	HL	9.4616	-DEFAULT	\$80,898	No	FULLY IMPROVED	401	76
70-14-18-141-003	4582 HIDDEN RIDGE	02/05/24	\$472,450	WD	03-ARM'S LENGTH	\$472,450	\$188,500	39.90	\$398,018	\$86,106	\$386,344	\$354,849	1.089	2,320	\$166.53	HL	4.6937	-DEFAULT	\$76,699	No	FULLY IMPROVED	401	76
70-14-18-195-011	7669 HIDDEN LAKE	06/30/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$217,900	37.90	\$448,757	\$82,291	\$492,709	\$416,912	1.182	1,855	\$265.61	HL	13.9985	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	76
70-14-18-102-018	4674 HIDDEN RIDGE	12/15/23	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$47,600	7.68	\$560,695	\$86,907	\$533,093	\$522,368	1.021	2,204	\$241.88	HLW	2.1289	-DEFAULT	\$76,699	No	FULLY IMPROVED	401	100
70-14-18-197-005	7806 HIDDEN LAKE	07/14/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$0	0.00	\$421,042	\$88,096	\$411,904	\$378,778	1.087	1,856	\$221.93	HL	4.5635	-DEFAULT	\$82,580	No	FULLY IMPROVED	401	76
70-14-18-198-012	4534 HIDDEN RIDGE	10/31/22	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$213,100	42.63	\$479,577	\$92,632	\$407,268	\$440,210	0.925	2,038	\$199.84	HL	11.6653	-DEFAULT	\$84,518	No	FULLY IMPROVED	401	76
Totals:						\$3,192,350	\$895,800		\$2,802,076		\$2,662,020	\$2,567,827			\$210.81		0.5138						
						Sale. Ratio =>		28.06				E.C.F. =>	1.037		Std. Deviation=>	0.09684492							
						Std. Dev. =>		19.44				Ave. E.C.F. =>	1.042		Ave. Variance=>	7.7519	Coefficient of Var=>	7.440738012					

Isolated Study (Not used)

HL HIDDEN LAKE ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-18-140-010	7906 OAK TREE	10/14/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$228,700	43.56	\$493,987	\$94,298	\$430,702	\$454,709	0.947	2,547	\$169.10	HL	9.8873	-DEFAULT	\$80,898	No	FULLY IMPROVED	401	76
70-14-18-141-003	4582 HIDDEN RIDGE	02/05/24	\$472,450	WD	03-ARM'S LENGTH	\$472,450	\$188,500	39.90	\$398,018	\$86,106	\$386,344	\$354,849	1.089	2,320	\$166.53	HL	4.2680	-DEFAULT	\$76,699	No	FULLY IMPROVED	401	76
70-14-18-195-011	7669 HIDDEN LAKE	06/30/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$217,900	37.90	\$448,757	\$82,291	\$492,709	\$416,912	1.182	1,855	\$265.61	HL	13.5727	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	76
70-14-18-197-005	7806 HIDDEN LAKE	07/14/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$0	0.00	\$421,042	\$88,096	\$411,904	\$378,778	1.087	1,856	\$221.93	HL	4.1377	-DEFAULT	\$82,580	No	FULLY IMPROVED	401	76
70-14-18-198-012	4534 HIDDEN RIDGE	10/31/22	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$213,100	42.63	\$479,577	\$92,632	\$407,268	\$440,210	0.925	2,038	\$199.84	HL	12.0911	-DEFAULT	\$84,518	No	FULLY IMPROVED	401	76
Totals:						\$2,572,350	\$848,200		\$2,241,381		\$2,128,927	\$2,045,458			\$204.60		0.5271						
						Sale. Ratio =>		32.97				E.C.F. =>	1.041		Std. Deviation=>	0.10764623							
						Std. Dev. =>		18.47				Ave. E.C.F. =>	1.046		Ave. Variance=>	8.7914	Coefficient of Var=>	8.404121863					

HL HIDDEN LAKE ESTATES, HLW HIDDEN LAKE ESTATES WEST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-18-140-010	7906 OAK TREE	10/14/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$228,700	43.56	\$493,987	\$94,298	\$430,702	\$454,709	0.947	2,547	\$169.10	HL	9.4616	-DEFAULT	\$80,898	No	FULLY IMPROVED	401	76	
70-14-18-141-003	4582 HIDDEN RIDGE	02/05/24	\$472,450	WD	03-ARM'S LENGTH	\$472,450	\$188,500	39.90	\$398,018	\$86,106	\$386,344	\$354,849	1.089	2,320	\$166.53	HL	4.6937	-DEFAULT	\$76,699	No	FULLY IMPROVED	401	76	
70-14-18-195-011	7669 HIDDEN LAKE	06/30/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$217,900	37.90	\$448,757	\$82,291	\$492,709	\$416,912	1.182	1,855	\$265.61	HL	13.9985	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	76	
70-14-18-102-018	4674 HIDDEN RIDGE	12/15/23	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$47,600	7.68	\$560,695	\$86,907	\$533,093	\$522,368	1.021	2,204	\$241.88	HLW	2.1289	-DEFAULT	\$76,699	No	FULLY IMPROVED	401	100	
70-14-18-197-005	7806 HIDDEN LAKE	07/14/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$0	0.00	\$421,042	\$88,096	\$411,904	\$378,778	1.087	1,856	\$221.93	HL	4.5635	-DEFAULT	\$82,580	No	FULLY IMPROVED	401	76	
70-14-18-198-012	4534 HIDDEN RIDGE	10/31/22	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$213,100	42.63	\$479,577	\$92,632	\$407,268	\$440,210	0.925	2,038	\$199.84	HL	11.6653	-DEFAULT	\$84,518	No	FULLY IMPROVED	401	76	
Totals:						\$3,192,350	\$895,800		\$2,802,076		\$2,662,020	\$2,567,827			\$210.81		0.5138							
								Sale. Ratio =>	28.06					E.C.F. =>	1.037	Std. Deviation=>		0.096845						
								Std. Dev. =>	19.44					Ave. E.C.F. =>	1.042	Ave. Variance=>		7.7519	Coefficient of Var=>		7.440738012			

Isolated Study (Not used)

HLW HIDDEN LAKE ESTATES WEST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-18-102-018	4674 HIDDEN RIDGE	12/15/23	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$47,600	7.68	\$560,695	\$86,907	\$533,093	\$522,368	1.021	2,204	\$241.88	HLW	0.0000	-DEFAULT	\$76,699	No	FULLY IMPROVED	401	100	
Totals:						\$620,000	\$47,600		\$560,695		\$533,093	\$522,368			\$241.88		0.0000							
								Sale. Ratio =>	7.68					E.C.F. =>	1.021	Std. Deviation=>		#DIV/0!						
								Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	1.021	Ave. Variance=>		0.0000	Coefficient of Var=>		0			

HM HIDDEN MEADOWS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-18-126-001	7967 MEADOWOOD	07/01/22	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$296,300	40.04	\$764,526	\$130,259	\$609,741	\$619,515	0.984	3,585	\$170.08	HM	11.5802	-DEFAULT	\$91,944	No	FULLY IMPROVED	401	81
70-14-18-126-011	7903 MEADOWOOD	07/03/23	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$265,100	47.77	\$612,619	\$95,884	\$459,116	\$504,717	0.910	2,913	\$157.61	HM	19.0374	-DEFAULT	\$84,518	No	FULLY IMPROVED	401	80
70-14-18-201-009	4328 FOREST	06/09/23	\$549,000	WD	03-ARM'S LENGTH	\$549,000	\$232,900	42.42	\$523,356	\$84,113	\$464,887	\$429,027	1.084	2,451	\$189.67	HM	1.6440	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	82
70-14-18-206-001	7945 OAK MEADOW	06/22/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$150,000	32.61	\$380,071	\$87,738	\$372,262	\$285,534	1.304	1,650	\$225.61	HM	20.3716	-DEFAULT	\$79,315	No	FULLY IMPROVED	401	77
70-14-18-208-003	7815 MEADOWOOD	02/15/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$143,400	34.98	\$357,067	\$79,312	\$330,688	\$271,295	1.219	1,514	\$218.42	HM	11.8900	-DEFAULT	\$73,578	No	FULLY IMPROVED	401	79
Totals:			\$2,714,000			\$2,714,000	\$1,087,700		\$2,637,639		\$2,236,694	\$2,110,088			\$192.28		4.0024						
							Sale. Ratio =>	40.08				E.C.F. =>	1.060		Std. Deviation=>	0.16244969							
							Std. Dev. =>	6.02				Ave. E.C.F. =>	1.100		Ave. Variance=>	12.9046	Coefficient of Var=>	11.73120801					

HNM HUNTERS MEADOWS, IWE IRONWOOD ESTATAES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-20-251-001	3501 ROSEWOOD	06/21/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$150,200	35.76	\$412,169	\$84,002	\$335,998	\$314,386	1.069	1,750	\$192.00	HNM	17.2625	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	86
70-14-20-252-007	6962 RINGTAIL	10/02/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$174,300	35.94	\$410,400	\$85,217	\$399,783	\$311,528	1.283	1,903	\$210.08	HNM	4.1931	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	90
70-14-20-252-008	3532 ROSEWOOD	07/29/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$139,900	34.98	\$350,429	\$83,364	\$316,636	\$255,850	1.238	1,423	\$222.51	HNM	0.3784	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	87
70-14-20-252-010	3506 ROSEWOOD	09/15/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$160,300	38.63	\$345,303	\$81,391	\$333,609	\$252,830	1.320	1,726	\$193.28	HNM	7.8134	-DEFAULT	\$74,258	No	FULLY IMPROVED	401	87
70-14-20-252-020	3490 FOXTAIL	04/15/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$179,900	38.28	\$453,755	\$141,108	\$328,892	\$299,518	1.098	1,603	\$205.17	HNM	14.3297	-DEFAULT	\$82,257	No	FULLY IMPROVED	401	84
70-14-16-377-017	7312 ROLLING HILL'	03/15/23	\$332,350	WD	03-ARM'S LENGTH	\$332,350	\$116,700	35.11	\$285,884	\$76,877	\$255,473	\$200,786	1.272	1,238	\$206.36	IWE	3.0998	-DEFAULT	\$74,114	No	FULLY IMPROVED	401	76
70-14-16-378-003	2887 WOOD	10/25/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$134,100	39.44	\$267,430	\$77,485	\$262,515	\$182,474	1.439	1,193	\$220.05	IWE	19.7279	-DEFAULT	\$72,453	No	FULLY IMPROVED	401	78
70-14-20-261-006	3461 CITY RIDGE	07/12/23	\$438,000	WD	03-ARM'S LENGTH	\$438,000	\$164,100	37.47	\$363,472	\$82,789	\$355,211	\$268,896	1.321	1,596	\$222.56	HNM	7.9628	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	88
70-14-20-261-022	6827 CITY RIDGE	10/25/22	\$402,500	WD	03-ARM'S LENGTH	\$402,500	\$142,300	35.35	\$377,257	\$82,094	\$320,406	\$282,768	1.133	1,425	\$224.85	HNM	10.8263	-DEFAULT	\$73,578	No	FULLY IMPROVED	401	88
Totals:			\$3,702,850			\$3,702,850	\$1,361,800		\$3,266,099		\$2,908,523	\$2,369,035			\$210.76		1.3643						
								Sale. Ratio =>	36.78			E.C.F. =>	1.228	Std. Deviation=>		0.12049511							
								Std. Dev. =>	1.70			Ave. E.C.F. =>	1.241	Ave. Variance=>		9.5104	Coefficient of Var=>		7.661264583				

Isolated Study (Not used)

HNM HUNTERS MEADOWS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-20-251-001	3501 ROSEWOOD	06/21/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$150,200	35.76	\$412,169	\$84,002	\$335,998	\$314,386	1.069	1,750	\$192.00	HNM	14.0014	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	86
70-14-20-252-007	6962 RINGTAIL	10/02/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$174,300	35.94	\$410,400	\$85,217	\$399,783	\$311,528	1.283	1,903	\$210.08	HNM	7.4542	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	90
70-14-20-252-008	3532 ROSEWOOD	07/29/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$139,900	34.98	\$350,429	\$83,364	\$316,636	\$255,850	1.238	1,423	\$222.51	HNM	2.8827	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	87
70-14-20-252-010	3506 ROSEWOOD	09/15/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$160,300	38.63	\$345,303	\$81,391	\$333,609	\$252,830	1.320	1,726	\$193.28	HNM	11.0745	-DEFAULT	\$74,258	No	FULLY IMPROVED	401	87
70-14-20-252-020	3490 FOXTAIL	04/15/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$179,900	38.28	\$453,755	\$141,108	\$328,892	\$299,518	1.098	1,603	\$205.17	HNM	11.0686	-DEFAULT	\$82,257	No	FULLY IMPROVED	401	84
70-14-20-261-006	3461 CITY RIDGE	07/12/23	\$438,000	WD	03-ARM'S LENGTH	\$438,000	\$164,100	37.47	\$363,472	\$82,789	\$355,211	\$268,896	1.321	1,596	\$222.56	HNM	11.2239	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	88
70-14-20-261-022	6827 CITY RIDGE	10/25/22	\$402,500	WD	03-ARM'S LENGTH	\$402,500	\$142,300	35.35	\$377,257	\$82,094	\$320,406	\$282,768	1.133	1,425	\$224.85	HNM	7.5652	-DEFAULT	\$73,578	No	FULLY IMPROVED	401	88
Totals:			\$3,030,500			\$3,030,500	\$1,111,000		\$2,712,785		\$2,390,535	\$1,985,776			\$210.07		0.4928						
								Sale. Ratio =>	36.66			E.C.F. =>	1.204	Std. Deviation=>		0.10710452							
								Std. Dev. =>	1.47			Ave. E.C.F. =>	1.209	Ave. Variance=>		9.3244	Coefficient of Var=>		7.714012377				

HP HAGER POINT, HWE HAGERWOOD, KYS KEYSTONE, TO TWO OAKS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-09-313-002	2987 PARK NORTH	04/20/23	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$130,400	39.88	\$293,089	\$82,101	\$244,899	\$200,103	1.224	1,017	\$240.81	HP	2.1599	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	88	
70-14-22-211-001	7105 KEYSTONE	07/14/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$173,000	39.32	\$390,512	\$89,248	\$350,752	\$285,722	1.228	1,561	\$224.70	KYS	2.5335	-DEFAULT	\$80,067	No	FULLY IMPROVED	401	85	
70-14-09-313-002	2987 PARK NORTH	02/23/24	\$365,500	WD	03-ARM'S LENGTH	\$365,500	\$130,400	35.68	\$293,089	\$82,101	\$283,399	\$200,103	1.416	1,017	\$278.66	HP	21.3999	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	88	
70-14-09-347-002	2829 TWO OAKS	04/14/23	\$351,900	WD	25-PARTIAL CONSTR	\$351,900	\$83,000	23.59	\$335,239	\$82,839	\$269,061	\$239,379	1.124	1,260	\$213.54	TO	7.8268	-DEFAULT	\$76,556	No	FULLY IMPROVED	401	100	
70-14-09-348-005	2889 TWO OAKS	01/03/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$37,700	10.77	\$347,890	\$79,299	\$270,701	\$254,735	1.063	1,172	\$230.97	TO	13.9586	-DEFAULT	\$71,103	No	FULLY IMPROVED	401	99	
70-14-09-313-004	8356 BRIAR	03/24/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$147,300	39.28	\$348,588	\$82,830	\$292,170	\$252,048	1.159	1,690	\$172.88	HP	4.3079	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	88	
Totals:						\$2,209,400	\$701,800		\$2,008,407		\$1,710,982	\$1,432,090			\$226.93		0.7519							
								Sale. Ratio =>	31.76				E.C.F. =>	1.195	Std. Deviation=>		0.12195888							
								Std. Dev. =>	11.85				Ave. E.C.F. =>	1.202	Ave. Variance=>		8.6978	Coefficient of Var=>		7.234474699				

Isolated Study (Not used)

HP HAGER POINT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-09-313-002	2987 PARK NORTH	04/20/23	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$130,400	39.88	\$293,089	\$82,101	\$244,899	\$200,103	1.224	1,017	\$240.81	HP	4.2574	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	88	
70-14-09-313-002	2987 PARK NORTH	02/23/24	\$365,500	WD	03-ARM'S LENGTH	\$365,500	\$130,400	35.68	\$293,089	\$82,101	\$283,399	\$200,103	1.416	1,017	\$278.66	HP	14.9826	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	88	
70-14-09-313-004	8356 BRIAR	03/24/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$147,300	39.28	\$348,588	\$82,830	\$292,170	\$252,048	1.159	1,690	\$172.88	HP	10.7252	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	88	
Totals:						\$1,067,500	\$408,100		\$934,766		\$820,468	\$652,254			\$230.78		0.8541							
								Sale. Ratio =>	38.23				E.C.F. =>	1.258	Std. Deviation=>		0.13372268							
								Std. Dev. =>	2.27				Ave. E.C.F. =>	1.266	Ave. Variance=>		9.9884	Coefficient of Var=>		7.887026053				

COMBINED STUDY: Arbor Heights Estates and Huyser Plats, HP1SR HIGHPOINT ACRES SOUTH OF ROSEWOOD, MLE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-20-295-001	3207 ROLLINGVIEW	09/15/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$139,400	36.68	\$376,044	\$89,255	\$290,745	\$255,930	1.136	1,570	\$185.19	HP1SR	11.0087	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	76
70-14-20-295-004	3251 ROLLINGVIEW	12/05/23	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$156,200	42.23	\$372,833	\$84,069	\$285,831	\$257,692	1.109	1,543	\$185.24	HP1SR	13.6926	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	76
70-14-21-165-004	3101 CREEK RIDGE	06/16/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$134,600	40.79	\$322,829	\$88,493	\$241,507	\$209,121	1.155	1,272	\$189.86	HP1SR	9.1253	-DEFAULT	\$81,320	No	FULLY IMPROVED	401	76
70-14-21-165-012	6901 BRIDLE CREEK	06/09/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$140,200	36.89	\$329,628	\$87,337	\$292,663	\$216,220	1.354	1,302	\$224.78	HP1SR	10.7422	-DEFAULT	\$74,258	No	FULLY IMPROVED	401	76
70-14-21-165-014	6927 BRIDLE CREEK	04/12/22	\$332,500	WD	03-ARM'S LENGTH	\$332,500	\$125,500	37.74	\$335,274	\$80,023	\$252,477	\$227,786	1.108	1,796	\$140.58	HP1SR	13.7722	-DEFAULT	\$75,120	No	FULLY IMPROVED	401	76
70-14-21-165-026	3112 VALLEY RIDGE	09/11/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$135,800	35.27	\$329,927	\$89,421	\$295,579	\$214,627	1.377	1,350	\$218.95	HP1SR	13.1055	-DEFAULT	\$84,518	No	FULLY IMPROVED	401	76
70-14-21-175-006	3040 CREEK RIDGE	01/23/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$115,200	32.45	\$302,191	\$77,524	\$277,476	\$200,492	1.384	1,246	\$222.69	HP1SR	13.7853	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	76
70-14-21-303-002	3131 MEADOWVIEW	06/10/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$125,800	34.94	\$342,393	\$89,363	\$270,637	\$225,803	1.199	1,357	\$199.44	HP1SR	4.7569	-DEFAULT	\$81,805	No	FULLY IMPROVED	401	76
70-14-21-180-009	2858 ROSEWOOD	06/23/22	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$105,300	34.98	\$279,273	\$88,416	\$212,584	\$170,320	1.248	1,015	\$209.44	AHE	4.0451	-DEFAULT	\$80,067	No	FULLY IMPROVED	401	76
70-14-21-114-002	3099 MAPLEPOND	02/07/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$124,400	33.17	\$334,225	\$77,926	\$297,074	\$228,721	1.299	1,328	\$223.70	MLE	1.0258	-DEFAULT	\$72,959	No	FULLY IMPROVED	401	77
70-14-21-303-003	3115 MEADOWVIEW	08/16/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$143,100	37.17	\$396,378	\$97,773	\$287,227	\$266,475	1.078	1,452	\$197.81	HP1SR	16.8242	-DEFAULT	\$85,644	No	FULLY IMPROVED	401	76
70-14-21-315-020	6626 KNOLLVIEW	10/11/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$121,900	30.86	\$322,216	\$84,977	\$310,023	\$211,712	1.464	1,249	\$248.22	HP1SR	21.8244	-DEFAULT	\$74,258	No	FULLY IMPROVED	401	76
70-14-21-316-010	6560 ROLLINGVIEW	09/23/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$114,700	33.74	\$308,245	\$96,457	\$243,543	\$188,999	1.289	1,560	\$156.12	HP1SR	4.2473	-DEFAULT	\$82,386	No	FULLY IMPROVED	401	76
Totals:						\$4,688,400	\$1,682,100		\$4,351,456		\$3,557,366	\$2,873,898			\$200.16		0.8301						
							Sale. Ratio =>	35.88				E.C.F. =>	1.238		Std. Deviation=>	0.12538864							
							Std. Dev. =>	3.19				Ave. E.C.F. =>	1.246		Ave. Variance=>	10.6120	Coefficient of Var=>	8.515995141					

Isolated Study (Not Used)

HP1SR HIGHPOINT ACRES SOUTH OF ROSEWOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-20-295-001	3207 ROLLINGVIEW	09/15/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$139,400	36.68	\$376,044	\$89,255	\$290,745	\$255,930	1.136	1,570	\$185.19	HP1SR	10.5109	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	76
70-14-20-295-004	3251 ROLLINGVIEW	12/05/23	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$156,200	42.23	\$372,833	\$84,069	\$285,831	\$257,692	1.109	1,543	\$185.24	HP1SR	13.1948	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	76
70-14-21-165-004	3101 CREEK RIDGE	06/16/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$134,600	40.79	\$322,829	\$88,493	\$241,507	\$209,121	1.155	1,272	\$189.86	HP1SR	8.6275	-DEFAULT	\$81,320	No	FULLY IMPROVED	401	76
70-14-21-165-012	6901 BRIDLE CREEK	06/09/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$140,200	36.89	\$329,628	\$87,337	\$292,663	\$216,220	1.354	1,302	\$224.78	HP1SR	11.2400	-DEFAULT	\$74,258	No	FULLY IMPROVED	401	76
70-14-21-165-014	6927 BRIDLE CREEK	04/12/22	\$332,500	WD	03-ARM'S LENGTH	\$332,500	\$125,500	37.74	\$335,274	\$80,023	\$252,477	\$227,786	1.108	1,796	\$140.58	HP1SR	13.2745	-DEFAULT	\$75,120	No	FULLY IMPROVED	401	76
70-14-21-165-026	3112 VALLEY RIDGE	09/11/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$135,800	35.27	\$329,927	\$89,421	\$295,579	\$214,627	1.377	1,350	\$218.95	HP1SR	13.6032	-DEFAULT	\$84,518	No	FULLY IMPROVED	401	76
70-14-21-175-006	3040 CREEK RIDGE	01/23/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$115,200	32.45	\$302,191	\$77,524	\$277,476	\$200,492	1.384	1,246	\$222.69	HP1SR	14.2830	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	76
70-14-21-303-002	3131 MEADOWVIEW	06/10/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$125,800	34.94	\$342,393	\$89,363	\$270,637	\$225,803	1.199	1,357	\$199.44	HP1SR	4.2592	-DEFAULT	\$81,805	No	FULLY IMPROVED	401	76
70-14-21-303-003	3115 MEADOWVIEW	08/16/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$143,100	37.17	\$396,378	\$97,773	\$287,227	\$266,475	1.078	1,452	\$197.81	HP1SR	16.3265	-DEFAULT	\$85,644	No	FULLY IMPROVED	401	76
70-14-21-315-020	6626 KNOLLVIEW	10/11/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$121,900	30.86	\$322,216	\$84,977	\$310,023	\$211,712	1.464	1,249	\$248.22	HP1SR	22.3222	-DEFAULT	\$74,258	No	FULLY IMPROVED	401	76
70-14-21-316-010	6560 ROLLINGVIEW	09/23/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$114,700	33.74	\$308,245	\$96,457	\$243,543	\$188,999	1.289	1,560	\$156.12	HP1SR	4.7450	-DEFAULT	\$82,386	No	FULLY IMPROVED	401	76
Totals:						\$4,012,400	\$1,452,400		\$3,737,958		\$3,047,708	\$2,474,857			\$197.17		0.9674						
							Sale. Ratio =>	36.20				E.C.F. =>	1.231		Std. Deviation=>	0.136239							
							Std. Dev. =>	3.35				Ave. E.C.F. =>	1.241		Ave. Variance=>	12.0352	Coefficient of Var=>	9.696839032					

HP2NR HIGHPOINT ACRES NORTH OF ROSEWOOD AND CRIMS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-17-450-017	3489 TEAROSE	06/15/23	\$434,000	WD	03-ARM'S LENGTH	\$434,000	\$0	0.00	\$375,578	\$83,368	\$350,632	\$275,370	1.273	2,000	\$175.32	HP2NR	4.2921	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	91
70-14-17-450-019	3477 TEAROSE	04/29/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$152,500	37.65	\$373,411	\$81,371	\$323,629	\$275,210	1.176	1,614	\$200.51	HP2NR	5.4456	-DEFAULT	\$72,453	No	FULLY IMPROVED	401	92
70-14-17-452-002	3532 TEAROSE	10/07/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$151,200	37.33	\$364,850	\$85,817	\$319,183	\$262,952	1.214	1,530	\$208.62	HP2NR	1.6548	-DEFAULT	\$76,940	No	FULLY IMPROVED	401	84
70-14-17-497-009	3327 PRIMROSE	04/06/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$174,200	38.71	\$422,521	\$82,884	\$367,116	\$320,064	1.147	1,680	\$218.52	HP2NR	8.3382	-DEFAULT	\$74,114	No	FULLY IMPROVED	401	87
70-14-20-204-007	7135 SAGEROSE	03/26/24	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$160,600	33.81	\$385,936	\$115,159	\$359,841	\$255,172	1.410	1,378	\$261.13	HP2NR	17.9798	-DEFAULT	\$100,685	No	FULLY IMPROVED	401	83
70-14-20-205-002	7180 SAGEROSE	08/11/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$172,300	38.29	\$417,088	\$89,299	\$360,701	\$308,899	1.168	1,524	\$236.68	HP2NR	6.2691	-DEFAULT	\$75,981	No	FULLY IMPROVED	401	91
70-14-20-230-004	3386 STEPHANIE	12/15/22	\$474,900	WD	03-ARM'S LENGTH	\$474,900	\$168,000	35.38	\$423,830	\$113,345	\$361,555	\$292,592	1.236	2,128	\$169.90	HP2NR	0.5306	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	82
70-14-20-230-006	3370 STEPHANIE	04/19/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$152,700	36.80	\$365,379	\$83,812	\$331,188	\$265,340	1.248	1,486	\$222.87	HP2NR	1.7772	-DEFAULT	\$74,114	No	FULLY IMPROVED	401	82
70-14-20-234-002	3304 DEEP ROSE	08/03/23	\$460,500	WD	03-ARM'S LENGTH	\$460,500	\$198,100	43.02	\$455,524	\$84,865	\$375,635	\$349,298	1.075	1,932	\$194.43	HP2NR	15.4991	-DEFAULT	\$79,711	No	FULLY IMPROVED	401	81
70-14-20-234-007	3272 DEEP ROSE	05/19/23	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$139,900	36.72	\$316,852	\$86,500	\$294,500	\$217,077	1.357	1,464	\$201.16	HP2NR	12.6271	-DEFAULT	\$80,107	No	FULLY IMPROVED	401	82
Totals:			\$4,350,400			\$4,350,400	\$1,469,500		\$3,900,969		\$3,443,980	\$2,821,974			\$208.91		0.9976						
							Sale. Ratio =>	33.78				E.C.F. =>	1.220	Std. Deviation=>		0.09922039							
							Std. Dev. =>	12.11				Ave. E.C.F. =>	1.230	Ave. Variance=>		7.4414	Coefficient of Var=>		6.047964484				

HPV HIGHPOINT VIEW

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-20-219-007	3391 SAGECREST	09/08/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$169,100	36.37	\$377,562	\$94,332	\$370,668	\$320,989	1.155	2,184	\$169.72	HPV	13.8550	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	95	
70-14-20-220-016	3358 SAGECREST	07/05/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$203,500	40.70	\$460,622	\$81,828	\$418,172	\$429,293	0.974	1,814	\$230.52	HPV	4.2124	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	96	
70-14-20-220-022	3444 SAGECREST	04/28/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$226,400	41.16	\$556,345	\$91,888	\$458,112	\$526,377	0.870	2,746	\$166.83	HPV	14.5906	-DEFAULT	\$74,114	No	FULLY IMPROVED	401	95	
70-14-20-226-010	3383 CAMROSE	06/17/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$234,100	42.56	\$545,613	\$82,197	\$467,803	\$525,197	0.891	2,681	\$174.49	HPV	12.5499	-DEFAULT	\$72,678	No	FULLY IMPROVED	401	95	
70-14-20-276-004	3357 ROSEWOOD	06/29/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$183,200	48.85	\$404,327	\$83,798	\$291,202	\$363,261	0.802	2,264	\$128.62	HPV	21.4584	-DEFAULT	\$74,210	No	FULLY IMPROVED	401	95	
70-14-20-276-004	3357 ROSEWOOD	10/19/23	\$479,900	WD	03-ARM'S LENGTH	\$479,900	\$183,200	38.17	\$404,327	\$83,798	\$396,102	\$363,261	1.090	2,264	\$174.96	HPV	7.4189	-DEFAULT	\$74,210	No	FULLY IMPROVED	401	95	
70-14-20-276-006	3331 ROSEWOOD	07/21/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$163,500	33.37	\$365,716	\$83,668	\$406,332	\$319,650	1.271	1,550	\$262.15	HPV	25.4961	-DEFAULT	\$73,578	No	FULLY IMPROVED	401	96	
70-14-20-279-001	6954 CITY VIEW	01/06/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$147,500	33.91	\$372,485	\$88,537	\$346,463	\$321,803	1.077	1,512	\$229.14	HPV	6.0413	-DEFAULT	\$78,088	No	FULLY IMPROVED	401	97	
Totals:			\$3,844,900			\$3,844,900	\$1,510,500		\$3,486,997	\$3,154,854	\$3,169,831				\$192.05		2.0943							
								Sale. Ratio =>	39.29					E.C.F. =>	0.995	Std. Deviation=>		0.15955946						
								Std. Dev. =>	5.09					Ave. E.C.F. =>	1.016	Ave. Variance=>		13.2028	Coefficient of Var=>	12.9921286				

HPW HAGERPARK WEST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-09-310-003	8233 MID PARK	01/18/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$80,700	12.42	\$573,510	\$84,528	\$565,472	\$520,486	1.086	2,036	\$277.74	HPW	1.3528	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	100
70-14-09-310-005	3063 PARK SOUTH	08/10/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$158,400	38.63	\$377,887	\$82,175	\$327,825	\$314,764	1.041	2,074	\$158.06	HPW	5.8464	-DEFAULT	\$74,114	No	FULLY IMPROVED	401	84
70-14-09-310-006	3079 PARK SOUTH	02/06/24	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$206,400	40.87	\$400,208	\$81,936	\$423,064	\$338,778	1.249	2,274	\$186.04	HPW	14.8837	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	84
70-14-09-311-007	8262 MID PARK	07/19/23	\$646,250	WD	03-ARM'S LENGTH	\$646,250	\$266,800	41.28	\$583,414	\$90,429	\$555,821	\$524,747	1.059	2,728	\$203.75	HPW	4.0741	-DEFAULT	\$76,268	No	FULLY IMPROVED	401	94
70-14-09-311-014	8164 MID PARK	06/02/22	\$519,000	WD	03-ARM'S LENGTH	\$519,000	\$163,400	31.48	\$384,875	\$85,316	\$433,684	\$318,859	1.360	1,698	\$255.41	HPW	26.0154	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	91
70-14-09-352-003	3125 HUNTERS	06/30/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$178,300	33.64	\$433,515	\$91,755	\$438,245	\$363,779	1.205	1,783	\$245.79	HPW	10.4743	-DEFAULT	\$80,027	No	FULLY IMPROVED	401	79
70-14-09-354-002	3136 HUNTERS	05/19/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$221,100	49.13	\$447,410	\$85,934	\$364,066	\$384,765	0.946	2,312	\$157.47	HPW	15.3755	-DEFAULT	\$76,860	No	FULLY IMPROVED	401	80
70-14-09-354-008	3038 HUNTERS	05/16/22	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$206,100	36.80	\$523,337	\$116,285	\$443,715	\$433,277	1.024	2,338	\$189.78	HPW	7.5869	-DEFAULT	\$82,580	No	FULLY IMPROVED	401	84
70-14-09-355-016	8101 PARK WEST	11/04/22	\$486,500	WD	03-ARM'S LENGTH	\$486,500	\$218,700	44.95	\$491,133	\$91,414	\$395,086	\$425,472	0.929	2,234	\$176.85	HPW	17.1376	-DEFAULT	\$82,580	No	FULLY IMPROVED	401	79
Totals:			\$4,756,750			\$4,756,750	\$1,699,900		\$4,215,289		\$3,946,978	\$3,624,927			\$205.65						1.1115		
								Sale. Ratio =>	35.74			E.C.F. =>	1.089	Std. Deviation=>		0.1435405							
								Std. Dev. =>	10.55			Ave. E.C.F. =>	1.100	Ave. Variance=>		11.4163	Coefficient of Var=>		10.37885276				

HR HARMON ROOT AND HOVINGA ROOT, HOME ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-16-476-002	7379 HARMON	08/09/23	\$396,000	WD	03-ARM'S LENGTH	\$396,000	\$135,200	34.14	\$319,320	\$106,506	\$289,494	\$204,051	1.419	1,268	\$228.31	HR	9.8014	-DEFAULT	\$72,903	No	FULLY IMPROVED	401	76
70-14-16-476-006	7323 HARMON	05/15/23	\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$131,300	36.17	\$294,418	\$81,289	\$281,711	\$204,353	1.379	1,243	\$226.64	HR	5.7831	-DEFAULT	\$73,240	No	FULLY IMPROVED	401	76
70-14-16-448-009	7461 MAGNOLIA	07/20/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$102,100	33.48	\$245,197	\$58,053	\$246,947	\$179,438	1.376	1,144	\$215.86	HA	5.5505	-DEFAULT	\$54,057	No	PAVED ELECTRIC G.	401	76
70-14-16-477-003	7366 HARMON	12/09/22	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$112,900	38.14	\$283,633	\$89,451	\$206,549	\$186,186	1.109	1,568	\$131.73	HR	21.1351	-DEFAULT	\$73,240	No	FULLY IMPROVED	401	76
Totals:			\$1,360,000			\$1,360,000	\$481,500		\$1,142,568		\$1,024,701	\$774,028			\$200.63		0.3136						
								Sale. Ratio =>	35.40				E.C.F. =>	1.324		Std. Deviation=>	0.14224566						
								Std. Dev. =>	2.11				Ave. E.C.F. =>	1.321		Ave. Variance=>	10.5676	Coefficient of Var=>	8.001369894				

Isolated Study (Not used)

HR HARMON ROOT AND HOVINGA ROOT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-16-476-002	7379 HARMON	08/09/23	\$396,000	WD	03-ARM'S LENGTH	\$396,000	\$135,200	34.14	\$319,320	\$106,506	\$289,494	\$204,051	1.419	1,268	\$228.31	HR	11.6516	-DEFAULT	\$72,903	No	FULLY IMPROVED	401	76
70-14-16-476-006	7323 HARMON	05/15/23	\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$131,300	36.17	\$294,418	\$81,289	\$281,711	\$204,353	1.379	1,243	\$226.64	HR	7.6333	-DEFAULT	\$73,240	No	FULLY IMPROVED	401	76
70-14-16-477-003	7366 HARMON	12/09/22	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$112,900	38.14	\$283,633	\$89,451	\$206,549	\$186,186	1.109	1,568	\$131.73	HR	19.2849	-DEFAULT	\$73,240	No	FULLY IMPROVED	401	76
Totals:			\$1,055,000			\$1,055,000	\$379,400		\$897,371		\$777,754	\$594,590			\$195.56		0.5833						
								Sale. Ratio =>	35.96				E.C.F. =>	1.308		Std. Deviation=>	0.16821666						
								Std. Dev. =>	2.00				Ave. E.C.F. =>	1.302		Ave. Variance=>	12.8566	Coefficient of Var=>	9.872876187				

HRE HUNTERS RIDGE ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-09-375-004	8220 BRIAR	05/02/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$173,100	42.22	\$440,621	\$82,353	\$327,647	\$333,702	0.982	1,974	\$165.98	HRE	18.9620	-DEFAULT	\$72,846	No	FULLY IMPROVED	401	79	
70-14-09-379-005	2859 HUNTERS	04/19/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$126,100	35.03	\$309,256	\$80,446	\$279,554	\$213,121	1.312	1,344	\$208.00	HRE	14.0242	-DEFAULT	\$72,678	No	FULLY IMPROVED	401	76	
70-14-09-381-005	8109 BRIAR	01/26/24	\$486,000	WD	03-ARM'S LENGTH	\$486,000	\$218,100	44.88	\$489,851	\$102,519	\$383,481	\$360,773	1.063	2,476	\$154.88	HRE	10.8533	-DEFAULT	\$94,858	No	FULLY IMPROVED	401	76	
70-14-09-381-009	8144 BRIAR	05/04/22	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$136,800	34.11	\$339,335	\$80,490	\$320,510	\$241,096	1.329	1,844	\$173.81	HRE	15.7911	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	79	
Totals:			\$1,657,000			\$1,657,000	\$654,100		\$1,579,063		\$1,311,192	\$1,148,691			\$175.67		3.0010							
								Sale. Ratio =>	39.47					E.C.F. =>	1.141	Std. Deviation=>		0.17544097						
								Std. Dev. =>	5.31					Ave. E.C.F. =>	1.171	Ave. Variance=>		14.9076	Coefficient of Var=>		12.72551031			

HTHT HEATHER HEIGHTS SARA DEN

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-15-430-015	7528 PINE GROVE	04/08/22	\$339,106	WD	03-ARM'S LENGTH	\$339,106	\$111,800	32.97	\$328,082	\$85,053	\$254,053	\$221,924	1.145	1,252	\$202.92	HTHT	13.4182	-DEFAULT	\$78,919	No	FULLY IMPROVED	401	80
70-14-15-434-004	7567 EASTLANE	03/27/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$114,200	35.69	\$252,445	\$86,147	\$233,853	\$151,856	1.540	1,014	\$230.62	HTHT	26.1004	-DEFAULT	\$75,790	No	FULLY IMPROVED	401	76
70-14-15-434-032	7343 EASTLANE	02/13/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$99,900	34.45	\$250,689	\$86,699	\$203,301	\$149,749	1.358	999	\$203.50	HTHT	7.8656	-DEFAULT	\$75,790	No	FULLY IMPROVED	401	76
70-14-15-435-012	1609 MIEDE	04/28/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$114,200	41.53	\$255,232	\$84,260	\$190,740	\$156,125	1.222	1,056	\$180.63	HTHT	5.7240	-DEFAULT	\$75,742	No	FULLY IMPROVED	401	76
70-14-15-475-011	7333 WESTWOOD	03/14/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$109,600	43.84	\$276,060	\$75,129	\$174,871	\$183,482	0.953	1,232	\$141.94	HTHT	32.5887	-DEFAULT	\$70,878	No	FULLY IMPROVED	401	76
70-14-15-476-019	1746 WESTWOOD	07/31/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$126,700	38.98	\$289,867	\$78,879	\$246,121	\$192,666	1.277	1,254	\$196.27	HTHT	0.1504	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	76
70-14-15-476-027	1741 SOUTHLAWN	12/15/23	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$123,800	44.69	\$278,849	\$77,265	\$199,735	\$184,078	1.085	1,428	\$139.87	HTHT	19.3901	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	76
70-14-15-476-027	1741 SOUTHLAWN	03/11/24	\$368,900	WD	03-ARM'S LENGTH	\$368,900	\$123,800	33.56	\$278,849	\$77,265	\$291,635	\$184,078	1.584	1,428	\$204.23	HTHT	30.5343	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	76
70-14-15-477-010	7249 HEATHERWOOD	07/25/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$122,400	37.66	\$326,776	\$106,800	\$218,200	\$200,873	1.086	1,320	\$165.30	HTHT	19.2698	-DEFAULT	\$71,778	No	FULLY IMPROVED	401	76
70-14-15-477-011	7230 WESTWOOD	12/27/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$97,800	34.32	\$254,547	\$70,596	\$214,404	\$167,976	1.276	1,144	\$187.42	HTHT	0.2563	-DEFAULT	\$62,828	No	PAVED ELECTRIC GAS WATER STORM	401	76
70-14-15-477-016	7215 HEATHERWOOD	06/05/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$141,000	38.11	\$313,550	\$76,431	\$293,569	\$216,527	1.356	1,560	\$188.19	HTHT	7.6850	-DEFAULT	\$71,778	No	FULLY IMPROVED	401	76
70-14-15-478-005	1680 SOUTHLAWN	03/30/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$121,600	34.74	\$312,663	\$75,265	\$274,735	\$216,782	1.267	1,715	\$160.20	HTHT	1.1624	-DEFAULT	\$72,284	No	FULLY IMPROVED	401	76
70-14-15-478-014	1707 FAIRVIEW	06/13/22	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$88,800	29.21	\$242,752	\$74,996	\$229,004	\$153,188	1.495	999	\$229.23	HTHT	21.5966	-DEFAULT	\$64,416	No	PAVED ELECTRIC GAS WATER STORM	401	80
70-14-15-478-015	1683 FAIRVIEW	02/10/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$99,500	34.91	\$257,484	\$69,089	\$215,911	\$172,035	1.255	1,024	\$210.85	HTHT	2.3912	-DEFAULT	\$64,416	No	PAVED ELECTRIC GAS WATER STORM	401	79
70-14-15-478-022	1611 FAIRVIEW	08/17/22	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$96,800	31.84	\$251,758	\$69,773	\$234,227	\$166,181	1.409	1,120	\$209.13	HTHT	13.0511	-DEFAULT	\$63,820	No	PAVED ELECTRIC GAS WATER STORM	401	76
70-14-15-480-006	7290 EASTLANE	10/16/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$120,300	44.56	\$267,491	\$82,279	\$187,721	\$169,128	1.110	1,232	\$152.37	HTHT	16.9022	-DEFAULT	\$75,742	No	FULLY IMPROVED	401	76
70-14-22-225-003	7165 WESTWOOD	03/20/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$98,500	37.88	\$247,432	\$80,608	\$179,392	\$152,337	1.178	1,040	\$172.49	HTHT	10.1355	-DEFAULT	\$71,103	No	FULLY IMPROVED	401	76
70-14-22-227-013	7144 EASTWOOD	07/28/22	\$333,750	WD	03-ARM'S LENGTH	\$333,750	\$113,000	33.86	\$290,382	\$79,414	\$254,336	\$192,647	1.320	1,306	\$194.74	HTHT	4.1259	-DEFAULT	\$72,284	No	FULLY IMPROVED	401	76
70-14-22-227-017	7096 EASTWOOD	08/11/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$105,100	37.54	\$269,229	\$77,754	\$202,246	\$174,847	1.157	1,150	\$175.87	HTHT	12.2254	-DEFAULT	\$71,778	No	FULLY IMPROVED	401	76
70-14-22-227-020	7060 EASTWOOD	06/14/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$120,300	34.87	\$269,826	\$75,842	\$269,158	\$177,138	1.519	1,084	\$248.30	HTHT	24.0524	-DEFAULT	\$70,878	No	FULLY IMPROVED	401	76
70-14-22-228-011	7150 HEATHERWOOD	04/29/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$108,200	33.29	\$288,385	\$83,765	\$241,235	\$186,851	1.291	1,274	\$189.35	HTHT	1.2102	-DEFAULT	\$74,067	No	FULLY IMPROVED	401	80
70-14-22-228-015	1683 CEDAR LANE	05/02/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$123,500	36.32	\$317,805	\$76,555	\$263,445	\$220,300	1.196	1,710	\$154.06	HTHT	8.3108	-DEFAULT	\$71,778	No	FULLY IMPROVED	401	76
70-14-22-228-018	1647 CEDAR LANE	11/23/22	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$105,900	35.31	\$274,934	\$84,588	\$215,312	\$173,816	1.239	1,134	\$189.87	HTHT	4.0222	-DEFAULT	\$72,284	No	FULLY IMPROVED	401	76
70-14-22-229-042	1641 ROSEWOOD	03/27/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$116,000	38.67	\$255,129	\$80,331	\$219,669	\$159,618	1.376	1,008	\$217.93	HTHT	9.7258	-DEFAULT	\$73,521	No	FULLY IMPROVED	401	78
Totals:			\$7,421,656			\$7,421,656	\$2,702,700		\$6,650,216		\$5,506,873	\$4,324,202			\$189.39		0.5456						
							Sale. Ratio =>	36.42				E.C.F. =>	1.274		Std. Deviation=>	0.15763552							
							Std. Dev. =>	3.96				Ave. E.C.F. =>	1.279		Ave. Variance=>	12.1623	Coefficient of Var=>	9.509529835					

HP HAGER POINT, HWE HAGERWOOD, KYS KEYSTONE, TO TWO OAKS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-09-313-002	2987 PARK NORTH	04/20/23	\$327,000	WD	03-ARM'S LENG	\$327,000	\$130,400	39.88	\$293,089	\$82,101	\$244,899	\$200,103	1.224	1,017	\$240.81	HP	2.1599	-DEFAULT	\$74,593	No	FULLY IMPRC	401	88
70-14-22-211-001	7105 KEYSTONE	07/14/23	\$440,000	WD	03-ARM'S LENG	\$440,000	\$173,000	39.32	\$390,512	\$89,248	\$350,752	\$285,722	1.228	1,561	\$224.70	KYS	2.5335	-DEFAULT	\$80,067	No	FULLY IMPRC	401	85
70-14-09-313-002	2987 PARK NORTH	02/23/24	\$365,500	WD	03-ARM'S LENG	\$365,500	\$130,400	35.68	\$293,089	\$82,101	\$283,399	\$200,103	1.416	1,017	\$278.66	HP	21.3999	-DEFAULT	\$74,593	No	FULLY IMPRC	401	88
70-14-09-347-002	2829 TWO OAKS	04/14/23	\$351,900	WD	25-PARTIAL CON	\$351,900	\$83,000	23.59	\$335,239	\$82,839	\$269,061	\$239,379	1.124	1,260	\$213.54	TO	7.8268	-DEFAULT	\$76,556	No	FULLY IMPRC	401	100
70-14-09-348-002	2889 TWO OAKS	01/03/23	\$350,000	WD	03-ARM'S LENG	\$350,000	\$37,700	10.77	\$347,890	\$79,299	\$270,701	\$254,735	1.063	1,172	\$230.97	TO	13.9586	-DEFAULT	\$71,103	No	FULLY IMPRC	401	99
70-14-09-313-002	8356 BRIAR	03/24/23	\$375,000	WD	03-ARM'S LENG	\$375,000	\$147,300	39.28	\$348,588	\$82,830	\$292,170	\$252,048	1.159	1,690	\$172.88	HP	4.3079	-DEFAULT	\$75,072	No	FULLY IMPRC	401	88
Totals:		#####			#####	\$701,800			\$2,008,407		\$1,710,982	\$1,432,090			\$226.93		0.7519						
						Sale. Ratio =>		31.76				E.C.F. =>	1.195		Std. Deviation=>	0.121959							
						Std. Dev. =>		11.85				Ave. E.C.F. =>	1.202		Ave. Variance=>	8.6978	Coefficient of Var=>	7.234474699					

Isolated Study (Not used)
HWE HAGERWOOD

Totals:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	0.0000											
						Sale. Ratio =>		0.00				E.C.F. =>	0.000		Std. Deviation=>	#DIV/0!						
						Std. Dev. =>		#DIV/0!				Ave. E.C.F. =>	#DIV/0!		Ave. Variance=>	0.0000	Coefficient of Var=>	0				

AV Arboretum Villa Boer Plat, Beechtree Estates, IE Isaac Estates, PGH Pinegrove Homesites

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-16-269-01	2671 FALCON	11/15/23	\$420,023	WD	03-ARM'S LENG	\$420,023	\$161,200	38.38	\$325,111	\$86,854	\$333,169	\$261,533	1.274	1,620	\$205.66	AV	27.7842	-DEFAULT	\$79,315	No	FULLY IMPRC	401	76	
70-14-16-270-00	2761 BALDWIN	05/26/22	\$270,000	WD	03-ARM'S LENG	\$270,000	\$111,900	41.44	\$266,094	\$83,409	\$186,591	\$200,532	0.930	1,394	\$133.85	AV	6.5586	-DEFAULT	\$76,940	No	FULLY IMPRC	401	76	
70-14-16-270-00	7623 CARDINAL	12/16/22	\$255,000	WD	03-ARM'S LENG	\$255,000	\$114,400	44.86	\$251,880	\$82,588	\$172,412	\$185,831	0.928	1,154	\$149.40	AV	6.8275	-DEFAULT	\$77,335	No	FULLY IMPRC	401	76	
70-14-19-201-01	17189 GETTYSBUR	06/10/22	\$465,600	WD	03-ARM'S LENG	\$465,600	\$216,700	46.54	\$460,220	\$82,703	\$382,897	\$414,398	0.924	2,672	\$143.30	BTE	92.3983	-DEFAULT	\$74,593	No	FULLY IMPRC	401	76	
70-14-15-473-00	1954 PINE GROVE	03/20/23	\$335,000	WD	03-ARM'S LENG	\$335,000	\$129,600	38.69	\$284,720	\$80,218	\$254,782	\$224,481	1.135	1,522	\$167.40	PGH	113.4983	-DEFAULT	\$73,353	No	FULLY IMPRC	401	76	
70-14-16-271-00	7666 CARDINAL	05/17/22	\$300,000	WD	03-ARM'S LENG	\$300,000	\$135,300	45.10	\$313,367	\$116,136	\$183,864	\$216,499	0.849	1,712	\$107.40	AV	14.6806	-DEFAULT	\$78,523	No	FULLY IMPRC	401	76	
70-14-16-271-00	7650 CARDINAL	11/04/22	\$280,000	WD	21-NOT USED/O	\$280,000	\$125,100	44.68	\$275,529	\$82,034	\$197,966	\$212,398	0.932	1,728	\$114.56	AV	6.4014	-DEFAULT	\$77,335	No	FULLY IMPRC	401	76	
Totals:							#####	#####	\$994,200	\$2,176,921	\$1,711,681	\$1,715,674			\$145.94		0.1609							
								Sale. Ratio =>	42.75				E.C.F. =>	0.998	Std. Deviation=>		0.150722							
								Std. Dev. =>	3.30				Ave. E.C.F. =>	0.996	Ave. Variance=>		38.3070	Coefficient of Var=>	38.45833915					

Isolated Study (Not used)

IE ISAAC ESTATES

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

IS ISENGAS SUB NORTHHOUSE STEELS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-14-245-001	1035 CHIPPEWA	03/22/24	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$142,000	32.64	\$340,743	\$107,285	\$327,715	\$253,474	1.293	1,503	\$218.04	IS	2.5746	-DEFAULT	\$98,558	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-14-252-004	7765 STEELE	02/01/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$92,200	34.15	\$216,448	\$66,715	\$203,285	\$162,571	1.250	1,130	\$179.90	IS	1.6707	-DEFAULT	\$61,602	No	PAVED ELECTRIC GAS WATER	401	76	
70-14-14-252-013	7678 HENRY	05/31/23	\$301,500	WD	03-ARM'S LENGTH	\$301,500	\$106,000	35.16	\$211,310	\$66,729	\$234,771	\$156,977	1.496	1,180	\$198.96	IS	22.8428	-DEFAULT	\$61,602	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-14-252-019	1155 BALDWIN	03/20/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$100,200	33.40	\$246,035	\$83,020	\$216,980	\$176,992	1.226	1,533	\$141.54	IS	4.1213	-DEFAULT	\$79,671	No	FULLY IMPROVED	401	76	
70-14-14-254-010	1055 BALDWIN	03/18/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$117,300	38.46	\$262,048	\$88,907	\$216,093	\$187,986	1.150	1,680	\$128.63	IS	11.7629	-DEFAULT	\$80,107	No	FULLY IMPROVED	401	76	
70-14-14-255-004	7779 WALNUT	04/27/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$104,100	39.28	\$202,390	\$63,518	\$201,482	\$150,779	1.336	1,114	\$180.86	IS	6.9130	-DEFAULT	\$53,801	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-14-255-015	7658 HAROLD	05/09/23	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$108,000	33.96	\$214,677	\$64,943	\$253,057	\$162,572	1.557	1,200	\$210.88	IS	28.9438	-DEFAULT	\$62,037	No	PAVED ELECTRIC GAS WATER SEWER	401	78	
70-14-14-255-019	7628 HAROLD	12/29/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$81,100	34.51	\$171,105	\$65,736	\$169,264	\$114,403	1.480	768	\$220.40	IS	21.2393	-DEFAULT	\$62,001	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-14-255-020	7649 WALNUT	05/18/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$114,400	36.32	\$261,613	\$57,300	\$257,700	\$221,830	1.162	1,247	\$206.66	IS	10.5448	-DEFAULT	\$53,801	No	PAVED ELECTRIC GAS WATER SEWER	401	80	
70-14-14-276-003	7778 WALNUT	03/15/23	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$113,100	39.82	\$243,477	\$61,329	\$222,671	\$197,765	1.126	1,430	\$155.71	IS	14.1209	-DEFAULT	\$52,318	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-14-276-006	7765 HICKORY	04/19/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$110,400	38.74	\$212,356	\$57,599	\$227,401	\$168,026	1.353	1,047	\$217.19	IS	8.6225	-DEFAULT	\$52,267	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-14-277-002	7780 HICKORY	10/31/22	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$108,200	41.30	\$228,722	\$60,939	\$201,061	\$182,168	1.104	1,161	\$173.18	IS	16.3437	-DEFAULT	\$53,801	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-14-279-003	7715 SALLY	12/01/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$117,300	45.12	\$255,618	\$57,753	\$202,247	\$214,830	0.941	1,422	\$142.23	IS	32.5717	-DEFAULT	\$52,523	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
Totals:			\$3,835,500			\$3,835,500	\$1,414,300		\$3,066,542		\$2,933,727	\$2,350,373			\$182.63		1.8950							
								Sale. Ratio =>	36.87					E.C.F. =>	1.248	Std. Deviation=>		0.17645063						
								Std. Dev. =>	3.67					Ave. E.C.F. =>	1.267	Ave. Variance=>		14.0209	Coefficient of Var=>		11.06496324			

HNM HUNTERS MEADOWS, IWE IRONWOOD ESTATAES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-20-251-001	3501 ROSEWOOD	06/21/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$150,200	35.76	\$412,169	\$84,002	\$335,998	\$314,386	1.069	1,750	\$192.00	HNM	17.2625	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	86	
70-14-20-252-007	6962 RINGTAIL	10/02/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$174,300	35.94	\$410,400	\$85,217	\$399,783	\$311,528	1.283	1,903	\$210.08	HNM	4.1931	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	90	
70-14-20-252-008	3532 ROSEWOOD	07/29/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$139,900	34.98	\$350,429	\$83,364	\$316,636	\$255,850	1.238	1,423	\$222.51	HNM	0.3784	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	87	
70-14-20-252-010	3506 ROSEWOOD	09/15/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$160,300	38.63	\$345,303	\$81,391	\$333,609	\$252,830	1.320	1,726	\$193.28	HNM	7.8134	-DEFAULT	\$74,258	No	FULLY IMPROVED	401	87	
70-14-20-252-020	3490 FOXTAIL	04/15/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$179,900	38.28	\$453,755	\$141,108	\$328,892	\$299,518	1.098	1,603	\$205.17	HNM	14.3297	-DEFAULT	\$82,257	No	FULLY IMPROVED	401	84	
70-14-16-377-017	7312 ROLLING HILLS	03/15/23	\$332,350	WD	03-ARM'S LENGTH	\$332,350	\$116,700	35.11	\$285,884	\$76,877	\$255,473	\$200,786	1.272	1,238	\$206.36	IWE	3.0998	-DEFAULT	\$74,114	No	FULLY IMPROVED	401	76	
70-14-16-378-003	2887 WOOD	10/25/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$134,100	39.44	\$267,430	\$77,485	\$262,515	\$182,474	1.439	1,193	\$220.05	IWE	19.7279	-DEFAULT	\$72,453	No	FULLY IMPROVED	401	78	
70-14-20-261-006	3461 CITY RIDGE	07/12/23	\$438,000	WD	03-ARM'S LENGTH	\$438,000	\$164,100	37.47	\$363,472	\$82,789	\$355,211	\$268,896	1.321	1,596	\$222.56	HNM	7.9628	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	88	
70-14-20-261-022	6827 CITY RIDGE	10/25/22	\$402,500	WD	03-ARM'S LENGTH	\$402,500	\$142,300	35.35	\$377,257	\$82,094	\$320,406	\$282,768	1.133	1,425	\$224.85	HNM	10.8263	-DEFAULT	\$73,578	No	FULLY IMPROVED	401	88	
Totals:						#####	#####		\$1,361,800	\$3,266,099	\$2,908,523	\$2,369,035			\$210.76									
									Sale. Ratio =>	36.78			E.C.F. =>	1.228		Std. Deviation=>	0.12049511							
									Std. Dev. =>	1.70			Ave. E.C.F. =>	1.241		Ave. Variance=>	9.5104	Coefficient of Var=>	7.661264583					

Isolated Study (Not used)

IWE IRONWOOD ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-16-377-017	7312 ROLLING HILLS	03/15/23	\$332,350	WD	03-ARM'S LENGTH	\$332,350	\$116,700	35.11	\$285,884	\$76,877	\$255,473	\$200,786	1.272	1,238	\$206.36	IWE	8.3140	-DEFAULT	\$74,114	No	FULLY IMPROVED	401	76	
70-14-16-378-003	2887 WOOD	10/25/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$134,100	39.44	\$267,430	\$77,485	\$262,515	\$182,474	1.439	1,193	\$220.05	IWE	8.3140	-DEFAULT	\$72,453	No	FULLY IMPROVED	401	78	
Totals:						\$672,350	\$250,800		\$553,314	\$517,988	\$383,259				\$213.20									
									Sale. Ratio =>	37.30			E.C.F. =>	1.352		Std. Deviation=>	0.11757824							
									Std. Dev. =>	3.06			Ave. E.C.F. =>	1.356		Ave. Variance=>	8.3140	Coefficient of Var=>	6.13352688					

BVW BROADVIEW WEST, CH Cotton Heights, CL1 Cedar Lake 1, JA JA Plat, PSR Parkside Ridge

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-10-357-007	2216 PINWOOD	06/17/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$140,500	36.97	\$371,337	\$113,278	\$266,722	\$250,696	1.064	1,813	\$147.12	BVW	13.1713	-DEFAULT	\$74,641	No	FULLY IMPROVED	401	80
70-14-10-397-018	2077 FERNWOOD	06/01/23	\$357,555	WD	03-ARM'S LENGTH	\$357,555	\$138,700	38.79	\$318,381	\$77,878	\$279,677	\$233,641	1.197	1,696	\$164.90	BVW	0.1398	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	76
70-14-10-398-015	2159 PINWOOD	10/06/23	\$381,500	WD	03-ARM'S LENGTH	\$381,500	\$130,200	34.13	\$297,495	\$80,949	\$300,551	\$210,368	1.429	1,472	\$204.18	BVW	23.3055	-DEFAULT	\$73,859	No	FULLY IMPROVED	401	76
70-14-10-151-007	8612 CEDAR LAKE	03/18/24	\$492,000	WD	03-ARM'S LENGTH	\$492,000	\$184,200	37.44	\$419,632	\$86,668	\$405,332	\$323,464	1.253	1,550	\$261.50	CL1	5.7459	-DEFAULT	\$78,127	No	FULLY IMPROVED	401	76
70-14-10-151-029	8696 CEDAR LAKE	09/07/22	\$599,000	WD	03-ARM'S LENGTH	\$599,000	\$199,600	33.32	\$512,391	\$89,986	\$509,014	\$410,354	1.240	2,255	\$225.73	CL1	4.4790	-DEFAULT	\$84,163	No	FULLY IMPROVED	401	76
70-14-03-461-008	1907 JESSICA	10/24/23	\$448,500	WD	03-ARM'S LENGTH	\$448,500	\$200,700	44.75	\$469,248	\$82,386	\$366,114	\$375,825	0.974	2,224	\$164.62	JA	22.1476	-DEFAULT	\$74,354	No	FULLY IMPROVED	401	83
70-14-03-461-009	1897 JESSICA	09/21/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$147,600	35.14	\$373,751	\$83,111	\$336,889	\$282,348	1.193	1,958	\$172.06	JA	0.2468	-DEFAULT	\$75,838	No	FULLY IMPROVED	401	82
70-14-16-103-007	7887 PARKSIDE	05/20/22	\$492,500	WD	03-ARM'S LENGTH	\$492,500	\$37,700	7.65	\$466,906	\$91,630	\$400,870	\$364,569	1.100	2,310	\$173.54	PSR	9.6066	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	99
70-14-16-103-011	7909 PARK RIDGE	03/20/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$193,100	38.62	\$451,468	\$103,084	\$396,916	\$338,444	1.173	1,831	\$216.78	PSR	2.2872	-DEFAULT	\$89,228	No	FULLY IMPROVED	401	76
70-14-10-399-006	2098 PINWOOD	11/09/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$118,500	34.85	\$271,234	\$77,974	\$262,026	\$187,746	1.396	1,240	\$211.31	BVW	20.0002	-DEFAULT	\$73,071	No	FULLY IMPROVED	401	76
70-14-10-399-007	2084 PINWOOD	09/16/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$139,000	37.57	\$343,151	\$77,810	\$292,190	\$257,771	1.134	1,917	\$152.42	BVW	6.2111	-DEFAULT	\$73,071	No	FULLY IMPROVED	401	76
Totals:						#####	#####																
							\$1,629,800		\$4,294,994		\$3,816,301	\$3,235,227			\$190.38		1.6029						
								Sale. Ratio =>	34.09				E.C.F. =>	1.180		Std. Deviation=>	0.13403008						
								Std. Dev. =>	9.42				Ave. E.C.F. =>	1.196		Ave. Variance=>	9.7583	Coefficient of Var=>	8.161560894				

Isolated Study (Not Used)

JA-JAPLAT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-03-461-008	1907 JESSICA	10/24/23	\$448,500	WD	03-ARM'S LENGTH	\$448,500	\$200,700	44.75	\$469,248	\$82,386	\$366,114	\$375,825	0.974	2,224	\$164.62	JA	10.9504	-DEFAULT	\$74,354	No	FULLY IMPROVED	401	83
70-14-03-461-009	1897 JESSICA	09/21/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$147,600	35.14	\$373,751	\$83,111	\$336,889	\$282,348	1.193	1,958	\$172.06	JA	10.9504	-DEFAULT	\$75,838	No	FULLY IMPROVED	401	82
Totals:						\$868,500	\$348,300		\$842,999		\$703,003	\$658,173			\$168.34		1.5552						
								Sale. Ratio =>	40.10				E.C.F. =>	1.068		Std. Deviation=>	0.15486206						
								Std. Dev. =>	6.79				Ave. E.C.F. =>	1.084		Ave. Variance=>	10.9504	Coefficient of Var=>	10.10496299				

JHT JENISON HEIGHTS, PSKY POSKEY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-11-377-003	1404 MAPLEWOOD	11/18/22	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$109,000	34.07	\$269,964	\$83,492	\$236,408	\$181,797	1.300	1,102	\$214.53	JHT	16.1994	-DEFAULT	\$78,761	No	FULLY IMPROVED	401	76
70-14-11-377-022	1260 ELMWOOD	10/24/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$116,300	46.52	\$269,067	\$65,203	\$184,797	\$198,753	0.930	1,214	\$152.22	JHT	20.8619	-DEFAULT	\$54,926	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-11-451-004	8305 COTTONWOOD	03/31/23	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$83,700	36.23	\$215,384	\$79,166	\$151,834	\$132,803	1.143	1,437	\$105.66	JHT	0.4902	-DEFAULT	\$76,077	No	FULLY IMPROVED	401	76
70-14-11-474-005	997 CYPRESS	08/18/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$116,000	39.32	\$271,613	\$97,958	\$197,042	\$169,302	1.164	1,217	\$161.91	PSKY	2.5452	-DEFAULT	\$81,934	No	FULLY IMPROVED	401	76
70-14-11-475-003	8189 COTTONWOOD	05/20/22	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$110,600	38.67	\$306,221	\$89,169	\$196,831	\$211,611	0.930	1,305	\$150.83	PSKY	20.8244	-DEFAULT	\$81,643	No	FULLY IMPROVED	401	76
70-14-11-480-002	8087 COTTONWOOD	10/24/22	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$108,900	38.35	\$296,041	\$89,703	\$194,297	\$201,165	0.966	1,428	\$136.06	PSKY	17.2542	-DEFAULT	\$82,451	No	FULLY IMPROVED	401	76
70-14-11-451-015	1136 MAPLEWOOD	02/10/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$91,500	30.51	\$222,765	\$62,654	\$237,246	\$156,097	1.520	1,080	\$219.67	JHT	38.1462	-DEFAULT	\$54,620	No	PAVED ELECTRIC GAS WATER	401	76
70-14-11-452-007	1056 ELMWOOD	05/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$109,500	36.50	\$276,449	\$88,141	\$211,859	\$183,587	1.154	1,536	\$137.93	JHT	1.5596	-DEFAULT	\$75,885	No	FULLY IMPROVED	401	76
Totals:						\$2,265,800	\$2,265,800		\$2,127,504		\$1,610,314	\$1,435,115			\$159.85		1.6320						
							Sale. Ratio =>	37.32				E.C.F. =>	1.122		Std. Deviation=>	0.20330423							
							Std. Dev. =>	4.63				Ave. E.C.F. =>	1.138		Ave. Variance=>	14.7351	Coefficient of Var=>	12.94371367					

Isolated Study (Not used)

JHT JENISON HEIGHTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-11-377-003	1404 MAPLEWOOD	11/18/22	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$109,000	34.07	\$269,964	\$83,492	\$236,408	\$181,797	1.300	1,102	\$214.53	JHT	9.0927	-DEFAULT	\$78,761	No	FULLY IMPROVED	401	76
70-14-11-377-022	1260 ELMWOOD	10/24/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$116,300	46.52	\$269,067	\$65,203	\$184,797	\$198,753	0.930	1,214	\$152.22	JHT	27.9686	-DEFAULT	\$54,926	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-11-451-004	8305 COTTONWOOD	03/31/23	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$83,700	36.23	\$215,384	\$79,166	\$151,834	\$132,803	1.143	1,437	\$105.66	JHT	6.6165	-DEFAULT	\$76,077	No	FULLY IMPROVED	401	76
70-14-11-451-015	1136 MAPLEWOOD	02/10/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$91,500	30.51	\$222,765	\$62,654	\$237,246	\$156,097	1.520	1,080	\$219.67	JHT	31.0395	-DEFAULT	\$54,620	No	PAVED ELECTRIC GAS WATER	401	76
70-14-11-452-007	1056 ELMWOOD	05/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$109,500	36.50	\$276,449	\$88,141	\$211,859	\$183,587	1.154	1,536	\$137.93	JHT	5.5471	-DEFAULT	\$75,885	No	FULLY IMPROVED	401	76
Totals:						\$1,400,800	\$1,400,800		\$1,253,629		\$1,022,144	\$853,038			\$166.00		1.1227						
							Sale. Ratio =>	36.41				E.C.F. =>	1.198		Std. Deviation=>	0.21811216							
							Std. Dev. =>	5.96				Ave. E.C.F. =>	1.209		Ave. Variance=>	16.0529	Coefficient of Var=>	13.27267409					

JPE JENISON PINE ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-15-375-009	7263 CHERRY	10/12/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$132,600	37.35	\$344,852	\$83,755	\$271,245	\$228,891	1.185	1,432	\$189.42	JPE	5.8530	-DEFAULT	\$72,959	No	FULLY IMPROVED	401	76	
70-14-15-394-010	7345 PINE AIRE	10/04/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$169,500	38.97	\$360,111	\$94,792	\$340,208	\$232,592	1.463	1,394	\$244.05	JPE	21.9110	-DEFAULT	\$78,127	No	FULLY IMPROVED	401	76	
70-14-15-394-012	7352 PINE AIRE	07/11/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$129,700	39.91	\$332,759	\$81,564	\$243,436	\$220,210	1.105	1,428	\$170.47	JPE	13.8101	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	76	
70-14-15-394-013	7346 PINE AIRE	04/06/23	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$155,700	46.20	\$326,648	\$80,138	\$256,862	\$216,103	1.189	1,408	\$182.43	JPE	5.4963	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	76	
70-14-15-397-013	7328 21ST	08/17/23	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$155,900	43.67	\$327,681	\$80,586	\$276,414	\$216,616	1.276	1,416	\$195.21	JPE	3.2484	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	76	
Totals:			\$1,809,000			\$1,809,000	\$743,400		\$1,692,051		\$1,388,165	\$1,114,412			\$196.32		0.2076							
								Sale. Ratio =>	41.09					E.C.F. =>	1.246	Std. Deviation=>		0.1365493						
								Std. Dev. =>	3.63					Ave. E.C.F. =>	1.244	Ave. Variance=>		10.0638	Coefficient of Var=>		8.092623622			

HH HIDDENHILLS AND OAKHOLLOW ESTATES, BBG BlueBird Gardens, JWP JENISON WOODCREST PLAT AND EDGEVIEW, PH PLEASANT HOMES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-21-201-013	7130 28TH	12/16/22	\$314,000	WD	03-ARM'S LENGTH	\$314,000	\$113,300	36.08	\$274,740	\$83,694	\$230,306	\$193,760	1.189	1,164	\$197.86	HH	0.2356	-DEFAULT	\$73,184	No	FULLY IMPROVED	401	76
70-14-21-206-004	2615 WINDCREST	06/23/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$117,800	38.00	\$291,475	\$81,763	\$228,237	\$212,691	1.073	1,504	\$151.75	HH	11.7880	-DEFAULT	\$76,860	No	FULLY IMPROVED	401	76
70-14-21-206-007	7177 CROMWELL	02/23/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$128,700	33.43	\$315,386	\$109,043	\$275,957	\$209,274	1.319	1,683	\$163.97	HH	12.7667	-DEFAULT	\$79,038	No	FULLY IMPROVED	401	76
70-14-21-207-003	7051 MAGNOLIA	11/23/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$112,700	39.54	\$277,752	\$83,123	\$201,877	\$197,394	1.023	1,316	\$153.40	HH	16.8260	-DEFAULT	\$76,979	No	FULLY IMPROVED	401	76
70-14-21-229-002	7062 MAGNOLIA	08/23/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$116,400	34.75	\$290,819	\$89,277	\$245,723	\$204,405	1.202	1,450	\$169.46	HH	1.1166	-DEFAULT	\$76,699	No	FULLY IMPROVED	401	76
70-14-21-229-026	2584 OAK HOLLOW	07/07/23	\$375,500	WD	03-ARM'S LENGTH	\$375,500	\$141,500	37.68	\$362,365	\$120,561	\$254,939	\$245,239	1.040	2,366	\$107.75	HH	15.1418	-DEFAULT	\$83,420	No	FULLY IMPROVED	401	76
70-14-21-229-033	2595 ROSEWOOD	04/29/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$111,900	36.10	\$285,077	\$82,929	\$227,071	\$205,019	1.108	1,306	\$173.87	HH	8.3414	-DEFAULT	\$76,556	No	FULLY IMPROVED	401	80
70-14-14-303-010	7512 SUNSET	06/29/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$99,200	34.81	\$219,623	\$59,985	\$225,015	\$161,906	1.390	1,085	\$207.39	JWP	21.1586	-DEFAULT	\$54,262	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-14-353-011	7323 EDGEWOOD	12/28/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$131,100	39.13	\$275,909	\$86,287	\$248,713	\$192,315	1.293	1,392	\$178.67	JWP	11.5049	-DEFAULT	\$77,731	No	FULLY IMPROVED	401	76
70-14-14-353-019	7265 EDGEWOOD	11/13/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$147,000	41.41	\$309,494	\$84,333	\$270,667	\$228,359	1.185	1,716	\$157.73	JWP	0.7062	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	76
70-14-14-353-023	1479 FAIRVIEW	05/01/23	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$131,700	36.89	\$289,500	\$78,281	\$278,719	\$214,219	1.301	1,560	\$178.67	JWP	12.2886	-DEFAULT	\$71,444	No	PAVED ELECTRIC GAS WATER STORM	401	76
70-14-14-354-003	7348 EDGEWOOD	10/07/22	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$118,300	35.74	\$276,635	\$82,656	\$248,344	\$196,734	1.262	1,447	\$171.63	JWP	8.4126	-DEFAULT	\$78,127	No	FULLY IMPROVED	401	76
70-14-14-354-013	7276 EDGEWOOD	08/29/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$118,000	36.88	\$245,633	\$81,567	\$238,433	\$166,396	1.433	1,232	\$193.53	JWP	25.4715	-DEFAULT	\$76,029	No	FULLY IMPROVED	401	76
70-14-14-376-004	7350 14TH	08/01/22	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$133,400	43.31	\$312,537	\$83,819	\$224,181	\$231,967	0.966	1,758	\$127.52	JWP	21.1770	-DEFAULT	\$77,731	No	FULLY IMPROVED	401	76
70-14-14-376-015	7224 CRESTWOOD	06/03/22	\$355,500	WD	03-ARM'S LENGTH	\$355,500	\$146,000	41.07	\$352,638	\$95,617	\$259,883	\$260,672	0.997	1,893	\$137.29	JWP	18.1232	-DEFAULT	\$88,108	No	FULLY IMPROVED	401	76
70-14-23-105-005	7136 CRESTWOOD	09/29/23	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$137,200	38.01	\$299,095	\$77,621	\$283,379	\$224,620	1.262	1,374	\$206.24	JWP	8.3388	-DEFAULT	\$71,951	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-23-107-002	1442 SHAMROCK	11/16/23	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$119,300	41.86	\$226,515	\$64,703	\$220,297	\$164,110	1.342	1,236	\$178.23	JWP	16.4165	-DEFAULT	\$54,057	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-21-230-004	2430 OAK HOLLOW	09/25/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$129,900	41.24	\$300,323	\$84,880	\$230,120	\$218,503	1.053	1,408	\$163.44	HH	13.7808	-DEFAULT	\$76,699	No	FULLY IMPROVED	401	76
Totals:			\$5,922,000			\$5,922,000	\$2,253,400		\$5,205,516		\$4,391,861	\$3,727,582			\$167.69		1.2767						
								Sale. Ratio =>	38.05			E.C.F. =>	1.178	Std. Deviation=>		0.14333307							
								Std. Dev. =>	2.82			Ave. E.C.F. =>	1.191	Ave. Variance=>		12.4219	Coefficient of Var=>		10.43007647				

Isolated Study (Not used)

JWP JENISON WOODCREST PLAT AND EDGEVIEW

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-14-303-010	7512 SUNSET	06/29/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$99,200	34.81	\$219,623	\$59,985	\$225,015	\$161,906	1.390	1,085	\$207.39	JWP	14.6588	-DEFAULT	\$54,262	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-14-353-011	7323 EDGEWOOD	12/28/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$131,100	39.13	\$275,909	\$86,287	\$248,713	\$192,315	1.293	1,392	\$178.67	JWP	5.0052	-DEFAULT	\$77,731	No	FULLY IMPROVED	401	76
70-14-14-353-019	7265 EDGEWOOD	11/13/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$147,000	41.41	\$309,494	\$84,333	\$270,667	\$228,359	1.185	1,716	\$157.73	JWP	5.7935	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	76
70-14-14-353-023	1479 FAIRVIEW	05/01/23	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$131,700	36.89	\$289,500	\$78,281	\$278,719	\$214,219	1.301	1,560	\$178.67	JWP	5.7889	-DEFAULT	\$71,444	No	PAVED ELECTRIC GAS WATER STORM	401	76
70-14-14-354-003	7348 EDGEWOOD	10/07/22	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$118,300	35.74	\$276,635	\$82,656	\$248,344	\$196,734	1.262	1,447	\$171.63	JWP	1.9128	-DEFAULT	\$78,127	No	FULLY IMPROVED	401	76
70-14-14-354-013	7276 EDGEWOOD	08/29/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$118,000	36.88	\$245,633	\$81,567	\$238,433	\$166,396	1.433	1,232	\$193.53	JWP	18.9718	-DEFAULT	\$76,029	No	FULLY IMPROVED	401	76
70-14-14-376-004	7350 14TH	08/01/22	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$133,400	43.31	\$312,537	\$83,819	\$224,181	\$231,967	0.966	1,758	\$127.52	JWP	27.6768	-DEFAULT	\$77,731	No	FULLY IMPROVED	401	76
70-14-14-376-015	7224 CRESTWOOD	06/03/22	\$355,500	WD	03-ARM'S LENGTH	\$355,500	\$146,000	41.07	\$352,638	\$95,617	\$259,883	\$260,672	0.997	1,893	\$137.29	JWP	24.6230	-DEFAULT	\$88,108	No	FULLY IMPROVED	401	76
70-14-23-105-005	7136 CRESTWOOD	09/29/23	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$137,200	38.01	\$299,095	\$77,621	\$283,379	\$224,620	1.262	1,374	\$206.24	JWP	1.8390	-DEFAULT	\$71,951	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-23-107-002	1442 SHAMROCK	11/16/23	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$119,300	41.86	\$226,515	\$64,703	\$220,297	\$164,110	1.342	1,236	\$178.23	JWP	9.9167	-DEFAULT	\$54,057	No	PAVED ELECTRIC GAS WATER SEWER	401	76
Totals:			\$3,292,500			\$3,292,500	\$1,281,200		\$2,807,579		\$2,497,631	\$2,041,299			\$173.69		1.9654						
								Sale. Ratio =>	38.91			E.C.F. =>	1.224	Std. Deviation=>		0.15436659							
								Std. Dev. =>	2.89			Ave. E.C.F. =>	1.243	Ave. Variance=>		11.6187	Coefficient of Var=>		9.345733022				

KEVIN ESTATES, ME MALLARD ESTATES, OL OAKLEAF,PVE PLEASANT VIEW

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-18-280-011	4167 WOOD DUCI	12/12/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$126,700	38.98	\$316,992	\$80,174	\$244,826	\$203,339	1.204	1,500	\$163.22	ME	7.8933	-DEFAULT	\$74,162	No	FULLY IMPROVED	401	77
70-14-18-281-005	7754 PINTAIL	08/10/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$132,800	34.95	\$340,938	\$78,085	\$301,915	\$225,693	1.338	1,380	\$218.78	ME	5.4760	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	77
70-14-18-281-010	4154 WOOD DUCI	04/22/22	\$330,000	WD	09-FAMILY	\$330,000	\$129,800	39.33	\$324,417	\$79,224	\$250,776	\$210,530	1.191	1,470	\$170.60	ME	9.1797	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	77
70-14-18-289-007	7654 TEAL POND	11/18/22	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$142,800	46.67	\$339,228	\$82,006	\$223,994	\$220,858	1.014	1,250	\$179.20	ME	26.8765	-DEFAULT	\$76,940	No	FULLY IMPROVED	401	76
70-14-18-363-012	7250 PINE OAK	02/29/24	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$164,200	36.57	\$358,920	\$77,588	\$371,412	\$241,560	1.538	1,778	\$208.89	OL	25.4594	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	77
70-14-18-243-011	7845 PINTAIL	12/20/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$121,700	34.77	\$290,214	\$80,415	\$269,585	\$180,139	1.497	1,074	\$251.01	ME	21.3572	-DEFAULT	\$72,846	No	FULLY IMPROVED	401	78
70-14-29-201-011	3519 RUSH CREEK	08/05/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$133,700	35.65	\$338,102	\$78,151	\$296,849	\$223,201	1.330	1,596	\$186.00	PVE	4.6997	-DEFAULT	\$73,184	No	FULLY IMPROVED	401	77
70-14-29-201-023	6387 RUSHVIEW	09/29/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$162,400	39.13	\$359,543	\$82,729	\$332,271	\$237,680	1.398	1,790	\$185.63	PVE	11.5010	-DEFAULT	\$73,634	No	FULLY IMPROVED	401	80
70-14-18-363-015	7208 PINE OAK	08/05/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$158,200	41.09	\$385,302	\$87,639	\$297,361	\$255,582	1.163	1,456	\$204.23	OL	11.9497	-DEFAULT	\$77,731	No	FULLY IMPROVED	401	76
70-14-18-289-009	4122 WIDGEON	07/06/22	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$164,400	43.61	\$383,032	\$82,097	\$294,903	\$258,391	1.141	1,785	\$165.21	ME	14.1660	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	77
70-14-19-478-001	6511 DALE	06/23/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$129,300	40.41	\$287,554	\$83,566	\$236,434	\$175,150	1.350	1,092	\$216.51	KE	6.6931	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	76
Totals:			\$4,012,000			\$4,012,000	\$1,566,000		\$3,724,242		\$3,120,326	\$2,432,123			\$195.39		0.4656						
							Sale. Ratio =>	39.03				E.C.F. =>	1.283		Std. Deviation=>	0.159482379							
							Std. Dev. =>	3.71				Ave. E.C.F. =>	1.288		Ave. Variance=>	13.2047	Coefficient of Var=>	10.25512934					

Isolated Study (Not used)

KEVIN ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-19-478-001	6511 DALE	06/23/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$129,300	40.41	\$287,554	\$83,566	\$236,434	\$175,150	1.350	1,092	\$216.51	KE	0.0000	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	76
Totals:			\$320,000			\$320,000	\$129,300		\$287,554		\$236,434	\$175,150			\$216.51		0.0000						
							Sale. Ratio =>	40.41				E.C.F. =>	1.350		Std. Deviation=>	=STDEV(N19:N19)							
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.350		Ave. Variance=>	0.0000	Coefficient of Var=>	0					

KLE KENOWA LAKE ESTAES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-24-275-016	7012 BLISS	07/27/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$209,300	46.51	\$425,233	\$82,880	\$367,120	\$360,751	1.018	1,882	\$195.07	KLE	3.4791	-DEFAULT	\$78,286	No	FULLY IMPROVED	401	78	
70-14-24-275-020	6948 BLISS	06/16/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$170,100	42.00	\$372,418	\$91,320	\$313,680	\$296,204	1.059	1,870	\$167.74	KLE	7.6136	-DEFAULT	\$77,731	No	FULLY IMPROVED	401	78	
70-14-24-275-041	7100 BLISS	11/10/22	\$360,000	MLC	03-ARM'S LENGTH	\$360,000	\$168,400	46.78	\$384,344	\$84,561	\$275,439	\$315,894	0.872	1,531	\$179.91	KLE	11.0927	-DEFAULT	\$78,523	No	FULLY IMPROVED	401	78	
Totals:			\$1,215,000			\$1,215,000	\$547,800		\$1,181,995		\$956,239	\$972,849			\$180.91		0.0063							
								Sale. Ratio =>	45.09					E.C.F. =>	0.983	Std. Deviation=>		0.09826437						
								Std. Dev. =>	2.68					Ave. E.C.F. =>	0.983	Ave. Variance=>		7.3951	Coefficient of Var=>		7.524054085			

HP HAGER POINT, HWE HAGERWOOD, KYS KEYSTONE, TO TWO OAKS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-09-313-002	2987 PARK NORTH	04/20/23	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$130,400	39.88	\$293,089	\$82,101	\$244,899	\$200,103	1.224	1,017	\$240.81	HP	2.1599	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	88
70-14-22-211-001	7105 KEYSTONE	07/14/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$173,000	39.32	\$390,512	\$89,248	\$350,752	\$285,722	1.228	1,561	\$224.70	KYS	2.5335	-DEFAULT	\$80,067	No	FULLY IMPROVED	401	85
70-14-09-313-002	2987 PARK NORTH	02/23/24	\$365,500	WD	03-ARM'S LENGTH	\$365,500	\$130,400	35.68	\$293,089	\$82,101	\$283,399	\$200,103	1.416	1,017	\$278.66	HP	21.3999	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	88
70-14-09-347-002	2829 TWO OAKS	04/14/23	\$351,900	WD	25-PARTIAL CONSTF	\$351,900	\$83,000	23.59	\$335,239	\$82,839	\$269,061	\$239,379	1.124	1,260	\$213.54	TO	7.8268	-DEFAULT	\$76,556	No	FULLY IMPROVED	401	100
70-14-09-348-005	2889 TWO OAKS	01/03/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$37,700	10.77	\$347,890	\$79,299	\$270,701	\$254,735	1.063	1,172	\$230.97	TO	13.9586	-DEFAULT	\$71,103	No	FULLY IMPROVED	401	99
70-14-09-313-004	8356 BRIAR	03/24/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$147,300	39.28	\$348,588	\$82,830	\$292,170	\$252,048	1.159	1,690	\$172.88	HP	4.3079	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	88
Totals:						#####	#####																
							\$701,800		\$2,008,407		\$1,710,982	\$1,432,090			\$226.93		0.7519						
							Sale. Ratio =>		31.76			E.C.F. =>	1.195		Std. Deviation=>		0.121959						
							Std. Dev. =>		11.85			Ave. E.C.F. =>	1.202		Ave. Variance=>		8.6978	Coefficient of Var=>		7.234474699			

Isolated Study (Not used)

KYS KEYSTONE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-22-211-001	7105 KEYSTONE	07/14/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$173,000	39.32	\$390,512	\$89,248	\$350,752	\$285,722	1.228	1,561	\$224.70	KYS	0.0000	-DEFAULT	\$80,067	No	FULLY IMPROVED	401	85
Totals:						\$440,000	\$173,000		\$390,512		\$350,752	\$285,722			\$224.70		0.0000						
							Sale. Ratio =>		39.32			E.C.F. =>	1.228		Std. Deviation=>		#DIV/0!						
							Std. Dev. =>		#DIV/0!			Ave. E.C.F. =>	1.228		Ave. Variance=>		0.0000	Coefficient of Var=>		0			

LLE LAMPLIGHT ESTATES, LLH LAMPLIGHTER HILLS AND NYHOLT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-09-475-001	8205 EMBERLY	10/06/23	\$365,000	WD	33-TO BE DETERMINED	\$365,000	\$149,800	41.04	\$325,841	\$91,998	\$273,002	\$229,483	1.190	1,336	\$204.34	LLE	7.0959	-DEFAULT	\$81,288	No	FULLY IMPROVED	401	78
70-14-09-479-016	8101 CRESTVIEW	04/11/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$130,800	34.88	\$363,526	\$86,504	\$288,496	\$271,857	1.061	1,968	\$146.59	LLE	5.7475	-DEFAULT	\$54,926	No	PAVED ELECTRIC GAS WATER	401	80
70-14-09-479-021	8056 AMELIA	09/05/23	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$154,400	44.24	\$343,837	\$80,503	\$268,497	\$258,424	1.039	1,872	\$143.43	LLE	7.9702	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	76
70-14-09-480-001	8198 CRESTVIEW	06/14/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$148,400	41.22	\$324,777	\$86,360	\$273,640	\$233,972	1.170	1,388	\$197.15	LLE	5.0863	-DEFAULT	\$54,415	No	PAVED ELECTRIC GAS WATER	401	82
70-14-09-480-004	8150 CRESTVIEW	06/01/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$132,300	39.49	\$353,190	\$105,688	\$229,312	\$242,887	0.944	1,868	\$122.76	LLE	17.4572	-DEFAULT	\$55,029	No	PAVED ELECTRIC GAS WATER	401	80
70-14-10-304-001	2360 BAUER	09/21/23	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$120,400	39.35	\$283,984	\$79,886	\$226,114	\$200,292	1.129	1,104	\$204.81	LLE	1.0238	-DEFAULT	\$72,169	No	PAVED ELECTRIC GAS WATER STORM	401	81
70-14-10-304-018	8258 HEARTHWAY	08/04/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$106,900	33.94	\$274,543	\$80,143	\$234,857	\$190,775	1.231	1,233	\$190.48	LLE	11.2385	-DEFAULT	\$75,167	No	FULLY IMPROVED	401	76
70-14-10-352-001	2390 BASSWOOD	06/02/22	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$141,400	42.72	\$359,481	\$94,693	\$236,307	\$259,851	0.909	2,202	\$107.31	LLE	20.9286	-DEFAULT	\$77,335	No	FULLY IMPROVED	401	76
70-14-10-353-002	8215 LAMPLIGHT	08/08/23	\$305,300	CD	03-ARM'S LENGTH	\$305,300	\$132,400	43.37	\$286,456	\$83,171	\$222,129	\$199,495	1.113	1,224	\$181.48	LLE	0.5222	-DEFAULT	\$78,048	No	FULLY IMPROVED	401	76
70-14-10-355-001	8210 LAMPLIGHT	08/07/23	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$152,300	47.30	\$332,842	\$84,863	\$237,137	\$243,355	0.974	1,805	\$131.38	LLE	14.4233	-DEFAULT	\$79,315	No	FULLY IMPROVED	401	76
70-14-10-355-006	8118 TEAKWOOD	09/14/23	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$134,000	38.30	\$300,686	\$76,042	\$273,858	\$220,455	1.242	1,635	\$167.50	LLE	12.3557	-DEFAULT	\$70,565	No	PAVED ELECTRIC GAS WATER STORM	401	76
70-14-09-448-022	2455 BASSWOOD	06/17/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$111,900	33.91	\$285,060	\$81,646	\$248,354	\$199,621	1.244	1,152	\$215.59	LLH	12.5445	-DEFAULT	\$72,453	No	FULLY IMPROVED	401	76
70-14-09-449-008	8215 CRESTVIEW	09/27/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$137,900	39.40	\$293,842	\$79,803	\$270,197	\$210,048	1.286	1,306	\$206.89	LLH	16.7677	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	76
70-14-15-172-010	7751 LAMPLIGHT	08/16/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$106,900	35.63	\$278,747	\$81,418	\$218,582	\$193,650	1.129	1,275	\$171.44	LLE	1.0069	-DEFAULT	\$75,646	No	FULLY IMPROVED	401	80
70-14-15-172-014	7721 LAMPLIGHT	06/08/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$121,500	41.90	\$259,270	\$83,649	\$206,351	\$172,346	1.197	1,170	\$176.37	LLE	7.8622	-DEFAULT	\$75,646	No	FULLY IMPROVED	401	76
70-14-15-173-011	7736 LAMPLIGHT	09/07/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$108,800	36.88	\$290,806	\$80,876	\$214,124	\$206,016	1.039	1,396	\$153.38	LLE	7.9323	-DEFAULT	\$75,646	No	FULLY IMPROVED	401	76

Totals:	\$5,278,200		\$5,278,200	\$2,090,100		\$4,956,888		\$3,920,957	\$3,532,527		\$170.06		0.8723										
			Sale. Ratio =>			39.60		E.C.F. =>			1.110		Std. Deviation=>		0.11454643								
			Std. Dev. =>			3.88		Ave. E.C.F. =>			1.119		Ave. Variance=>		9.3727		Coefficient of Var=>		8.378335592				

Isolated Study (Not used)

LLE LAMPLIGHT ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-09-475-001	8205 EMBERLY	10/06/23	\$365,000	WD	33-TO BE DETERMINED	\$365,000	\$149,800	41.04	\$325,841	\$91,998	\$273,002	\$229,483	1.190	1,336	\$204.34	LLE	9.1896	-DEFAULT	\$81,288	No	FULLY IMPROVED	401	78
70-14-09-479-016	8101 CRESTVIEW	04/11/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$130,800	34.88	\$363,526	\$86,504	\$288,496	\$271,857	1.061	1,968	\$146.59	LLE	3.6538	-DEFAULT	\$54,926	No	PAVED ELECTRIC GAS WATER	401	80
70-14-09-479-021	8056 AMELIA	09/05/23	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$154,400	44.24	\$343,837	\$80,503	\$268,497	\$258,424	1.039	1,872	\$143.43	LLE	5.8765	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	76
70-14-09-480-001	8198 CRESTVIEW	06/14/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$148,400	41.22	\$324,777	\$86,360	\$273,640	\$233,972	1.170	1,388	\$197.15	LLE	7.1800	-DEFAULT	\$54,415	No	PAVED ELECTRIC GAS WATER	401	82
70-14-09-480-004	8150 CRESTVIEW	06/01/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$132,300	39.49	\$353,190	\$105,688	\$229,312	\$242,887	0.944	1,868	\$122.76	LLE	15.3635	-DEFAULT	\$55,029	No	PAVED ELECTRIC GAS WATER	401	80
70-14-10-304-001	2360 BAUER	09/21/23	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$120,400	39.35	\$283,984	\$79,886	\$226,114	\$200,292	1.129	1,104	\$204.81	LLE	3.1175	-DEFAULT	\$72,169	No	PAVED ELECTRIC GAS WATER STORM	401	81
70-14-10-304-018	8258 HEARTHWAY	08/04/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$106,900	33.94	\$274,543	\$80,143	\$234,857	\$190,775	1.231	1,233	\$190.48	LLE	13.3322	-DEFAULT	\$75,167	No	FULLY IMPROVED	401	76
70-14-10-352-001	2390 BASSWOOD	06/02/22	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$141,400	42.72	\$359,481	\$94,693	\$236,307	\$259,851	0.909	2,202	\$107.31	LLE	18.8349	-DEFAULT	\$77,335	No	FULLY IMPROVED	401	76
70-14-10-353-002	8215 LAMPLIGHT	08/08/23	\$305,300	CD	03-ARM'S LENGTH	\$305,300	\$132,400	43.37	\$286,456	\$83,171	\$222,129	\$199,495	1.113	1,224	\$181.48	LLE	1.5715	-DEFAULT	\$78,048	No	FULLY IMPROVED	401	76
70-14-10-355-001	8210 LAMPLIGHT	08/07/23	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$152,300	47.30	\$332,842	\$84,863	\$237,137	\$243,355	0.974	1,805	\$131.38	LLE	12.3296	-DEFAULT	\$79,315	No	FULLY IMPROVED	401	76
70-14-10-355-006	8118 TEAKWOOD	09/14/23	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$134,000	38.30	\$300,686	\$76,042	\$273,858	\$220,455	1.242	1,635	\$167.50	LLE	14.4494	-DEFAULT	\$70,565	No	PAVED ELECTRIC GAS WATER STORM	401	76
70-14-15-172-010	7751 LAMPLIGHT	08/16/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$106,900	35.63	\$278,747	\$81,418	\$218,582	\$193,650	1.129	1,275	\$171.44	LLE	3.1006	-DEFAULT	\$75,646	No	FULLY IMPROVED	401	80
70-14-15-172-014	7721 LAMPLIGHT	06/08/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$121,500	41.90	\$259,270	\$83,649	\$206,351	\$172,346	1.197	1,170	\$176.37	LLE	9.9560	-DEFAULT	\$75,646	No	FULLY IMPROVED	401	76
70-14-15-173-011	7736 LAMPLIGHT	09/07/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$108,800	36.88	\$290,806	\$80,876	\$214,124	\$206,016	1.039	1,396	\$153.38	LLE	5.8386	-DEFAULT	\$75,646	No	FULLY IMPROVED	401	76

Totals:	\$4,598,200		\$4,598,200	\$1,840,300		\$4,377,986		\$3,402,406	\$3,122,858		\$164.17		0.8227										
			Sale. Ratio =>			40.02		E.C.F. =>			1.090		Std. Deviation=>		0.106274								
			Std. Dev. =>			3.84		Ave. E.C.F. =>			1.098		Ave. Variance=>		8.8424		Coefficient of Var=>		8.05507634				

LLE LAMPLIGHT ESTATES, LLH LAMPLIGHTER HILLS AND NYHOLT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-09-475-001	8205 EMBERLY	10/06/23	\$365,000	WD	33-TO BE DETERMIN	\$365,000	\$149,800	41.04	\$325,841	\$91,998	\$273,002	\$229,483	1.190	1,336	\$204.34	LLE	5.7007	-DEFAULT	\$81,288	No	FULLY IMPROVED	401	78	
70-14-09-479-016	8101 CRESTVIEW	04/11/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$130,800	34.88	\$363,526	\$86,504	\$288,496	\$271,857	1.061	1,968	\$146.59	LLE	7.1428	-DEFAULT	\$54,926	No	PAVED ELECTRIC G.	401	80	
70-14-09-479-021	8056 AMELIA	09/05/23	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$154,400	44.24	\$343,837	\$80,503	\$268,497	\$258,424	1.039	1,872	\$143.43	LLE	9.3655	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	76	
70-14-09-480-001	8198 CRESTVIEW	06/14/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$148,400	41.22	\$324,777	\$86,360	\$273,640	\$233,972	1.170	1,388	\$197.15	LLE	3.6910	-DEFAULT	\$54,415	No	PAVED ELECTRIC G.	401	82	
70-14-09-480-004	8150 CRESTVIEW	06/01/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$132,300	39.49	\$353,190	\$105,688	\$229,312	\$242,887	0.944	1,868	\$122.76	LLE	18.8524	-DEFAULT	\$55,029	No	PAVED ELECTRIC G.	401	80	
70-14-10-304-001	2360 BAUER	09/21/23	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$120,400	39.35	\$283,984	\$79,886	\$226,114	\$200,292	1.129	1,104	\$204.81	LLE	0.3714	-DEFAULT	\$72,169	No	PAVED ELECTRIC G.	401	81	
70-14-10-304-018	8258 HEARTHWAY	08/04/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$106,900	33.94	\$274,543	\$80,143	\$234,857	\$190,775	1.231	1,233	\$190.48	LLE	9.8433	-DEFAULT	\$75,167	No	FULLY IMPROVED	401	76	
70-14-10-353-002	8215 LAMPLIGHT	08/08/23	\$305,300	CD	03-ARM'S LENGTH	\$305,300	\$132,400	43.37	\$286,456	\$83,171	\$222,129	\$199,495	1.113	1,224	\$181.48	LLE	1.9175	-DEFAULT	\$78,048	No	FULLY IMPROVED	401	76	
70-14-10-355-001	8210 LAMPLIGHT	08/07/23	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$152,300	47.30	\$332,842	\$84,863	\$237,137	\$243,355	0.974	1,805	\$131.38	LLE	15.8186	-DEFAULT	\$79,315	No	FULLY IMPROVED	401	76	
70-14-10-355-006	8118 TEAKWOOD	09/14/23	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$134,000	38.30	\$300,686	\$76,042	\$273,858	\$220,455	1.242	1,635	\$167.50	LLE	10.9604	-DEFAULT	\$70,565	No	PAVED ELECTRIC G.	401	76	
70-14-09-448-022	2455 BASSWOOD	06/17/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$111,900	33.91	\$285,060	\$81,646	\$248,354	\$199,621	1.244	1,152	\$215.59	LLH	11.1493	-DEFAULT	\$72,453	No	FULLY IMPROVED	401	76	
70-14-09-449-008	8215 CRESTVIEW	09/27/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$137,900	39.40	\$293,842	\$79,803	\$270,197	\$210,048	1.286	1,306	\$206.89	LLH	15.3724	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	76	
70-14-15-172-010	7751 LAMPLIGHT	08/16/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$106,900	35.63	\$278,747	\$81,418	\$218,582	\$193,650	1.129	1,275	\$171.44	LLE	0.3884	-DEFAULT	\$75,646	No	FULLY IMPROVED	401	80	
70-14-15-172-014	7721 LAMPLIGHT	06/08/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$121,500	41.90	\$259,270	\$83,649	\$206,351	\$172,346	1.197	1,170	\$176.37	LLE	6.4670	-DEFAULT	\$75,646	No	FULLY IMPROVED	401	76	
70-14-15-173-011	7736 LAMPLIGHT	09/07/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$108,800	36.88	\$290,806	\$80,876	\$214,124	\$206,016	1.039	1,396	\$153.38	LLE	9.3276	-DEFAULT	\$75,646	No	FULLY IMPROVED	401	76	
Totals:						#####	#####		\$1,948,700		\$4,597,407				\$174.24		0.6751							
								Sale. Ratio =>	39.39					E.C.F. =>	1.126	Std. Deviation=>	0.10354172							
								Std. Dev. =>	3.93					Ave. E.C.F. =>	1.133	Ave. Variance=>	8.4245	Coefficient of Var=>	7.438018242					

Isolated Study (Not used)

LLH LAMPLIGHTER HILLS AND NYHOLT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-09-448-022	2455 BASSWOOD	06/17/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$111,900	33.91	\$285,060	\$81,646	\$248,354	\$199,621	1.244	1,152	\$215.59	LLH	2.1116	-DEFAULT	\$72,453	No	FULLY IMPROVED	401	76	
70-14-09-449-008	8215 CRESTVIEW	09/27/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$137,900	39.40	\$293,842	\$79,803	\$270,197	\$210,048	1.286	1,306	\$206.89	LLH	2.1116	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	76	
Totals:						\$680,000	\$249,800		\$578,902		\$518,551	\$409,669			\$211.24		0.0537							
								Sale. Ratio =>	36.74					E.C.F. =>	1.266	Std. Deviation=>	0.02986213							
								Std. Dev. =>	3.88					Ave. E.C.F. =>	1.265	Ave. Variance=>	2.1116	Coefficient of Var=>	1.668906971					

LOW:09-100

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-04-353-003	8909 EMERADO	01/24/24	\$603,832	WD	03-ARM'S LENGTH	\$603,832	\$0	0.00	\$376,235	\$73,240	\$530,592	\$302,995	1.751	2,420	\$219.25	LOW	58.3492	NEW TRADITIONAL	\$73,240	No	FULLY IMPROVED	401	61
70-14-04-353-004	8897 EMERADO	01/19/24	\$630,419	WD	03-ARM'S LENGTH	\$630,419	\$0	0.00	\$367,402	\$74,114	\$556,305	\$293,288	1.897	2,847	\$195.40	LOW	72.9122	NEW TRADITIONAL	\$74,114	No	FULLY IMPROVED	401	58
70-14-04-353-010	8847 EMERADO	12/29/23	\$427,770	WD	03-ARM'S LENGTH	\$427,770	\$0	0.00	\$365,381	\$80,676	\$347,094	\$325,925	1.065	2,008	\$172.86	LOW	10.2714	-DEFAULT	\$72,565	No	FULLY IMPROVED	401	100
70-14-04-357-010	3075 DEER HAVEN	02/23/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$212,200	36.59	\$479,322	\$93,114	\$486,886	\$442,123	1.101	2,466	\$197.44	LOW	6.6421	-DEFAULT	\$81,676	No	FULLY IMPROVED	401	96
70-14-04-357-016	3063 DEER HAVEN	09/25/23	\$647,900	WD	03-ARM'S LENGTH	\$647,900	\$275,100	42.46	\$574,179	\$81,761	\$566,139	\$563,710	1.004	2,986	\$189.60	LOW	16.3357	-DEFAULT	\$74,306	No	FULLY IMPROVED	401	98
70-14-04-358-004	3084 DEER HAVEN	08/04/23	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$226,800	42.00	\$467,846	\$78,301	\$461,699	\$445,943	1.035	2,578	\$179.09	LOW	13.2335	-DEFAULT	\$70,934	No	FULLY IMPROVED	401	96
70-14-04-358-005	3082 DEER HAVEN	07/28/23	\$474,900	WD	03-ARM'S LENGTH	\$474,900	\$45,500	9.58	\$395,141	\$80,087	\$394,813	\$360,668	1.095	1,847	\$213.76	LOW	7.2993	-DEFAULT	\$73,071	No	FULLY IMPROVED	401	100
70-14-04-358-011	8812 EMERADO	10/21/22	\$540,831	WD	03-ARM'S LENGTH	\$540,831	\$37,700	6.97	\$559,056	\$85,469	\$455,362	\$542,153	0.840	2,578	\$176.63	LOW	32.7752	-DEFAULT	\$74,114	No	FULLY IMPROVED	401	99
70-14-04-371-002	3051 DEER HAVEN	08/04/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$178,600	37.21	\$366,603	\$81,215	\$398,785	\$326,707	1.221	1,968	\$202.63	LOW	5.2956	-DEFAULT	\$72,340	No	FULLY IMPROVED	401	99
70-14-05-482-002	3267 DEER HAVEN	01/26/24	\$434,404	WD	03-ARM'S LENGTH	\$434,404	\$40,500	9.32	\$317,628	\$70,495	\$363,909	\$282,913	1.286	0	#DIV/0!	LOW	11.8627	-DEFAULT	\$70,495	No	FULLY IMPROVED	401	100
70-14-05-482-003	3255 DEER HAVEN	10/06/23	\$408,746	WD	03-ARM'S LENGTH	\$408,746	\$40,500	9.91	\$378,865	\$78,634	\$330,112	\$343,699	0.960	2,145	\$153.90	LOW	20.7196	-DEFAULT	\$71,215	No	FULLY IMPROVED	401	100
70-14-05-482-004	3243 DEER HAVEN	12/05/23	\$397,137	WD	03-ARM'S LENGTH	\$397,137	\$40,500	10.20	\$348,928	\$75,941	\$321,196	\$312,510	1.028	1,496	\$214.70	LOW	13.9872	-DEFAULT	\$71,103	No	FULLY IMPROVED	401	100
70-14-05-482-006	3229 DEER HAVEN	11/22/23	\$403,142	WD	03-ARM'S LENGTH	\$403,142	\$40,500	10.05	\$330,190	\$74,192	\$328,950	\$293,061	1.122	1,496	\$219.89	LOW	4.5205	-DEFAULT	\$69,461	No	FULLY IMPROVED	401	100
70-14-05-482-012	3169 DEER HAVEN	11/15/22	\$430,350	WD	03-ARM'S LENGTH	\$430,350	\$0	0.00	\$387,074	\$79,184	\$351,166	\$352,466	0.996	1,539	\$228.18	LOW	17.1355	-DEFAULT	\$70,495	No	FULLY IMPROVED	401	99
70-14-05-482-014	3145 DEER HAVEN	12/29/23	\$442,325	WD	03-ARM'S LENGTH	\$442,325	\$40,500	9.16	\$365,120	\$76,670	\$365,655	\$330,212	1.107	1,496	\$244.42	LOW	6.0331	-DEFAULT	\$69,668	No	FULLY IMPROVED	401	100
70-14-05-483-001	3270 DEER HAVEN	01/17/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$0	0.00	\$366,157	\$75,422	\$374,578	\$332,828	1.125	1,920	\$195.09	LOW	4.2224	-DEFAULT	\$67,945	No	FULLY IMPROVED	401	99
70-14-05-483-003	3244 DEER HAVEN	08/08/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$71,800	16.13	\$390,147	\$76,065	\$368,935	\$359,555	1.026	1,700	\$217.02	LOW	14.1577	-DEFAULT	\$68,565	No	FULLY IMPROVED	401	100
70-14-05-483-004	3232 DEER HAVEN	01/18/23	\$448,450	WD	03-ARM'S LENGTH	\$448,450	\$0	0.00	\$371,554	\$75,781	\$372,669	\$338,595	1.101	2,200	\$169.40	LOW	6.7032	-DEFAULT	\$69,048	No	FULLY IMPROVED	401	99
70-14-05-496-010	3171 LOWINGSIDE	06/08/23	\$591,000	WD	03-ARM'S LENGTH	\$591,000	\$236,600	40.03	\$495,353	\$88,315	\$502,685	\$465,969	1.079	2,342	\$214.64	LOW	8.8871	-DEFAULT	\$76,029	No	FULLY IMPROVED	401	93
70-14-05-498-001	8900 ABBINGTON	05/31/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$151,600	36.10	\$317,043	\$80,636	\$339,364	\$270,634	1.254	1,660	\$204.44	LOW	8.6293	-DEFAULT	\$72,059	No	FULLY IMPROVED	401	97
70-14-09-101-006	3152 LOWINGSIDE	08/03/22	\$471,400	WD	03-ARM'S LENGTH	\$471,400	\$187,700	39.82	\$438,729	\$83,233	\$388,167	\$406,965	0.954	2,480	\$156.52	LOW	21.3856	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	93
70-14-09-101-013	3174 LOWINGSIDE	09/08/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$217,500	37.83	\$472,993	\$82,707	\$492,293	\$446,792	1.102	1,764	\$279.08	LOW	6.5826	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	95
70-14-09-102-001	3165 LOWINGSIDE	06/24/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$169,500	32.60	\$379,579	\$86,890	\$433,110	\$335,065	1.293	2,204	\$196.51	LOW	12.4951	-DEFAULT	\$76,029	No	FULLY IMPROVED	401	93
70-14-09-102-007	3139 LOWINGSIDE	08/03/22	\$584,900	WD	03-ARM'S LENGTH	\$584,900	\$225,500	38.55	\$498,710	\$80,202	\$504,698	\$479,100	1.053	2,526	\$199.80	LOW	11.4236	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	93
70-14-09-102-007	3139 LOWINGSIDE	07/27/23	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$241,300	38.61	\$498,710	\$80,202	\$544,798	\$479,100	1.137	2,526	\$215.68	LOW	3.0537	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	93
70-14-09-102-010	3113 LOWINGSIDE	07/21/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$201,900	39.20	\$416,722	\$79,903	\$435,097	\$385,584	1.128	1,962	\$221.76	LOW	3.9254	-DEFAULT	\$71,328	No	FULLY IMPROVED	401	93
70-14-09-112-016	3100 BLAIRWOOD	04/14/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$245,500	41.26	\$516,013	\$88,619	\$506,381	\$489,272	1.035	2,752	\$184.00	LOW	13.2698	-DEFAULT	\$76,940	No	FULLY IMPROVED	401	94
70-14-09-119-003	8704 TWIN LAKES	09/21/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$171,900	36.19	\$427,772	\$81,222	\$393,778	\$316,581	1.244	1,552	\$253.72	LOW	7.6181	-DEFAULT	\$71,609	No	FULLY IMPROVED	401	90
70-14-09-126-007	2971 BAYWOOD	08/14/23	\$677,000	WD	03-ARM'S LENGTH	\$677,000	\$270,500	39.96	\$578,813	\$84,076	\$592,924	\$566,365	1.047	2,429	\$244.10	LOW	12.0772	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	94
70-14-09-127-001	3046 BRIXTON	06/15/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$219,900	35.18	\$533,815	\$83,625	\$541,375	\$515,369	1.050	2,974	\$182.04	LOW	11.7204	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	94
70-14-09-127-005	3014 BRIXTON	08/08/22	\$559,900	WD	03-ARM'S LENGTH	\$559,900	\$257,000	45.90	\$556,343	\$84,762	\$475,138	\$539,857	0.880	2,756	\$172.40	LOW	28.7547	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	94
70-14-09-127-009	2958 BRIXTON	03/28/23	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$242,300	41.07	\$528,456	\$93,977	\$496,023	\$497,383	0.997	2,272	\$218.32	LOW	17.0400	-DEFAULT	\$82,903	No	FULLY IMPROVED	401	94
70-14-09-127-011	2945 BRIXTON	08/18/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$0	0.00	\$480,827	\$87,635	\$522,365	\$450,118	1.161	2,144	\$243.64	LOW	0.7160	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	96
70-14-09-127-021	2930 BAYWOOD	07/10/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$219,800	41.47	\$446,629	\$85,887	\$444,113	\$412,970	1.075	2,248	\$197.56	LOW	9.2254	-DEFAULT	\$79,592	No	FULLY IMPROVED	401	95
70-14-09-158-005	2976 LEHIGH	05/24/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$258,500	44.96	\$601,870	\$88,901	\$486,099	\$468,608	1.037	3,199	\$151.95	LOW	13.0340	-DEFAULT	\$79,711	No	FULLY IMPROVED	401	84
70-14-09-158-006	2960 LEHIGH	06/29/22	\$457,000	WD	03-ARM'S LENGTH	\$457,000	\$183,900	40.24	\$422,704	\$86,655	\$370,345	\$306,988	1.206	2,064	\$179.43	LOW	3.8717	-DEFAULT	\$80,107	No	FULLY IMPROVED	401	84
70-14-09-163-009	8501 TWIN LAKES	07/20/22	\$489,900	WD	03-ARM'S LENGTH	\$489,900	\$173,900	35.50	\$432,307	\$85,306	\$404,594	\$316,993	1.276	2,212	\$182.91	LOW	10.8685	-DEFAULT	\$78,523	No	FULLY IMPROVED	401	83
70-14-09-163-009	8501 TWIN LAKES	04/07/22	\$412,500	WD	03-ARM'S LENGTH	\$412,500	\$173,900	42.16	\$432,307	\$85,306	\$327,194	\$316,993	1.032	2,212	\$147.92	LOW	13.5484	-DEFAULT	\$78,523	No	FULLY IMPROVED	401	83
70-14-09-163-018	8559 TWIN LAKES	06/24/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$167,200	37.16	\$387,743	\$76,597	\$373,403	\$284,239	1.314	1,880	\$198.62	LOW	14.6030	-DEFAULT	\$70,765	No	FULLY IMPROVED	401	84
70-14-09-166-002	8631 TWIN LAKES	09/12/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$240,000	46.15	\$486,446	\$78,048	\$441,952	\$373,080	1.185	2,484	\$177.92	LOW	1.6937	-DEFAULT	\$73,296	No	FULLY IMPROVED	401	85
70-14-09-168-008	8540 TWIN LAKES	10/12/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$198,100	44.52	\$460,144	\$84,900	\$360,100	\$342,793	1.050	2,266	\$158.91	LOW	11.7179	-DEFAULT	\$71,890	No	FULLY IMPROVED	401	89
70-14-09-170-010	3063 GILMORE	08/30/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$141,500	34.10	\$326,329	\$75,624	\$339,376	\$229,024	1.482	1,274	\$266.39	LOW	31.4168	-DEFAULT	\$69,392	No	FULLY IMPROVED	401	85
70-14-09-171-022	8460 TUCKER	03/19/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$164,400	49.82	\$339,012	\$73,034	\$256,966	\$242,977	1.058	1,776	\$144.69	LOW	11.00						

GN GEORGETOWN NORTH, GP GEORGETOWN PINES, LPRP LITTLE PINE AND RED PINE ESTATES, RO ROYAL OAK ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-18-401-001	7587 PHEASANT RUN	12/07/23	\$361,000	WD	03-ARMSLENGTH	\$361,000	\$143,200	39.67	\$335,981	\$110,942	\$250,058	\$215,039	1.163	1,329	\$188.16	GN	6.2384	-DEFAULT	\$78,879	No	FULLY IMPROVED	401	76
70-14-18-403-003	7424 PHEASANT RUN	05/19/22	\$325,000	WD	03-ARMSLENGTH	\$325,000	\$121,100	37.26	\$295,893	\$79,883	\$245,117	\$206,220	1.189	1,560	\$157.13	GN	3.8615	-DEFAULT	\$74,306	No	FULLY IMPROVED	401	80
70-14-18-415-004	4299 HERITAGE	05/11/22	\$350,000	WD	03-ARMSLENGTH	\$350,000	\$121,300	34.66	\$381,644	\$71,591	\$278,409	\$300,719	1.387	1,264	\$220.26	GN	16.1826	-DEFAULT	\$64,594	No	FULLY IMPROVED	401	76
70-14-18-460-001	4327 PHEASANT RUN	08/04/22	\$385,000	WD	03-ARMSLENGTH	\$385,000	\$136,500	35.45	\$334,384	\$83,318	\$301,682	\$239,909	1.257	1,297	\$232.60	GN	3.2250	-DEFAULT	\$78,088	No	FULLY IMPROVED	401	76
70-14-18-461-006	7336 PHEASANT RUN	09/29/22	\$300,000	WD	03-ARMSLENGTH	\$300,000	\$119,600	39.87	\$275,983	\$76,133	\$223,867	\$190,969	1.172	1,104	\$202.78	GN	5.2966	-DEFAULT	\$69,392	No	FULLY IMPROVED	401	76
70-14-18-461-017	4331 HERITAGE	02/27/23	\$294,000	WD	03-ARMSLENGTH	\$294,000	\$111,400	37.89	\$264,091	\$79,640	\$214,360	\$176,255	1.216	1,116	\$192.08	GN	0.9038	-DEFAULT	\$74,737	No	FULLY IMPROVED	401	76
70-14-19-228-015	7157 ROYAL OAK	10/31/22	\$345,000	WD	03-ARMSLENGTH	\$345,000	\$144,300	41.83	\$319,143	\$89,400	\$255,600	\$219,534	1.164	1,232	\$207.47	RO	6.0949	-DEFAULT	\$79,315	No	FULLY IMPROVED	401	79
70-14-18-473-028	4350 HERITAGE	09/28/23	\$332,000	WD	03-ARMSLENGTH	\$332,000	\$119,800	36.08	\$268,376	\$80,359	\$251,641	\$179,662	1.401	1,074	\$234.30	GN	17.5401	-DEFAULT	\$74,067	No	FULLY IMPROVED	401	76
70-14-18-474-006	4318 GLEN HOLLOW	04/22/22	\$297,000	WD	03-ARMSLENGTH	\$297,000	\$123,300	41.52	\$290,801	\$82,910	\$214,090	\$198,653	1.078	1,299	\$164.81	GN	14.7525	-DEFAULT	\$75,024	No	FULLY IMPROVED	401	76
Totals:						\$2,989,000	\$1,140,500		\$2,666,096		\$2,234,824	\$1,826,960			\$199.95		0.1986						
							Sale. Ratio =>	38.16			E.C.F. =>	1.223			Std. Deviation=>	0.1069995							
							Std. Dev. =>	2.61			Ave. E.C.F. =>	1.225			Ave. Variance=>	8.2106	Coefficient of Var=>	6.701249236					

Isolated Study (Not Used)

LPRP LITTLE PINE AND RED PINE ESTATES

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

MA MEADOWBROOK ACRES AND CEDARCREST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-10-174-002	8465 CEDARCREST	07/29/22	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$110,900	38.57	\$314,827	\$98,260	\$189,240	\$203,091	0.932	1,468	\$128.91	MA	18.0388	-DEFAULT	\$90,676	No	PAVED ELECTRIC GAS WATER STORM	401	76	
70-14-10-175-003	8534 CEDARCREST	06/03/22	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$123,200	37.79	\$350,590	\$96,398	\$229,602	\$238,375	0.963	1,460	\$157.26	MA	14.8989	-DEFAULT	\$91,198	No	PAVED ELECTRIC GAS WATER STORM	401	80	
70-14-10-246-010	1695 OAKBROOK	03/01/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$109,900	33.30	\$286,888	\$75,552	\$254,448	\$198,186	1.284	1,272	\$200.04	MA	17.1701	-DEFAULT	\$68,895	No	PAVED ELECTRIC GAS WATER STORM	401	78	
70-14-10-247-008	8599 SHADOWBROOK	08/21/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$155,900	39.97	\$332,965	\$76,438	\$313,562	\$240,565	1.303	1,274	\$246.12	MA	19.1255	-DEFAULT	\$57,814	No	PAVED ELECTRIC GAS WATER STORM	401	78	
70-14-10-247-014	8559 THORNBROOK	07/15/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$108,800	36.27	\$280,712	\$74,718	\$225,282	\$193,176	1.166	1,200	\$187.74	MA	5.4014	-DEFAULT	\$69,686	No	PAVED ELECTRIC GAS WATER STORM	401	78	
70-14-10-247-015	8543 THORNBROOK	03/20/23	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$118,800	35.68	\$323,570	\$76,545	\$256,455	\$231,654	1.107	1,372	\$186.92	MA	0.5125	-DEFAULT	\$69,686	No	PAVED ELECTRIC GAS WATER STORM	401	76	
70-14-10-248-016	8672 HONEYBROOK	10/18/22	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$120,900	36.31	\$317,336	\$81,053	\$251,947	\$221,580	1.137	1,337	\$188.44	MA	2.4860	-DEFAULT	\$73,084	No	PAVED ELECTRIC GAS WATER STORM	401	84	
70-14-10-297-005	1680 SPRINGBROOK	04/25/23	\$341,680	WD	03-ARM'S LENGTH	\$341,680	\$134,700	39.42	\$337,375	\$89,535	\$252,145	\$232,418	1.085	1,469	\$171.64	MA	2.7310	-DEFAULT	\$83,622	No	PAVED ELECTRIC GAS WATER STORM	401	78	
70-14-11-103-001	1581 HONEYBROOK	05/06/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$108,300	39.38	\$279,319	\$71,298	\$203,702	\$195,077	1.044	1,420	\$143.45	MA	6.7973	-DEFAULT	\$69,071	No	PAVED ELECTRIC GAS WATER STORM	401	76	
70-14-11-104-003	1564 HONEYBROOK	06/28/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$102,900	36.75	\$273,888	\$80,987	\$199,013	\$180,898	1.100	1,246	\$159.72	MA	1.2045	-DEFAULT	\$73,694	No	PAVED ELECTRIC GAS WATER STORM	401	76	
Totals:			\$3,196,180			\$3,196,180	\$1,194,300		\$3,097,470		\$2,375,396	\$2,135,021			\$177.02		0.0401							
								Sale. Ratio =>	37.37					E.C.F. =>	1.113	Std. Deviation=>		0.1201251						
								Std. Dev. =>	2.08					Ave. E.C.F. =>	1.112	Ave. Variance=>		8.8366	Coefficient of Var=>		7.945258271			

GEW GLENEAGLE WEST, MAE MAPLE ACRES, PAR 5

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-26-175-019	1459 JOSEPH	08/22/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$171,400	37.67	\$456,530	\$84,131	\$370,869	\$365,488	1.015	1,945	\$190.68	GEW	18.9534	-DEFAULT	\$78,206	No	FULLY IMPROVED	407	76	
70-14-26-305-001	5936 JULIE	07/20/23	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$127,500	35.52	\$321,144	\$85,179	\$273,821	\$231,586	1.182	1,396	\$196.15	GEW	2.1883	-DEFAULT	\$78,800	No	FULLY IMPROVED	407	76	
70-14-26-305-022	1603 REBECCA	06/09/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$166,200	31.96	\$434,554	\$86,832	\$433,168	\$341,269	1.269	1,619	\$267.55	GEW	6.5030	-DEFAULT	\$80,344	No	FULLY IMPROVED	407	79	
70-14-24-258-003	6930 MAIER	08/18/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$117,900	37.43	\$274,346	\$81,385	\$233,615	\$189,380	1.234	1,226	\$190.55	MAE	2.9321	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	78	
70-14-24-461-003	6514 PAR FIVE	05/24/22	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$121,700	29.90	\$309,810	\$75,078	\$331,922	\$230,376	1.441	1,498	\$221.58	PAR5	23.6528	-DEFAULT	\$71,890	No	FULLY IMPROVED	401	76	
70-14-24-258-005	6898 MAIER	03/01/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$131,200	39.16	\$308,406	\$82,643	\$252,357	\$221,573	1.139	1,818	\$138.81	MAE	6.5324	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	78	
70-14-26-305-023	1593 REBECCA	06/14/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$194,200	36.99	\$476,097	\$96,341	\$428,659	\$372,708	1.150	1,751	\$244.81	GEW	5.4138	-DEFAULT	\$82,095	No	FULLY IMPROVED	407	80	
Totals:						#####	#####		\$1,030,100	\$2,580,887	\$2,324,411	\$1,952,380			\$207.16			1.3704						
								Sale. Ratio =>	35.33					E.C.F. =>	1.191	Std. Deviation=>	0.13205697							
								Std. Dev. =>	3.36					Ave. E.C.F. =>	1.204	Ave. Variance=>	9.4537	Coefficient of Var=>	7.850228451					

Isolated Study (Not used)

MAE MAPLE ACRES ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-24-258-003	6930 MAIER	08/18/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$117,900	37.43	\$274,346	\$81,385	\$233,615	\$189,380	1.234	1,226	\$190.55	MAE	4.7323	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	78	
70-14-24-258-005	6898 MAIER	03/01/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$131,200	39.16	\$308,406	\$82,643	\$252,357	\$221,573	1.139	1,818	\$138.81	MAE	4.7323	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	78	
Totals:						\$650,000	\$249,100		\$582,752	\$485,972	\$410,953	\$164.68			\$164.68			0.3707						
								Sale. Ratio =>	38.32					E.C.F. =>	1.183	Std. Deviation=>	0.06692438							
								Std. Dev. =>	1.23					Ave. E.C.F. =>	1.186	Ave. Variance=>	4.7323	Coefficient of Var=>	3.989249479					

KEVIN ESTATES, ME MALLARD ESTATES, OL OAKLEAF,PVE PLEASANT VIEW

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-18-280-011	4167 WOOD DUCK	12/12/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$126,700	38.98	\$316,992	\$80,174	\$244,826	\$203,339	1.204	1,500	\$163.22	ME	7.8933	-DEFAULT	\$74,162	No	FULLY IMPROVED	401	77
70-14-18-281-005	7754 PINTAIL	08/10/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$132,800	34.95	\$340,938	\$78,085	\$301,915	\$225,693	1.338	1,380	\$218.78	ME	5.4760	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	77
70-14-18-281-010	4154 WOOD DUCK	04/22/22	\$330,000	WD	09-FAMILY	\$330,000	\$129,800	39.33	\$324,417	\$79,224	\$250,776	\$210,530	1.191	1,470	\$170.60	ME	9.1797	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	77
70-14-18-289-007	7654 TEAL POND	11/18/22	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$142,800	46.67	\$339,228	\$82,006	\$223,994	\$220,858	1.014	1,250	\$179.20	ME	26.8765	-DEFAULT	\$76,940	No	FULLY IMPROVED	401	76
70-14-18-363-012	7250 PINE OAK	02/29/24	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$164,200	36.57	\$358,920	\$77,588	\$371,412	\$241,560	1.538	1,778	\$208.89	OL	25.4594	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	77
70-14-18-243-011	7845 PINTAIL	12/20/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$121,700	34.77	\$290,214	\$80,415	\$269,585	\$180,139	1.497	1,074	\$251.01	ME	21.3572	-DEFAULT	\$72,846	No	FULLY IMPROVED	401	78
70-14-29-201-011	3519 RUSH CREEK	08/05/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$133,700	35.65	\$338,102	\$78,151	\$296,849	\$223,201	1.330	1,596	\$186.00	PVE	4.6997	-DEFAULT	\$73,184	No	FULLY IMPROVED	401	77
70-14-29-201-023	6387 RUSHVIEW	09/29/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$162,400	39.13	\$359,543	\$82,729	\$332,271	\$237,680	1.398	1,790	\$185.63	PVE	11.5010	-DEFAULT	\$73,634	No	FULLY IMPROVED	401	80
70-14-18-363-015	7208 PINE OAK	08/05/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$158,200	41.09	\$385,302	\$87,639	\$297,361	\$255,582	1.163	1,456	\$204.23	OL	11.9497	-DEFAULT	\$77,731	No	FULLY IMPROVED	401	76
70-14-18-289-009	4122 WIDGEON	07/06/22	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$164,400	43.61	\$383,032	\$82,097	\$294,903	\$258,391	1.141	1,785	\$165.21	ME	14.1660	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	77
70-14-19-478-001	6511 DALE	06/23/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$129,300	40.41	\$287,554	\$83,566	\$236,434	\$175,150	1.350	1,092	\$216.51	KE	6.6931	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	76
Totals:			\$4,012,000			\$4,012,000	\$1,566,000		\$3,724,242		\$3,120,326	\$2,432,123			\$195.39		0.4656						
								Sale. Ratio =>	39.03				E.C.F. =>	1.283		Std. Deviation=>	0.15948238						
								Std. Dev. =>	3.71				Ave. E.C.F. =>	1.288		Ave. Variance=>	13.2047	Coefficient of Var=>	10.25512934				

Isolated Study (Not used)

ME MALLARD ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-18-243-011	7845 PINTAIL	12/20/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$121,700	34.77	\$290,214	\$80,415	\$269,585	\$180,139	1.497	1,074	\$251.01	ME	26.5709	-DEFAULT	\$72,846	No	FULLY IMPROVED	401	78
70-14-18-280-011	4167 WOOD DUCK	12/12/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$126,700	38.98	\$316,992	\$80,174	\$244,826	\$203,339	1.204	1,500	\$163.22	ME	2.6796	-DEFAULT	\$74,162	No	FULLY IMPROVED	401	77
70-14-18-281-005	7754 PINTAIL	08/10/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$132,800	34.95	\$340,938	\$78,085	\$301,915	\$225,693	1.338	1,380	\$218.78	ME	10.6897	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	77
70-14-18-281-010	4154 WOOD DUCK	04/22/22	\$330,000	WD	09-FAMILY	\$330,000	\$129,800	39.33	\$324,417	\$79,224	\$250,776	\$210,530	1.191	1,470	\$170.60	ME	3.9660	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	77
70-14-18-289-007	7654 TEAL POND	11/18/22	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$142,800	46.67	\$339,228	\$82,006	\$223,994	\$220,858	1.014	1,250	\$179.20	ME	21.6628	-DEFAULT	\$76,940	No	FULLY IMPROVED	401	76
70-14-18-289-009	4122 WIDGEON	07/06/22	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$164,400	43.61	\$383,032	\$82,097	\$294,903	\$258,391	1.141	1,785	\$165.21	ME	8.9523	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	77
Totals:			\$2,068,000			\$2,068,000	\$818,200		\$1,994,821		\$1,585,999	\$1,298,950			\$191.33		0.9841						
								Sale. Ratio =>	39.56				E.C.F. =>	1.221		Std. Deviation=>	0.16688992						
								Std. Dev. =>	4.72				Ave. E.C.F. =>	1.231		Ave. Variance=>	12.4202	Coefficient of Var=>	10.09095162				

MJE MARYJO ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-21-290-002	2481 AUDREY	12/11/23	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$148,400	42.41	\$326,721	\$76,793	\$273,107	\$217,329	1.257	1,684	\$162.18	MJE	14.8906	-DEFAULT	\$71,890	No	FULLY IMPROVED	401	76	
70-14-21-293-001	6887 ERIC	02/10/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$110,900	38.24	\$269,565	\$80,882	\$209,118	\$164,072	1.275	1,125	\$185.88	MJE	13.1011	-DEFAULT	\$71,665	No	FULLY IMPROVED	401	76	
70-14-21-294-008	2515 ANGELA	04/05/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$123,900	36.99	\$267,573	\$75,668	\$259,332	\$166,874	1.554	1,015	\$255.50	MJE	14.8500	-DEFAULT	\$70,765	No	FULLY IMPROVED	401	76	
70-14-21-295-022	2555 OLDE FARM	06/27/23	\$337,500	WD	03-ARM'S LENGTH	\$337,500	\$127,800	37.87	\$277,412	\$76,536	\$260,964	\$174,675	1.494	1,008	\$258.89	MJE	8.8440	-DEFAULT	\$71,271	No	FULLY IMPROVED	401	76	
70-14-21-297-004	6854 TODD	09/06/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$100,000	33.33	\$276,353	\$77,009	\$222,991	\$173,343	1.286	940	\$237.22	MJE	11.9142	-DEFAULT	\$72,171	No	FULLY IMPROVED	401	80	
70-14-21-299-009	2418 OLDE FARM	04/12/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$107,700	31.68	\$285,855	\$78,199	\$261,801	\$180,570	1.450	1,022	\$256.17	MJE	4.4296	-DEFAULT	\$73,296	No	FULLY IMPROVED	401	76	
70-14-21-299-010	2406 OLDE FARM	12/08/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$128,700	37.30	\$279,866	\$79,257	\$265,743	\$174,443	1.523	1,014	\$262.07	MJE	11.7824	-DEFAULT	\$74,354	No	FULLY IMPROVED	401	76	
Totals:			\$2,297,400			\$2,297,400	\$847,400		\$1,983,345		\$1,753,056	\$1,251,305			\$231.13		0.4578							
								Sale. Ratio =>	36.89					E.C.F. =>	1.401	Std. Deviation=>		0.12861434						
								Std. Dev. =>	3.49					Ave. E.C.F. =>	1.406	Ave. Variance=>		11.4017	Coefficient of Var=>		8.11184017			

COMBINED STUDY: Arbor Heights Estates and Huyser Plats, HP1SR HIGHPOINT ACRES SOUTH OF ROSEWOOD, MLE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-20-295-001	3207 ROLLINGVIEW	09/15/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$139,400	36.68	\$376,044	\$89,255	\$290,745	\$255,930	1.136	1,570	\$185.19	HP1SR	11.0087	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	76
70-14-20-295-004	3251 ROLLINGVIEW	12/05/23	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$156,200	42.23	\$372,833	\$84,069	\$285,831	\$257,692	1.109	1,543	\$185.24	HP1SR	13.6926	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	76
70-14-21-165-004	3101 CREEK RIDGE	06/16/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$134,600	40.79	\$322,829	\$88,493	\$241,507	\$209,121	1.155	1,272	\$189.86	HP1SR	9.1253	-DEFAULT	\$81,320	No	FULLY IMPROVED	401	76
70-14-21-165-012	6901 BRIDLE CREEK	06/09/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$140,200	36.89	\$329,628	\$87,337	\$292,663	\$216,220	1.354	1,302	\$224.78	HP1SR	10.7422	-DEFAULT	\$74,258	No	FULLY IMPROVED	401	76
70-14-21-165-014	6927 BRIDLE CREEK	04/12/22	\$332,500	WD	03-ARM'S LENGTH	\$332,500	\$125,500	37.74	\$335,274	\$80,023	\$252,477	\$227,786	1.108	1,796	\$140.58	HP1SR	13.7722	-DEFAULT	\$75,120	No	FULLY IMPROVED	401	76
70-14-21-165-026	3112 VALLEY RIDGE	09/11/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$135,800	35.27	\$329,927	\$89,421	\$295,579	\$214,627	1.377	1,350	\$218.95	HP1SR	13.1055	-DEFAULT	\$84,518	No	FULLY IMPROVED	401	76
70-14-21-175-006	3040 CREEK RIDGE	01/23/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$115,200	32.45	\$302,191	\$77,524	\$277,476	\$200,492	1.384	1,246	\$222.69	HP1SR	13.7853	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	76
70-14-21-303-002	3131 MEADOWVIEW	06/10/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$125,800	34.94	\$342,393	\$89,363	\$270,637	\$225,803	1.199	1,357	\$199.44	HP1SR	4.7569	-DEFAULT	\$81,805	No	FULLY IMPROVED	401	76
70-14-21-180-009	2858 ROSEWOOD	06/23/22	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$105,300	34.98	\$279,273	\$88,416	\$212,584	\$170,320	1.248	1,015	\$209.44	AHE	4.0451	-DEFAULT	\$80,067	No	FULLY IMPROVED	401	76
70-14-21-114-002	3099 MAPLEPOND	02/07/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$124,400	33.17	\$334,225	\$77,926	\$297,074	\$228,721	1.299	1,328	\$223.70	MLE	1.0258	-DEFAULT	\$72,959	No	FULLY IMPROVED	401	77
70-14-21-303-003	3115 MEADOWVIEW	08/16/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$143,100	37.17	\$396,378	\$97,773	\$287,227	\$266,475	1.078	1,452	\$197.81	HP1SR	16.8242	-DEFAULT	\$85,644	No	FULLY IMPROVED	401	76
70-14-21-315-020	6626 KNOLLVIEW	10/11/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$121,900	30.86	\$322,216	\$84,977	\$310,023	\$211,712	1.464	1,249	\$248.22	HP1SR	21.8244	-DEFAULT	\$74,258	No	FULLY IMPROVED	401	76
70-14-21-316-010	6560 ROLLINGVIEW	09/23/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$114,700	33.74	\$308,245	\$96,457	\$243,543	\$188,999	1.289	1,560	\$156.12	HP1SR	4.2473	-DEFAULT	\$82,386	No	FULLY IMPROVED	401	76
Totals:						#####	#####		\$1,682,100	\$4,351,456	\$3,557,366	\$2,873,898			\$200.16		0.8301						
							Sale. Ratio =>	35.88				E.C.F. =>	1.238		Std. Deviation=>	0.12538864							
							Std. Dev. =>	3.19				Ave. E.C.F. =>	1.246		Ave. Variance=>	10.6120	Coefficient of Var=>	8.515995141					

Isolated Study (Not used)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-21-114-002	3099 MAPLEPOND	02/07/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$124,400	33.17	\$334,225	\$77,926	\$297,074	\$228,721	1.299	1,328	\$223.70	MLE	0.0000	-DEFAULT	\$72,959	No	FULLY IMPROVED	401	77
Totals:						\$375,000	\$124,400		\$334,225	\$297,074	\$228,721	\$223.70			\$223.70		0.0000						
							Sale. Ratio =>	33.17				E.C.F. =>	1.299		Std. Deviation=>	#DIV/0!							
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.299		Ave. Variance=>	0.0000	Coefficient of Var=>	0					

MP MIEDEMA PLAT, VG VANHOUTEN GRASMAN, VK VOS KOSTER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-14-426-016	7471 WALNUT	08/15/22	\$331,500	WD	03-ARM'S LENGTH	\$331,500	\$113,300	34.18	\$283,200	\$58,626	\$272,874	\$193,765	1.408	1,346	\$202.73	VG	3.3859	-DEFAULT	\$52,099	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-23-202-005	1142 VOS	06/21/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$111,400	42.85	\$215,960	\$53,145	\$206,855	\$140,479	1.472	1,174	\$176.20	VK	3.0369	-DEFAULT	\$50,449	No	PAVED ELECTRIC GAS WATER SEWER	401	71
70-14-23-202-028	1047 KOSTER	09/23/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$89,800	35.92	\$209,330	\$56,072	\$193,928	\$132,233	1.467	1,066	\$181.92	VK	2.4433	-DEFAULT	\$50,449	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-23-203-007	1118 KOSTER	09/16/22	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$94,700	36.78	\$225,192	\$53,536	\$203,964	\$148,107	1.377	1,160	\$175.83	VK	6.4990	-DEFAULT	\$50,390	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-14-426-020	7561 WALNUT	07/24/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$0	0.00	\$256,845	\$78,499	\$241,501	\$153,879	1.569	1,000	\$241.50	VG	12.7289	-DEFAULT	\$72,340	No	FULLY IMPROVED	401	76
70-14-14-435-005	7534 PETE	12/14/22	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$94,400	36.88	\$226,525	\$55,621	\$200,379	\$147,458	1.359	1,040	\$192.67	MP	8.3243	-DEFAULT	\$52,676	No	PAVED ELECTRIC GAS WATER SEWER	401	76
Totals:						#####	#####		\$503,600	\$1,417,052	\$1,319,501	\$915,921			\$195.14		0.1503						
								Sale. Ratio =>	30.07			E.C.F. =>	1.441		Std. Deviation=>	0.07748732							
								Std. Dev. =>	15.51			Ave. E.C.F. =>	1.442		Ave. Variance=>	6.0697	Coefficient of Var=>	4.208871404					

Isolated Study (Not used)

MP MIEDEMA PLAT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-14-434-020	7467 PETE	05/31/22	\$288,000	WD	08-ESTATE	\$288,000	\$111,500	38.72	\$275,987	\$55,141	\$232,859	\$190,549	1.222	1,392	\$167.28	MP	6.8421	-DEFAULT	\$49,919	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-14-435-005	7534 PETE	12/14/22	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$94,400	36.88	\$226,525	\$55,621	\$200,379	\$147,458	1.359	1,040	\$192.67	MP	6.8421	-DEFAULT	\$52,676	No	PAVED ELECTRIC GAS WATER SEWER	401	76
Totals:						\$544,000	\$544,000		\$205,900	\$502,512	\$433,238	\$338,007			\$179.98		0.8723						
								Sale. Ratio =>	37.85			E.C.F. =>	1.282		Std. Deviation=>	0.09676259							
								Std. Dev. =>	1.30			Ave. E.C.F. =>	1.290		Ave. Variance=>	6.8421	Coefficient of Var=>	5.302076769					

NEW AMERSTERDAM VILLAGE CONDO'S

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-13-160-005	7787 COACHMANS	12/09/22	\$126,900	WD	08-ESTATE	\$126,900	\$47,700	37.59	\$126,459	\$31,350	\$95,550	\$85,041	1.124	762	\$125.39	NAVC	0.1342	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-160-008	7793 COACHMANS	04/25/23	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$60,500	49.19	\$137,290	\$31,100	\$91,900	\$94,949	0.968	884	\$103.96	NAVC	15.7029	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-160-010	7797 COACHMANS	03/07/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$45,800	33.93	\$123,869	\$31,182	\$103,818	\$82,875	1.253	748	\$138.79	NAVC	12.7782	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-160-011	7799 COACHMANS	05/31/23	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$58,200	45.83	\$132,290	\$31,350	\$95,650	\$90,255	1.060	832	\$114.96	NAVC	6.5139	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-160-013	7803 COACHMANS	04/28/23	\$135,505	WD	03-ARM'S LENGTH	\$135,505	\$55,200	40.74	\$125,542	\$31,100	\$104,405	\$84,445	1.236	748	\$139.58	NAVC	11.1455	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-161-004	7759 COACHMANS	05/08/23	\$127,500	WD	08-ESTATE	\$127,500	\$54,500	42.75	\$124,006	\$31,611	\$95,889	\$82,614	1.161	748	\$128.19	NAVC	3.5765	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-161-009	7769 COACHMANS	11/27/23	\$139,250	WD	03-ARM'S LENGTH	\$139,250	\$54,600	39.21	\$124,215	\$32,020	\$107,230	\$82,436	1.301	764	\$140.35	NAVC	17.5857	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-161-010	7771 COACHMANS	11/17/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$59,000	43.70	\$133,990	\$31,350	\$103,650	\$91,775	1.129	832	\$124.58	NAVC	0.4478	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-161-010	7771 COACHMANS	10/21/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$50,300	41.92	\$133,990	\$31,350	\$88,650	\$91,775	0.966	832	\$106.55	NAVC	15.8966	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-162-001	7727 COACHMANS	05/16/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$61,000	42.07	\$138,367	\$31,100	\$113,900	\$95,912	1.188	748	\$152.27	NAVC	6.2629	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-162-009	7743 COACHMANS	03/29/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$53,400	36.83	\$121,460	\$31,611	\$113,389	\$80,338	1.411	748	\$151.59	NAVC	28.6485	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-163-005	7711 COACHMANS	07/28/22	\$139,000	WD	08-ESTATE	\$139,000	\$47,300	34.03	\$125,941	\$31,100	\$107,900	\$84,801	1.272	748	\$144.25	NAVC	14.7467	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-164-002	703 CARRIAGE	10/03/22	\$139,200	WD	03-ARM'S LENGTH	\$139,200	\$46,200	33.19	\$122,201	\$32,352	\$106,848	\$80,338	1.330	748	\$142.84	NAVC	20.5066	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-164-007	7722 COACHMANS	11/13/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$60,100	48.08	\$136,420	\$31,100	\$93,900	\$94,171	0.997	832	\$112.86	NAVC	12.7796	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-164-012	7732 COACHMANS	08/08/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$58,000	44.62	\$150,490	\$31,182	\$98,818	\$106,678	0.926	972	\$101.66	NAVC	19.8600	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-164-015	695 CARRIAGE	02/24/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$50,100	35.79	\$133,249	\$31,611	\$108,389	\$90,879	1.193	832	\$130.28	NAVC	6.7758	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-165-002	647 CARRIAGE	05/18/22	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$53,200	40.61	\$141,343	\$31,100	\$99,900	\$98,573	1.013	772	\$129.40	NAVC	11.1455	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-165-011	644 VILLAGE	09/16/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$51,300	41.04	\$138,792	\$32,234	\$92,766	\$95,278	0.974	884	\$104.94	NAVC	15.1283	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-165-011	644 VILLAGE	01/29/24	\$142,550	CD	03-ARM'S LENGTH	\$142,550	\$60,000	42.09	\$138,792	\$32,234	\$110,316	\$95,278	1.158	884	\$124.79	NAVC	3.2915	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-165-019	607 CARRIAGE	10/14/22	\$143,500	WD	08-ESTATE	\$143,500	\$52,200	36.38	\$138,750	\$31,100	\$112,400	\$96,255	1.168	868	\$129.49	NAVC	4.2821	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-166-006	698 VILLAGE	01/19/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$62,600	40.39	\$142,045	\$31,100	\$123,900	\$99,201	1.249	884	\$140.16	NAVC	12.4066	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-166-009	7784 COACHMANS	10/25/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$58,300	46.64	\$132,559	\$31,146	\$93,854	\$90,678	1.035	832	\$112.81	NAVC	8.9889	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-166-013	706 VILLAGE	08/01/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$59,900	41.89	\$159,139	\$31,100	\$111,900	\$114,485	0.977	772	\$144.95	NAVC	14.7498	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-167-006	879 VILLAGE	10/25/22	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$53,300	37.40	\$141,653	\$31,427	\$111,073	\$98,558	1.127	772	\$143.88	NAVC	0.2066	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-167-010	909 VILLAGE	08/23/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$58,400	58.40	\$132,720	\$31,611	\$68,389	\$90,406	0.756	832	\$82.20	NAVC	36.8451	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-167-011	907 VILLAGE	04/22/22	\$176,000	WD	08-ESTATE	\$176,000	\$62,100	35.28	\$164,837	\$31,100	\$144,900	\$119,580	1.212	1,041	\$139.19	NAVC	8.6824	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-167-015	899 VILLAGE	04/10/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$68,100	43.94	\$154,399	\$31,427	\$123,573	\$109,955	1.124	793	\$155.83	NAVC	0.1062	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-167-016	897 VILLAGE	09/16/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$57,800	39.86	\$154,035	\$31,427	\$113,573	\$109,629	1.036	772	\$147.12	NAVC	8.8942	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-168-001	919 VILLAGE	03/22/24	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$76,000	44.73	\$172,055	\$31,100	\$138,800	\$126,034	1.101	952	\$145.80	NAVC	2.3626	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-168-004	925 VILLAGE	11/13/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$61,300	42.28	\$139,217	\$31,100	\$113,900	\$96,672	1.178	883	\$128.99	NAVC	5.3293	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-168-010	937 VILLAGE	06/12/23	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$80,300	47.94	\$181,693	\$31,222	\$136,278	\$134,543	1.013	1,020	\$133.61	NAVC	11.2018	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-169-006	926 VILLAGE	03/29/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$47,800	39.83	\$128,245	\$31,100	\$88,900	\$86,862	1.023	748	\$118.85	NAVC	10.1449	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-169-013	7805 COACHMANS	03/24/23	\$145,750	WD	03-ARM'S LENGTH	\$145,750	\$52,200	35.81	\$140,224	\$31,611	\$114,139	\$97,116	1.175	884	\$129.12	NAVC	5.0374	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-169-013	7805 COACHMANS	08/03/23	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$61,800	39.36	\$140,224	\$31,611	\$125,389	\$97,116	1.291	884	\$141.84	NAVC	16.6215	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-13-171-012	948 VILLAGE	08/31/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$46,200	36.96	\$122,880	\$31,590	\$93,410	\$81,626	1.144	748	\$124.88	NAVC	1.9444	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-14-248-005	1041 VILLAGE	05/12/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$64,400	41.55	\$146,084	\$31,100	\$123,900	\$102,812	1.205	898	\$137.97	NAVC	8.0194	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-14-248-009	1049 VILLAGE	06/27/22	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$65,600	32.48	\$173,995	\$31,100	\$170,900	\$127,769	1.338	844	\$202.49	NAVC	21.2658	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-14-248-014	1059 VILLAGE	03/28/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$62,800	36.94	\$169,704	\$31,100	\$138,900	\$123,932	1.121	785	\$176.94	NAVC	0.4139	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-14-249-001	987 VILLAGE	03/25/24	\$150,000	WD	33-TO BE DETERMINED	\$150,000	\$64,800	43.20	\$147,003	\$31,100	\$118,900	\$103,634	1.147	966	\$123.08	NAVC	2.2391	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-14-249-006	997 VILLAGE	04/14/23	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$74,000	48.68	\$163,780	\$31,713	\$120,287	\$118,087	1.019	884	\$136.07	NAVC	10.6285	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-14-249-011	1009 VILLAGE	04/21/23	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$78,600	48.52	\$177,793	\$31,100	\$130,900	\$131,165	0.998	994	\$131.69	NAVC	12.6934	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-14-249-014	1015 VILLAGE	09/23/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$59,200	41.40	\$159,035	\$31,100	\$111,900	\$114,392	0.978	844	\$132.58	NAVC	14.6703	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-14-249-015	1017 VILLAGE	09/12/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$63,100	38.24	\$145,818	\$31,100	\$133,900	\$102,574	1.305	776	\$172.55	NAVC	18.0478	-DEFAULT	\$31,100	No	CONDO	401	76
70-14-14-250-006	1012 VILLAGE	08/15/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$52,400	37.70	\$139,324	\$31,100	\$107,900	\$96,768	1.115	902	\$119.62	NAVC	0.9876	-DEFAULT	\$31,100	No	CONDO	401	76
Totals:			\$6,284,055			\$6,284,055	\$2,569,600		\$6,275,917		\$4,904,733	\$4,378,259			\$133.39		0.4669						
								Sale. Ratio =>	40.89			E.C.F. =>	1.120	Std. Deviation=>		0.13211401							
								Std. Dev. =>	5.14			Ave. E.C.F. =>	1.125	Ave. Variance=>		10.4476	Coefficient of Var=>		9.287484528				

OF OAKWOOD FARMS, SHO SHADY OAKS, VDP VANDYKE PLAT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-19-405-006	4226 NANCY	07/15/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$138,100	43.16	\$365,404	\$104,996	\$215,004	\$223,594	0.962	1,300	\$165.39	SHO	26.2997	-DEFAULT	\$75,024	No	FULLY IMPROVED	401	76
70-14-19-405-007	4216 NANCY	03/29/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$137,400	37.14	\$376,911	\$102,115	\$267,885	\$235,948	1.135	1,335	\$200.66	SHO	8.9223	-DEFAULT	\$74,832	No	FULLY IMPROVED	401	76
70-14-19-405-021	4315 OAKVIEW	05/06/22	\$384,000	WD	03-ARM'S LENGTH	\$384,000	\$124,400	32.40	\$320,741	\$88,307	\$295,693	\$199,574	1.482	1,369	\$215.99	SHO	25.7037	-DEFAULT	\$73,578	No	FULLY IMPROVED	401	76
70-14-18-430-001	4195 YORKSHIRE	09/23/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$121,300	34.66	\$309,101	\$83,820	\$266,180	\$193,433	1.376	1,214	\$219.26	VDP	15.1506	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	76
70-14-18-445-012	7388 TORY	06/15/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$206,800	39.02	\$561,908	\$83,802	\$446,198	\$410,515	1.087	2,217	\$201.26	VDP	13.7659	-DEFAULT	\$78,286	No	FULLY IMPROVED	401	76
70-14-18-445-013	7372 TORY	10/20/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$126,800	34.74	\$322,818	\$77,862	\$287,138	\$210,326	1.365	1,312	\$218.86	VDP	14.0623	-DEFAULT	\$72,959	No	FULLY IMPROVED	401	76
70-14-18-445-019	7434 TORY	10/24/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$182,900	38.91	\$529,291	\$77,398	\$392,602	\$388,008	1.012	1,894	\$207.29	VDP	21.2741	-DEFAULT	\$70,878	No	FULLY IMPROVED	401	77
70-14-19-405-003	4274 NANCY	07/11/22	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$121,800	33.28	\$316,703	\$83,542	\$282,458	\$200,199	1.411	1,226	\$230.39	SHO	18.6308	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	76
70-14-19-405-021	4315 OAKVIEW	03/13/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$124,400	33.17	\$320,741	\$88,307	\$286,693	\$199,574	1.437	1,369	\$209.42	SHO	21.1941	-DEFAULT	\$73,578	No	FULLY IMPROVED	401	76
70-14-18-251-007	7720 BASS CREEK	05/18/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$108,400	33.88	\$280,558	\$80,262	\$239,738	\$171,980	1.394	942	\$254.50	OF	16.9409	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	80
Totals:						\$3,850,000	\$1,392,300		\$3,704,176		\$2,979,589	\$2,433,151			\$212.30		16.9409						
							Sale. Ratio =>	36.16				E.C.F. =>	1.225	Std. Deviation=>		0.19474							
							Std. Dev. =>	3.44				Ave. E.C.F. =>	1.394	Ave. Variance=>		18.1944	Coefficient of Var=>		13.05206481				

Isolated Study (Not used)

OF OAKWOOD FARMS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-18-251-007	7720 BASS CREEK	05/18/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$108,400	33.88	\$280,558	\$80,262	\$239,738	\$171,980	1.394	942	\$254.50	OF	0.0000	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	80
Totals:						\$320,000	\$108,400		\$280,558		\$239,738	\$171,980			\$254.50		0.0000						
							Sale. Ratio =>	33.88				E.C.F. =>	1.394	Std. Deviation=>		#DIV/0!							
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.394	Ave. Variance=>		0.0000	Coefficient of Var=>		0				

KEVIN ESTATES, ME MALLARD ESTATES, OL OAKLEAF, PVE PLEASANT VIEW

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-18-280-011	4167 WOOD DUC	12/12/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$126,700	38.98	\$316,992	\$80,174	\$244,826	\$203,339	1.204	1,500	\$163.22	ME	7.8933	-DEFAULT	\$74,162	No	FULLY IMPROVED	401	77
70-14-18-281-005	7754 PINTAIL	08/10/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$132,800	34.95	\$340,938	\$78,085	\$301,915	\$225,693	1.338	1,380	\$218.78	ME	5.4760	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	77
70-14-18-281-010	4154 WOOD DUC	04/22/22	\$330,000	WD	09-FAMILY	\$330,000	\$129,800	39.33	\$324,417	\$79,224	\$250,776	\$210,530	1.191	1,470	\$170.60	ME	9.1797	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	77
70-14-18-289-007	7654 TEAL POND	11/18/22	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$142,800	46.67	\$339,228	\$82,006	\$223,994	\$220,858	1.014	1,250	\$179.20	ME	26.8765	-DEFAULT	\$76,940	No	FULLY IMPROVED	401	76
70-14-18-363-012	7250 PINE OAK	02/29/24	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$164,200	36.57	\$358,920	\$77,588	\$371,412	\$241,560	1.538	1,778	\$208.89	OL	25.4594	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	77
70-14-18-243-011	7845 PINTAIL	12/20/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$121,700	34.77	\$290,214	\$80,415	\$269,585	\$180,139	1.497	1,074	\$251.01	ME	21.3572	-DEFAULT	\$72,846	No	FULLY IMPROVED	401	78
70-14-29-201-011	3519 RUSH CREEK	08/05/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$133,700	35.65	\$338,102	\$78,151	\$296,849	\$223,201	1.330	1,596	\$186.00	PVE	4.6997	-DEFAULT	\$73,184	No	FULLY IMPROVED	401	77
70-14-29-201-023	6387 RUSHVIEW	09/29/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$162,400	39.13	\$359,543	\$82,729	\$332,271	\$237,680	1.398	1,790	\$185.63	PVE	11.5010	-DEFAULT	\$73,634	No	FULLY IMPROVED	401	80
70-14-18-363-015	7208 PINE OAK	08/05/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$158,200	41.09	\$385,302	\$87,639	\$297,361	\$255,582	1.163	1,456	\$204.23	OL	11.9497	-DEFAULT	\$77,731	No	FULLY IMPROVED	401	76
70-14-18-289-009	4122 WIDGEON	07/06/22	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$164,400	43.61	\$383,032	\$82,097	\$294,903	\$258,391	1.141	1,785	\$165.21	ME	14.1660	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	77
70-14-19-478-001	6511 DALE	06/23/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$129,300	40.41	\$287,554	\$83,566	\$236,434	\$175,150	1.350	1,092	\$216.51	KE	6.6931	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	76
Totals:						#####	#####		\$1,566,000	\$3,724,242	\$3,120,326	\$2,432,123			\$195.39		0.4656						
									Sale. Ratio =>	39.03			E.C.F. =>	1.283		Std. Deviation=>	0.15948238						
									Std. Dev. =>	3.71			Ave. E.C.F. =>	1.288		Ave. Variance=>	13.2047	Coefficient of Var=>	10.25512934				

Isolated Study (Not used)

OL OAKLEAF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-18-363-012	7250 PINE OAK	02/29/24	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$164,200	36.57	\$358,920	\$77,588	\$371,412	\$241,560	1.538	1,778	\$208.89	OL	18.7046	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	77
70-14-18-363-015	7208 PINE OAK	08/05/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$158,200	41.09	\$385,302	\$87,639	\$297,361	\$255,582	1.163	1,456	\$204.23	OL	18.7046	-DEFAULT	\$77,731	No	FULLY IMPROVED	401	76
Totals:						\$834,000	\$322,400		\$744,222	\$668,773	\$497,142	\$206.56			\$206.56		0.5276						
									Sale. Ratio =>	38.66			E.C.F. =>	1.345		Std. Deviation=>	0.2645227						
									Std. Dev. =>	3.20			Ave. E.C.F. =>	1.351		Ave. Variance=>	18.7046	Coefficient of Var=>	13.8499885				

BH Baker Huizen Wrenwood Bakersfield, BC Baker Cole, BSP Brookside Plat, OP Orchard Plat

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-23-470-018	6457 WRENWOOD	07/20/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$121,100	36.70	\$290,902	\$79,188	\$250,812	\$201,860	1.243	1,401	\$179.02	BH	0.6909	-DEFAULT	\$73,084	No	PAVED ELECTRIC GAS WATER STORM	401	76
70-14-23-471-005	6476 WRENWOOD	04/27/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$120,200	34.84	\$289,287	\$82,405	\$262,595	\$197,253	1.331	1,316	\$199.54	BH	8.1847	-DEFAULT	\$71,708	No	PAVED ELECTRIC GAS WATER STORM	401	76
70-14-23-473-012	6490 OAKLAND	03/15/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$106,600	35.53	\$254,507	\$66,754	\$233,246	\$179,014	1.303	1,144	\$203.89	BH	5.3533	-DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-23-474-014	1146 GLENWOOD	05/26/23	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$186,900	44.61	\$447,954	\$116,480	\$302,520	\$316,046	0.957	1,920	\$157.56	BH	29.2211	-DEFAULT	\$89,110	No	PAVED ELECTRIC GAS WATER STORM	401	78
70-14-23-475-005	6420 OAKLAND	04/06/22	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$103,400	35.29	\$271,302	\$80,338	\$212,662	\$182,076	1.168	1,404	\$151.47	BH	8.1428	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	76
70-14-23-475-007	6405 CHERRYWOOD	07/22/22	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$123,600	41.62	\$327,408	\$87,922	\$209,078	\$228,340	0.916	1,300	\$160.83	BH	33.3768	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	76
70-14-23-479-023	841 GLENWOOD	07/07/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$113,700	32.49	\$282,817	\$61,862	\$288,138	\$210,671	1.368	1,444	\$199.54	BH	11.8302	-DEFAULT	\$54,262	No	PAVED ELECTRIC GAS WATER SEWER	401	80
70-14-23-480-008	6405 ARDMORE	11/17/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$126,200	37.67	\$258,253	\$66,115	\$268,885	\$183,195	1.468	1,142	\$235.45	BH	21.8338	-DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-23-481-002	6451 ORCHID	09/27/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$130,400	38.35	\$268,887	\$60,820	\$279,180	\$198,383	1.407	1,346	\$207.41	BH	15.7866	-DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-24-429-001	66 RAVENSWOOD	02/17/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$107,900	33.72	\$280,652	\$79,546	\$240,454	\$191,746	1.254	1,106	\$217.41	BSP	0.4611	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	76
70-14-24-429-003	6716 EASTGATE	06/16/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$121,500	31.56	\$340,591	\$103,006	\$281,994	\$226,527	1.245	1,580	\$178.48	BSP	0.4555	-DEFAULT	\$75,885	No	FULLY IMPROVED	401	80
70-14-24-429-006	6731 KENOWA	08/04/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$114,300	35.17	\$314,078	\$108,559	\$216,441	\$195,954	1.105	1,596	\$135.61	BSP	14.4860	-DEFAULT	\$75,694	No	FULLY IMPROVED	401	76
70-14-24-353-003	750 PORT SHELDON	02/02/24	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$120,100	38.49	\$250,601	\$67,372	\$244,628	\$174,701	1.400	1,478	\$165.51	OP	15.0854	-DEFAULT	\$60,405	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-23-482-001	6452 ORCHID	05/16/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$105,500	37.02	\$252,980	\$60,349	\$224,651	\$183,665	1.223	1,230	\$182.64	BH	2.6259	-DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-23-482-006	6421 CLOVER	05/31/22	\$305,000	WD	09-FAMILY	\$305,000	\$105,300	34.52	\$251,040	\$65,630	\$239,370	\$176,780	1.354	1,170	\$204.59	BH	10.4640	-DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER SEWER	401	76
Totals:						#####	#####		\$1,806,700	\$4,381,259	\$3,754,654	\$3,046,212			\$185.26		1.6848						
								Sale. Ratio =>	36.57			E.C.F. =>	1.233		Std. Deviation=>	0.159249							
								Std. Dev. =>	3.38			Ave. E.C.F. =>	1.249		Ave. Variance=>	11.8665	Coefficient of Var=>	9.497685413					

Isolated Study (Not used)

OP ORCHARD PLAT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-24-353-003	750 PORT SHELDON	02/02/24	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$120,100	38.49	\$250,601	\$67,372	\$244,628	\$174,701	1.400	1,478	\$165.51	OP	0.0000	-DEFAULT	\$60,405	No	PAVED ELECTRIC GAS WATER SEWER	401	76
Totals:						\$312,000	\$120,100		\$250,601		\$244,628	\$174,701			\$165.51		0.0000						
								Sale. Ratio =>	38.49			E.C.F. =>	1.400		Std. Deviation=>	#DIV/0!							
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.400		Ave. Variance=>	0.0000	Coefficient of Var=>	0					

OPE OLDE PINE ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-22-154-004	6892 OLDE PINE	08/11/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$132,500	35.81	\$301,139	\$103,133	\$266,867	\$196,435	1.359	1,514	\$176.27	OPE	15.3931	-DEFAULT	\$73,128	No	FULLY IMPROVED	401	76	
70-14-22-154-019	2335 OLDE FARM	07/14/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$127,500	38.06	\$299,353	\$85,101	\$249,899	\$212,552	1.176	1,531	\$163.23	OPE	2.8913	-DEFAULT	\$74,545	No	FULLY IMPROVED	401	76	
70-14-22-154-020	2321 OLDE FARM	10/21/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$120,200	42.18	\$294,148	\$103,345	\$181,655	\$189,289	0.960	1,514	\$119.98	OPE	24.4951	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	76	
70-14-22-155-002	2382 OLDE FARM	04/15/22	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$116,500	36.75	\$281,977	\$80,063	\$236,937	\$200,312	1.183	1,170	\$202.51	OPE	2.1780	-DEFAULT	\$74,258	No	FULLY IMPROVED	401	80	
70-14-22-174-007	2234 OLDE FARM	06/17/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$124,100	32.66	\$312,699	\$112,190	\$267,810	\$198,918	1.346	1,604	\$166.96	OPE	14.1713	-DEFAULT	\$79,354	No	FULLY IMPROVED	401	76	
Totals:			\$1,687,000			\$1,687,000	\$620,800		\$1,489,316		\$1,203,168	\$997,504			\$165.79		0.1556							
								Sale. Ratio =>	36.80					E.C.F. =>	1.206	Std. Deviation=>		0.16208712						
								Std. Dev. =>	3.47					Ave. E.C.F. =>	1.205	Ave. Variance=>		11.8258	Coefficient of Var=>		9.816999674			

GEW GLENEAGLE WEST, MAE MAPLE ACRES, PAR 5

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-26-175-019	1459 JOSEPH	08/22/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$171,400	37.67	\$456,530	\$84,131	\$370,869	\$365,488	1.015	1,945	\$190.68	GEW	18.9534	-DEFAULT	\$78,206	No	FULLY IMPROVED	407	76
70-14-26-305-001	5936 JULIE	07/20/23	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$127,500	35.52	\$321,144	\$85,179	\$273,821	\$231,586	1.182	1,396	\$196.15	GEW	2.1883	-DEFAULT	\$78,800	No	FULLY IMPROVED	407	76
70-14-26-305-022	1603 REBECCA	06/09/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$166,200	31.96	\$434,554	\$86,832	\$433,168	\$341,269	1.269	1,619	\$267.55	GEW	6.5030	-DEFAULT	\$80,344	No	FULLY IMPROVED	407	79
70-14-24-258-003	6930 MAIER	08/18/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$117,900	37.43	\$274,346	\$81,385	\$233,615	\$189,380	1.234	1,226	\$190.55	MAE	2.9321	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	78
70-14-24-461-003	6514 PAR FIVE	05/24/22	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$121,700	29.90	\$309,810	\$75,078	\$331,922	\$230,376	1.441	1,498	\$221.58	PAR5	23.6528	-DEFAULT	\$71,890	No	FULLY IMPROVED	401	76
70-14-24-258-005	6898 MAIER	03/01/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$131,200	39.16	\$308,406	\$82,643	\$252,357	\$221,573	1.139	1,818	\$138.81	MAE	6.5324	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	78
70-14-26-305-023	1593 REBECCA	06/14/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$194,200	36.99	\$476,097	\$96,341	\$428,659	\$372,708	1.150	1,751	\$244.81	GEW	5.4138	-DEFAULT	\$82,095	No	FULLY IMPROVED	407	80
Totals:						#####	#####		\$1,030,100	\$2,580,887	\$2,324,411	\$1,952,380			\$207.16		1.3704						
								Sale. Ratio =>	35.33				E.C.F. =>	1.191		Std. Deviation=>	0.132057						
								Std. Dev. =>	3.36				Ave. E.C.F. =>	1.204		Ave. Variance=>	9.4537	Coefficient of Var=>	7.850228451				

Isolated Study (Not used)

PAR 5 SITE CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-24-461-003	6514 PAR FIVE	05/24/22	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$121,700	29.90	\$309,810	\$75,078	\$331,922	\$230,376	1.441	1,498	\$221.58	PAR5	0.0000	-DEFAULT	\$71,890	No	FULLY IMPROVED	401	76	
Totals:						\$407,000	\$407,000	\$121,700	\$309,810	\$331,922	\$230,376	\$221.58			\$221.58		0.0000							
								Sale. Ratio =>	29.90				E.C.F. =>	1.441		Std. Deviation=>	#DIV/0!							
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.441		Ave. Variance=>	0.0000	Coefficient of Var=>	0					

PE PALMATIER ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-13-355-013	7338 SANDELWOOD	06/21/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$131,300	39.19	\$261,816	\$71,203	\$263,797	\$175,292	1.505	1,064	\$247.93	PE	20.0218	-DEFAULT	\$67,117	No	FULLY IMPROVED	401	76
70-14-13-356-004	7202 BUIST	12/18/23	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$128,900	42.97	\$281,516	\$96,193	\$203,807	\$170,427	1.196	1,036	\$196.72	PE	10.8823	-DEFAULT	\$91,944	No	FULLY IMPROVED	401	76
70-14-13-369-008	7377 LOUISE	09/25/23	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$121,600	42.82	\$241,264	\$72,309	\$211,691	\$155,375	1.362	896	\$236.26	PE	5.7771	-DEFAULT	\$67,324	No	FULLY IMPROVED	401	76
70-14-13-370-007	7323 BUIST	08/18/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$104,800	36.77	\$268,995	\$73,155	\$211,845	\$180,099	1.176	1,056	\$200.61	PE	12.8412	-DEFAULT	\$70,765	No	FULLY IMPROVED	401	76
70-14-13-370-019	7380 LOUISE	11/22/23	\$278,000	WD	33-TO BE DETERMINED	\$278,000	\$120,800	43.45	\$242,797	\$75,460	\$202,540	\$153,887	1.316	888	\$228.09	PE	1.1479	-DEFAULT	\$70,495	No	FULLY IMPROVED	401	76
70-14-13-371-007	7330 THOMAS	02/02/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$91,300	36.52	\$224,425	\$74,137	\$175,863	\$138,208	1.272	864	\$203.55	PE	3.2233	-DEFAULT	\$67,324	No	FULLY IMPROVED	401	76
Totals:			\$1,732,000			\$1,732,000	\$698,700		\$1,520,813		\$1,269,543	\$973,287			\$218.86		0.0297						
							Sale. Ratio =>	40.34				E.C.F. =>	1.304			Std. Deviation=>	0.12077057						
							Std. Dev. =>	3.20				Ave. E.C.F. =>	1.305			Ave. Variance=>	8.9823	Coefficient of Var=>	6.884637285				

AV Arboretum Villa Boer Plat, Beechtree Estates, IE Isaac Estates, PGH Pinegrove Homesites

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-16-269-012	2671 FALCON	11/15/23	\$420,023	WD	03-ARM'S LENGTH	\$420,023	\$161,200	38.38	\$325,111	\$86,854	\$333,169	\$261,533	1.274	1,620	\$205.66	AV	27.7842	-DEFAULT	\$79,315	No	FULLY IMPROVED	401	76
70-14-16-270-005	2761 BALDWIN	05/26/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$111,900	41.44	\$266,094	\$83,409	\$186,591	\$200,532	0.930	1,394	\$133.85	AV	6.5586	-DEFAULT	\$76,940	No	FULLY IMPROVED	401	76
70-14-16-270-009	7623 CARDINAL	12/16/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$114,400	44.86	\$251,880	\$82,588	\$172,412	\$185,831	0.928	1,154	\$149.40	AV	6.8275	-DEFAULT	\$77,335	No	FULLY IMPROVED	401	76
70-14-19-201-011	7189 GETTYSBURG	06/10/22	\$465,600	WD	03-ARM'S LENGTH	\$465,600	\$216,700	46.54	\$460,220	\$82,703	\$382,897	\$414,398	0.924	2,672	\$143.30	BTE	92.3983	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	76
70-14-15-473-003	1954 PINE GROVE	03/20/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$129,600	38.69	\$284,720	\$80,218	\$254,782	\$224,481	1.135	1,522	\$167.40	PGH	113.4983	-DEFAULT	\$73,353	No	FULLY IMPROVED	401	76
70-14-16-271-006	7666 CARDINAL	05/17/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$135,300	45.10	\$313,367	\$116,136	\$183,864	\$216,499	0.849	1,712	\$107.40	AV	14.6806	-DEFAULT	\$78,523	No	FULLY IMPROVED	401	76
70-14-16-271-007	7650 CARDINAL	11/04/22	\$280,000	WD	21-NOT USED/OTHE	\$280,000	\$125,100	44.68	\$275,529	\$82,034	\$197,966	\$212,398	0.932	1,728	\$114.56	AV	6.4014	-DEFAULT	\$77,335	No	FULLY IMPROVED	401	76
Totals:						\$2,325,623	\$994,200		\$2,176,921		\$1,711,681	\$1,715,674			\$145.94		0.1609						
								Sale. Ratio =>	42.75				E.C.F. =>	0.998	Std. Deviation=>		0.150722						
								Std. Dev. =>	3.30				Ave. E.C.F. =>	0.996	Ave. Variance=>		38.3070	Coefficient of Var=>		38.45833915			

Isolated Study (Not used)

PGH PINEGROVE HOMESITES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-15-473-003	1954 PINE GROVE	03/20/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$129,600	38.69	\$284,720	\$80,218	\$254,782	\$224,481	1.135	1,522	\$167.40	PGH	0.0000	-DEFAULT	\$73,353	No	FULLY IMPROVED	401	76
Totals:						\$335,000	\$129,600		\$284,720		\$254,782	\$224,481			\$167.40		0.0000						
								Sale. Ratio =>	38.69				E.C.F. =>	1.135	Std. Deviation=>		#DIV/0!						
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.135	Ave. Variance=>		0.0000	Coefficient of Var=>		0			

HH HIDDENHILLS AND OAKHOLLOW ESTATES, BBG BlueBird Gardens, JWP JENISON WOODCREST PLAT AND EDGEVIEW, PH PLEASANT HOMES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-21-201-013	7130 28TH	12/16/22	\$314,000	WD	03-ARM'S LENGTH	\$314,000	\$113,300	36.08	\$274,740	\$83,694	\$230,306	\$193,760	1.189	1,164	\$197.86	HH	0.2356	-DEFAULT	\$73,184	No	FULLY IMPROVED	401	76	
70-14-21-206-004	2615 WINDCREST	06/23/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$117,800	38.00	\$291,475	\$81,763	\$228,237	\$212,691	1.073	1,504	\$151.75	HH	11.7880	-DEFAULT	\$76,860	No	FULLY IMPROVED	401	76	
70-14-21-206-007	7177 CROMWELL	02/23/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$128,700	33.43	\$315,386	\$109,043	\$275,957	\$209,274	1.319	1,683	\$163.97	HH	12.7667	-DEFAULT	\$79,038	No	FULLY IMPROVED	401	76	
70-14-21-207-003	7051 MAGNOLIA	11/23/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$112,700	39.54	\$277,752	\$83,123	\$201,877	\$197,394	1.023	1,316	\$153.40	HH	16.8260	-DEFAULT	\$76,979	No	FULLY IMPROVED	401	76	
70-14-21-229-002	7062 MAGNOLIA	08/23/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$116,400	34.75	\$290,819	\$89,277	\$245,723	\$204,405	1.202	1,450	\$169.46	HH	1.1166	-DEFAULT	\$76,699	No	FULLY IMPROVED	401	76	
70-14-21-229-026	2584 OAK HOLLOW	07/07/23	\$375,500	WD	03-ARM'S LENGTH	\$375,500	\$141,500	37.68	\$362,365	\$120,561	\$254,939	\$245,239	1.040	2,366	\$107.75	HH	15.1418	-DEFAULT	\$83,420	No	FULLY IMPROVED	401	76	
70-14-21-229-033	2595 ROSEWOOD	04/29/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$111,900	36.10	\$285,077	\$82,929	\$227,071	\$205,019	1.108	1,306	\$173.87	HH	8.3414	-DEFAULT	\$76,556	No	FULLY IMPROVED	401	80	
70-14-14-303-010	7512 SUNSET	06/29/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$99,200	34.81	\$219,623	\$59,985	\$225,015	\$161,906	1.390	1,085	\$207.39	JWP	21.1586	-DEFAULT	\$54,262	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-14-353-011	7323 EDGEWOOD	12/28/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$131,100	39.13	\$275,909	\$86,287	\$248,713	\$192,315	1.293	1,392	\$178.67	JWP	11.5049	-DEFAULT	\$77,731	No	FULLY IMPROVED	401	76	
70-14-14-353-019	7265 EDGEWOOD	11/13/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$147,000	41.41	\$309,494	\$84,333	\$270,667	\$228,359	1.185	1,716	\$157.73	JWP	0.7062	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	76	
70-14-14-353-023	1479 FAIRVIEW	05/01/23	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$131,700	36.89	\$289,500	\$78,281	\$278,719	\$214,219	1.301	1,560	\$178.67	JWP	12.2886	-DEFAULT	\$71,444	No	PAVED ELECTRIC GAS WATER STORM	401	76	
70-14-14-354-003	7348 EDGEWOOD	10/07/22	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$118,300	35.74	\$276,635	\$82,656	\$248,344	\$196,734	1.262	1,447	\$171.63	JWP	8.4126	-DEFAULT	\$78,127	No	FULLY IMPROVED	401	76	
70-14-14-354-013	7276 EDGEWOOD	08/29/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$118,000	36.88	\$245,633	\$81,567	\$238,433	\$166,396	1.433	1,232	\$193.53	JWP	25.4715	-DEFAULT	\$76,029	No	FULLY IMPROVED	401	76	
70-14-14-376-004	7350 14TH	08/01/22	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$133,400	43.31	\$312,537	\$83,819	\$224,181	\$231,967	0.966	1,758	\$127.52	JWP	21.1770	-DEFAULT	\$77,731	No	FULLY IMPROVED	401	76	
70-14-14-376-015	7224 CRESTWOOD	06/03/22	\$355,500	WD	03-ARM'S LENGTH	\$355,500	\$146,000	41.07	\$352,638	\$95,617	\$259,883	\$260,672	0.997	1,893	\$137.29	JWP	18.1232	-DEFAULT	\$88,108	No	FULLY IMPROVED	401	76	
70-14-23-105-005	7136 CRESTWOOD	09/29/23	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$137,200	38.01	\$299,095	\$77,621	\$283,379	\$224,620	1.262	1,374	\$206.24	JWP	8.3388	-DEFAULT	\$71,951	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-23-107-002	1442 SHAMROCK	11/16/23	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$119,300	41.86	\$226,515	\$64,703	\$220,297	\$164,110	1.342	1,236	\$178.23	JWP	16.4165	-DEFAULT	\$54,057	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-21-230-004	2430 OAK HOLLOW	09/25/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$129,900	41.24	\$300,323	\$84,880	\$230,120	\$218,503	1.053	1,408	\$163.44	HH	13.7808	-DEFAULT	\$76,699	No	FULLY IMPROVED	401	76	
Totals:			\$5,922,000			\$5,922,000	\$2,253,400		\$5,205,516		\$4,391,861	\$3,727,582			\$167.69		1.2767							
								Sale. Ratio =>	38.05					E.C.F. =>	1.178	Std. Deviation=>		0.14333307						
								Std. Dev. =>	2.82					Ave. E.C.F. =>	1.191	Ave. Variance=>		12.4219	Coefficient of Var=>		10.43007647			

Isolated Study (Not used)

PH PLEASANT HOMES

Totals:			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	0.0000													
								Sale. Ratio =>	0.00					E.C.F. =>	0.000	Std. Deviation=>		#DIV/0!						
								Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	#DIV/0!	Ave. Variance=>		0.0000	Coefficient of Var=>		0			

PHS PINEHEIGHTS SUB PINEGARDDEN ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-15-311-007	7501 23RD	10/04/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$130,600	36.28	\$323,418	\$84,144	\$275,856	\$229,285	1.203	1,712	\$161.13	PHS	11.1744	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	76	
70-14-15-324-011	2241 PINE	09/13/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$124,200	43.58	\$260,166	\$63,303	\$221,697	\$188,644	1.175	1,224	\$181.13	PHS	13.9648	-DEFAULT	\$56,000	No	PAVED ELECTRIC GAS WATER SEWER	401	79	
70-14-15-325-012	7502 22ND	02/10/23	\$274,700	WD	03-ARM'S LENGTH	\$274,700	\$104,500	38.04	\$237,350	\$67,726	\$206,974	\$162,543	1.273	1,052	\$196.74	PHS	4.1507	-DEFAULT	\$63,016	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-15-326-006	7524 CHERRY	12/18/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$157,200	42.49	\$345,160	\$110,539	\$259,461	\$224,826	1.154	1,252	\$207.24	PHS	16.0807	-DEFAULT	\$59,854	No	PAVED ELECTRIC GAS WATER SEWER	401	79	
70-14-15-373-003	7368 23RD	04/07/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$121,400	37.94	\$235,788	\$61,158	\$258,842	\$167,340	1.547	1,166	\$221.99	PHS	23.1948	-DEFAULT	\$54,006	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-15-373-004	7365 22ND	03/23/23	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$118,900	36.47	\$262,967	\$68,040	\$257,960	\$186,789	1.381	1,326	\$194.54	PHS	6.6163	-DEFAULT	\$54,773	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-15-373-022	2221 TYLER	05/02/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$105,000	35.00	\$230,468	\$60,491	\$239,509	\$162,881	1.470	1,026	\$233.44	PHS	15.5596	-DEFAULT	\$55,697	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
Totals:			\$2,235,700			\$2,235,700	\$861,800		\$1,895,317		\$1,720,299	\$1,322,307			\$199.46		1.3877							
								Sale. Ratio =>	38.55					E.C.F. =>	1.301	Std. Deviation=>		0.15381674						
								Std. Dev. =>	3.25					Ave. E.C.F. =>	1.315	Ave. Variance=>		12.9630	Coefficient of Var=>		9.858878272			

JHT JENISON HEIGHTS, PSKY POSKEY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-11-377-003	1404 MAPLEWOOD	11/18/22	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$109,000	34.07	\$269,964	\$83,492	\$236,408	\$181,797	1.300	1,102	\$214.53	JHT	16.1994	-DEFAULT	\$78,761	No	FULLY IMPROVED	401	76
70-14-11-377-022	1260 ELMWOOD	10/24/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$116,300	46.52	\$269,067	\$65,203	\$184,797	\$198,753	0.930	1,214	\$152.22	JHT	20.8619	-DEFAULT	\$54,926	No	PAVED ELECTRIC G/	401	76
70-14-11-451-004	8305 COTTONWOOD	03/31/23	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$83,700	36.23	\$215,384	\$79,166	\$151,834	\$132,803	1.143	1,437	\$105.66	JHT	0.4902	-DEFAULT	\$76,077	No	FULLY IMPROVED	401	76
70-14-11-474-005	997 CYPRESS	08/18/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$116,000	39.32	\$271,613	\$97,958	\$197,042	\$169,302	1.164	1,217	\$161.91	PSKY	2.5452	-DEFAULT	\$81,934	No	FULLY IMPROVED	401	76
70-14-11-475-003	8189 COTTONWOOD	05/20/22	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$110,600	38.67	\$306,221	\$89,169	\$196,831	\$211,611	0.930	1,305	\$150.83	PSKY	20.8244	-DEFAULT	\$81,643	No	FULLY IMPROVED	401	76
70-14-11-480-002	8087 COTTONWOOD	10/24/22	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$108,900	38.35	\$296,041	\$89,703	\$194,297	\$201,165	0.966	1,428	\$136.06	PSKY	17.2542	-DEFAULT	\$82,451	No	FULLY IMPROVED	401	76
70-14-11-451-015	1136 MAPLEWOOD	02/10/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$91,500	30.51	\$222,765	\$62,654	\$237,246	\$156,097	1.520	1,080	\$219.67	JHT	38.1462	-DEFAULT	\$54,620	No	PAVED ELECTRIC G/	401	76
70-14-11-452-007	1056 ELMWOOD	05/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$109,500	36.50	\$276,449	\$88,141	\$211,859	\$183,587	1.154	1,536	\$137.93	JHT	1.5596	-DEFAULT	\$75,885	No	FULLY IMPROVED	401	76
Totals:		#####				#####	\$845,500		\$2,127,504		\$1,610,314	\$1,435,115			\$159.85		1.6320						
							Sale. Ratio =>	37.32				E.C.F. =>	1.122		Std. Deviation=>	0.20330423							
							Std. Dev. =>	4.63				Ave. E.C.F. =>	1.138		Ave. Variance=>	14.7351	Coefficient of Var=>	12.94371367					

Isolated Study (Not used)

PSKY POSKEY SUB

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-11-474-005	997 CYPRESS	08/18/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$116,000	39.32	\$271,613	\$97,958	\$197,042	\$169,302	1.164	1,217	\$161.91	PSKY	14.3897	-DEFAULT	\$81,934	No	FULLY IMPROVED	401	76
70-14-11-475-003	8189 COTTONWOOD	05/20/22	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$110,600	38.67	\$306,221	\$89,169	\$196,831	\$211,611	0.930	1,305	\$150.83	PSKY	8.9799	-DEFAULT	\$81,643	No	FULLY IMPROVED	401	76
70-14-11-480-002	8087 COTTONWOOD	10/24/22	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$108,900	38.35	\$296,041	\$89,703	\$194,297	\$201,165	0.966	1,428	\$136.06	PSKY	5.4098	-DEFAULT	\$82,451	No	FULLY IMPROVED	401	76
Totals:			\$865,000			\$865,000	\$335,500		\$873,875		\$588,170	\$582,077			\$149.60		0.9489						
							Sale. Ratio =>	38.79				E.C.F. =>	1.010		Std. Deviation=>	0.12589024							
							Std. Dev. =>	0.50				Ave. E.C.F. =>	1.020		Ave. Variance=>	9.5931	Coefficient of Var=>	9.405423167					

BWV BROADVIEW WEST, CH Cotton Heights, CL1 Cedar Lake 1, JA JA Plat, PSR Parkside Ridge

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-10-357-007	2216 PINEWOOD	06/17/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$140,500	36.97	\$371,337	\$113,278	\$266,722	\$250,696	1.064	1,813	\$147.12	BVW	13.1713	-DEFAULT	\$74,641	No	FULLY IMPROVED	401	80	
70-14-10-397-018	2077 FERNWOOD	06/01/23	\$357,555	WD	03-ARM'S LENGTH	\$357,555	\$138,700	38.79	\$318,381	\$77,878	\$279,677	\$233,641	1.197	1,696	\$164.90	BVW	0.1398	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	76	
70-14-10-398-015	2159 PINEWOOD	10/06/23	\$381,500	WD	03-ARM'S LENGTH	\$381,500	\$130,200	34.13	\$297,495	\$80,949	\$300,551	\$210,368	1.429	1,472	\$204.18	BVW	23.3055	-DEFAULT	\$73,859	No	FULLY IMPROVED	401	76	
70-14-10-151-007	8612 CEDAR LAKE	03/18/24	\$492,000	WD	03-ARM'S LENGTH	\$492,000	\$184,200	37.44	\$419,632	\$86,668	\$405,332	\$323,464	1.253	1,550	\$261.50	CL1	5.7459	-DEFAULT	\$78,127	No	FULLY IMPROVED	401	76	
70-14-10-151-029	8696 CEDAR LAKE	09/07/22	\$599,000	WD	03-ARM'S LENGTH	\$599,000	\$199,600	33.32	\$512,391	\$89,986	\$509,014	\$410,354	1.240	2,255	\$225.73	CL1	4.4790	-DEFAULT	\$84,163	No	FULLY IMPROVED	401	76	
70-14-03-461-008	1907 JESSICA	10/24/23	\$448,500	WD	03-ARM'S LENGTH	\$448,500	\$200,700	44.75	\$469,248	\$82,386	\$366,114	\$375,825	0.974	2,224	\$164.62	JA	22.1476	-DEFAULT	\$74,354	No	FULLY IMPROVED	401	83	
70-14-03-461-009	1897 JESSICA	09/21/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$147,600	35.14	\$373,751	\$83,111	\$336,889	\$282,348	1.193	1,958	\$172.06	JA	0.2468	-DEFAULT	\$75,838	No	FULLY IMPROVED	401	82	
70-14-16-103-007	7887 PARKSIDE	05/20/22	\$492,500	WD	03-ARM'S LENGTH	\$492,500	\$37,700	7.65	\$466,906	\$91,630	\$400,870	\$364,569	1.100	2,310	\$173.54	PSR	9.6066	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	99	
70-14-16-103-011	7909 PARK RIDGE	03/20/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$193,100	38.62	\$451,468	\$103,084	\$396,916	\$338,444	1.173	1,831	\$216.78	PSR	2.2872	-DEFAULT	\$89,228	No	FULLY IMPROVED	401	76	
70-14-10-399-006	2098 PINEWOOD	11/09/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$118,500	34.85	\$271,234	\$77,974	\$262,026	\$187,746	1.396	1,240	\$211.31	BVW	20.0002	-DEFAULT	\$73,071	No	FULLY IMPROVED	401	76	
70-14-10-399-007	2084 PINEWOOD	09/16/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$139,000	37.57	\$343,151	\$77,810	\$292,190	\$257,771	1.134	1,917	\$152.42	BVW	6.2111	-DEFAULT	\$73,071	No	FULLY IMPROVED	401	76	
Totals:			\$4,781,055			\$4,781,055	\$1,629,800		\$4,294,994		\$3,816,301	\$3,235,227			\$190.38		1.6029							
								Sale. Ratio =>	34.09					E.C.F. =>	1.180	Std. Deviation=>		0.13403008						
								Std. Dev. =>	9.42					Ave. E.C.F. =>	1.196	Ave. Variance=>		9.7583	Coefficient of Var=>		8.161560894			

Isolated Study (Not Used)

PSR PARKSIDE RIDGE ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-16-101-005	7948 PARKSIDE	08/31/23	\$433,000	WD	03-ARM'S LENGTH	\$433,000	\$207,200	47.85	\$514,397	\$105,093	\$327,907	\$397,626	0.825	2,145	\$152.87	PSR	20.7672	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	76	
70-14-16-103-007	7887 PARKSIDE	05/20/22	\$492,500	WD	03-ARM'S LENGTH	\$492,500	\$37,700	7.65	\$466,906	\$91,630	\$400,870	\$364,569	1.100	2,310	\$173.54	PSR	6.7239	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	99	
70-14-16-103-011	7909 PARK RIDGE	03/20/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$193,100	38.62	\$451,468	\$103,084	\$396,916	\$338,444	1.173	1,831	\$216.78	PSR	14.0433	-DEFAULT	\$89,228	No	FULLY IMPROVED	401	76	
Totals:			\$1,425,500			\$1,425,500	\$438,000		\$1,432,771		\$1,125,693	\$1,100,640			\$181.06		0.9571							
								Sale. Ratio =>	30.73					E.C.F. =>	1.023	Std. Deviation=>		0.1835347						
								Std. Dev. =>	21.06					Ave. E.C.F. =>	1.032	Ave. Variance=>		13.8448	Coefficient of Var=>		13.41116022			

KEVIN ESTATES, ME MALLARD ESTATES, OL OAKLEAF, PVE PLEASANT VIEW

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-18-280-011	4167 WOOD DUCK	12/12/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$126,700	38.98	\$316,992	\$80,174	\$244,826	\$203,339	1.204	1,500	\$163.22	ME	7.8933	-DEFAULT	\$74,162	No	FULLY IMPROVED	401	77
70-14-18-281-005	7754 PINTAIL	08/10/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$132,800	34.95	\$340,938	\$78,085	\$301,915	\$225,693	1.338	1,380	\$218.78	ME	5.4760	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	77
70-14-18-281-010	4154 WOOD DUCK	04/22/22	\$330,000	WD	09-FAMILY	\$330,000	\$129,800	39.33	\$324,417	\$79,224	\$250,776	\$210,530	1.191	1,470	\$170.60	ME	9.1797	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	77
70-14-18-289-007	7654 TEAL POND	11/18/22	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$142,800	46.67	\$339,228	\$82,006	\$223,994	\$220,858	1.014	1,250	\$179.20	ME	26.8765	-DEFAULT	\$76,940	No	FULLY IMPROVED	401	76
70-14-18-363-012	7250 PINE OAK	02/29/24	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$164,200	36.57	\$358,920	\$77,588	\$371,412	\$241,560	1.538	1,778	\$208.89	OL	25.4594	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	77
70-14-18-243-011	7845 PINTAIL	12/20/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$121,700	34.77	\$290,214	\$80,415	\$269,585	\$180,139	1.497	1,074	\$251.01	ME	21.3572	-DEFAULT	\$72,846	No	FULLY IMPROVED	401	78
70-14-29-201-011	3519 RUSH CREEK	08/05/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$133,700	35.65	\$338,102	\$78,151	\$296,849	\$223,201	1.330	1,596	\$186.00	PVE	4.6997	-DEFAULT	\$73,184	No	FULLY IMPROVED	401	77
70-14-29-201-023	6387 RUSHVIEW	09/29/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$162,400	39.13	\$359,543	\$82,729	\$332,271	\$237,680	1.398	1,790	\$185.63	PVE	11.5010	-DEFAULT	\$73,634	No	FULLY IMPROVED	401	80
70-14-18-363-015	7208 PINE OAK	08/05/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$158,200	41.09	\$385,302	\$87,639	\$297,361	\$255,582	1.163	1,456	\$204.23	OL	11.9497	-DEFAULT	\$77,731	No	FULLY IMPROVED	401	76
70-14-18-289-009	4122 WIDGEON	07/06/22	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$164,400	43.61	\$383,032	\$82,097	\$294,903	\$258,391	1.141	1,785	\$165.21	ME	14.1660	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	77
70-14-19-478-001	6511 DALE	06/23/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$129,300	40.41	\$287,554	\$83,566	\$236,434	\$175,150	1.350	1,092	\$216.51	KE	6.6931	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	76
Totals:						#####	#####		\$1,566,000	\$3,724,242	\$3,120,326	\$2,432,123			\$195.39		0.4656						
								Sale. Ratio =>	39.03			E.C.F. =>	1.283	Std. Deviation=>		0.15948238							
								Std. Dev. =>	3.71			Ave. E.C.F. =>	1.288	Ave. Variance=>		13.2047	Coefficient of Var=>		10.25512934				

Isolated Study (Not used)

PVE PLEASANT VIEW ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-29-201-011	3519 RUSH CREEK	08/05/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$133,700	35.65	\$338,102	\$78,151	\$296,849	\$223,201	1.330	1,596	\$186.00	PVE	3.4007	-DEFAULT	\$73,184	No	FULLY IMPROVED	401	77
70-14-29-201-023	6387 RUSHVIEW	09/29/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$162,400	39.13	\$359,543	\$82,729	\$332,271	\$237,680	1.398	1,790	\$185.63	PVE	3.4007	-DEFAULT	\$73,634	No	FULLY IMPROVED	401	80
Totals:						\$790,000	\$296,100		\$697,645	\$629,120	\$460,882	\$185.81			\$185.81		0.1068						
								Sale. Ratio =>	37.48			E.C.F. =>	1.365	Std. Deviation=>		0.04809269							
								Std. Dev. =>	2.46			Ave. E.C.F. =>	1.364	Ave. Variance=>		3.4007	Coefficient of Var=>		2.49321725				

RA ROSEWOOD ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-22-194-020	2151 GREENDALE	08/11/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$115,200	33.39	\$246,958	\$63,427	\$281,573	\$168,779	1.668	1,041	\$270.48	RA	31.3932	-DEFAULT	\$55,913	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-22-195-002	6974 ROSEDALE	08/19/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$104,200	37.21	\$249,142	\$58,858	\$221,142	\$174,989	1.264	1,120	\$197.45	RA	9.0616	-DEFAULT	\$53,546	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-22-195-007	6955 GREENDALE	04/14/22	\$351,500	WD	03-ARM'S LENGTH	\$351,500	\$106,000	30.16	\$290,339	\$65,172	\$286,328	\$207,068	1.383	1,040	\$275.32	RA	2.8408	-DEFAULT	\$61,203	No	PAVED ELECTRIC GAS WATER SEWER	401	85	
70-14-22-196-014	2143 TIMBERLANE	03/15/23	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$113,200	36.99	\$277,455	\$60,128	\$245,872	\$199,859	1.230	1,394	\$176.38	RA	12.4132	-DEFAULT	\$55,131	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-22-197-013	6870 SHERWOOD	07/28/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$137,400	39.26	\$298,185	\$59,517	\$290,483	\$219,484	1.323	1,364	\$212.96	RA	3.0882	-DEFAULT	\$50,272	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-22-197-018	2038 GREENDALE	03/22/24	\$361,500	WD	03-ARM'S LENGTH	\$361,500	\$135,600	37.51	\$299,227	\$63,512	\$297,988	\$216,769	1.375	1,638	\$181.92	RA	2.0321	-DEFAULT	\$55,610	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
70-14-22-197-020	2041 TIMBERLANE	08/12/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$101,800	37.70	\$244,855	\$62,480	\$207,520	\$167,716	1.237	1,092	\$190.04	RA	11.7032	-DEFAULT	\$56,433	No	PAVED ELECTRIC GAS WATER SEWER	401	76	
Totals:			\$2,264,000			\$2,264,000	\$813,400		\$1,906,161		\$1,830,906	\$1,354,664			\$214.94		0.2805							
								Sale. Ratio =>	35.93					E.C.F. =>	1.352	Std. Deviation=>		0.15168124						
								Std. Dev. =>	3.14					Ave. E.C.F. =>	1.354	Ave. Variance=>		10.3617	Coefficient of Var=>		7.6506447			

RHE ROLLING HILLS ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-16-301-001	3193 PINEHURST	12/16/22	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$171,800	34.37	\$421,906	\$84,483	\$415,417	\$333,059	1.247	2,156	\$192.68	RHE	11.9763	-DEFAULT	\$78,127	No	FULLY IMPROVED	401	92	
70-14-16-301-002	3181 PINEHURST	06/20/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$175,800	34.14	\$416,019	\$89,319	\$425,681	\$322,475	1.320	1,593	\$267.22	RHE	19.2530	-DEFAULT	\$78,127	No	FULLY IMPROVED	401	97	
70-14-16-303-011	7513 MEDINAH	07/11/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$149,000	35.06	\$380,101	\$81,227	\$343,773	\$273,843	1.255	1,451	\$236.92	RHE	12.7854	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	88	
70-14-16-305-001	7514 MEDINAH	05/27/22	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$177,000	34.37	\$455,987	\$87,242	\$427,758	\$337,862	1.266	2,417	\$176.98	RHE	13.8561	-DEFAULT	\$76,029	No	FULLY IMPROVED	401	85	
70-14-16-313-012	7370 MEDINAH	10/14/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$178,200	36.74	\$459,038	\$83,975	\$401,025	\$343,651	1.167	2,380	\$168.50	RHE	3.9442	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	90	
70-14-16-363-007	7247 MEDINAH	06/30/23	\$434,833	WD	03-ARM'S LENGTH	\$434,833	\$170,600	39.23	\$372,001	\$90,449	\$344,384	\$277,911	1.239	1,312	\$262.49	RHE	11.1676	-DEFAULT	\$80,898	No	FULLY IMPROVED	401	94	
70-14-16-364-002	7231 OAKMONT	05/12/22	\$405,007	CD	03-ARM'S LENGTH	\$405,007	\$176,300	43.53	\$406,296	\$83,407	\$321,600	\$318,713	1.009	2,368	\$135.81	RHE	11.8455	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	93	
70-14-16-369-003	7260 MEDINAH	10/14/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$257,400	42.90	\$610,472	\$87,823	\$512,177	\$515,890	0.993	2,460	\$208.20	RHE	13.4710	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	93	
70-14-16-369-004	7248 MEDINAH	04/08/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$168,100	37.36	\$383,541	\$85,174	\$364,826	\$294,508	1.239	1,404	\$259.85	RHE	11.1250	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	92	
70-14-17-476-003	7363 WIND STONE	11/21/22	\$557,000	WD	03-ARM'S LENGTH	\$557,000	\$211,200	37.92	\$539,965	\$102,831	\$454,169	\$431,481	1.053	3,036	\$149.59	RHE	7.4931	-DEFAULT	\$87,548	No	FULLY IMPROVED	401	92	
70-14-17-476-009	3303 DORAL	06/08/23	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$220,000	40.74	\$501,130	\$119,823	\$420,177	\$376,376	1.116	2,698	\$155.74	RHE	1.1137	-DEFAULT	\$80,265	No	FULLY IMPROVED	401	92	
70-14-17-477-002	3340 DORAL	11/14/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$196,700	47.40	\$469,194	\$90,066	\$324,934	\$374,225	0.868	2,368	\$137.22	RHE	25.9228	-DEFAULT	\$81,096	No	FULLY IMPROVED	401	94	
70-14-17-477-003	3326 DORAL	04/07/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$199,000	36.85	\$501,569	\$92,846	\$447,154	\$403,437	1.108	2,689	\$166.29	RHE	1.9152	-DEFAULT	\$81,096	No	FULLY IMPROVED	401	94	
70-14-17-477-009	3246 DORAL	06/09/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$159,000	36.55	\$364,937	\$88,440	\$346,560	\$272,921	1.270	2,052	\$168.89	RHE	14.2304	-DEFAULT	\$81,096	No	FULLY IMPROVED	401	92	
70-14-17-478-004	3313 OAKMONT	05/02/22	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$211,900	36.53	\$554,398	\$105,849	\$474,151	\$442,748	1.071	3,036	\$156.18	RHE	5.6586	-DEFAULT	\$81,057	No	FULLY IMPROVED	401	94	
70-14-17-478-011	3215 OAKMONT	06/09/23	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$225,800	41.81	\$504,813	\$90,485	\$449,515	\$408,970	1.099	3,036	\$148.06	RHE	2.8373	-DEFAULT	\$81,288	No	FULLY IMPROVED	401	94	
70-14-17-479-010	3302 OAKMONT	09/20/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$252,800	45.96	\$640,152	\$91,264	\$458,736	\$541,790	0.847	3,254	\$140.98	RHE	28.0808	-DEFAULT	\$80,265	No	FULLY IMPROVED	401	93	
Totals:			\$8,486,740			\$8,486,740	\$3,300,600		\$7,981,519		\$6,932,037	\$6,269,861			\$184.21		2.1900							
								Sale. Ratio =>	38.89					E.C.F. =>	1.106	Std. Deviation=>		0.14185243						
								Std. Dev. =>	4.13					Ave. E.C.F. =>	1.128	Ave. Variance=>		11.5692	Coefficient of Var=>		10.26078968			

RMA RUSHMORE ACRES WIERSMA PLAT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-23-254-018	1057 BRENTWOOD	04/22/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$120,500	35.44	\$275,029	\$82,056	\$257,944	\$203,344	1.269	1,428	\$180.63	RMA	25.2319	-DEFAULT	\$76,173	No	FULLY IMPROVED	401	76
70-14-23-254-024	6861 BELHURST	12/12/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$147,200	49.07	\$338,887	\$91,159	\$208,841	\$261,041	0.800	1,428	\$146.25	RMA	21.6163	-DEFAULT	\$76,173	No	FULLY IMPROVED	401	76
70-14-23-423-015	1084 RUSHMORE	05/26/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$127,000	47.04	\$264,038	\$81,749	\$188,251	\$192,085	0.980	1,236	\$152.31	RMA	3.6156	-DEFAULT	\$76,029	No	FULLY IMPROVED	401	76
Totals:			\$910,000			\$910,000	\$394,700		\$877,954		\$655,036	\$656,470			\$159.73		1.8379						
							Sale. Ratio =>	43.37				E.C.F. =>	0.998			Std. Deviation=>	0.23632474						
							Std. Dev. =>	7.35				Ave. E.C.F. =>	1.016			Ave. Variance=>	16.8213	Coefficient of Var=>	16.55321391				

GN GEORGETOWN NORTH, GP GEORGETOWN PINES, LPRP LITTLE PINE AND RED PINE ESTATES, RO ROYAL OAK ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-18-401-001	7587 PHEASANT RI	12/07/23	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$143,200	39.67	\$335,981	\$110,942	\$250,058	\$215,039	1.163	1,329	\$188.16	GN	6.2384	-DEFAULT	\$78,879	No	FULLY IMPROVED	401	76
70-14-18-403-003	7424 PHEASANT RI	05/18/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$121,100	37.26	\$295,693	\$79,883	\$245,117	\$206,220	1.189	1,560	\$157.13	GN	3.6615	-DEFAULT	\$74,306	No	FULLY IMPROVED	401	80
70-14-18-415-004	4269 HERITAGE	05/11/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$121,300	34.66	\$281,644	\$71,591	\$278,409	\$200,719	1.387	1,264	\$220.26	GN	16.1826	-DEFAULT	\$64,594	No	FULLY IMPROVED	401	76
70-14-18-460-001	4327 PHEASANT RI	08/04/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$136,500	35.45	\$334,384	\$83,318	\$301,682	\$239,909	1.257	1,297	\$232.60	GN	3.2250	-DEFAULT	\$78,088	No	FULLY IMPROVED	401	76
70-14-18-461-006	7336 PHEASANT RI	09/29/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$119,600	39.87	\$275,983	\$76,133	\$223,867	\$190,969	1.172	1,104	\$202.78	GN	5.2966	-DEFAULT	\$69,392	No	FULLY IMPROVED	401	76
70-14-18-461-017	4331 HERITAGE	02/27/23	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$111,400	37.89	\$264,091	\$79,640	\$214,360	\$176,255	1.216	1,116	\$192.08	GN	0.9038	-DEFAULT	\$74,737	No	FULLY IMPROVED	401	76
70-14-19-228-015	7157 ROYAL OAK	10/31/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$144,300	41.83	\$319,143	\$89,400	\$255,600	\$219,534	1.164	1,232	\$207.47	RO	6.0949	-DEFAULT	\$79,315	No	FULLY IMPROVED	401	79
70-14-18-473-028	4350 HERITAGE	09/28/23	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$119,800	36.08	\$268,376	\$80,359	\$251,641	\$179,662	1.401	1,074	\$234.30	GN	17.5401	-DEFAULT	\$74,067	No	FULLY IMPROVED	401	76
70-14-18-474-006	4318 GLEN HOLLO	04/22/22	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$123,300	41.52	\$290,801	\$82,910	\$214,090	\$198,653	1.078	1,299	\$164.81	GN	14.7525	-DEFAULT	\$75,024	No	FULLY IMPROVED	401	76
Totals:						#####	#####		\$1,140,500	\$2,666,096	\$2,234,824	\$1,826,960			\$199.95		0.1986						
								Sale. Ratio =>	38.16			E.C.F. =>	1.223		Std. Deviation=>	0.107							
								Std. Dev. =>	2.61			Ave. E.C.F. =>	1.225		Ave. Variance=>	8.2106	Coefficient of Var=>	6.701249236					

Isolated Study (Not Used)

RO ROYAL OAK ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-19-228-015	7157 ROYAL OAK	10/31/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$144,300	41.83	\$319,143	\$89,400	\$255,600	\$219,534	1.164	1,232	\$207.47	RO	0.0000	-DEFAULT	\$79,315	No	FULLY IMPROVED	401	79
Totals:						\$345,000	\$144,300		\$319,143	\$255,600	\$219,534	\$207.47			\$207.47		0.0000						
								Sale. Ratio =>	41.83			E.C.F. =>	1.164		Std. Deviation=>	#DIV/0!							
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.164		Ave. Variance=>	0.0000	Coefficient of Var=>	0					

RR ROZEVELD RIDGE ROZEVELD CT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-34-235-002	1685 STEVENDALE	10/25/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$128,700	36.77	\$297,937	\$82,571	\$267,429	\$198,283	1.349	1,118	\$239.20	RR	14.6320	-DEFAULT	\$74,450	No	FULLY IMPROVED	401	83	
70-14-34-245-005	5464 ROZEVELD	10/28/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$150,400	39.06	\$386,174	\$88,603	\$296,397	\$273,967	1.082	2,080	\$142.50	RR	12.0535	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	86	
70-14-34-260-009	5322 STEVENDALE	11/10/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$155,500	38.40	\$380,242	\$82,988	\$322,012	\$273,675	1.177	1,522	\$211.57	RR	2.5785	-DEFAULT	\$78,365	No	FULLY IMPROVED	401	86	
Totals:			\$1,140,000			\$1,140,000	\$434,600		\$1,064,353		\$885,838	\$745,925			\$197.76									
								Sale. Ratio =>	38.12			E.C.F. =>	1.188	Std. Deviation=>		0.13528297								
								Std. Dev. =>	1.18			Ave. E.C.F. =>	1.202	Ave. Variance=>		9.7546	Coefficient of Var=>		8.112611201					

RVE ROLLINGVIEW ESTATES AND ROLLINGVIEW EAST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-16-422-001	2737 FAIRBROOK	02/17/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$140,100	35.92	\$363,758	\$119,289	\$270,711	\$251,266	1.077	1,606	\$168.56	RVE	8.7381	-DEFAULT	\$84,195	No	FULLY IMPROVED	401	76	
70-14-16-423-001	2754 FAIRBROOK	07/06/22	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$113,500	44.16	\$271,924	\$82,147	\$174,853	\$195,053	0.896	1,307	\$133.78	RVE	26.8333	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	76	
70-14-16-427-017	7533 WINDGATE	04/17/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$127,100	39.72	\$267,477	\$79,421	\$240,579	\$193,284	1.245	1,300	\$185.06	RVE	7.9919	-DEFAULT	\$73,353	No	FULLY IMPROVED	401	76	
70-14-16-427-019	7507 WINDGATE	07/27/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$128,500	42.13	\$307,731	\$80,319	\$224,681	\$233,735	0.961	1,622	\$138.52	RVE	20.3504	-DEFAULT	\$73,578	No	FULLY IMPROVED	401	76	
70-14-16-477-023	7269 WINDGATE	09/21/23	\$335,500	WD	03-ARM'S LENGTH	\$335,500	\$128,600	38.33	\$270,803	\$76,613	\$258,887	\$199,589	1.297	1,252	\$206.78	RVE	13.2331	-DEFAULT	\$73,353	No	FULLY IMPROVED	401	76	
70-14-16-495-017	7362 WINDGATE	07/12/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$137,400	40.41	\$290,783	\$80,753	\$259,247	\$215,869	1.201	1,546	\$167.69	RVE	3.6174	-DEFAULT	\$73,746	No	FULLY IMPROVED	401	76	
70-14-16-495-024	7270 WINDGATE	06/02/23	\$388,500	WD	03-ARM'S LENGTH	\$388,500	\$133,800	34.44	\$282,957	\$78,649	\$309,851	\$209,988	1.476	1,637	\$189.28	RVE	31.0794	-DEFAULT	\$73,746	No	FULLY IMPROVED	401	76	
Totals:			\$2,336,000			\$2,336,000	\$909,000		\$2,055,433		\$1,738,809	\$1,498,784			\$169.95		0.4624							
								Sale. Ratio =>	38.91					E.C.F. =>	1.160	Std. Deviation=>		0.2011848						
								Std. Dev. =>	3.39					Ave. E.C.F. =>	1.165	Ave. Variance=>		15.9777	Coefficient of Var=>		13.71743836			

RWE RIDGEWOD ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.			
70-14-14-101-021	7963 HOLLYHOCK	10/21/22	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$116,000	35.97	\$293,582	\$87,074	\$235,426	\$202,176	1.164	1,624	\$144.97	RWE	2.2929	-DEFAULT	\$78,127	No	FULLY IMPROVED	401	76			
70-14-14-102-006	1517 BROADVIEW	07/07/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$168,400	51.03	\$350,002	\$90,314	\$239,686	\$254,241	0.943	1,596	\$150.18	RWE	19.8778	-DEFAULT	\$82,225	No	FULLY IMPROVED	401	76			
70-14-14-103-003	7865 RIDGEWOOD	10/11/22	\$292,749	WD	03-ARM'S LENGTH	\$292,749	\$114,700	39.18	\$292,723	\$80,955	\$211,794	\$207,326	1.022	1,420	\$149.15	RWE	11.9980	-DEFAULT	\$78,919	No	FULLY IMPROVED	401	76			
70-14-14-104-011	7757 RIDGEWOOD	04/14/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$114,400	38.13	\$240,202	\$82,318	\$217,682	\$154,572	1.408	1,092	\$199.34	RWE	26.6757	-DEFAULT	\$76,364	No	FULLY IMPROVED	401	76			
70-14-14-171-015	7824 RIDGEWOOD	06/10/22	\$325,923	WD	03-ARM'S LENGTH	\$325,923	\$108,900	33.41	\$294,517	\$84,680	\$241,243	\$205,435	1.174	1,174	\$205.49	RWE	3.2770	-DEFAULT	\$74,258	No	FULLY IMPROVED	401	80			
70-14-14-171-016	7783 DURAIN	05/05/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$153,000	43.71	\$324,516	\$82,726	\$267,274	\$236,718	1.129	1,670	\$160.04	RWE	1.2449	-DEFAULT	\$75,311	No	FULLY IMPROVED	401	76			
70-14-14-171-025	7727 DURAIN	01/02/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$147,700	46.16	\$316,122	\$85,460	\$234,540	\$225,823	1.039	1,487	\$157.73	RWE	10.2932	-DEFAULT	\$78,523	No	FULLY IMPROVED	401	76			
70-14-14-171-030	7800 DURAIN	05/11/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$134,200	38.90	\$284,140	\$81,317	\$263,683	\$198,568	1.328	1,392	\$189.43	RWE	18.6389	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	76			
70-14-14-171-034	7774 DURAIN	07/20/22	\$270,000	WD	08-ESTATE	\$270,000	\$107,100	39.67	\$268,951	\$79,791	\$190,209	\$185,192	1.027	1,264	\$150.48	RWE	11.4441	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	76			
70-14-14-172-003	1478 CHIPWOOD	06/15/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$111,000	34.15	\$283,785	\$82,535	\$242,465	\$197,028	1.231	1,272	\$190.62	RWE	8.9078	-DEFAULT	\$77,019	No	FULLY IMPROVED	401	76			
70-14-14-173-009	7666 CHICKADEE	05/11/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$132,900	57.78	\$259,104	\$58,064	\$171,936	\$196,823	0.874	1,764	\$97.47	RWE	26.7974	-DEFAULT	\$54,466	No	PAVED ELECTRIC GAS WATER SEWER	401	76			
70-14-14-173-009	7666 CHICKADEE	09/29/23	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$132,900	41.54	\$259,104	\$58,064	\$261,836	\$196,823	1.330	1,764	\$148.43	RWE	18.8782	-DEFAULT	\$54,466	No	PAVED ELECTRIC GAS WATER SEWER	401	76			
70-14-15-278-005	7825 ASTER	02/13/24	\$357,051	WD	03-ARM'S LENGTH	\$357,051	\$141,800	39.71	\$299,570	\$81,262	\$275,789	\$213,729	1.290	1,500	\$183.86	RWE	14.8839	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	76			
70-14-15-279-005	7816 ASTER	07/07/23	\$351,895	WD	03-ARM'S LENGTH	\$351,895	\$160,300	45.55	\$340,896	\$93,878	\$258,017	\$241,836	1.067	1,824	\$141.46	RWE	7.4624	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	76			
70-14-15-279-043	7671 RIDGEWOOD	08/15/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$0	0.00	\$346,909	\$102,933	\$262,067	\$238,858	1.097	1,547	\$169.40	RWE	4.4365	-DEFAULT	\$75,885	No	FULLY IMPROVED	401	76			
Totals:						\$4,805,018	\$1,843,300	38.36	\$4,454,123	\$3,573,647	\$3,155,149	\$162.54	1.133	1.133	\$162.54	0.1536061	0.8892									
						Sale. Ratio =>	38.36	E.C.F. =>	1.133	Std. Deviation=>	0.1536061	Ave. E.C.F. =>	1.142	Ave. Variance=>	12.4739	Coefficient of Var=>	10.92735254									
						Std. Dev. =>	12.56																			

SA SUNSET ACRES, SBA SUNNYBROOK ACRES SUNCREST ESTATES, SBAL SUNNYBROOK ACRES ON LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-24-424-032	6667 BROOKWOOD	07/20/23	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$154,500	37.50	\$397,060	\$112,996	\$299,004	\$241,434	1.238	1,552	\$192.66	SBA	4.5181	-DEFAULT	\$82,903	No	FULLY IMPROVED	401	78
70-14-24-425-011	226 SUNNYVIEW	07/14/22	\$341,900	WD	03-ARM'S LENGTH	\$341,900	\$121,700	35.60	\$377,480	\$84,007	\$257,893	\$249,431	1.034	1,308	\$197.17	SBA	24.9706	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	83
70-14-23-349-010	1300 S MARYMARK	05/16/23	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$99,400	35.88	\$249,456	\$87,037	\$189,963	\$138,045	1.376	960	\$197.88	SA	9.2468	-DEFAULT	\$81,215	No	FULLY IMPROVED	401	76
70-14-24-425-005	223 SUNNYVIEW	01/12/24	\$408,500	WD	03-ARM'S LENGTH	\$408,500	\$145,500	35.62	\$350,959	\$87,230	\$321,270	\$224,151	1.433	1,278	\$251.38	SBAL	14.9645	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	78
70-14-24-478-007	108 SUNCREST	12/23/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$123,500	30.12	\$344,432	\$79,731	\$330,269	\$224,977	1.468	1,434	\$230.31	SBAL	18.4382	-DEFAULT	\$73,802	No	FULLY IMPROVED	401	76
70-14-24-477-002	73 SUNCREST	05/17/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$117,800	30.60	\$369,220	\$83,022	\$301,978	\$243,248	1.241	1,365	\$221.23	SBA	4.2189	-DEFAULT	\$74,545	No	FULLY IMPROVED	401	85
70-14-24-478-010	72 SUNCREST	03/18/24	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$143,500	38.79	\$365,618	\$80,071	\$289,829	\$242,695	1.194	1,450	\$199.88	SBA	8.9418	-DEFAULT	\$73,971	No	FULLY IMPROVED	401	78
Totals:		#####				#####	\$905,900		\$2,454,225		\$1,990,206	\$1,563,981			\$212.93		1.1104						
								Sale. Ratio =>	34.78			E.C.F. =>	1.273	Std. Deviation=>		0.152266							
								Std. Dev. =>	3.30			Ave. E.C.F. =>	1.284	Ave. Variance=>		12.1856	Coefficient of Var=>		9.493046379				

Isolated Study (Not used)

SA SUNSET ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-23-349-010	1300 S MARYMARK	05/16/23	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$99,400	35.88	\$249,456	\$87,037	\$189,963	\$138,045	1.376	960	\$197.88	SA	0.0000	-DEFAULT	\$81,215	No	FULLY IMPROVED	401	76
Totals:			\$277,000			\$277,000	\$99,400		\$249,456		\$189,963	\$138,045			\$197.88		0.0000						
								Sale. Ratio =>	35.88			E.C.F. =>	1.376	Std. Deviation=>		#DIV/0!							
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.376	Ave. Variance=>		0.0000	Coefficient of Var=>		0				

SA SUNSET ACRES, SBA SUNNYBROOK ACRES SUNCREST ESTATES, SBAL SUNNYBROOK ACRES ON LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-24-424-032	6667 BROOKWOOD	07/20/23	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$154,500	37.50	\$397,060	\$112,996	\$299,004	\$241,434	1.238	1,552	\$192.66	SBA	4.5181	-DEFAULT	\$82,903	No	FULLY IMPROVED	401	78	
70-14-24-425-011	226 SUNNYVIEW	07/14/22	\$341,900	WD	03-ARM'S LENGTH	\$341,900	\$121,700	35.60	\$377,480	\$84,007	\$257,893	\$249,431	1.034	1,308	\$197.17	SBA	24.9706	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	83	
70-14-23-349-010	1300 S MARYMARK	05/16/23	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$99,400	35.88	\$249,456	\$87,037	\$189,963	\$138,045	1.376	960	\$197.88	SA	9.2468	-DEFAULT	\$81,215	No	FULLY IMPROVED	401	76	
70-14-24-425-005	223 SUNNYVIEW	01/12/24	\$408,500	WD	03-ARM'S LENGTH	\$408,500	\$145,500	35.62	\$350,959	\$87,230	\$321,270	\$224,151	1.433	1,278	\$251.38	SBAL	14.9645	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	78	
70-14-24-478-007	108 SUNCREST	12/23/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$123,500	30.12	\$344,432	\$79,731	\$330,269	\$224,977	1.468	1,434	\$230.31	SBAL	18.4382	-DEFAULT	\$73,802	No	FULLY IMPROVED	401	76	
70-14-24-477-002	73 SUNCREST	05/17/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$117,800	30.60	\$369,220	\$83,022	\$301,978	\$243,248	1.241	1,365	\$221.23	SBA	4.2189	-DEFAULT	\$74,545	No	FULLY IMPROVED	401	85	
70-14-24-478-010	72 SUNCREST	03/18/24	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$143,500	38.79	\$365,618	\$80,071	\$289,829	\$242,695	1.194	1,450	\$199.88	SBA	8.9418	-DEFAULT	\$73,971	No	FULLY IMPROVED	401	78	
Totals:			\$2,604,300			\$2,604,300	\$905,900		\$2,454,225		\$1,990,206	\$1,563,981			\$212.93		1.1104							
								Sale. Ratio =>	34.78					E.C.F. =>	1.273	Std. Deviation=>		0.15226645						
								Std. Dev. =>	3.30					Ave. E.C.F. =>	1.284	Ave. Variance=>		12.1856	Coefficient of Var=>		9.493046379			

Isolated Study (Not used)

SBA SUNNYBROOK ACRES SUNCREST ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-24-424-032	6667 BROOKWOOD	07/20/23	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$154,500	37.50	\$397,060	\$112,996	\$299,004	\$241,434	1.238	1,552	\$192.66	SBA	4.5181	-DEFAULT	\$82,903	No	FULLY IMPROVED	401	78	
70-14-24-425-011	226 SUNNYVIEW	07/14/22	\$341,900	WD	03-ARM'S LENGTH	\$341,900	\$121,700	35.60	\$377,480	\$84,007	\$257,893	\$249,431	1.034	1,308	\$197.17	SBA	24.9706	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	83	
70-14-23-349-010	1300 S MARYMARK	05/16/23	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$99,400	35.88	\$249,456	\$87,037	\$189,963	\$138,045	1.376	960	\$197.88	SA	9.2468	-DEFAULT	\$81,215	No	FULLY IMPROVED	401	76	
70-14-24-425-005	223 SUNNYVIEW	01/12/24	\$408,500	WD	03-ARM'S LENGTH	\$408,500	\$145,500	35.62	\$350,959	\$87,230	\$321,270	\$224,151	1.433	1,278	\$251.38	SBAL	14.9645	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	78	
70-14-24-478-007	108 SUNCREST	12/23/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$123,500	30.12	\$344,432	\$79,731	\$330,269	\$224,977	1.468	1,434	\$230.31	SBAL	18.4382	-DEFAULT	\$73,802	No	FULLY IMPROVED	401	76	
70-14-24-477-002	73 SUNCREST	05/17/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$117,800	30.60	\$369,220	\$83,022	\$301,978	\$243,248	1.241	1,365	\$221.23	SBA	4.2189	-DEFAULT	\$74,545	No	FULLY IMPROVED	401	85	
70-14-24-478-010	72 SUNCREST	03/18/24	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$143,500	38.79	\$365,618	\$80,071	\$289,829	\$242,695	1.194	1,450	\$199.88	SBA	8.9418	-DEFAULT	\$73,971	No	FULLY IMPROVED	401	78	
Totals:			\$2,604,300			\$2,604,300	\$905,900		\$2,454,225		\$1,990,206	\$1,563,981			\$212.93		1.1104							
								Sale. Ratio =>	34.78					E.C.F. =>	1.273	Std. Deviation=>		0.15226645						
								Std. Dev. =>	3.30					Ave. E.C.F. =>	1.284	Ave. Variance=>		12.1856	Coefficient of Var=>		9.493046379			

SA SUNSET ACRES, SBA SUNNYBROOK ACRES SUNCREST ESTATES, SBAL SUNNYBROOK ACRES ON LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-24-424-032	6667 BROOKWOOD	07/20/23	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$154,500	37.50	\$397,060	\$112,996	\$299,004	\$241,434	1.238	1,552	\$192.66	SBA	4.5181	-DEFAULT	\$82,903	No	FULLY IMPROVED	401	78
70-14-24-425-011	226 SUNNYVIEW	07/14/22	\$341,900	WD	03-ARM'S LENGTH	\$341,900	\$121,700	35.60	\$377,480	\$84,007	\$257,893	\$249,431	1.034	1,308	\$197.17	SBA	24.9706	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	83
70-14-23-349-010	1300 S MARYMARK	05/16/23	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$99,400	35.88	\$249,456	\$87,037	\$189,963	\$138,045	1.376	960	\$197.88	SA	9.2468	-DEFAULT	\$81,215	No	FULLY IMPROVED	401	76
70-14-24-425-005	223 SUNNYVIEW	01/12/24	\$408,500	WD	03-ARM'S LENGTH	\$408,500	\$145,500	35.62	\$350,959	\$87,230	\$321,270	\$224,151	1.433	1,278	\$251.38	SBAL	14.9645	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	78
70-14-24-478-007	108 SUNCREST	12/23/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$123,500	30.12	\$344,432	\$79,731	\$330,269	\$224,977	1.468	1,434	\$230.31	SBAL	18.4382	-DEFAULT	\$73,802	No	FULLY IMPROVED	401	76
70-14-24-477-002	73 SUNCREST	05/17/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$117,800	30.60	\$369,220	\$83,022	\$301,978	\$243,248	1.241	1,365	\$221.23	SBA	4.2189	-DEFAULT	\$74,545	No	FULLY IMPROVED	401	85
70-14-24-478-010	72 SUNCREST	03/18/24	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$143,500	38.79	\$365,618	\$80,071	\$289,829	\$242,695	1.194	1,450	\$199.88	SBA	8.9418	-DEFAULT	\$73,971	No	FULLY IMPROVED	401	78
Totals:						\$2,604,300	#####	\$905,900	\$2,454,225	\$1,990,206	\$1,563,981	\$212.93	1.1104										
								Sale. Ratio =>	34.78			E.C.F. =>	1.273	Std. Deviation=>		0.15226645							
								Std. Dev. =>	3.30			Ave. E.C.F. =>	1.284	Ave. Variance=>		12.1856 Coefficient of Var=> 9.493046379							

Isolated Study (Not used)

SBAL-SUNNYBROOK ACRES ON LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-24-425-005	223 SUNNYVIEW	01/12/24	\$408,500	WD	03-ARM'S LENGTH	\$408,500	\$145,500	35.62	\$350,959	\$87,230	\$321,270	\$224,151	1.433	1,278	\$251.38	SBAL	1.7368	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	78
70-14-24-478-007	108 SUNCREST	12/23/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$123,500	30.12	\$344,432	\$79,731	\$330,269	\$224,977	1.468	1,434	\$230.31	SBAL	1.7368	-DEFAULT	\$73,802	No	FULLY IMPROVED	401	76
Totals:						\$818,500	\$269,000	\$695,391	\$651,539	\$449,128	\$240.85	0.0032											
								Sale. Ratio =>	32.86			E.C.F. =>	1.451	Std. Deviation=>		0.02456247							
								Std. Dev. =>	3.89			Ave. E.C.F. =>	1.451	Ave. Variance=>		1.7368 Coefficient of Var=> 1.197282004							

SD SUNNINGDALE, SSR SUNSET RIDGE, SVM SUNVIEW MEADOWS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-30-209-013	6134 SUMMERHILL	07/31/23	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$205,700	34.29	\$477,683	\$130,523	\$469,377	\$382,192	1.228	2,285	\$205.42	SD	19.0605	-DEFAULT	\$79,909	No	FULLY IMPROVED	401	77
70-14-30-211-002	6344 SUMMERHILL	08/25/22	\$469,900	WD	03-ARM'S LENGTH	\$469,900	\$166,900	35.52	\$407,726	\$88,287	\$381,613	\$351,674	1.085	2,112	\$180.69	SD	4.7621	-DEFAULT	\$81,546	No	FULLY IMPROVED	401	76
70-14-30-264-001	6111 SUMMERHILL	05/04/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$222,700	37.12	\$520,629	\$133,578	\$466,422	\$426,109	1.095	2,620	\$178.02	SD	5.7095	-DEFAULT	\$81,175	No	FULLY IMPROVED	401	77
70-14-30-270-011	6103 GANTON	07/12/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$197,900	37.70	\$453,086	\$87,468	\$437,532	\$402,513	1.087	2,130	\$205.41	SD	4.9489	-DEFAULT	\$78,919	No	FULLY IMPROVED	401	76
70-14-30-181-008	6032 LYTHAM	09/08/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$201,300	42.38	\$421,360	\$91,753	\$383,247	\$353,135	1.085	1,584	\$241.95	SVM	15.3609	-DEFAULT	\$82,160	No	FULLY IMPROVED	401	83
70-14-25-398-012	5731 BLOOMFIELD	09/19/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$310,200	53.95	\$624,472	\$90,286	\$484,714	\$500,379	0.969	2,977	\$162.82	SSR	6.8818	-DEFAULT	\$82,257	No	FULLY IMPROVED	401	76
70-14-25-399-004	5692 BLOOMFIELD	12/05/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$197,700	36.95	\$548,718	\$121,952	\$413,048	\$399,757	1.033	1,812	\$227.95	SSR	0.4265	-DEFAULT	\$112,863	No	FULLY IMPROVED	401	76
70-14-30-276-008	6116 SUMMERHILL	11/10/22	\$542,000	WD	03-ARM'S LENGTH	\$542,000	\$243,500	44.93	\$542,827	\$91,907	\$450,093	\$483,107	0.932	2,257	\$199.42	SD	10.5849	-DEFAULT	\$80,542	No	FULLY IMPROVED	401	82
70-14-30-401-008	5918 SUMMERHILL	09/02/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$240,600	47.18	\$560,946	\$126,677	\$383,323	\$465,268	0.824	2,110	\$181.67	SD	21.3636	-DEFAULT	\$105,492	No	FULLY IMPROVED	401	84
Totals:			\$4,831,800			\$4,831,800	\$1,986,500		\$4,557,447		\$3,869,369	\$3,764,133			\$198.15								
								Sale. Ratio =>	41.11				E.C.F. =>	1.028			Std. Deviation=>	0.11628972					
								Std. Dev. =>	6.52				Ave. E.C.F. =>	1.038			Ave. Variance=>	9.8999	Coefficient of Var=>	9.541911321			

Isolated Study (Not Used)

SD SUNNINGDALE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-30-209-013	6134 SUMMERHILL	07/31/23	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$205,700	34.29	\$477,683	\$130,523	\$469,377	\$382,192	1.228	2,285	\$205.42	SD	18.6384	-DEFAULT	\$79,909	No	FULLY IMPROVED	401	77
70-14-30-211-002	6344 SUMMERHILL	08/25/22	\$469,900	WD	03-ARM'S LENGTH	\$469,900	\$166,900	35.52	\$407,726	\$88,287	\$381,613	\$351,674	1.085	2,112	\$180.69	SD	4.3400	-DEFAULT	\$81,546	No	FULLY IMPROVED	401	76
70-14-30-264-001	6111 SUMMERHILL	05/04/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$222,700	37.12	\$520,629	\$133,578	\$466,422	\$426,109	1.095	2,620	\$178.02	SD	5.2875	-DEFAULT	\$81,175	No	FULLY IMPROVED	401	77
70-14-30-270-011	6103 GANTON	07/12/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$197,900	37.70	\$453,086	\$87,468	\$437,532	\$402,513	1.087	2,130	\$205.41	SD	4.5268	-DEFAULT	\$78,919	No	FULLY IMPROVED	401	76
70-14-30-276-008	6116 SUMMERHILL	11/10/22	\$542,000	WD	03-ARM'S LENGTH	\$542,000	\$243,500	44.93	\$542,827	\$91,907	\$450,093	\$483,107	0.932	2,257	\$199.42	SD	11.0070	-DEFAULT	\$80,542	No	FULLY IMPROVED	401	82
70-14-30-401-008	5918 SUMMERHILL	09/02/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$240,600	47.18	\$560,946	\$126,677	\$383,323	\$465,268	0.824	2,110	\$181.67	SD	21.7857	-DEFAULT	\$105,492	No	FULLY IMPROVED	401	84
Totals:			\$3,246,800			\$3,246,800	\$1,277,300		\$2,962,897		\$2,588,360	\$2,510,863			\$191.77								
								Sale. Ratio =>	39.34				E.C.F. =>	1.031			Std. Deviation=>	0.14215796					
								Std. Dev. =>	5.30				Ave. E.C.F. =>	1.042			Ave. Variance=>	10.9309	Coefficient of Var=>	10.49298411			

SDW SUNNINGDALE WEST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-30-128-009	6284 WYNSTONE	07/01/22	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$156,200	37.10	\$335,371	\$87,533	\$333,467	\$265,529	1.256	1,508	\$221.13	SDW	25.2615	-DEFAULT	\$78,127	No	FULLY IMPROVED	401	82	
70-14-30-131-003	6301 WALTON HEATH	01/26/23	\$417,500	WD	03-ARM'S LENGTH	\$417,500	\$176,600	42.30	\$412,404	\$83,506	\$333,994	\$362,088	0.922	2,142	\$155.93	SDW	8.0832	-DEFAULT	\$76,412	No	FULLY IMPROVED	401	76	
70-14-30-184-002	6159 SUNNINGDALE	10/04/22	\$452,500	WD	03-ARM'S LENGTH	\$452,500	\$188,200	41.59	\$433,919	\$87,752	\$364,748	\$381,099	0.957	2,488	\$146.60	SDW	4.6149	-DEFAULT	\$76,742	No	FULLY IMPROVED	401	76	
70-14-30-184-003	6147 SUNNINGDALE	02/17/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$172,500	41.57	\$386,261	\$85,873	\$329,127	\$330,701	0.995	1,572	\$209.37	SDW	0.8002	-DEFAULT	\$76,900	No	FULLY IMPROVED	401	78	
70-14-30-185-005	6174 HEATHCROSS	08/05/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$166,100	36.11	\$391,396	\$84,933	\$375,067	\$337,389	1.112	2,026	\$185.13	SDW	10.8433	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	77	
70-14-30-186-001	6135 SUNNINGDALE	05/18/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$162,700	39.20	\$389,351	\$86,313	\$328,687	\$324,669	1.012	2,143	\$153.38	SDW	0.9131	-DEFAULT	\$77,454	No	FULLY IMPROVED	401	82	
70-14-30-187-006	6068 SUNNINGDALE	10/25/22	\$409,000	WD	03-ARM'S LENGTH	\$409,000	\$166,200	40.64	\$395,456	\$95,549	\$313,451	\$330,171	0.949	2,013	\$155.71	SDW	5.3884	-DEFAULT	\$79,988	No	FULLY IMPROVED	401	77	
70-14-30-203-001	6326 WALTON HEATH	06/06/23	\$430,900	WD	03-ARM'S LENGTH	\$430,900	\$203,800	47.30	\$467,083	\$86,709	\$344,191	\$418,758	0.822	2,596	\$132.59	SDW	18.1311	-DEFAULT	\$77,335	No	FULLY IMPROVED	401	79	
Totals:			\$3,420,900			\$3,420,900	\$1,392,300		\$3,211,241		\$2,722,732	\$2,750,403			\$169.98		1.3305							
								Sale. Ratio =>	40.70					E.C.F. =>	0.990	Std. Deviation=>		0.13101819						
								Std. Dev. =>	3.46					Ave. E.C.F. =>	1.003	Ave. Variance=>		9.2545	Coefficient of Var=>		9.224549529			

SHE SHRINE ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-16-227-004	7911 EMBERLY	11/09/23	\$361,500	WD	03-ARM'S LENGTH	\$361,500	\$114,200	31.59	\$277,420	\$79,438	\$282,062	\$194,290	1.452	1,560	\$180.81	SHE	18.9152	-DEFAULT	\$75,215	No	FULLY IMPROVED	401	76	
70-14-16-228-008	7858 EMBERLY	11/22/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$108,200	34.35	\$258,538	\$86,670	\$228,330	\$168,663	1.354	1,137	\$200.82	SHE	9.1160	-DEFAULT	\$74,832	No	FULLY IMPROVED	401	76	
70-14-16-228-025	7831 PARK LANE	05/18/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$112,900	34.21	\$291,909	\$80,716	\$249,284	\$207,255	1.203	1,492	\$167.08	SHE	5.9814	-DEFAULT	\$74,832	No	FULLY IMPROVED	401	76	
70-14-16-229-007	2479 ALMAR	12/22/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$116,500	36.41	\$301,309	\$78,455	\$241,545	\$218,699	1.104	1,841	\$131.20	SHE	15.8137	-DEFAULT	\$74,067	No	FULLY IMPROVED	401	76	
70-14-16-279-003	2463 THRUSH	07/13/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$115,900	35.12	\$298,524	\$108,412	\$221,588	\$186,567	1.188	1,198	\$184.96	SHE	7.4890	-DEFAULT	\$78,325	No	FULLY IMPROVED	401	76	
70-14-16-280-004	7745 GATEHEAD	07/14/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$121,600	34.74	\$298,835	\$107,725	\$242,275	\$187,547	1.292	1,158	\$209.22	SHE	2.9211	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	76	
70-14-16-281-013	7755 COCONUT	05/23/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$99,400	34.88	\$265,869	\$89,114	\$195,886	\$173,459	1.129	1,074	\$182.39	SHE	13.3311	-DEFAULT	\$76,029	No	FULLY IMPROVED	401	76	
70-14-16-281-020	7667 COCONUT	04/13/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$94,700	31.05	\$242,558	\$78,046	\$226,954	\$161,445	1.406	1,000	\$226.95	SHE	14.3169	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	80	
70-14-16-282-009	7676 COCONUT	07/15/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$102,900	33.74	\$265,201	\$78,364	\$226,636	\$183,353	1.236	1,087	\$208.50	SHE	2.6540	-DEFAULT	\$73,353	No	FULLY IMPROVED	401	76	
Totals:			\$2,901,500			\$2,901,500	\$986,300		\$2,500,163		\$2,114,560	\$1,681,279			\$187.99		0.4892							
								Sale. Ratio =>	33.99					E.C.F. =>	1.258	Std. Deviation=>		0.12150566						
								Std. Dev. =>	1.70					Ave. E.C.F. =>	1.263	Ave. Variance=>		10.0598	Coefficient of Var=>		7.967528204			

OF OAKWOOD FARMS, SHO SHADY OAKS, VDP VANDYKE PLAT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-19-405-006	4226 NANCY	07/15/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$138,100	43.16	\$365,404	\$104,996	\$215,004	\$223,594	0.962	1,300	\$165.39	SHO	26.2997	-DEFAULT	\$75,024	No	FULLY IMPROVED	401	76
70-14-19-405-007	4216 NANCY	03/29/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$137,400	37.14	\$376,911	\$102,115	\$267,885	\$235,948	1.135	1,335	\$200.66	SHO	8.9223	-DEFAULT	\$74,832	No	FULLY IMPROVED	401	76
70-14-19-405-021	4315 OAKVIEW	05/06/22	\$384,000	WD	03-ARM'S LENGTH	\$384,000	\$124,400	32.40	\$320,741	\$88,307	\$295,693	\$199,574	1.482	1,369	\$215.99	SHO	25.7037	-DEFAULT	\$73,578	No	FULLY IMPROVED	401	76
70-14-18-430-001	4195 YORKSHIRE	09/23/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$121,300	34.66	\$309,101	\$83,820	\$266,180	\$193,433	1.376	1,214	\$219.26	VDP	15.1506	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	76
70-14-18-445-012	7388 TORY	06/15/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$206,800	39.02	\$561,908	\$83,802	\$446,198	\$410,515	1.087	2,217	\$201.26	VDP	13.7659	-DEFAULT	\$78,286	No	FULLY IMPROVED	401	76
70-14-18-445-013	7372 TORY	10/20/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$126,800	34.74	\$322,818	\$77,862	\$287,138	\$210,326	1.365	1,312	\$218.86	VDP	14.0623	-DEFAULT	\$72,959	No	FULLY IMPROVED	401	76
70-14-18-445-019	7434 TORY	10/24/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$182,900	38.91	\$529,291	\$77,398	\$392,602	\$388,008	1.012	1,894	\$207.29	VDP	21.2741	-DEFAULT	\$70,878	No	FULLY IMPROVED	401	77
70-14-19-405-003	4274 NANCY	07/11/22	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$121,800	33.28	\$316,703	\$83,542	\$282,458	\$200,199	1.411	1,226	\$230.39	SHO	18.6308	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	76
70-14-19-405-021	4315 OAKVIEW	03/13/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$124,400	33.17	\$320,741	\$88,307	\$286,693	\$199,574	1.437	1,369	\$209.42	SHO	21.1941	-DEFAULT	\$73,578	No	FULLY IMPROVED	401	76
70-14-18-251-007	7720 BASS CREEK	05/18/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$108,400	33.88	\$280,558	\$80,262	\$239,738	\$171,980	1.394	942	\$254.50	OF	16.9409	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	80
Totals:						\$3,850,000	\$1,392,300		\$3,704,176		\$2,979,589	\$2,433,151			\$212.30		16.9409						
							Sale. Ratio =>	36.16					E.C.F. =>	1.225	Std. Deviation=>	0.19474							
							Std. Dev. =>	3.44					Ave. E.C.F. =>	1.394	Ave. Variance=>	18.1944	Coefficient of Var=>	13.05206481					

Isolated Study (Not used)

SHO SHADY OAKS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-19-405-003	4274 NANCY	07/11/22	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$121,800	33.28	\$316,703	\$83,542	\$282,458	\$200,199	1.411	1,226	\$230.39	SHO	17.9630	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	76
70-14-19-405-006	4226 NANCY	07/15/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$138,100	43.16	\$365,404	\$104,996	\$215,004	\$223,594	0.962	1,300	\$165.39	SHO	26.9675	-DEFAULT	\$75,024	No	FULLY IMPROVED	401	76
70-14-19-405-006	4226 NANCY	07/15/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$138,100	43.16	\$365,404	\$104,996	\$215,004	\$223,594	0.962	1,300	\$165.39	SHO	26.9675	-DEFAULT	\$75,024	No	FULLY IMPROVED	401	76
70-14-19-405-007	4216 NANCY	03/29/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$137,400	37.14	\$376,911	\$102,115	\$267,885	\$235,948	1.135	1,335	\$200.66	SHO	9.5901	-DEFAULT	\$74,832	No	FULLY IMPROVED	401	76
70-14-19-405-021	4315 OAKVIEW	05/06/22	\$384,000	WD	03-ARM'S LENGTH	\$384,000	\$124,400	32.40	\$320,741	\$88,307	\$295,693	\$199,574	1.482	1,369	\$215.99	SHO	25.0359	-DEFAULT	\$73,578	No	FULLY IMPROVED	401	76
70-14-19-405-021	4315 OAKVIEW	03/13/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$124,400	33.17	\$320,741	\$88,307	\$286,693	\$199,574	1.437	1,369	\$209.42	SHO	20.5263	-DEFAULT	\$73,578	No	FULLY IMPROVED	401	76
Totals:						\$2,135,000	\$784,200		\$2,065,904		\$1,562,737	\$1,282,483			\$197.87		1.2734						
							Sale. Ratio =>	36.73					E.C.F. =>	1.219	Std. Deviation=>	0.24154746							
							Std. Dev. =>	5.01					Ave. E.C.F. =>	1.231	Ave. Variance=>	21.1751	Coefficient of Var=>	17.19789211					

SO SANDY OAK ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-19-426-006	4080 BLAIR	10/30/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$170,800	48.80	\$402,446	\$91,837	\$258,163	\$296,807	0.870	1,722	\$149.92	SO	31.2675	-DEFAULT	\$56,866	No	PAVED ELECTRIC GAS WATER	401	76
70-14-19-426-010	4030 BLAIR	06/24/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$103,500	31.85	\$239,589	\$61,777	\$263,223	\$169,911	1.549	1,008	\$261.13	SO	36.6708	-DEFAULT	\$54,568	No	PAVED ELECTRIC GAS WATER	401	76
70-14-19-426-012	6743 DALE	06/16/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$140,600	41.97	\$332,012	\$99,218	\$235,782	\$222,449	1.060	1,386	\$170.12	SO	12.2541	-DEFAULT	\$94,858	No	FULLY IMPROVED	401	76
70-14-19-426-019	4057 MARION	09/16/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$143,100	47.70	\$299,966	\$67,569	\$232,431	\$222,070	1.047	1,432	\$162.31	SO	13.5820	-DEFAULT	\$53,341	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-19-427-015	6697 CINDY	12/14/22	\$249,500	WD	03-ARM'S LENGTH	\$249,500	\$106,200	42.57	\$244,514	\$77,231	\$172,269	\$159,849	1.078	1,065	\$161.75	SO	10.4782	-DEFAULT	\$71,761	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-19-428-001	6665 DALE	07/22/22	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$122,100	38.04	\$276,641	\$77,242	\$243,758	\$190,538	1.279	1,246	\$195.63	SO	9.6835	-DEFAULT	\$64,212	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-19-429-009	6670 DALE	02/23/23	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$103,600	37.40	\$233,474	\$60,709	\$216,291	\$165,088	1.310	1,078	\$200.64	SO	12.7680	-DEFAULT	\$58,252	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-19-429-018	6661 40TH	01/27/23	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$100,300	38.59	\$225,982	\$61,392	\$198,508	\$157,276	1.262	1,056	\$187.98	SO	7.9685	-DEFAULT	\$53,955	No	PAVED ELECTRIC GAS WATER	401	79
70-14-19-429-024	4097 CHESTER	08/10/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$113,700	40.61	\$253,922	\$60,210	\$219,790	\$185,104	1.187	1,216	\$180.75	SO	0.4909	-DEFAULT	\$55,307	No	PAVED ELECTRIC GAS WATER SEWER	401	76
Totals:						\$2,697,400	\$1,103,900	40.92	\$2,508,546	\$2,040,215	\$1,769,092	1.153	1.182	\$185.58	0.1964486	2.9222							
						Sale. Ratio =>	40.92	E.C.F. =>	1.153	Std. Deviation=>	0.1964486												
						Std. Dev. =>	5.25	Ave. E.C.F. =>	1.182	Ave. Variance=>	15.0182	Coefficient of Var=>	12.70061253										

SE SHELDON ESTATES, SOE SHELDON OAK ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-30-100-036	6379 SHELDON	03/22/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$138,200	38.39	\$304,906	\$82,496	\$277,504	\$202,257	1.372	1,124	\$246.89	SE	14.9480	-DEFAULT	\$76,556	No	FULLY IMPROVED	401	85
70-14-30-143-006	6179 SHELDON OAK	04/11/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$184,700	36.22	\$489,285	\$85,894	\$424,106	\$377,001	1.125	1,984	\$213.76	SOE	8.2558	-DEFAULT	\$74,785	No	FULLY IMPROVED	401	82
70-14-30-143-006	6179 SHELDON OAK	01/05/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$219,700	41.85	\$489,285	\$85,894	\$439,106	\$377,001	1.165	1,984	\$221.32	SOE	4.2770	-DEFAULT	\$74,785	No	FULLY IMPROVED	401	82
70-14-30-151-025	6224 LYNX	12/04/23	\$433,000	WD	03-ARM'S LENGTH	\$433,000	\$172,600	39.86	\$392,687	\$80,172	\$352,828	\$292,070	1.208	2,086	\$169.14	SOE	0.0521	-DEFAULT	\$74,689	No	FULLY IMPROVED	401	85
70-14-30-152-003	6152 SHELDON	07/21/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$146,500	39.07	\$322,685	\$83,421	\$291,579	\$223,611	1.304	1,258	\$231.78	SOE	9.6451	-DEFAULT	\$77,573	No	FULLY IMPROVED	401	85
70-14-30-153-011	6222 SHELDON	07/13/23	\$416,500	WD	03-ARM'S LENGTH	\$416,500	\$171,100	41.08	\$381,827	\$88,190	\$328,310	\$274,427	1.196	1,568	\$209.38	SOE	1.1158	-DEFAULT	\$79,829	No	FULLY IMPROVED	401	87
70-14-30-110-024	4670 STONEWOOD	08/10/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$135,600	37.15	\$343,957	\$81,649	\$283,351	\$238,540	1.188	1,324	\$214.01	SE	3.4701	-DEFAULT	\$74,114	No	FULLY IMPROVED	401	84
Totals:			\$2,984,500			\$2,984,500	\$1,168,400		\$2,724,632		\$2,396,784	\$1,984,907			\$215.18		1.5053						
							Sale. Ratio =>	39.15				E.C.F. =>	1.208		Std. Deviation=>	0.08557978							
							Std. Dev. =>	2.03				Ave. E.C.F. =>	1.223		Ave. Variance=>	5.9662	Coefficient of Var=>	4.880129491					

Isolated Study (Not used)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-30-143-006	6179 SHELDON OAK	04/11/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$184,700	36.22	\$489,285	\$85,894	\$424,106	\$377,001	1.125	1,984	\$213.76	SOE	7.4655	-DEFAULT	\$74,785	No	FULLY IMPROVED	401	82
70-14-30-143-006	6179 SHELDON OAK	01/05/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$219,700	41.85	\$489,285	\$85,894	\$439,106	\$377,001	1.165	1,984	\$221.32	SOE	3.4867	-DEFAULT	\$74,785	No	FULLY IMPROVED	401	82
70-14-30-151-025	6224 LYNX	12/04/23	\$433,000	WD	03-ARM'S LENGTH	\$433,000	\$172,600	39.86	\$392,687	\$80,172	\$352,828	\$292,070	1.208	2,086	\$169.14	SOE	0.8423	-DEFAULT	\$74,689	No	FULLY IMPROVED	401	85
70-14-30-152-003	6152 SHELDON	07/21/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$146,500	39.07	\$322,685	\$83,421	\$291,579	\$223,611	1.304	1,258	\$231.78	SOE	10.4353	-DEFAULT	\$77,573	No	FULLY IMPROVED	401	85
70-14-30-153-011	6222 SHELDON	07/13/23	\$416,500	WD	03-ARM'S LENGTH	\$416,500	\$171,100	41.08	\$381,827	\$88,190	\$328,310	\$274,427	1.196	1,568	\$209.38	SOE	0.3255	-DEFAULT	\$79,829	No	FULLY IMPROVED	401	87
Totals:			\$2,259,500			\$2,259,500	\$894,600		\$2,075,769		\$1,835,929	\$1,544,110			\$209.08		1.0613						
							Sale. Ratio =>	39.59				E.C.F. =>	1.189		Std. Deviation=>	0.06663382							
							Std. Dev. =>	2.18				Ave. E.C.F. =>	1.200		Ave. Variance=>	4.5111	Coefficient of Var=>	3.760476916					

SRA SUNRISE ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-26-123-003	6274 DEREK	12/07/23	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$128,800	44.26	\$275,762	\$86,233	\$204,767	\$182,711	1.121	1,395	\$146.79	SRA	18.2229	-DEFAULT	\$80,819	No	FULLY IMPROVED	401	76	
70-14-26-124-005	1471 CRAIG	01/26/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$136,500	37.40	\$273,704	\$77,458	\$287,542	\$189,186	1.520	1,198	\$240.02	SRA	21.6944	-DEFAULT	\$70,357	No	FULLY IMPROVED	401	76	
70-14-26-124-007	1446 SPENCER	10/26/22	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$113,300	32.38	\$270,982	\$79,567	\$270,333	\$184,529	1.465	1,198	\$225.65	SRA	16.2044	-DEFAULT	\$73,071	No	FULLY IMPROVED	401	76	
70-14-26-125-009	1434 CRAIG	09/15/22	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$132,400	36.88	\$313,218	\$77,584	\$281,416	\$227,157	1.239	1,848	\$152.28	SRA	6.4085	-DEFAULT	\$71,609	No	FULLY IMPROVED	401	76	
70-14-26-125-010	6223 14TH	09/23/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$141,800	40.51	\$355,562	\$87,838	\$262,162	\$258,093	1.016	1,724	\$152.07	SRA	28.7179	-DEFAULT	\$82,935	No	FULLY IMPROVED	401	76	
70-14-26-151-002	1521 SUNFLOWER	07/28/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$144,500	38.53	\$290,777	\$79,695	\$295,305	\$203,488	1.451	1,213	\$243.45	SRA	14.8267	-DEFAULT	\$73,465	No	FULLY IMPROVED	401	76	
70-14-26-151-003	1507 SUNFLOWER	10/06/23	\$407,500	WD	03-ARM'S LENGTH	\$407,500	\$164,200	40.29	\$347,541	\$82,525	\$324,975	\$255,482	1.272	1,533	\$211.99	SRA	3.0939	-DEFAULT	\$73,578	No	FULLY IMPROVED	401	76	
70-14-26-152-009	1480 SUNFLOWER	08/04/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$181,800	41.79	\$355,649	\$83,817	\$351,183	\$262,053	1.340	1,606	\$218.67	SRA	3.7177	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	77	
Totals:			\$2,932,400			\$2,932,400	\$1,143,300		\$2,483,195		\$2,277,683	\$1,762,699			\$198.86		1.0789							
									Sale. Ratio =>	38.99				E.C.F. =>	1.292	Std. Deviation=>		0.17624313						
									Std. Dev. =>	3.60				Ave. E.C.F. =>	1.303	Ave. Variance=>		14.1108	Coefficient of Var=>		10.82992357			

SS SCHOOLSIDE ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.		
70-14-18-235-001	7995 WEST SIDE	05/31/23	\$367,500	WD	03-ARM'S LENGTH	\$367,500	\$137,000	37.28	\$299,268	\$80,219	\$287,281	\$188,082	1.527	1,074	\$267.49	SS	10.2069	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	80		
70-14-18-237-006	7960 SCHOOLSIDE	02/06/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$128,400	37.76	\$319,986	\$78,887	\$261,113	\$207,014	1.261	1,479	\$176.55	SS	16.4030	-DEFAULT	\$72,453	No	FULLY IMPROVED	401	79		
70-14-18-237-011	7896 SCHOOLSIDE	06/03/22	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$123,900	32.61	\$308,398	\$78,281	\$301,619	\$197,585	1.527	1,522	\$198.17	SS	10.1171	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	79		
70-14-18-293-003	7829 WEST SIDE	08/04/23	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$137,100	37.26	\$301,302	\$80,721	\$287,279	\$189,397	1.517	1,114	\$257.88	SS	9.1450	-DEFAULT	\$74,641	No	FULLY IMPROVED	401	78		
70-14-18-293-004	7815 WEST SIDE	01/26/24	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$145,900	36.48	\$321,928	\$80,302	\$319,598	\$207,467	1.540	1,556	\$205.40	SS	11.5119	-DEFAULT	\$74,641	No	FULLY IMPROVED	401	78		
70-14-18-294-002	7844 WEST SIDE	10/14/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$114,800	33.76	\$283,450	\$78,047	\$261,953	\$176,365	1.485	1,008	\$259.87	SS	5.9933	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	78		
70-14-18-299-020	4015 SCHOOLSIDE	05/31/22	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$147,800	38.69	\$379,164	\$84,258	\$297,742	\$253,215	1.176	1,615	\$184.36	SS	24.9509	-DEFAULT	\$78,523	No	FULLY IMPROVED	401	76		
70-14-18-299-021	4022 SCHOOLSIDE	10/21/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$131,400	33.69	\$338,588	\$88,296	\$301,704	\$214,908	1.404	1,584	\$190.47	SS	2.1481	-DEFAULT	\$82,903	No	FULLY IMPROVED	401	76		
70-14-18-299-023	4044 SCHOOLSIDE	11/03/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$142,500	39.04	\$319,500	\$85,010	\$279,990	\$201,340	1.391	1,282	\$218.40	SS	3.4723	-DEFAULT	\$80,107	No	FULLY IMPROVED	401	76		
Totals:			\$3,332,300			\$3,332,300	\$1,208,800		\$2,871,584		\$2,598,279	\$1,835,372			\$217.62						0.9689				
								Sale. Ratio =>	36.28					E.C.F. =>	1.416			Std. Deviation=>	0.1307139						
								Std. Dev. =>	2.35					Ave. E.C.F. =>	1.425			Ave. Variance=>	10.4387			Coefficient of Var=>	7.323588878		

SD SUNNINGDALE, SSR SUNSET RIDGE, SVM SUNVIEW MEADOWS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-30-209-013	6134 SUMMERHILL	07/31/23	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$205,700	34.29	\$477,683	\$130,523	\$469,377	\$382,192	1.228	2,285	\$205.42	SD	19.0605	-DEFAULT	\$79,909	No	FULLY IMPROVED	401	77
70-14-30-211-002	6344 SUMMERHILL	08/25/22	\$469,900	WD	03-ARM'S LENGTH	\$469,900	\$166,900	35.52	\$407,726	\$88,287	\$381,613	\$351,674	1.085	2,112	\$180.69	SD	4.7621	-DEFAULT	\$81,546	No	FULLY IMPROVED	401	76
70-14-30-264-001	6111 SUMMERHILL	05/04/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$222,700	37.12	\$520,629	\$133,578	\$466,422	\$426,109	1.095	2,620	\$178.02	SD	5.7095	-DEFAULT	\$81,175	No	FULLY IMPROVED	401	77
70-14-30-270-011	6103 GANTON	07/12/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$197,900	37.70	\$453,086	\$87,468	\$437,532	\$402,513	1.087	2,130	\$205.41	SD	4.9489	-DEFAULT	\$78,919	No	FULLY IMPROVED	401	76
70-14-30-181-008	6032 LYTHAM	09/08/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$201,300	42.38	\$421,360	\$91,753	\$383,247	\$353,135	1.085	1,584	\$241.95	SVM	15.3609	-DEFAULT	\$82,160	No	FULLY IMPROVED	401	83
70-14-25-398-012	5731 BLOOMFIELD	09/19/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$310,200	53.95	\$624,472	\$90,286	\$484,714	\$500,379	0.969	2,977	\$162.82	SSR	6.8818	-DEFAULT	\$82,257	No	FULLY IMPROVED	401	76
70-14-25-399-004	5692 BLOOMFIELD	12/05/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$197,700	36.95	\$548,718	\$121,952	\$413,048	\$399,757	1.033	1,812	\$227.95	SSR	0.4265	-DEFAULT	\$112,863	No	FULLY IMPROVED	401	76
70-14-30-276-008	6116 SUMMERHILL	11/10/22	\$542,000	WD	03-ARM'S LENGTH	\$542,000	\$243,500	44.93	\$542,827	\$91,907	\$450,093	\$483,107	0.932	2,257	\$199.42	SD	10.5849	-DEFAULT	\$80,542	No	FULLY IMPROVED	401	82
70-14-30-401-008	5918 SUMMERHILL	09/02/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$240,600	47.18	\$560,946	\$126,677	\$383,323	\$465,268	0.824	2,110	\$181.67	SD	21.3636	-DEFAULT	\$105,492	No	FULLY IMPROVED	401	84
Totals:			\$4,831,800			\$4,831,800	\$1,986,500		\$4,557,447		\$3,869,369	\$3,764,133			\$198.15		0.9555						
								Sale. Ratio =>	41.11				E.C.F. =>	1.028			Std. Deviation=>	0.11628972					
								Std. Dev. =>	6.52				Ave. E.C.F. =>	1.038			Ave. Variance=>	9.8999	Coefficient of Var=>	9.541911321			

Isolated Study (Not Used)

SSR SUNSET RIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-25-398-012	5731 BLOOMFIELD	09/19/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$310,200	53.95	\$624,472	\$90,286	\$484,714	\$500,379	0.969	2,977	\$162.82	SSR	3.2277	-DEFAULT	\$82,257	No	FULLY IMPROVED	401	76
70-14-25-399-004	5692 BLOOMFIELD	12/05/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$197,700	36.95	\$548,718	\$121,952	\$413,048	\$399,757	1.033	1,812	\$227.95	SSR	0.4265	-DEFAULT	\$112,863	No	FULLY IMPROVED	401	76
Totals:			\$1,110,000			\$1,110,000	\$507,900		\$1,173,190		\$897,762	\$900,136			\$195.39		0.3608						
								Sale. Ratio =>	45.76				E.C.F. =>	0.997			Std. Deviation=>	0.04564606					
								Std. Dev. =>	12.02				Ave. E.C.F. =>	1.001			Ave. Variance=>	3.2277	Coefficient of Var=>	3.224533923			

TETON FARM, Sugar Maple Estates, City View, Crimson Clover

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-17-376-005	7289 YELLOWSTONE	05/06/22	\$454,900	WD	03-ARM'S LENGTH	\$454,900	\$109,200	24.01	\$418,560	\$89,252	\$365,648	\$329,308	1.110	1,516	\$241.19		2.9286	-DEFAULT	\$79,632	No	FULLY IMPROVED	401	99
70-14-17-376-008	7335 YELLOWSTONE	05/27/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$80,100	14.56	\$524,372	\$89,819	\$460,181	\$434,553	1.059	2,222	\$207.10		2.2091	-DEFAULT	\$74,545	No	FULLY IMPROVED	401	99
70-14-17-376-010	7361 YELLOWSTONE	04/01/22	\$466,409	WD	03-ARM'S LENGTH	\$466,409	\$117,700	25.24	\$458,036	\$80,419	\$385,990	\$377,617	1.022	1,502	\$256.98		5.8894	-DEFAULT	\$73,746	No	FULLY IMPROVED	401	99
70-14-17-376-012	3771 TETON	08/10/23	\$616,000	WD	03-ARM'S LENGTH	\$616,000	\$45,500	7.39	\$596,311	\$91,566	\$524,434	\$504,745	1.039	1,826	\$287.20		4.2059	-DEFAULT	\$80,740	No	FULLY IMPROVED	401	100
70-14-17-376-014	3751 TETON	12/01/23	\$474,500	MLC	03-ARM'S LENGTH	\$474,500	\$40,500	8.54	\$402,758	\$82,667	\$391,833	\$320,091	1.224	1,418	\$276.33		14.3063	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	100
70-14-17-376-016	3725 TETON	07/10/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$123,000	26.45	\$446,579	\$82,526	\$382,474	\$364,053	1.051	1,574	\$242.99		3.0467	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	100
70-14-17-376-018	3699 TETON	04/21/22	\$452,900	WD	03-ARM'S LENGTH	\$452,900	\$87,600	19.34	\$385,351	\$81,762	\$371,138	\$303,589	1.223	1,562	\$237.60		14.1435	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	99
70-14-17-376-019	3687 TETON	03/15/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$37,700	8.20	\$424,500	\$82,700	\$377,300	\$341,800	1.104	2,368	\$159.33		2.2795	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	99
70-14-17-376-020	3675 TETON	02/24/23	\$409,900	WD	03-ARM'S LENGTH	\$409,900	\$42,600	10.39	\$383,689	\$83,611	\$326,289	\$300,078	1.087	1,597	\$204.31		0.6280	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	99
70-14-17-377-002	7252 BISCAYNE	06/23/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$147,600	28.11	\$520,371	\$90,163	\$434,837	\$430,208	1.011	1,562	\$278.38		7.0307	-DEFAULT	\$80,621	No	FULLY IMPROVED	401	100
70-14-17-377-002	7252 BISCAYNE	03/22/24	\$539,000	WD	03-ARM'S LENGTH	\$539,000	\$147,600	27.38	\$520,371	\$90,163	\$448,837	\$430,208	1.043	1,562	\$287.35		3.7764	-DEFAULT	\$80,621	No	FULLY IMPROVED	401	100
70-14-17-377-004	7262 YELLOWSTONE	07/21/22	\$549,900	WD	03-ARM'S LENGTH	\$549,900	\$82,500	15.00	\$509,461	\$87,683	\$462,217	\$421,778	1.096	1,969	\$234.75		1.4811	-DEFAULT	\$77,850	No	FULLY IMPROVED	401	99
70-14-17-377-007	7320 YELLOWSTONE	05/25/23	\$457,500	WD	03-ARM'S LENGTH	\$457,500	\$211,600	46.25	\$498,860	\$85,826	\$371,674	\$413,034	0.900	1,610	\$230.85		18.1204	-DEFAULT	\$74,162	No	FULLY IMPROVED	401	99
70-14-17-377-009	7346 YELLOWSTONE	05/27/22	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$103,700	20.74	\$460,359	\$81,892	\$418,008	\$378,467	1.104	1,608	\$259.96		2.3410	-DEFAULT	\$74,880	No	FULLY IMPROVED	401	99
70-14-21-103-001	7161 SUGARMAPLE	12/15/23	\$460,750	MLC	03-ARM'S LENGTH	\$460,750	\$152,500	33.10	\$448,315	\$86,375	\$374,375	\$361,940	1.034	1,652	\$226.62		4.6710	-DEFAULT	\$79,117	No	FULLY IMPROVED	401	100
70-14-21-104-003	7160 SUGARMAPLE	03/30/23	\$594,000	WD	03-ARM'S LENGTH	\$594,000	\$48,300	8.13	\$627,418	\$133,826	\$460,174	\$493,592	0.932	2,357	\$195.24		14.8770	-DEFAULT	\$123,661	No	FULLY IMPROVED	401	99
70-14-21-104-004	7146 SUGARMAPLE	12/08/23	\$625,000	WD	33-TO BE DETERMINED	\$625,000	\$48,500	7.76	\$617,644	\$136,523	\$488,477	\$481,121	1.015	1,756	\$278.18		6.5777	-DEFAULT	\$123,661	No	FULLY IMPROVED	401	100
70-14-20-288-011	3334 HIGH MEADOW	09/15/22	\$605,000	PTA	03-ARM'S LENGTH	\$605,000	\$202,800	33.52	\$539,213	\$123,975	\$481,025	\$415,238	1.158	2,532	\$189.98		7.7365	-DEFAULT	\$80,859	No	FULLY IMPROVED	401	96
70-14-20-298-001	3207 CREEK RIDGE	10/21/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$126,700	38.39	\$316,760	\$114,476	\$215,524	\$208,111	1.036	1,348	\$159.88		4.5447	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	76
70-14-20-441-020	3276 NOBB HILL	10/14/22	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$124,800	36.72	\$312,758	\$83,811	\$256,089	\$235,542	1.087	1,756	\$145.84		0.6165	-DEFAULT	\$77,335	No	FULLY IMPROVED	401	76
70-14-20-441-022	6738 CROWN POINT	05/16/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$203,500	41.11	\$431,296	\$126,543	\$368,457	\$313,532	1.175	2,061	\$178.78		9.4115	-DEFAULT	\$81,934	No	FULLY IMPROVED	401	76
70-14-20-441-024	6708 CROWN POINT	10/20/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$151,100	36.41	\$315,529	\$77,918	\$337,082	\$244,456	1.379	1,498	\$225.02		29.7841	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	76
70-14-21-101-001	7113 CRIMSON	09/30/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$144,600	33.24	\$427,611	\$88,277	\$346,723	\$339,334	1.022	1,587	\$218.48		5.9292	-DEFAULT	\$75,503	No	FULLY IMPROVED	401	96
70-14-17-377-012	3726 TETON	10/24/22	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$46,700	9.34	\$483,144	\$84,141	\$415,759	\$399,003	1.042	1,621	\$256.48		3.9072	-DEFAULT	\$74,162	No	FULLY IMPROVED	401	99
70-14-17-377-015	3688 TETON	05/06/22	\$496,803	WD	03-ARM'S LENGTH	\$496,803	\$75,200	15.14	\$429,406	\$85,261	\$411,542	\$344,145	1.196	1,571	\$261.96		11.4772	-DEFAULT	\$74,976	No	FULLY IMPROVED	401	99
70-14-17-377-020	3644 TETON	12/21/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$46,700	9.73	\$479,831	\$82,986	\$397,014	\$396,845	1.000	1,670	\$237.73		8.0641	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	99
70-14-17-377-020	3644 TETON	08/22/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$233,200	47.11	\$479,831	\$82,986	\$412,014	\$396,845	1.038	1,670	\$246.71		4.2843	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	99
Totals:						#####	#####	\$2,981,500		\$12,458,334		\$10,685,115	\$9,979,233		\$230.56		1.0332						
							Sale. Ratio =>	22.60				E.C.F. =>	1.071		Std. Deviation=>	0.09793305							
							Std. Dev. =>	12.85				Ave. E.C.F. =>	1.081		Ave. Variance=>	7.1951	Coefficient of Var=>	6.655557301					

Isolated Study (Not Used)

SUGAR MAPLE ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-21-103-001	7161 SUGARMAPLE	12/15/23	\$460,750	MLC	03-ARM'S LENGTH	\$460,750	\$152,500	33.10	\$448,315	\$86,375	\$374,375	\$361,940	1.034	1,652	\$226.62		6.9019	-DEFAULT	\$79,117	No	FULLY IMPROVED	401	100
70-14-21-103-003	7135 SUGARMAPLE	03/21/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$37,700	8.38	\$500,154	\$84,258	\$365,742	\$415,896	0.879	1,567	\$233.40		8.5930	-DEFAULT	\$75,024	No	FULLY IMPROVED	401	99
70-14-21-104-003	7160 SUGARMAPLE	03/30/23	\$594,000	WD	03-ARM'S LENGTH	\$594,000	\$48,300	8.13	\$627,418	\$133,826	\$460,174	\$493,592	0.932	2,357	\$195.24		3.3041	-DEFAULT	\$123,661	No	FULLY IMPROVED	401	99
70-14-21-104-004	7146 SUGARMAPLE	12/08/23	\$625,000	WD	33-TO BE DETERMINED	\$625,000	\$48,500	7.76	\$617,644	\$136,523	\$488,477	\$481,121	1.015	1,756	\$278.18		4.9952	-DEFAULT	\$123,661	No	FULLY IMPROVED	401	100
Totals:						\$2,129,750	\$287,000		\$2,193,531		\$1,688,768	\$1,752,549			\$233.36		0.1731						
							Sale. Ratio =>	13.48				E.C.F. =>	0.964		Std. Deviation=>	0.07242126							
							Std. Dev. =>	12.51				Ave. E.C.F. =>	0.965		Ave. Variance=>	5.9486	Coefficient of Var=>	6.162150211					

SV SUNNYVIEW ESTATES PINEGROVE ESTATE, SVE SUNVALLEY ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-15-410-005	7515 SANDY HILL	07/10/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$149,900	40.51	\$298,160	\$85,108	\$284,892	\$208,583	1.366	1,307	\$217.97	SV	11.2272	-DEFAULT	\$77,335	No	FULLY IMPROVED	401	76
70-14-16-472-003	2756 SUN VALLEY	03/22/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$138,700	41.40	\$293,287	\$83,892	\$251,108	\$200,653	1.251	1,216	\$206.50	SVE	0.2120	-DEFAULT	\$72,790	No	FULLY IMPROVED	401	76
70-14-16-472-008	2686 SUN VALLEY	10/10/22	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$127,700	36.28	\$330,765	\$79,875	\$272,125	\$240,416	1.132	1,672	\$162.75	SVE	12.1680	-DEFAULT	\$75,646	No	FULLY IMPROVED	401	76
70-14-16-473-002	2697 GREEN TREE	04/29/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$116,100	38.07	\$290,139	\$78,739	\$226,261	\$202,574	1.117	1,128	\$200.59	SVE	13.6646	-DEFAULT	\$73,578	No	FULLY IMPROVED	401	80
70-14-16-474-002	7280 GREEN TREE	02/23/24	\$335,000	WD	33-TO BE DETERMIN	\$335,000	\$130,000	38.81	\$274,539	\$78,418	\$256,582	\$187,933	1.365	1,187	\$216.16	SVE	11.1709	-DEFAULT	\$73,521	No	FULLY IMPROVED	401	76
70-14-15-420-010	7315 SHADBLEAU	09/12/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$137,400	37.64	\$311,101	\$106,144	\$258,856	\$200,658	1.290	1,186	\$218.26	SV	3.6465	-DEFAULT	\$75,981	No	FULLY IMPROVED	401	81
Totals:						#####	#####		\$799,800	\$1,797,991	\$1,549,824	\$1,240,817			\$203.71		0.4538						
								Sale. Ratio =>	38.79			E.C.F. =>	1.249	Std. Deviation=>		0.10944971							
								Std. Dev. =>	1.89			Ave. E.C.F. =>	1.254	Ave. Variance=>		8.6815	Coefficient of Var=>		6.925427868				

Isolated Study (Not used)

SV SUNNYVIEW ESTATES PINEGROVE ESTATE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-15-410-005	7515 SANDY HILL	07/10/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$149,900	40.51	\$298,160	\$85,108	\$284,892	\$208,583	1.366	1,307	\$217.97	SV	3.7904	-DEFAULT	\$77,335	No	FULLY IMPROVED	401	76
70-14-15-420-010	7315 SHADBLEAU	09/12/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$137,400	37.64	\$311,101	\$106,144	\$258,856	\$200,658	1.290	1,186	\$218.26	SV	3.7904	-DEFAULT	\$75,981	No	FULLY IMPROVED	401	81
Totals:			\$735,000			\$735,000	\$287,300		\$609,261	\$543,748	\$409,241				\$218.12		0.0734						
								Sale. Ratio =>	39.09			E.C.F. =>	1.329	Std. Deviation=>		0.05360414							
								Std. Dev. =>	2.03			Ave. E.C.F. =>	1.328	Ave. Variance=>		3.7904	Coefficient of Var=>		2.854330877				

SV SUNNYVIEW ESTATES PINEGROVE ESTATE, SVE SUNVALLEY ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-15-410-005	7515 SANDY HILL	07/10/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$149,900	40.51	\$298,160	\$85,108	\$284,892	\$208,583	1.366	1,307	\$217.97	SV	11.2272	-DEFAULT	\$77,335	No	FULLY IMPROVED	401	76	
70-14-16-472-003	2756 SUN VALLEY	03/22/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$138,700	41.40	\$293,287	\$83,892	\$251,108	\$200,653	1.251	1,216	\$206.50	SVE	0.2120	-DEFAULT	\$72,790	No	FULLY IMPROVED	401	76	
70-14-16-472-008	2686 SUN VALLEY	10/10/22	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$127,700	36.28	\$330,765	\$79,875	\$272,125	\$240,416	1.132	1,672	\$162.75	SVE	12.1680	-DEFAULT	\$75,646	No	FULLY IMPROVED	401	76	
70-14-16-473-002	2697 GREEN TREE	04/29/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$116,100	38.07	\$290,139	\$78,739	\$226,261	\$202,574	1.117	1,128	\$200.59	SVE	13.6646	-DEFAULT	\$73,578	No	FULLY IMPROVED	401	80	
70-14-16-474-002	7280 GREEN TREE	02/23/24	\$335,000	WD	33-TO BE DETERMINED	\$335,000	\$130,000	38.81	\$274,539	\$78,418	\$256,582	\$187,933	1.365	1,187	\$216.16	SVE	11.1709	-DEFAULT	\$73,521	No	FULLY IMPROVED	401	76	
70-14-15-420-010	7315 SHADBLEAU	09/12/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$137,400	37.64	\$311,101	\$106,144	\$258,856	\$200,658	1.290	1,186	\$218.26	SV	3.6465	-DEFAULT	\$75,981	No	FULLY IMPROVED	401	81	
Totals:						\$2,062,000	\$799,800		\$1,797,991		\$1,549,824	\$1,240,817			\$203.71		0.4538							
								Sale. Ratio =>	38.79				E.C.F. =>	1.249	Std. Deviation=>		0.10944971							
								Std. Dev. =>	1.89				Ave. E.C.F. =>	1.254	Ave. Variance=>		8.6815	Coefficient of Var=>		6.925427868				

Isolated Study (Not used)

SVE SUNVALLEY ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-16-472-003	2756 SUN VALLEY	03/22/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$138,700	41.40	\$293,287	\$83,892	\$251,108	\$200,653	1.251	1,216	\$206.50	SVE	3.5064	-DEFAULT	\$72,790	No	FULLY IMPROVED	401	76	
70-14-16-472-008	2686 SUN VALLEY	10/10/22	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$127,700	36.28	\$330,765	\$79,875	\$272,125	\$240,416	1.132	1,672	\$162.75	SVE	8.4496	-DEFAULT	\$75,646	No	FULLY IMPROVED	401	76	
70-14-16-473-002	2697 GREEN TREE	04/29/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$116,100	38.07	\$290,139	\$78,739	\$226,261	\$202,574	1.117	1,128	\$200.59	SVE	9.9461	-DEFAULT	\$73,578	No	FULLY IMPROVED	401	80	
70-14-16-474-002	7280 GREEN TREE	02/23/24	\$335,000	WD	33-TO BE DETERMINED	\$335,000	\$130,000	38.81	\$274,539	\$78,418	\$256,582	\$187,933	1.365	1,187	\$216.16	SVE	14.8893	-DEFAULT	\$73,521	No	FULLY IMPROVED	401	76	
Totals:						\$1,327,000	\$512,500		\$1,188,730		\$1,006,076	\$831,577			\$196.50		0.6548							
								Sale. Ratio =>	38.62				E.C.F. =>	1.210	Std. Deviation=>		0.11609013							
								Std. Dev. =>	2.13				Ave. E.C.F. =>	1.216	Ave. Variance=>		9.1979	Coefficient of Var=>		7.561611423				

SD SUNNINGDALE, SSR SUNSET RIDGE, SVM SUNVIEW MEADOWS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-30-209-013	6134 SUMMERHIL	07/31/23	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$205,700	34.29	\$477,683	\$130,523	\$469,377	\$382,192	1.228	2,285	\$205.42	SD	19.0605	-DEFAULT	\$79,909	No	FULLY IMPROVED	401	77
70-14-30-211-002	6344 SUMMERHIL	08/25/22	\$469,900	WD	03-ARM'S LENGTH	\$469,900	\$166,900	35.52	\$407,726	\$88,287	\$381,613	\$351,674	1.085	2,112	\$180.69	SD	4.7621	-DEFAULT	\$81,546	No	FULLY IMPROVED	401	76
70-14-30-264-001	6111 SUMMERHIL	05/04/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$222,700	37.12	\$520,629	\$133,578	\$466,422	\$426,109	1.095	2,620	\$178.02	SD	5.7095	-DEFAULT	\$81,175	No	FULLY IMPROVED	401	77
70-14-30-270-011	6103 GANTON	07/12/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$197,900	37.70	\$453,086	\$87,468	\$437,532	\$402,513	1.087	2,130	\$205.41	SD	4.9489	-DEFAULT	\$78,919	No	FULLY IMPROVED	401	76
70-14-30-181-008	6032 LYTHAM	09/08/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$201,300	42.38	\$421,360	\$91,753	\$383,247	\$353,135	1.085	1,584	\$241.95	SVM	15.3609	-DEFAULT	\$82,160	No	FULLY IMPROVED	401	83
70-14-25-398-012	5731 BLOOMFIEL	09/19/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$310,200	53.95	\$624,472	\$90,286	\$484,714	\$500,379	0.969	2,977	\$162.82	SSR	6.8818	-DEFAULT	\$82,257	No	FULLY IMPROVED	401	76
70-14-25-399-004	5692 BLOOMFIEL	12/05/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$197,700	36.95	\$548,718	\$121,952	\$413,048	\$399,757	1.033	1,812	\$227.95	SSR	0.4265	-DEFAULT	\$112,863	No	FULLY IMPROVED	401	76
70-14-30-276-008	6116 SUMMERHIL	11/10/22	\$542,000	WD	03-ARM'S LENGTH	\$542,000	\$243,500	44.93	\$542,827	\$91,907	\$450,093	\$483,107	0.932	2,257	\$199.42	SD	10.5849	-DEFAULT	\$80,542	No	FULLY IMPROVED	401	82
70-14-30-401-008	5918 SUMMERHIL	09/02/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$240,600	47.18	\$560,946	\$126,677	\$383,323	\$465,268	0.824	2,110	\$181.67	SD	21.3636	-DEFAULT	\$105,492	No	FULLY IMPROVED	401	84
Totals:						#####	#####		\$1,986,500		\$4,557,447				\$198.15		0.9555						
								Sale. Ratio =>	41.11				E.C.F. =>	1.028		Std. Deviation=>	0.11629						
								Std. Dev. =>	6.52				Ave. E.C.F. =>	1.038		Ave. Variance=>	9.8999	Coefficient of Var=>	9.541911321				

Isolated Study (Not Used)

SVM SUNVIEW MEADOWS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-30-181-008	6032 LYTHAM	09/08/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$201,300	42.38	\$421,360	\$91,753	\$383,247	\$353,135	1.085	1,584	\$241.95	SVM	0.0000	-DEFAULT	\$82,160	No	FULLY IMPROVED	401	83
Totals:						\$475,000	\$201,300		\$421,360		\$383,247	\$353,135			\$241.95		0.0000						
								Sale. Ratio =>	42.38				E.C.F. =>	1.085		Std. Deviation=>	#DIV/0!						
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.085		Ave. Variance=>	0.0000	Coefficient of Var=>	0				

TETON FARM, Sugar Maple Estates, City View, Crimson Clover

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-17-376-005	7289 YELLOWSTONE	05/06/22	\$454,900	WD	03-ARM'S LENGTH	\$454,900	\$109,200	24.01	\$418,560	\$89,252	\$365,648	\$329,308	1.110	1,516	\$241.19	TF	2.9286	-DEFAULT	\$79,632	No	FULLY IMPROVED	401	99
70-14-17-376-008	7335 YELLOWSTONE	05/27/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$80,100	14.56	\$524,372	\$89,819	\$460,181	\$434,553	1.059	2,222	\$207.10	TF	2.2091	-DEFAULT	\$74,545	No	FULLY IMPROVED	401	99
70-14-17-376-010	7361 YELLOWSTONE	04/01/22	\$466,409	WD	03-ARM'S LENGTH	\$466,409	\$117,700	25.24	\$458,036	\$80,419	\$385,990	\$377,617	1.022	1,502	\$256.98	TF	5.8894	-DEFAULT	\$73,746	No	FULLY IMPROVED	401	99
70-14-17-376-012	3771 TETON	08/10/23	\$616,000	WD	03-ARM'S LENGTH	\$616,000	\$45,500	7.39	\$596,311	\$91,566	\$524,434	\$504,745	1.039	1,826	\$287.20	TF	4.2059	-DEFAULT	\$80,740	No	FULLY IMPROVED	401	100
70-14-17-376-014	3751 TETON	12/01/23	\$474,500	MLC	03-ARM'S LENGTH	\$474,500	\$40,500	8.54	\$402,758	\$82,667	\$391,833	\$320,091	1.224	1,418	\$276.33	TF	14.3063	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	100
70-14-17-376-016	3725 TETON	07/10/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$123,000	26.45	\$446,579	\$82,526	\$382,474	\$364,053	1.051	1,574	\$242.99	TF	3.0467	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	100
70-14-17-376-018	3699 TETON	04/21/22	\$452,900	WD	03-ARM'S LENGTH	\$452,900	\$87,600	19.34	\$385,351	\$81,762	\$371,138	\$303,589	1.223	1,562	\$237.60	TF	14.1435	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	99
70-14-17-376-019	3687 TETON	03/15/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$37,700	8.20	\$424,500	\$82,700	\$377,300	\$341,800	1.104	2,368	\$159.33	TF	2.2795	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	99
70-14-17-376-020	3675 TETON	02/24/23	\$409,900	WD	03-ARM'S LENGTH	\$409,900	\$42,600	10.39	\$383,689	\$83,611	\$326,289	\$300,078	1.087	1,597	\$204.31	TF	0.6280	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	99
70-14-17-377-002	7252 BISCAYNE	06/23/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$147,600	28.11	\$520,371	\$90,163	\$434,837	\$430,208	1.011	1,562	\$278.38	TF	7.0307	-DEFAULT	\$80,621	No	FULLY IMPROVED	401	100
70-14-17-377-002	7252 BISCAYNE	03/22/24	\$539,000	WD	03-ARM'S LENGTH	\$539,000	\$147,600	27.38	\$520,371	\$90,163	\$448,837	\$430,208	1.043	1,562	\$287.35	TF	3.7764	-DEFAULT	\$80,621	No	FULLY IMPROVED	401	100
70-14-17-377-004	7262 YELLOWSTONE	07/21/22	\$549,900	WD	03-ARM'S LENGTH	\$549,900	\$82,500	15.00	\$509,461	\$87,683	\$462,217	\$421,778	1.096	1,969	\$234.75	TF	1.4811	-DEFAULT	\$77,850	No	FULLY IMPROVED	401	99
70-14-17-377-007	7320 YELLOWSTONE	05/25/23	\$457,500	WD	03-ARM'S LENGTH	\$457,500	\$211,600	46.25	\$498,860	\$85,826	\$371,674	\$413,034	0.900	1,610	\$230.85	TF	18.1204	-DEFAULT	\$74,162	No	FULLY IMPROVED	401	99
70-14-17-377-009	7346 YELLOWSTONE	05/27/22	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$103,700	20.74	\$460,359	\$81,892	\$418,008	\$378,467	1.104	1,608	\$259.96	TF	2.3410	-DEFAULT	\$74,880	No	FULLY IMPROVED	401	99
70-14-21-103-001	7161 SUGARMAPLE	12/15/23	\$460,750	MLC	03-ARM'S LENGTH	\$460,750	\$152,500	33.10	\$448,315	\$86,375	\$374,375	\$361,940	1.034	1,652	\$226.62	SM	4.6710	-DEFAULT	\$79,117	No	FULLY IMPROVED	401	100
70-14-21-104-003	7160 SUGARMAPLE	03/30/23	\$594,000	WD	03-ARM'S LENGTH	\$594,000	\$48,300	8.13	\$627,418	\$133,826	\$460,174	\$493,592	0.932	2,357	\$195.24	SM	14.8770	-DEFAULT	\$123,661	No	FULLY IMPROVED	401	99
70-14-21-104-004	7146 SUGARMAPLE	12/08/23	\$625,000	WD	33-TO BE DETERMINED	\$625,000	\$48,500	7.76	\$617,644	\$136,523	\$488,477	\$481,121	1.015	1,756	\$278.18	SM	6.5777	-DEFAULT	\$123,661	No	FULLY IMPROVED	401	100
70-14-20-288-011	3334 HIGH MEADOW	09/15/22	\$605,000	PTA	03-ARM'S LENGTH	\$605,000	\$202,800	33.52	\$539,213	\$123,975	\$481,025	\$415,238	1.158	2,532	\$189.98	CV	7.7365	-DEFAULT	\$80,859	No	FULLY IMPROVED	401	96
70-14-20-298-001	3207 CREEK RIDGE	10/21/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$126,700	38.39	\$316,760	\$114,476	\$215,524	\$208,111	1.036	1,348	\$159.88	CV	4.5447	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	76
70-14-20-441-020	3276 NOBB HILL	10/14/22	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$124,800	36.72	\$312,758	\$83,811	\$256,089	\$235,542	1.087	1,756	\$145.84	CV	0.6165	-DEFAULT	\$77,335	No	FULLY IMPROVED	401	76
70-14-20-441-022	6738 CROWN POINT	05/16/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$203,500	41.11	\$431,296	\$126,543	\$368,457	\$313,532	1.175	2,061	\$178.78	CV	9.4115	-DEFAULT	\$81,934	No	FULLY IMPROVED	401	76
70-14-20-441-024	6708 CROWN POINT	10/20/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$151,100	36.41	\$315,529	\$77,918	\$337,082	\$244,456	1.379	1,498	\$225.02	CV	29.7841	-DEFAULT	\$73,015	No	FULLY IMPROVED	401	76
70-14-21-101-001	7113 CRIMSON	09/30/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$144,600	33.24	\$427,611	\$88,277	\$346,723	\$339,334	1.022	1,587	\$218.48	CC	5.9292	-DEFAULT	\$75,503	No	FULLY IMPROVED	401	96
70-14-17-377-012	3726 TETON	10/24/22	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$46,700	9.34	\$483,144	\$84,141	\$415,759	\$399,003	1.042	1,621	\$256.48	TF	3.9072	-DEFAULT	\$74,162	No	FULLY IMPROVED	401	99
70-14-17-377-015	3688 TETON	05/06/22	\$496,803	WD	03-ARM'S LENGTH	\$496,803	\$75,200	15.14	\$429,406	\$85,261	\$411,542	\$344,145	1.196	1,571	\$261.96	TF	11.4772	-DEFAULT	\$74,976	No	FULLY IMPROVED	401	99
70-14-17-377-020	3644 TETON	12/21/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$46,700	9.73	\$479,831	\$82,986	\$397,014	\$396,845	1.000	1,670	\$237.73	TF	8.0641	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	99
70-14-17-377-020	3644 TETON	08/22/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$233,200	47.11	\$479,831	\$82,986	\$412,014	\$396,845	1.038	1,670	\$246.71	TF	4.2843	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	99
Totals:			\$13,192,262			\$13,192,262	\$2,981,500		\$12,458,334	\$10,685,115	\$9,979,233			\$230.56			1.0332						
							Sale. Ratio =>	22.60				E.C.F. =>	1.071		Std. Deviation=>	0.09793305							
							Std. Dev. =>	12.85				Ave. E.C.F. =>	1.081		Ave. Variance=>	7.1951	Coefficient of Var=>	6.655557301					

Isolated Study (Not Used)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-17-376-005	7289 YELLOWSTONE	05/06/22	\$454,900	WD	03-ARM'S LENGTH	\$454,900	\$109,200	24.01	\$418,560	\$89,252	\$365,648	\$329,308	1.110	1,516	\$241.19	TF	3.5369	-DEFAULT	\$79,632	No	FULLY IMPROVED	401	99
70-14-17-376-008	7335 YELLOWSTONE	05/27/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$80,100	14.56	\$524,372	\$89,819	\$460,181	\$434,553	1.059	2,222	\$207.10	TF	1.6008	-DEFAULT	\$74,545	No	FULLY IMPROVED	401	99
70-14-17-376-010	7361 YELLOWSTONE	04/01/22	\$466,409	WD	03-ARM'S LENGTH	\$466,409	\$117,700	25.24	\$458,036	\$80,419	\$385,990	\$377,617	1.022	1,502	\$256.98	TF	5.2811	-DEFAULT	\$73,746	No	FULLY IMPROVED	401	99
70-14-17-376-012	3771 TETON	08/10/23	\$616,000	WD	03-ARM'S LENGTH	\$616,000	\$45,500	7.39	\$596,311	\$91,566	\$524,434	\$504,745	1.039	1,826	\$287.20	TF	3.5976	-DEFAULT	\$80,740	No	FULLY IMPROVED	401	100
70-14-17-376-014	3751 TETON	12/01/23	\$474,500	MLC	03-ARM'S LENGTH	\$474,500	\$40,500	8.54	\$402,758	\$82,667	\$391,833	\$320,091	1.224	1,418	\$276.33	TF	14.9146	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	100
70-14-17-376-016	3725 TETON	07/10/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$123,000	26.45	\$446,579	\$82,526	\$382,474	\$364,053	1.051	1,574	\$242.99	TF	2.4384	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	100
70-14-17-376-018	3699 TETON	04/21/22	\$452,900	WD	03-ARM'S LENGTH	\$452,900	\$87,600	19.34	\$385,351	\$81,762	\$371,138	\$303,589	1.223	1,562	\$237.60	TF	14.7517	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	99
70-14-17-376-019	3687 TETON	03/15/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$37,700	8.20	\$424,500	\$82,700	\$377,300	\$341,800	1.104	2,368	\$159.33	TF	2.8878	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	99
70-14-17-376-020	3675 TETON	02/24/23	\$409,900	WD	03-ARM'S LENGTH	\$409,900	\$42,600	10.39	\$383,689	\$83,611	\$326,289	\$300,078	1.087	1,597	\$204.31	TF	1.2363	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	99
70-14-17-377-002	7252 BISCAYNE	06/23/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$147,600	28.11	\$520,371	\$90,163	\$434,837	\$430,208	1.011	1,562	\$278.38	TF	6.4224	-DEFAULT	\$80,621	No	FULLY IMPROVED	401	100
70-14-17-377-002	7252 BISCAYNE	03/22/24	\$539,000	WD	03-ARM'S LENGTH	\$539,000	\$147,600	27.38	\$520,371	\$90,163	\$448,837	\$430,208	1.043	1,562	\$287.35	TF	3.1682	-DEFAULT	\$80,621	No	FULLY IMPROVED	401	100
70-14-17-377-004	7262 YELLOWSTONE	07/21/22	\$549,900	WD	03-ARM'S LENGTH	\$549,900	\$82,500	15.00	\$509,461	\$87,683	\$462,217	\$421,778	1.096	1,969	\$234.75	TF	2.0893	-DEFAULT	\$77,850	No	FULLY IMPROVED	401	99
70-14-17-377-007	7320 YELLOWSTONE	05/25/23	\$457,500	WD	03-ARM'S LENGTH	\$457,500	\$211,600	46.25	\$498,860	\$85,826	\$371,674	\$413,034	0.900	1,610	\$230.85	TF	17.5121	-DEFAULT	\$74,162	No	FULLY IMPROVED	401	99
70-14-17-377-009	7346 YELLOWSTONE	05/27/22	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$103,700	20.74	\$460,359	\$81,892	\$418,008	\$378,467	1.104	1,608	\$259.96	TF	2.9493	-DEFAULT	\$74,880	No	FULLY IMPROVED	401	99
70-14-17-377-012	3726 TETON	10/24/22	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$46,700	9.34	\$483,144	\$84,141	\$415,759	\$399,003	1.042	1,621	\$256.48	TF	3.2989	-DEFAULT	\$74,162	No	FULLY IMPROVED	401	99
70-14-17-377-015	3688 TETON	05/06/22	\$496,803	WD	03-ARM'S LENGTH	\$496,803	\$75,200	15.14	\$429,406	\$85,261	\$411,542	\$344,145	1.196	1,571	\$261.96	TF	12.0855	-DEFAULT	\$74,976	No	FULLY IMPROVED	401	99
70-14-17-377-020	3644 TETON	12/21/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000																	

TG TERRACE GARDEN

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-14-423-013	7471 LUPINE	07/11/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$109,700	32.26	\$269,531	\$54,826	\$285,174	\$210,201	1.357	1,268	\$224.90	TG	5.6929	-DEFAULT	\$50,331	No	PAVED ELECTRIC GAS WATER SEWER	401	81
70-14-14-424-013	7422 LUPINE	07/01/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$104,000	37.14	\$234,370	\$55,705	\$224,295	\$174,917	1.282	1,232	\$182.06	TG	1.7450	-DEFAULT	\$50,802	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-14-424-017	7390 LUPINE	09/01/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$102,000	30.00	\$255,405	\$57,850	\$282,150	\$193,411	1.459	1,326	\$212.78	TG	15.9068	-DEFAULT	\$50,802	No	PAVED ELECTRIC GAS WATER SEWER	401	80
70-14-14-474-003	7350 GLENDORA	04/22/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$105,400	39.77	\$237,264	\$62,192	\$202,808	\$171,400	1.183	1,170	\$173.34	TG	11.6496	-DEFAULT	\$50,802	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-14-474-004	7367 TERRACE	08/17/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$119,000	48.57	\$228,509	\$54,071	\$190,929	\$170,779	1.118	1,374	\$138.96	TG	18.1753	-DEFAULT	\$50,802	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-14-474-005	7334 GLENDORA	08/25/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$131,800	40.55	\$257,387	\$60,026	\$264,974	\$193,221	1.371	1,224	\$216.48	TG	7.1609	-DEFAULT	\$50,802	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-14-474-007	7318 GLENDORA	04/14/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$132,000	40.62	\$255,171	\$60,710	\$264,290	\$190,382	1.388	1,630	\$162.14	TG	8.8467	-DEFAULT	\$50,802	No	PAVED ELECTRIC GAS WATER SEWER	401	77
70-14-14-474-012	7287 TERRACE	05/22/23	\$300,500	WD	03-ARM'S LENGTH	\$300,500	\$125,000	41.60	\$242,190	\$55,399	\$245,101	\$182,873	1.340	1,460	\$167.88	TG	4.0539	-DEFAULT	\$50,802	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-14-476-012	7350 TERRACE	06/30/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$108,400	37.38	\$255,179	\$54,694	\$235,306	\$196,280	1.199	1,556	\$151.22	TG	10.0912	-DEFAULT	\$50,802	No	PAVED ELECTRIC GAS WATER SEWER	401	76
Totals:			\$2,710,500			\$2,710,500	\$1,037,300		\$2,235,006		\$2,195,027	\$1,683,463			\$181.09								
								Sale. Ratio =>	38.27			E.C.F. =>	1.304	Std. Deviation=>		0.11193438							
								Std. Dev. =>	5.42			Ave. E.C.F. =>	1.300	Ave. Variance=>		9.2580	Coefficient of Var=>		7.122973044				

THM-1 LOWING WOODS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-05-489-003	8921 BARRINGTON	10/27/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$123,700	41.23	\$273,414	\$58,890	\$241,110	\$225,490	1.069	1,568	\$153.77	THM-1	4.4450	-DEFAULT	\$56,500	No	CONDO	407	98
70-14-05-489-011	8926 BARRINGTON	12/12/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$122,900	37.82	\$301,807	\$59,345	\$265,655	\$254,856	1.042	1,568	\$169.42	THM-1	1.7551	-DEFAULT	\$56,500	No	CONDO	407	98
70-14-05-489-012	8924 BARRINGTON	01/03/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$138,100	43.84	\$315,431	\$58,278	\$256,722	\$270,298	0.950	1,568	\$163.73	THM-1	7.5048	-DEFAULT	\$56,500	No	CONDO	407	98
70-14-05-489-014	8920 BARRINGTON	06/23/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$132,800	39.06	\$293,128	\$58,456	\$281,544	\$246,667	1.141	1,568	\$179.56	THM-1	11.6567	-DEFAULT	\$56,500	No	CONDO	407	98
70-14-05-489-019	8905 DALTON	08/18/23	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$134,600	43.14	\$274,786	\$58,456	\$253,544	\$227,388	1.115	1,568	\$161.70	THM-1	9.0205	-DEFAULT	\$56,500	No	CONDO	407	98
70-14-05-489-029	3356 WINDBORNE	11/17/22	\$364,900	WD	03-ARM'S LENGTH	\$364,900	\$0	0.00	\$373,858	\$59,374	\$305,526	\$330,559	0.924	1,568	\$194.85	THM-1	10.0553	-DEFAULT	\$56,500	No	CONDO	407	99
70-14-05-489-030	3358 WINDBORNE	11/29/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$0	0.00	\$277,014	\$58,476	\$231,524	\$229,709	1.008	1,568	\$147.66	THM-1	1.6921	-DEFAULT	\$56,500	No	CONDO	407	99
70-14-05-489-030	3358 WINDBORNE	10/06/23	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$125,500	41.56	\$277,014	\$58,476	\$243,524	\$229,709	1.060	1,568	\$155.31	THM-1	3.5319	-DEFAULT	\$56,500	No	CONDO	407	99
70-14-05-489-031	3360 WINDBORNE	01/10/23	\$301,100	WD	03-ARM'S LENGTH	\$301,100	\$0	0.00	\$276,151	\$58,476	\$242,624	\$228,802	1.060	1,568	\$154.73	THM-1	3.5588	-DEFAULT	\$56,500	No	CONDO	407	99
70-14-05-489-032	3362 WINDBORNE	04/21/23	\$294,900	WD	03-ARM'S LENGTH	\$294,900	\$125,200	42.46	\$276,151	\$58,476	\$236,424	\$228,802	1.033	1,568	\$150.78	THM-1	0.8491	-DEFAULT	\$56,500	No	CONDO	407	99
70-14-05-489-034	3366 WINDBORNE	01/27/23	\$369,900	PTA	03-ARM'S LENGTH	\$369,900	\$0	0.00	\$374,394	\$60,008	\$309,892	\$330,456	0.938	1,568	\$197.64	THM-1	8.7053	-DEFAULT	\$56,500	No	CONDO	407	100
70-14-05-489-036	3384 WINDBORNE	11/10/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$0	0.00	\$311,118	\$58,476	\$266,524	\$265,556	1.004	1,568	\$169.98	THM-1	2.1178	-DEFAULT	\$56,500	No	CONDO	407	99
70-14-05-489-038	3388 WINDBORNE	07/29/22	\$320,569	WD	03-ARM'S LENGTH	\$320,569	\$0	0.00	\$285,200	\$58,476	\$262,093	\$238,313	1.100	1,568	\$167.15	THM-1	7.4960	-DEFAULT	\$56,500	No	CONDO	407	99
70-14-05-489-041	3336 WINDBORNE	02/23/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$26,000	7.03	\$332,354	\$60,075	\$309,925	\$286,197	1.083	1,568	\$197.66	THM-1	5.8085	-DEFAULT	\$56,500	No	CONDO	407	100
70-14-05-489-042	3338 WINDBORNE	09/28/23	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$26,000	7.88	\$304,779	\$59,101	\$270,799	\$258,236	1.049	1,568	\$172.70	THM-1	2.3826	-DEFAULT	\$56,500	No	CONDO	407	100
70-14-05-489-043	3340 WINDBORNE	03/28/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$26,000	8.25	\$319,868	\$58,496	\$256,504	\$274,732	0.934	1,568	\$163.59	THM-1	9.1173	-DEFAULT	\$56,500	No	CONDO	407	100
70-14-05-489-044	3342 WINDBORNE	08/31/23	\$334,900	WD	03-ARM'S LENGTH	\$334,900	\$26,000	7.76	\$314,268	\$59,080	\$275,820	\$268,232	1.028	1,568	\$175.91	THM-1	0.3465	-DEFAULT	\$56,500	No	CONDO	407	100
70-14-05-489-045	3344 WINDBORNE	09/06/23	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$26,000	8.39	\$293,857	\$59,080	\$250,820	\$246,778	1.016	1,568	\$159.96	THM-1	0.8444	-DEFAULT	\$56,500	No	CONDO	407	100
70-14-05-489-046	3346 WINDBORNE	03/14/24	\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$26,000	7.16	\$374,461	\$60,075	\$302,925	\$330,456	0.917	1,568	\$193.19	THM-1	10.8136	-DEFAULT	\$56,500	No	CONDO	407	100
Totals:			\$6,183,069			\$6,183,069	\$1,058,800		\$5,849,053		\$5,063,499	\$4,971,233			\$169.96		0.6264						
								Sale. Ratio =>	17.12														
								Std. Dev. =>	18.86	E.C.F. =>	1.019	Std. Deviation=>	0.06679188										
										Ave. E.C.F. =>	1.025	Ave. Variance=>	5.3527	Coefficient of Var=>	5.223045432								

HP HAGER POINT, HWE HAGERWOOD, KYS KEYSTONE, TO TWO OAKS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-09-313-002	2987 PARK NORTH	04/20/23	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$130,400	39.88	\$293,089	\$82,101	\$244,899	\$200,103	1.224	1,017	\$240.81	HP	2.1599	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	88
70-14-22-211-001	7105 KEYSTONE	07/14/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$173,000	39.32	\$390,512	\$89,248	\$350,752	\$285,722	1.228	1,561	\$224.70	KYS	2.5335	-DEFAULT	\$80,067	No	FULLY IMPROVED	401	85
70-14-09-313-002	2987 PARK NORTH	02/23/24	\$365,500	WD	03-ARM'S LENGTH	\$365,500	\$130,400	35.68	\$293,089	\$82,101	\$283,399	\$200,103	1.416	1,017	\$278.66	HP	21.3999	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	88
70-14-09-347-002	2829 TWO OAKS	04/14/23	\$351,900	WD	25-PARTIAL CONSTRUCTION	\$351,900	\$83,000	23.59	\$335,239	\$82,839	\$269,061	\$239,379	1.124	1,260	\$213.54	TO	7.8268	-DEFAULT	\$76,556	No	FULLY IMPROVED	401	100
70-14-09-348-005	2889 TWO OAKS	01/03/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$37,700	10.77	\$347,890	\$79,299	\$270,701	\$254,735	1.063	1,172	\$230.97	TO	13.9586	-DEFAULT	\$71,103	No	FULLY IMPROVED	401	99
70-14-09-313-004	8356 BRIAR	03/24/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$147,300	39.28	\$348,588	\$82,830	\$292,170	\$252,048	1.159	1,690	\$172.88	HP	4.3079	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	88
Totals:						#####	#####		\$701,800	\$2,008,407	\$1,710,982	\$1,432,090			\$226.93		0.7519						
							Sale. Ratio =>	31.76				E.C.F. =>	1.195		Std. Deviation=>	0.12195888							
							Std. Dev. =>	11.85				Ave. E.C.F. =>	1.202		Ave. Variance=>	8.6978	Coefficient of Var=>	7.234474699					

Isolated Study (Not used)

TO TWO OAKS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-09-347-002	2829 TWO OAKS	04/14/23	\$351,900	WD	25-PARTIAL CONSTRUCTION	\$351,900	\$83,000	23.59	\$335,239	\$82,839	\$269,061	\$239,379	1.124	1,260	\$213.54	TO	3.0659	-DEFAULT	\$76,556	No	FULLY IMPROVED	401	100
70-14-09-348-005	2889 TWO OAKS	01/03/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$37,700	10.77	\$347,890	\$79,299	\$270,701	\$254,735	1.063	1,172	\$230.97	TO	3.0659	-DEFAULT	\$71,103	No	FULLY IMPROVED	401	99
Totals:						\$701,900	\$120,700		\$683,129	\$539,762	\$494,113				\$222.26		0.0953						
							Sale. Ratio =>	17.20				E.C.F. =>	1.092		Std. Deviation=>	0.04335825							
							Std. Dev. =>	9.06				Ave. E.C.F. =>	1.093		Ave. Variance=>	3.0659	Coefficient of Var=>	2.804158429					

TPE TWIN PINE ESTATES DEWENT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-22-105-003	7157 23RD	03/09/24	\$345,000	WD	33-TO BE DETERMINED	\$345,000	\$133,600	38.72	\$282,621	\$86,688	\$258,312	\$185,892	1.390	1,200	\$215.26	TPE	4.4981	-DEFAULT	\$76,821	No	FULLY IMPROVED	401	76	
70-14-22-105-008	7085 23RD	07/21/22	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$103,500	40.91	\$247,254	\$80,969	\$172,031	\$157,763	1.090	1,101	\$156.25	TPE	25.4164	-DEFAULT	\$76,821	No	FULLY IMPROVED	401	76	
70-14-22-105-008	7085 23RD	12/28/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$103,500	32.86	\$247,254	\$80,969	\$234,031	\$157,763	1.483	1,101	\$212.56	TPE	13.8830	-DEFAULT	\$76,821	No	FULLY IMPROVED	401	76	
70-14-22-106-027	7035 OLDE FARM	07/20/23	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$140,400	39.89	\$290,999	\$75,825	\$276,175	\$204,147	1.353	1,331	\$207.49	TPE	0.8224	-DEFAULT	\$70,564	No	FULLY IMPROVED	401	76	
70-14-22-107-005	2219 SANDSTONE	10/02/23	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$122,900	38.42	\$249,943	\$72,933	\$246,967	\$167,939	1.471	932	\$264.99	TPE	12.5977	-DEFAULT	\$67,738	No	FULLY IMPROVED	401	76	
70-14-22-107-006	2207 SANDSTONE	11/09/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$120,500	40.85	\$245,415	\$72,827	\$222,173	\$163,743	1.357	1,208	\$183.92	TPE	1.2236	-DEFAULT	\$68,496	No	FULLY IMPROVED	401	76	
70-14-22-107-012	2143 SANDSTONE	08/25/23	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$128,300	37.51	\$262,932	\$72,099	\$269,901	\$181,053	1.491	1,123	\$240.34	TPE	14.6126	-DEFAULT	\$67,738	No	FULLY IMPROVED	401	76	
70-14-22-107-013	2133 SANDSTONE	07/07/22	\$287,075	WD	03-ARM'S LENGTH	\$287,075	\$107,900	37.59	\$250,924	\$75,617	\$211,458	\$166,323	1.271	936	\$225.92	TPE	7.3231	-DEFAULT	\$67,738	No	FULLY IMPROVED	401	76	
70-14-22-108-011	2203 OAK HOLLOW	08/15/22	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$114,600	40.49	\$269,180	\$75,115	\$207,885	\$184,120	1.129	1,102	\$188.64	TPE	21.5526	-DEFAULT	\$68,496	No	FULLY IMPROVED	401	76	
70-14-22-108-014	2169 OAK HOLLOW	11/29/23	\$342,500	WD	03-ARM'S LENGTH	\$342,500	\$128,500	37.52	\$262,237	\$73,131	\$269,369	\$179,415	1.501	1,040	\$259.01	TPE	15.6775	-DEFAULT	\$67,738	No	FULLY IMPROVED	401	76	
70-14-22-108-020	2111 OAK HOLLOW	09/25/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$137,800	39.94	\$288,967	\$81,493	\$263,507	\$196,841	1.339	1,152	\$228.74	TPE	0.5925	-DEFAULT	\$73,802	No	FULLY IMPROVED	401	76	
70-14-22-108-030	2216 SANDSTONE	07/20/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$121,600	38.00	\$247,369	\$74,479	\$245,521	\$164,030	1.497	982	\$250.02	TPE	15.2206	-DEFAULT	\$68,151	No	FULLY IMPROVED	401	76	
70-14-22-129-002	2049 TYLER	04/14/23	\$350,011	WD	03-ARM'S LENGTH	\$350,011	\$135,800	38.80	\$290,568	\$83,241	\$266,770	\$196,702	1.356	1,038	\$257.00	TPE	1.1613	-DEFAULT	\$73,802	No	FULLY IMPROVED	401	76	
70-14-22-129-016	2185 TYLER	06/17/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$112,800	35.25	\$263,225	\$75,820	\$244,180	\$177,801	1.373	1,332	\$183.32	TPE	2.8732	-DEFAULT	\$70,357	No	FULLY IMPROVED	401	80	
70-14-22-131-006	7046 OAK HOLLOW	11/10/22	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$133,300	40.41	\$326,716	\$82,297	\$247,603	\$231,893	1.068	1,518	\$163.11	TPE	27.6855	-DEFAULT	\$74,928	No	FULLY IMPROVED	401	76	
Totals:			\$4,799,386			\$4,799,386	\$1,845,000		\$4,025,604		\$3,635,883	\$2,715,424			\$215.77		0.5627							
								Sale. Ratio =>	38.44					E.C.F. =>	1.339	Std. Deviation=>		0.1465167						
								Std. Dev. =>	2.21					Ave. E.C.F. =>	1.345	Ave. Variance=>		11.0093	Coefficient of Var=>	8.187807318				

UT UNITY TIMBERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-31-401-002	5177 TRINITY	02/12/24	\$546,000	WD	03-ARM'S LENGTH	\$546,000	\$253,500	46.43	\$544,405	\$89,632	\$456,368	\$491,181	0.929	1,644	\$277.60	UT	6.8010	-DEFAULT	\$80,146	No	FULLY IMPROVED	401	95	
70-14-31-401-004	4362 UNITY	08/16/23	\$512,000	WD	03-ARM'S LENGTH	\$512,000	\$193,300	37.75	\$460,494	\$82,936	\$429,064	\$407,784	1.052	1,698	\$252.69	UT	5.5049	-DEFAULT	\$74,880	No	FULLY IMPROVED	401	93	
70-14-31-402-006	4295 UNITY	08/05/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$203,500	42.84	\$442,257	\$82,291	\$392,709	\$388,784	1.010	1,591	\$246.83	UT	1.2961	-DEFAULT	\$72,790	No	FULLY IMPROVED	401	94	
Totals:			\$1,533,000			\$1,533,000	\$650,300		\$1,447,156		\$1,278,141	\$1,287,749			\$259.04		0.4596							
								Sale. Ratio =>	42.42					E.C.F. =>	0.993	Std. Deviation=>		0.06254533						
								Std. Dev. =>	4.36					Ave. E.C.F. =>	0.997	Ave. Variance=>		4.5340	Coefficient of Var=>		4.547060744			

OF OAKWOOD FARMS, SHO SHADY OAKS, VDP VANDYKE PLAT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-19-405-006	4226 NANCY	07/15/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$138,100	43.16	\$365,404	\$104,996	\$215,004	\$223,594	0.962	1,300	\$165.39	SHO	26.2997	-DEFAULT	\$75,024	No	FULLY IMPROVED	401	76
70-14-19-405-007	4216 NANCY	03/29/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$137,400	37.14	\$376,911	\$102,115	\$267,885	\$235,948	1.135	1,335	\$200.66	SHO	8.9223	-DEFAULT	\$74,832	No	FULLY IMPROVED	401	76
70-14-19-405-021	4315 OAKVIEW	05/06/22	\$384,000	WD	03-ARM'S LENGTH	\$384,000	\$124,400	32.40	\$320,741	\$88,307	\$295,693	\$199,574	1.482	1,369	\$215.99	SHO	25.7037	-DEFAULT	\$73,578	No	FULLY IMPROVED	401	76
70-14-18-430-001	4195 YORKSHIRE	09/23/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$121,300	34.66	\$309,101	\$83,820	\$266,180	\$193,433	1.376	1,214	\$219.26	VDP	15.1506	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	76
70-14-18-445-012	7388 TORY	06/15/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$206,800	39.02	\$561,908	\$83,802	\$446,198	\$410,515	1.087	2,217	\$201.26	VDP	13.7659	-DEFAULT	\$78,286	No	FULLY IMPROVED	401	76
70-14-18-445-013	7372 TORY	10/20/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$126,800	34.74	\$322,818	\$77,862	\$287,138	\$210,326	1.365	1,312	\$218.86	VDP	14.0623	-DEFAULT	\$72,959	No	FULLY IMPROVED	401	76
70-14-18-445-019	7434 TORY	10/24/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$182,900	38.91	\$529,291	\$77,398	\$392,602	\$388,008	1.012	1,894	\$207.29	VDP	21.2741	-DEFAULT	\$70,878	No	FULLY IMPROVED	401	77
70-14-19-405-003	4274 NANCY	07/11/22	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$121,800	33.28	\$316,703	\$83,542	\$282,458	\$200,199	1.411	1,226	\$230.39	SHO	18.6308	-DEFAULT	\$75,550	No	FULLY IMPROVED	401	76
70-14-19-405-021	4315 OAKVIEW	03/13/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$124,400	33.17	\$320,741	\$88,307	\$286,693	\$199,574	1.437	1,369	\$209.42	SHO	21.1941	-DEFAULT	\$73,578	No	FULLY IMPROVED	401	76
70-14-18-251-007	7720 BASS CREEK	05/18/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$108,400	33.88	\$280,558	\$80,262	\$239,738	\$171,980	1.394	942	\$254.50	OF	16.9409	-DEFAULT	\$72,621	No	FULLY IMPROVED	401	80
Totals:						\$3,850,000	\$1,392,300		\$3,704,176		\$2,979,589	\$2,433,151			\$212.30		16.9409						
							Sale. Ratio =>	36.16		E.C.F. =>	1.225		Std. Deviation=>	0.19474									
							Std. Dev. =>	3.44		Ave. E.C.F. =>	1.394		Ave. Variance=>	18.1944	Coefficient of Var=>	13.05206481							

Isolated Study (Not used)

VDP VANDYKE PLAT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-18-430-001	4195 YORKSHIRE	09/23/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$121,300	34.66	\$309,101	\$83,820	\$266,180	\$193,433	1.376	1,214	\$219.26	VDP	16.6073	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	76
70-14-18-445-012	7388 TORY	06/15/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$206,800	39.02	\$561,908	\$83,802	\$446,198	\$410,515	1.087	2,217	\$201.26	VDP	12.3091	-DEFAULT	\$78,286	No	FULLY IMPROVED	401	76
70-14-18-445-013	7372 TORY	10/20/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$126,800	34.74	\$322,818	\$77,862	\$287,138	\$210,326	1.365	1,312	\$218.86	VDP	15.5191	-DEFAULT	\$72,959	No	FULLY IMPROVED	401	76
70-14-18-445-019	7434 TORY	10/24/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$182,900	38.91	\$529,291	\$77,398	\$392,602	\$388,008	1.012	1,894	\$207.29	VDP	19.8173	-DEFAULT	\$70,878	No	FULLY IMPROVED	401	77
Totals:						\$1,715,000	\$637,800		\$1,723,118		\$1,392,118	\$1,202,282			\$211.67		5.2117						
							Sale. Ratio =>	37.19		E.C.F. =>	1.158		Std. Deviation=>	0.18805013									
							Std. Dev. =>	2.46		Ave. E.C.F. =>	1.210		Ave. Variance=>	16.0632	Coefficient of Var=>	13.27524229							

MP MIEDEMA PLAT, VG VANHOUTEN GRASMAN, VK VOS KOSTER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-14-426-016	7471 WALNUT	08/15/22	\$331,500	WD	03-ARM'S LENGTH	\$331,500	\$113,300	34.18	\$283,200	\$58,626	\$272,874	\$193,765	1.408	1,346	\$202.73	VG	3.3859	-DEFAULT	\$52,099	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-23-202-005	1142 VOS	06/21/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$111,400	42.85	\$215,960	\$53,145	\$206,855	\$140,479	1.472	1,174	\$176.20	VK	3.0369	-DEFAULT	\$50,449	No	PAVED ELECTRIC GAS WATER SEWER	401	71
70-14-23-202-028	1047 KOSTER	09/23/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$89,800	35.92	\$209,330	\$56,072	\$193,928	\$132,233	1.467	1,066	\$181.92	VK	2.4433	-DEFAULT	\$50,449	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-23-203-007	1118 KOSTER	09/16/22	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$94,700	36.78	\$225,192	\$53,536	\$203,964	\$148,107	1.377	1,160	\$175.83	VK	6.4990	-DEFAULT	\$50,390	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-14-426-020	7561 WALNUT	07/24/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$0	0.00	\$256,845	\$78,499	\$241,501	\$153,879	1.569	1,000	\$241.50	VG	12.7289	-DEFAULT	\$72,340	No	FULLY IMPROVED	401	76
70-14-14-435-005	7534 PETE	12/14/22	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$94,400	36.88	\$226,525	\$55,621	\$200,379	\$147,458	1.359	1,040	\$192.67	MP	8.3243	-DEFAULT	\$52,676	No	PAVED ELECTRIC GAS WATER SEWER	401	76
Totals:						#####	#####		\$503,600	\$1,417,052	\$1,319,501	\$915,921			\$195.14		0.1503						
								Sale. Ratio =>	30.07			E.C.F. =>	1.441		Std. Deviation=>	0.07748732							
								Std. Dev. =>	15.51			Ave. E.C.F. =>	1.442		Ave. Variance=>	6.0697	Coefficient of Var=>	4.208871404					

Isolated Study (Not used)

VG VANHOUTEN GRASMAN

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-14-426-016	7471 WALNUT	08/15/22	\$331,500	WD	03-ARM'S LENGTH	\$331,500	\$113,300	34.18	\$283,200	\$58,626	\$272,874	\$193,765	1.408	1,346	\$202.73	VG	8.0574	-DEFAULT	\$52,099	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-14-426-020	7561 WALNUT	07/24/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$0	0.00	\$256,845	\$78,499	\$241,501	\$153,879	1.569	1,000	\$241.50	VG	8.0574	-DEFAULT	\$72,340	No	FULLY IMPROVED	401	76
Totals:						\$651,500			\$651,500	\$113,300	\$540,045	\$514,375			\$222.12		0.9244						
								Sale. Ratio =>	17.39			E.C.F. =>	1.480		Std. Deviation=>	0.11394935							
								Std. Dev. =>	24.17			Ave. E.C.F. =>	1.489		Ave. Variance=>	8.0574	Coefficient of Var=>	5.411870293					

MP MIEDEMA PLAT, VG VANHOUTEN GRASMAN, VK VOS KOSTER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-14-426-016	7471 WALNUT	08/15/22	\$331,500	WD	03-ARM'S LENGTH	\$331,500	\$113,300	34.18	\$283,200	\$58,626	\$272,874	\$193,765	1.408	1,346	\$202.73	VG	3.3859	-DEFAULT	\$52,099	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-23-202-005	1142 VOS	06/21/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$111,400	42.85	\$215,960	\$53,145	\$206,855	\$140,479	1.472	1,174	\$176.20	VK	3.0369	-DEFAULT	\$50,449	No	PAVED ELECTRIC GAS WATER SEWER	401	71
70-14-23-202-028	1047 KOSTER	09/23/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$89,800	35.92	\$209,330	\$56,072	\$193,928	\$132,233	1.467	1,066	\$181.92	VK	2.4433	-DEFAULT	\$50,449	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-23-203-007	1118 KOSTER	09/16/22	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$94,700	36.78	\$225,192	\$53,536	\$203,964	\$148,107	1.377	1,160	\$175.83	VK	6.4990	-DEFAULT	\$50,390	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-14-426-020	7561 WALNUT	07/24/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$0	0.00	\$256,845	\$78,499	\$241,501	\$153,879	1.569	1,000	\$241.50	VG	12.7289	-DEFAULT	\$72,340	No	FULLY IMPROVED	401	76
70-14-14-435-005	7534 PETE	12/14/22	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$94,400	36.88	\$226,525	\$55,621	\$200,379	\$147,458	1.359	1,040	\$192.67	MP	8.3243	-DEFAULT	\$52,676	No	PAVED ELECTRIC GAS WATER SEWER	401	76
Totals:						#####	#####		\$503,600	\$1,417,052	\$1,319,501	\$915,921			\$195.14		0.1503						
								Sale. Ratio =>	30.07			E.C.F. =>	1.441		Std. Deviation=>	0.07748732							
								Std. Dev. =>	15.51			Ave. E.C.F. =>	1.442		Ave. Variance=>	6.0697	Coefficient of Var=>	4.208871404					

Isolated Study (Not used)

VK VOS KOSTER

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-23-202-005	1142 VOS	06/21/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$111,400	42.85	\$215,960	\$53,145	\$206,855	\$140,479	1.472	1,174	\$176.20	VK	3.3765	-DEFAULT	\$50,449	No	PAVED ELECTRIC GAS WATER SEWER	401	71
70-14-23-202-028	1047 KOSTER	09/23/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$89,800	35.92	\$209,330	\$56,072	\$193,928	\$132,233	1.467	1,066	\$181.92	VK	2.7829	-DEFAULT	\$50,449	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-23-203-007	1118 KOSTER	09/16/22	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$94,700	36.78	\$225,192	\$53,536	\$203,964	\$148,107	1.377	1,160	\$175.83	VK	6.1594	-DEFAULT	\$50,390	No	PAVED ELECTRIC GAS WATER SEWER	401	76
Totals:						\$767,500	\$295,900		\$650,482	\$604,747	\$420,819	\$177.98			\$177.98		0.1662						
								Sale. Ratio =>	38.55			E.C.F. =>	1.437		Std. Deviation=>	0.05342481							
								Std. Dev. =>	3.78			Ave. E.C.F. =>	1.439		Ave. Variance=>	4.1063	Coefficient of Var=>	2.854101446					

VLP-VERLEE PLAT WESTRATE PLAT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-03-349-011	8946 NORMAN	03/14/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$113,500	37.83	\$271,225	\$80,962	\$219,038	\$178,424	1.228	1,128	\$194.18	VLP	1.0184	-DEFAULT	\$76,029	No	FULLY IMPROVED	401	78	
70-14-03-379-004	8920 VICTOR	08/15/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$103,200	31.27	\$257,158	\$59,829	\$270,171	\$185,050	1.460	1,100	\$245.61	VLP	22.2176	-DEFAULT	\$54,926	No	PAVED ELECTRIC GAS WATER	401	76	
70-14-03-472-015	1717 PLEASANT WOOD	06/23/23	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$116,600	35.77	\$278,141	\$78,677	\$247,323	\$187,052	1.322	1,231	\$200.91	VLP	8.4401	-DEFAULT	\$69,510	No	PAVED ELECTRIC GAS WATER STORM	401	78	
70-14-03-473-003	1922 PLEASANT WOOD	05/17/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$121,800	32.48	\$327,977	\$76,652	\$298,348	\$235,686	1.266	1,541	\$193.61	VLP	2.8058	-DEFAULT	\$68,192	No	PAVED ELECTRIC GAS WATER STORM	401	78	
70-14-03-473-010	1804 PLEASANT WOOD	04/28/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$135,600	40.48	\$320,063	\$75,585	\$259,415	\$229,266	1.132	1,418	\$182.94	VLP	10.6306	-DEFAULT	\$67,664	No	PAVED ELECTRIC GAS WATER STORM	401	79	
70-14-03-473-011	1788 PLEASANT WOOD	01/16/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$119,900	44.41	\$302,159	\$75,403	\$194,597	\$212,646	0.915	1,484	\$131.13	VLP	32.2690	-DEFAULT	\$67,752	No	PAVED ELECTRIC GAS WATER STORM	401	79	
70-14-03-473-014	1750 PLEASANT WOOD	06/29/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$116,600	37.02	\$291,665	\$86,054	\$228,946	\$192,817	1.187	1,238	\$184.93	VLP	5.0436	-DEFAULT	\$83,818	No	PAVED ELECTRIC GAS WATER STORM	401	78	
70-14-03-493-003	1801 GREENWOODS	07/28/23	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$115,700	35.88	\$261,073	\$60,413	\$262,087	\$188,174	1.393	1,284	\$204.12	VLP	15.4980	-DEFAULT	\$55,567	No	PAVED ELECTRIC GAS WATER	401	78	
Totals:						\$2,573,500	\$942,900		\$2,309,461		\$1,979,925	\$1,609,116			\$192.18		0.7368							
								Sale. Ratio =>	36.64					E.C.F. =>	1.230	Std. Deviation=>		0.16876395						
								Std. Dev. =>	4.20					Ave. E.C.F. =>	1.238	Ave. Variance=>		12.2404	Coefficient of Var=>		9.888737838			

VP VIEWPOINT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-16-152-018	3098 VIEW POINT	05/30/23	\$448,490	WD	03-ARM'S LENGTH	\$448,490	\$153,900	34.32	\$318,548	\$81,190	\$367,300	\$244,110	1.505	1,588	\$231.30	VP	29.6730	-DEFAULT	\$76,029	No	FULLY IMPROVED	401	76	
70-14-16-152-024	7682 GOLF VIEW	04/01/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$209,200	41.02	\$529,867	\$97,156	\$412,844	\$445,021	0.928	2,310	\$178.72	VP	28.0221	-DEFAULT	\$84,195	No	FULLY IMPROVED	401	76	
70-14-16-152-035	7691 GOLF VIEW	07/18/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$123,900	33.95	\$288,957	\$83,822	\$281,178	\$210,971	1.333	1,456	\$193.12	VP	12.4865	-DEFAULT	\$78,919	No	FULLY IMPROVED	401	76	
70-14-16-153-012	7701 PARK RIDGE	11/04/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$150,300	37.58	\$373,208	\$96,674	\$303,326	\$284,401	1.067	1,861	\$162.99	VP	14.1373	-DEFAULT	\$81,611	No	FULLY IMPROVED	401	76	
Totals:			\$1,723,490			\$1,723,490	\$637,300		\$1,510,580		\$1,364,648	\$1,184,502			\$191.53		5.5832							
								Sale. Ratio =>	36.98					E.C.F. =>	1.152	Std. Deviation=>		0.25958329						
								Std. Dev. =>	3.30					Ave. E.C.F. =>	1.208	Ave. Variance=>		21.0797	Coefficient of Var=>		17.45131043			

VVP VALLEYVIEW PLAT, KAYBOER PLAT, HILLMONT, WJ WJ ESTATE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-22-252-011	6961 KAYBOER	08/07/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$153,200	43.15	\$302,568	\$72,507	\$282,493	\$218,952	1.290	1,439	\$196.31	VVP	7.3050	-DEFAULT	\$60,731	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-22-253-001	1876 ROSEWOOD	11/27/23	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$113,900	41.05	\$228,117	\$81,287	\$196,213	\$139,740	1.404	976	\$201.04	VVP	18.6974	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	76
70-14-22-253-002	1850 ROSEWOOD	06/08/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$101,300	40.52	\$256,537	\$83,922	\$166,078	\$164,280	1.011	1,040	\$159.69	VVP	20.6210	-DEFAULT	\$76,077	No	FULLY IMPROVED	401	76
70-14-14-420-009	7519 BROWER	10/07/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$123,100	34.19	\$318,251	\$79,496	\$280,504	\$227,226	1.234	1,532	\$183.10	WJ	1.7315	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	76
70-14-14-421-002	7500 BROWER	11/03/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$139,400	44.25	\$279,407	\$79,753	\$235,247	\$190,013	1.238	1,396	\$168.52	WJ	2.0900	-DEFAULT	\$74,114	No	FULLY IMPROVED	401	76
70-14-22-254-004	6898 VALLEY VIEW	05/18/22	\$308,600	WD	03-ARM'S LENGTH	\$308,600	\$109,500	35.48	\$269,827	\$63,798	\$244,802	\$196,080	1.248	1,316	\$186.02	VVP	3.1322	-DEFAULT	\$55,131	No	PAVED ELECTRIC GAS WATER SEWER	401	80
70-14-22-256-001	1990 GREENDALE	11/28/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$108,900	41.09	\$257,046	\$62,995	\$202,005	\$184,681	1.094	1,094	\$184.65	VVP	12.3350	-DEFAULT	\$54,773	No	PAVED ELECTRIC GAS WATER SEWER	401	76
Totals:						\$2,131,100	\$849,300		\$1,911,753		\$1,607,342	\$1,320,971			\$182.76		0.0369						
						Sale. Ratio =>	39.85		E.C.F. =>	1.217	Std. Deviation=>	0.1289386											
						Std. Dev. =>	3.76		Ave. E.C.F. =>	1.217	Ave. Variance=>	9.4160	Coefficient of Var=>	7.736065873									

Isolated Study (Not used)

VVP VALLEYVIEW PLAT, KAYBOER PLAT, HILLMONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-22-252-011	6961 KAYBOER	08/07/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$153,200	43.15	\$302,568	\$72,507	\$282,493	\$218,952	1.290	1,439	\$196.31	VVP	8.0693	-DEFAULT	\$60,731	No	PAVED ELECTRIC GAS WATER SEWER	401	76
70-14-22-253-001	1876 ROSEWOOD	11/27/23	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$113,900	41.05	\$228,117	\$81,287	\$196,213	\$139,740	1.404	976	\$201.04	VVP	19.4617	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	76
70-14-22-253-002	1850 ROSEWOOD	06/08/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$101,300	40.52	\$256,537	\$83,922	\$166,078	\$164,280	1.011	1,040	\$159.69	VVP	19.8568	-DEFAULT	\$76,077	No	FULLY IMPROVED	401	76
70-14-22-254-004	6898 VALLEY VIEW	05/18/22	\$308,600	WD	03-ARM'S LENGTH	\$308,600	\$109,500	35.48	\$269,827	\$63,798	\$244,802	\$196,080	1.248	1,316	\$186.02	VVP	3.8965	-DEFAULT	\$55,131	No	PAVED ELECTRIC GAS WATER SEWER	401	80
70-14-22-256-001	1990 GREENDALE	11/28/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$108,900	41.09	\$257,046	\$62,995	\$202,005	\$184,681	1.094	1,094	\$184.65	VVP	11.5707	-DEFAULT	\$54,773	No	PAVED ELECTRIC GAS WATER SEWER	401	76
Totals:						\$1,456,100	\$586,800		\$1,314,095		\$1,091,591	\$903,732			\$185.54		0.1644						
						Sale. Ratio =>	40.30		E.C.F. =>	1.208	Std. Deviation=>	0.1571006											
						Std. Dev. =>	2.85		Ave. E.C.F. =>	1.210	Ave. Variance=>	12.5710	Coefficient of Var=>	10.39340688									

WC WILLOWCREEK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.										
70-14-09-207-008	8682 HAWTHORNE	07/29/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$142,200	38.43	\$347,586	\$82,378	\$287,622	\$228,128	1.261	1,716	\$167.61	WC	2.5014	-DEFAULT	\$73,746	No	FULLY IMPROVED	401	84										
70-14-09-211-001	8784 WILLOWVIEW	10/16/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$216,400	39.35	\$556,722	\$87,631	\$462,369	\$403,504	1.146	2,765	\$167.22	WC	13.9925	-DEFAULT	\$77,335	No	FULLY IMPROVED	401	84										
70-14-09-227-002	8743 WILLOWRUN	04/19/23	\$432,500	WD	03-ARM'S LENGTH	\$432,500	\$169,600	39.21	\$394,174	\$81,329	\$351,171	\$269,104	1.305	1,675	\$209.65	WC	1.9154	-DEFAULT	\$74,737	No	FULLY IMPROVED	401	78										
70-14-09-228-007	2550 WILLOWVIEW	07/26/23	\$418,000	WD	03-ARM'S LENGTH	\$418,000	\$162,300	38.83	\$379,169	\$85,427	\$332,573	\$252,672	1.316	1,826	\$182.13	WC	3.0415	-DEFAULT	\$76,508	No	FULLY IMPROVED	401	79										
70-14-09-244-004	8621 WILLOWRUN	08/24/22	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$127,600	37.64	\$345,301	\$79,975	\$259,025	\$228,229	1.135	1,422	\$182.16	WC	15.0874	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	76										
70-14-09-245-003	2546 WILLOWRIDGE	02/22/23	\$404,500	WD	03-ARM'S LENGTH	\$404,500	\$143,700	35.53	\$353,003	\$80,585	\$323,915	\$234,329	1.382	1,476	\$219.45	WC	9.6497	-DEFAULT	\$73,578	No	FULLY IMPROVED	401	79										
70-14-09-245-005	2522 WILLOWRIDGE	05/09/23	\$370,500	WD	03-ARM'S LENGTH	\$370,500	\$140,300	37.87	\$319,400	\$79,496	\$291,004	\$206,361	1.410	1,288	\$225.93	WC	12.4357	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	76										
70-14-09-246-001	8713 WILLOW CREEK	08/31/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$145,900	33.93	\$344,574	\$92,080	\$337,920	\$217,191	1.556	1,302	\$259.54	WC	27.0055	-DEFAULT	\$80,898	No	FULLY IMPROVED	401	80										
70-14-09-246-002	2467 WILLOW CREEK	06/29/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$134,700	37.94	\$335,538	\$83,735	\$271,265	\$216,597	1.252	1,292	\$209.96	WC	3.3413	-DEFAULT	\$76,940	No	FULLY IMPROVED	401	80										
70-14-09-246-003	2483 WILLOW CREEK	03/17/23	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$178,400	42.58	\$456,962	\$94,940	\$324,060	\$311,405	1.041	1,572	\$206.15	WC	24.5172	-DEFAULT	\$74,114	No	FULLY IMPROVED	401	78										
70-14-09-246-009	2540 WILLOW CREEK	07/22/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$166,700	37.04	\$415,649	\$109,221	\$340,779	\$263,584	1.293	1,540	\$221.29	WC	0.7056	-DEFAULT	\$74,114	No	FULLY IMPROVED	401	78										
70-14-09-246-016	2470 WILLOW CREEK	11/14/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$143,300	37.22	\$359,816	\$92,269	\$292,731	\$230,140	1.272	1,288	\$227.28	WC	1.3837	-DEFAULT	\$77,731	No	FULLY IMPROVED	401	80										
70-14-09-279-005	8551 WILLOWRUN	01/17/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$155,700	38.93	\$356,667	\$82,831	\$317,169	\$235,549	1.347	1,552	\$204.36	WC	6.0700	-DEFAULT	\$74,114	No	FULLY IMPROVED	401	76										
Totals:			\$5,323,500			\$5,323,500	\$2,026,800		\$4,964,561		\$4,191,603	\$3,296,794			\$206.36		1.4391																
													Sale. Ratio =>	38.07																			
													Std. Dev. =>	2.05	E.C.F. =>	1.271	Std. Deviation=>	0.13137655															
															Ave. E.C.F. =>	1.286	Ave. Variance=>	9.3575	Coefficient of Var=>	7.277494905													

WE WALLIN ESTATES DYKSTRA ESTATES, WWF WALLINWOOD FARMS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-11-428-001	8395 GOLFSIDE	05/16/23	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$157,300	40.44	\$342,649	\$82,892	\$306,108	\$244,877	1.250	1,776	\$172.36	WE	3.5826	-DEFAULT	\$76,940	No	FULLY IMPROVED	401	82
70-14-11-430-004	945 GOLFSIDE	05/22/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$166,500	39.18	\$356,336	\$82,103	\$342,897	\$258,524	1.326	2,055	\$166.86	WE	11.2144	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	82
70-14-11-430-008	913 GOLFSIDE	11/13/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$170,300	39.15	\$370,781	\$90,635	\$344,365	\$264,098	1.304	1,824	\$188.80	WE	8.9707	-DEFAULT	\$81,934	No	FULLY IMPROVED	401	83
70-14-11-435-004	8179 FAIRWOOD	03/29/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$122,300	30.58	\$319,848	\$84,798	\$315,202	\$221,586	1.422	1,366	\$230.75	WE	20.8264	-DEFAULT	\$78,919	No	FULLY IMPROVED	401	81
70-14-11-436-011	926 FAIRWOOD	08/15/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$114,700	30.18	\$304,110	\$83,037	\$296,963	\$208,409	1.425	1,167	\$254.47	WE	21.0683	-DEFAULT	\$77,731	No	FULLY IMPROVED	401	82
70-14-12-300-018	585 WALLINWOOD	09/22/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$209,600	38.11	\$535,645	\$134,820	\$415,180	\$422,366	0.983	3,126	\$132.82	WWF	5.3213	-DEFAULT	\$104,658	No	FULLY IMPROVED	401	76
70-14-11-440-004	8260 GOLFSIDE	02/07/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$208,600	35.97	\$573,606	\$106,662	\$473,338	\$440,196	1.075	1,949	\$242.86	WE	13.8931	-DEFAULT	\$81,449	No	FULLY IMPROVED	401	82
70-14-11-441-009	883 WALLIN	10/31/23	\$462,000	WD	03-ARM'S LENGTH	\$462,000	\$189,800	41.08	\$407,841	\$82,703	\$379,297	\$306,513	1.237	2,026	\$187.21	WE	2.3238	-DEFAULT	\$74,067	No	FULLY IMPROVED	401	79
70-14-11-483-001	8158 FAIRWOOD	11/13/23	\$554,500	WD	03-ARM'S LENGTH	\$554,500	\$260,300	46.94	\$565,532	\$89,120	\$465,380	\$449,122	1.036	1,798	\$258.83	WE	17.8020	-DEFAULT	\$78,523	No	FULLY IMPROVED	401	94
70-14-11-483-006	8139 FAIRWOOD	06/24/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$143,800	34.24	\$413,276	\$85,773	\$334,227	\$308,743	1.083	1,516	\$220.47	WE	13.1678	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	94
Totals:						\$4,595,500	\$1,743,200		\$4,189,624		\$3,672,957	\$3,124,434			\$205.54		3.8661						
								Sale. Ratio =>	37.93			E.C.F. =>	1.176	Std. Deviation=>		0.16055755							
								Std. Dev. =>	5.07			Ave. E.C.F. =>	1.214	Ave. Variance=>		11.8170	Coefficient of Var=>		9.732194309				

Isolated Study (Not used)

WE WALLIN ESTATES DYKSTRA ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-11-428-001	8395 GOLFSIDE	05/16/23	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$157,300	40.44	\$342,649	\$82,892	\$306,108	\$244,877	1.250	1,776	\$172.36	WE	1.0134	-DEFAULT	\$76,940	No	FULLY IMPROVED	401	82
70-14-11-430-004	945 GOLFSIDE	05/22/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$166,500	39.18	\$356,336	\$82,103	\$342,897	\$258,524	1.326	2,055	\$166.86	WE	8.6451	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	82
70-14-11-430-008	913 GOLFSIDE	11/13/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$170,300	39.15	\$370,781	\$90,635	\$344,365	\$264,098	1.304	1,824	\$188.80	WE	6.4014	-DEFAULT	\$81,934	No	FULLY IMPROVED	401	83
70-14-11-435-004	8179 FAIRWOOD	03/29/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$122,300	30.58	\$319,848	\$84,798	\$315,202	\$221,586	1.422	1,366	\$230.75	WE	18.2571	-DEFAULT	\$78,919	No	FULLY IMPROVED	401	81
70-14-11-436-011	926 FAIRWOOD	08/15/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$114,700	30.18	\$304,110	\$83,037	\$296,963	\$208,409	1.425	1,167	\$254.47	WE	18.4990	-DEFAULT	\$77,731	No	FULLY IMPROVED	401	82
70-14-11-440-004	8260 GOLFSIDE	02/07/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$208,600	35.97	\$573,606	\$106,662	\$473,338	\$440,196	1.075	1,949	\$242.86	WE	16.4623	-DEFAULT	\$81,449	No	FULLY IMPROVED	401	82
70-14-11-441-009	883 WALLIN	10/31/23	\$462,000	WD	03-ARM'S LENGTH	\$462,000	\$189,800	41.08	\$407,841	\$82,703	\$379,297	\$306,513	1.237	2,026	\$187.21	WE	0.2455	-DEFAULT	\$74,067	No	FULLY IMPROVED	401	79
70-14-11-483-001	8158 FAIRWOOD	11/13/23	\$554,500	WD	03-ARM'S LENGTH	\$554,500	\$260,300	46.94	\$565,532	\$89,120	\$465,380	\$449,122	1.036	1,798	\$258.83	WE	20.3712	-DEFAULT	\$78,523	No	FULLY IMPROVED	401	94
70-14-11-483-006	8139 FAIRWOOD	06/24/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$143,800	34.24	\$413,276	\$85,773	\$334,227	\$308,743	1.083	1,516	\$220.47	WE	15.7370	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	94
Totals:						\$4,045,500	\$1,533,600		\$3,653,979		\$3,257,777	\$2,702,069			\$213.62		3.4252						
								Sale. Ratio =>	37.91			E.C.F. =>	1.206	Std. Deviation=>		0.14688388							
								Std. Dev. =>	5.37			Ave. E.C.F. =>	1.240	Ave. Variance=>		11.7369	Coefficient of Var=>		9.465915961				

ER EAGLES RIDGE, WALNUT GROVE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-08-426-001	8381 BAUERRIDGE	02/22/23	\$469,900	WD	03-ARM'S LENGTH	\$469,900	\$0	0.00	\$408,493	\$89,162	\$380,738	\$355,963	1.070	1,663	\$228.95	ER	7.0293	-DEFAULT	\$80,859	No	FULLY IMPROVED	401	99
70-14-08-426-002	8367 BAUERRIDGE	10/03/23	\$459,900	WD	03-ARM'S LENGTH	\$459,900	\$130,000	28.27	\$435,066	\$87,653	\$372,247	\$387,266	0.961	1,602	\$232.36	ER	3.8090	-DEFAULT	\$77,969	No	FULLY IMPROVED	401	100
70-14-08-426-003	8355 BAUERRIDGE	08/07/23	\$514,000	WD	03-ARM'S LENGTH	\$514,000	\$105,600	20.54	\$458,694	\$90,676	\$423,324	\$410,235	1.032	2,295	\$184.45	ER	3.2599	-DEFAULT	\$79,790	No	FULLY IMPROVED	401	100
70-14-08-426-010	8287 EAGLE PEAK	04/03/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$245,600	46.78	\$503,348	\$84,595	\$440,405	\$466,790	0.943	2,640	\$166.82	ER	5.5832	-DEFAULT	\$75,215	No	FULLY IMPROVED	401	99
70-14-08-427-003	8354 BAUERRIDGE	02/01/24	\$539,900	WD	03-ARM'S LENGTH	\$539,900	\$47,600	8.82	\$534,194	\$88,753	\$451,147	\$496,540	0.909	2,640	\$170.89	ER	9.0725	-DEFAULT	\$76,979	No	FULLY IMPROVED	401	100
70-14-08-427-005	8328 BAUERRIDGE	12/22/22	\$525,000	WD	24-PARTIAL ASSESSI	\$525,000	\$0	0.00	\$491,144	\$84,095	\$440,905	\$453,744	0.972	2,560	\$172.23	ER	2.7602	-DEFAULT	\$73,184	No	FULLY IMPROVED	401	99
70-14-08-427-007	8302 BAUERRIDGE	09/01/23	\$489,900	WD	03-ARM'S LENGTH	\$489,900	\$52,600	10.74	\$451,754	\$84,293	\$405,607	\$409,614	0.990	1,820	\$222.86	ER	0.9090	-DEFAULT	\$72,903	No	FULLY IMPROVED	401	100
70-14-08-476-003	8195 EAGLE PEAK	03/13/23	\$609,000	WD	03-ARM'S LENGTH	\$609,000	\$46,700	7.67	\$535,715	\$79,570	\$529,430	\$508,472	1.041	2,913	\$181.75	ER	4.1912	-DEFAULT	\$73,184	No	FULLY IMPROVED	401	99
70-14-08-476-005	8169 EAGLE PEAK	03/02/23	\$529,900	WD	03-ARM'S LENGTH	\$529,900	\$46,700	8.81	\$481,718	\$82,418	\$447,482	\$445,106	1.005	2,260	\$198.00	ER	0.6032	-DEFAULT	\$73,184	No	FULLY IMPROVED	401	99
70-14-08-476-008	8127 EAGLE PEAK	06/09/23	\$572,500	WD	03-ARM'S LENGTH	\$572,500	\$267,200	46.67	\$554,954	\$90,280	\$482,220	\$517,979	0.931	3,239	\$148.88	ER	6.8342	-DEFAULT	\$77,533	No	FULLY IMPROVED	401	99
70-14-08-477-003	3342 HAGER	06/23/23	\$547,000	WD	03-ARM'S LENGTH	\$547,000	\$239,000	43.69	\$493,206	\$95,513	\$451,487	\$443,314	1.018	2,659	\$169.80	ER	1.9129	-DEFAULT	\$79,394	No	FULLY IMPROVED	401	99
70-14-08-477-007	3347 EAGLE PEAK	08/07/23	\$537,250	WD	03-ARM'S LENGTH	\$537,250	\$101,100	18.82	\$483,674	\$82,223	\$455,027	\$447,503	1.017	2,442	\$186.33	ER	1.7506	-DEFAULT	\$73,353	No	FULLY IMPROVED	401	100
70-14-08-477-011	3301 EAGLE PEAK	04/22/22	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$231,700	39.95	\$530,159	\$88,157	\$491,843	\$492,706	0.998	1,936	\$254.05	ER	0.1059	-DEFAULT	\$75,694	No	FULLY IMPROVED	401	97
70-14-08-477-013	3245 EAGLE PEAK	04/15/22	\$651,450	WD	03-ARM'S LENGTH	\$651,450	\$258,900	39.74	\$675,765	\$115,082	\$536,368	\$625,002	0.858	2,067	\$259.49	ER	14.1120	-DEFAULT	\$105,242	No	FULLY IMPROVED	401	98
70-14-08-494-003	3289 BOX ELDER	03/14/24	\$624,900	WD	03-ARM'S LENGTH	\$624,900	\$247,600	39.62	\$510,458	\$88,854	\$536,046	\$470,133	1.140	2,454	\$218.44	WG	2.6732	-DEFAULT	\$78,761	No	FULLY IMPROVED	401	95
70-14-08-477-013	3245 EAGLE PEAK	11/10/23	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$321,000	47.91	\$675,765	\$115,082	\$554,918	\$625,002	0.888	2,067	\$268.47	ER	11.1440	-DEFAULT	\$105,242	No	FULLY IMPROVED	401	98
70-14-08-477-020	3361 BOX ELDER	11/29/22	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$46,700	8.05	\$518,411	\$91,038	\$488,962	\$476,399	1.026	2,617	\$186.84	ER	2.7064	-DEFAULT	\$80,740	No	FULLY IMPROVED	401	99
70-14-08-477-023	3329 BOX ELDER	08/15/23	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$271,800	38.01	\$573,839	\$104,549	\$610,451	\$523,125	1.167	1,836	\$332.49	ER	16.7626	-DEFAULT	\$89,060	No	FULLY IMPROVED	401	98
70-14-08-488-005	3334 BOX ELDER	07/14/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$51,600	8.19	\$564,433	\$84,127	\$545,873	\$535,404	1.020	2,895	\$188.56	ER	2.0246	-DEFAULT	\$75,838	No	FULLY IMPROVED	401	99
Totals:						#####	#####		\$2,711,400	\$9,880,790	\$9,044,480	\$9,090,297			\$209.03		0.4347						
								Sale. Ratio =>	25.17			E.C.F. =>	0.995		Std. Deviation=>	0.077535							
								Std. Dev. =>	17.56			Ave. E.C.F. =>	0.999		Ave. Variance=>	5.1181	Coefficient of Var=>	5.121640899					

Isolated Study (Not used)

WG WALNUT GROVE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-08-494-003	3289 BOX ELDER	03/14/24	\$624,900	WD	03-ARM'S LENGTH	\$624,900	\$247,600	39.62	\$510,458	\$88,854	\$536,046	\$470,133	1.140	2,454	\$218.44	WG	0.0000	-DEFAULT	\$78,761	No	FULLY IMPROVED	401	95
Totals:						\$624,900	\$624,900	\$247,600	\$510,458	\$536,046	\$470,133	\$218.44			\$218.44		0.0000						
								Sale. Ratio =>	39.62			E.C.F. =>	1.140		Std. Deviation=>	#DIV/0!							
								Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.140		Ave. Variance=>	0.0000	Coefficient of Var=>	0					

VVP VALLEYVIEW PLAT, KAYBOER PLAT, HILLMONT, WJ WJ ESTATE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-22-252-011	6961 KAYBOER	08/07/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$153,200	43.15	\$302,568	\$72,507	\$282,493	\$218,952	1.290	1,439	\$196.31	VVP	7.3050	-DEFAULT	\$60,731	No	PAVED ELECTRIC G.	401	76	
70-14-22-253-001	1876 ROSEWOOD	11/27/23	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$113,900	41.05	\$228,117	\$81,287	\$196,213	\$139,740	1.404	976	\$201.04	VVP	18.6974	-DEFAULT	\$75,598	No	FULLY IMPROVED	401	76	
70-14-22-253-002	1850 ROSEWOOD	06/08/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$101,300	40.52	\$256,537	\$83,922	\$166,078	\$164,280	1.011	1,040	\$159.69	VVP	20.6210	-DEFAULT	\$76,077	No	FULLY IMPROVED	401	76	
70-14-14-420-009	7519 BROWER	10/07/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$123,100	34.19	\$318,251	\$79,496	\$280,504	\$227,226	1.234	1,532	\$183.10	WJ	1.7315	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	76	
70-14-14-421-002	7500 BROWER	11/03/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$139,400	44.25	\$279,407	\$79,753	\$235,247	\$190,013	1.238	1,396	\$168.52	WJ	2.0900	-DEFAULT	\$74,114	No	FULLY IMPROVED	401	76	
70-14-22-254-004	6898 VALLEY VIEV	05/18/22	\$308,600	WD	03-ARM'S LENGTH	\$308,600	\$109,500	35.48	\$269,827	\$63,798	\$244,802	\$196,080	1.248	1,316	\$186.02	VVP	3.1322	-DEFAULT	\$55,131	No	PAVED ELECTRIC G.	401	80	
70-14-22-256-001	1990 GREENDALE	11/28/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$108,900	41.09	\$257,046	\$62,995	\$202,005	\$184,681	1.094	1,094	\$184.65	VVP	12.3350	-DEFAULT	\$54,773	No	PAVED ELECTRIC G.	401	76	
Totals:						#####	#####		\$849,300	\$1,911,753	\$1,607,342	\$1,320,971			\$182.76									
								Sale. Ratio =>	39.85			E.C.F. =>	1.217	Std. Deviation=>		0.12893865								
								Std. Dev. =>	3.76			Ave. E.C.F. =>	1.217	Ave. Variance=>		9.4160	Coefficient of Var=>		7.736065873					

Isolated Study (Not used)

WJ WJ ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-14-420-009	7519 BROWER	10/07/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$123,100	34.19	\$318,251	\$79,496	\$280,504	\$227,226	1.234	1,532	\$183.10	WJ	0.1793	-DEFAULT	\$74,593	No	FULLY IMPROVED	401	76	
70-14-14-421-002	7500 BROWER	11/03/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$139,400	44.25	\$279,407	\$79,753	\$235,247	\$190,013	1.238	1,396	\$168.52	WJ	0.1793	-DEFAULT	\$74,114	No	FULLY IMPROVED	401	76	
Totals:						\$675,000	\$675,000		\$262,500	\$597,658	\$515,751	\$417,239			\$175.81									
								Sale. Ratio =>	38.89			E.C.F. =>	1.236	Std. Deviation=>		0.00253514								
								Std. Dev. =>	7.11			Ave. E.C.F. =>	1.236	Ave. Variance=>		0.1793	Coefficient of Var=>		0.145002372					

WE WALLIN ESTATES DYKSTRA ESTATES, WWF WALLINWOOD FARMS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-11-428-001	8395 GOLFSIDE	05/16/23	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$157,300	40.44	\$342,649	\$82,892	\$306,108	\$244,877	1.250	1,776	\$172.36	WE	3.5826	-DEFAULT	\$76,940	No	FULLY IMPROVED	401	82
70-14-11-430-004	945 GOLFSIDE	05/22/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$166,500	39.18	\$356,336	\$82,103	\$342,897	\$258,524	1.326	2,055	\$166.86	WE	11.2144	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	82
70-14-11-430-008	913 GOLFSIDE	11/13/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$170,300	39.15	\$370,781	\$90,635	\$344,365	\$264,098	1.304	1,824	\$188.80	WE	8.9707	-DEFAULT	\$81,934	No	FULLY IMPROVED	401	83
70-14-11-435-004	8179 FAIRWOOD	03/29/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$122,300	30.58	\$319,848	\$84,798	\$315,202	\$221,586	1.422	1,366	\$230.75	WE	20.8264	-DEFAULT	\$78,919	No	FULLY IMPROVED	401	81
70-14-11-436-011	926 FAIRWOOD	08/15/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$114,700	30.18	\$304,110	\$83,037	\$296,963	\$208,409	1.425	1,167	\$254.47	WE	21.0683	-DEFAULT	\$77,731	No	FULLY IMPROVED	401	82
70-14-12-300-018	585 WALLINWOOD	09/22/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$209,600	38.11	\$535,645	\$134,820	\$415,180	\$422,366	0.983	3,126	\$132.82	WWF	5.3213	-DEFAULT	\$104,658	No	FULLY IMPROVED	401	76
70-14-11-440-004	8260 GOLFSIDE	02/07/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$208,600	35.97	\$573,606	\$106,662	\$473,338	\$440,196	1.075	1,949	\$242.86	WE	13.8931	-DEFAULT	\$81,449	No	FULLY IMPROVED	401	82
70-14-11-441-009	883 WALLIN	10/31/23	\$462,000	WD	03-ARM'S LENGTH	\$462,000	\$189,800	41.08	\$407,841	\$82,703	\$379,297	\$306,513	1.237	2,026	\$187.21	WE	2.3238	-DEFAULT	\$74,067	No	FULLY IMPROVED	401	79
70-14-11-483-001	8158 FAIRWOOD	11/13/23	\$554,500	WD	03-ARM'S LENGTH	\$554,500	\$260,300	46.94	\$565,532	\$89,120	\$465,380	\$449,122	1.036	1,798	\$258.83	WE	17.8020	-DEFAULT	\$78,523	No	FULLY IMPROVED	401	94
70-14-11-483-006	8139 FAIRWOOD	06/24/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$143,800	34.24	\$413,276	\$85,773	\$334,227	\$308,743	1.083	1,516	\$220.47	WE	13.1678	-DEFAULT	\$75,072	No	FULLY IMPROVED	401	94
Totals:						#####	#####		\$1,743,200	\$4,189,624	\$3,672,957	\$3,124,434			\$205.54		3.8661						
							Sale. Ratio =>	37.93				E.C.F. =>	1.176		Std. Deviation=>	0.160558							
							Std. Dev. =>	5.07				Ave. E.C.F. =>	1.214		Ave. Variance=>	11.8170	Coefficient of Var=>	9.732194309					

Isolated Study (Not used)

WWF WALLINWOOD FARMS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-12-300-018	585 WALLINWOOD	09/22/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$209,600	38.11	\$535,645	\$134,820	\$415,180	\$422,366	0.983	3,126	\$132.82	WWF	0.0000	-DEFAULT	\$104,658	No	FULLY IMPROVED	401	76
Totals:						\$550,000	\$209,600		\$535,645		\$415,180	\$422,366			\$132.82		0.0000						
							Sale. Ratio =>	38.11				E.C.F. =>	0.983		Std. Deviation=>	#DIV/0!							
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.983		Ave. Variance=>	0.0000	Coefficient of Var=>	0					

GEORGETOWN TOWNSHIP

SUMRS: SUMMERSET

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F
70-14-25-482-009	162 STONEHENGE DR	12/16/22	\$600,000	0.000%	\$600,000	\$7,741	\$183,777	\$408,482	\$481,859	0.848
70-14-25-275-015	143 STONEHENGE DR	12/21/23	\$620,000	0.000%	\$620,000	\$6,465	\$175,156	\$438,379	\$512,421	0.856
70-14-25-275-014	137 STONEHENGE DR	08/15/22	\$550,000	0.000%	\$550,000	\$9,226	\$167,622	\$373,152	\$433,768	0.860
70-14-36-127-006	5562 STONEBRIDGE DR	02/13/24	\$612,000	0.000%	\$612,000	\$9,009	\$166,334	\$436,657	\$505,892	0.863
70-14-25-376-005	553 STONEBRIDGE CT	08/25/23	\$905,000	0.000%	\$905,000	\$48,243	\$173,115	\$683,642	\$778,225	0.878
70-14-25-251-005	6131 REGAL DR	06/10/22	\$570,000	0.000%	\$570,000	\$35,189	\$176,211	\$358,600	\$397,792	0.901
70-14-25-270-003	6132 REGAL DR	04/04/22	\$515,000	0.000%	\$515,000	\$13,464	\$179,044	\$322,492	\$345,912	0.932
70-14-36-127-001	5610 STONEBRIDGE DR	08/26/22	\$850,000	0.000%	\$850,000	\$16,974	\$167,041	\$665,985	\$711,587	0.936
70-14-25-275-003	147 SUMMERFIELD CT	12/16/22	\$542,500	0.000%	\$542,500	\$6,709	\$176,721	\$359,070	\$378,822	0.948
70-14-25-376-032	679 STONEBRIDGE CT	01/06/23	\$860,000	0.000%	\$860,000	\$13,067	\$179,270	\$667,663	\$692,059	0.965
70-14-25-480-002	341 NORMANDY CT	07/27/23	\$545,000	0.000%	\$545,000	\$15,690	\$171,855	\$357,455	\$368,875	0.969
70-14-25-270-008	237 REGAL CT	08/10/22	\$595,000	0.000%	\$595,000	\$13,661	\$174,031	\$407,308	\$409,377	0.995
70-14-25-388-003	5619 STONEBRIDGE DR	01/08/24	\$910,000	0.000%	\$910,000	\$16,114	\$170,040	\$723,846	\$722,980	1.001
70-14-25-376-028	618 STONEHILL CT	12/21/22	\$1,330,000	0.000%	\$1,330,000	\$9,739	\$170,472	\$1,149,789	\$1,146,646	1.003
70-14-25-325-018	472 STONEHENGE DR	02/02/24	\$1,115,000	0.000%	\$1,115,000	\$16,653	\$170,296	\$928,051	\$909,543	1.020
70-14-25-376-021	557 STONEHILL CT	02/13/23	\$965,000	0.000%	\$965,000	\$12,737	\$168,390	\$783,873	\$757,326	1.035
70-14-25-376-003	5759 STONEBRIDGE DR	08/25/23	\$930,000	0.000%	\$930,000	\$8,886	\$167,801	\$753,313	\$719,410	1.047
70-14-25-377-004	5752 STONEBRIDGE DR	03/07/23	\$815,000	0.000%	\$815,000	\$9,256	\$170,080	\$635,664	\$595,760	1.067
70-14-25-325-012	566 STONEHENGE DR	08/10/22	\$929,900	0.000%	\$929,900	\$21,312	\$178,900	\$729,688	\$680,169	1.073
70-14-25-324-024	517 STONEHENGE DR	05/18/22	\$1,000,000	0.000%	\$1,000,000	\$23,147	\$170,472	\$806,381	\$741,666	1.087
70-14-25-325-019	454 STONEHENGE DR	09/08/23	\$1,088,000	0.000%	\$1,088,000	\$18,964	\$172,749	\$896,287	\$807,380	1.110
70-14-25-388-004	5603 STONEBRIDGE DR	10/03/22	\$1,200,000	0.000%	\$1,200,000	\$38,688	\$173,289	\$988,023	\$873,858	1.131
70-14-25-479-002	337 COVINGTON CT	11/02/22	\$715,000	0.000%	\$715,000	\$37,016	\$174,414	\$503,570	\$429,512	1.172
70-14-25-479-001	5852 STONEBRIDGE DR	06/08/23	\$625,000	0.000%	\$625,000	\$10,596	\$174,438	\$439,966	\$365,194	1.205
70-14-25-324-014	663 STONEHENGE DR	10/13/23	\$860,000	0.000%	\$860,000	\$13,187	\$173,479	\$673,334	\$556,574	1.210
70-14-25-389-006	5618 STONEBRIDGE DR	10/19/23	\$872,000	0.000%	\$872,000	\$9,542	\$168,275	\$694,183	\$569,338	1.219
70-14-25-480-006	336 NORMANDY CT	05/23/23	\$615,000	0.000%	\$615,000	\$5,279	\$172,070	\$437,651	\$343,790	1.273
70-14-25-376-031	560 STONEHILL CT	10/10/23	\$980,000	0.000%	\$980,000	\$17,998	\$168,897	\$793,105	\$605,925	1.309

Totals: \$17,415,608 \$16,841,660 1.034

Standard Deviation: 0.133

St Dev Range: 2.000

Above St Dev: 1.299

Below St Dev: 0.769

ECF After Outliers: 1.024

Adopted ECF: 1.024

ECF Was: 0.83

GEORGETOWN TOWNSHIP

WFL: WATERFRONT- LARGE LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E. C. F	
70-14-27-326-027	2091 CORY DR	05/16/22	\$700,000	0.000%	\$700,000	\$17,130	\$221,163	\$461,707	\$517,991	0.891	
70-14-23-278-007	950 BRENTWOOD ST	06/21/23	\$465,000	0.000%	\$465,000	\$5,957	\$221,563	\$237,480	\$249,447	0.952	
70-14-23-255-001	1060 BRENTWOOD ST	09/15/22	\$500,000	0.000%	\$500,000	\$12,892	\$221,803	\$265,305	\$259,991	1.020	
70-14-27-261-004	6129 WEST BAY CT	06/21/22	\$838,000	0.000%	\$838,000	\$15,204	\$222,183	\$600,613	\$568,372	1.057	
70-14-03-301-007	9162 24TH AVE	11/22/23	\$750,000	0.000%	\$750,000	\$11,903	\$220,835	\$517,262	\$465,965	1.110	
70-14-27-175-003	6020 22ND AVE	01/25/23	\$810,000	0.000%	\$810,000	\$22,098	\$221,285	\$566,617	\$500,819	1.131	
70-14-27-451-003	5838 NELSON DR	12/29/22	\$1,268,400	0.000%	\$1,268,400	\$23,951	\$221,185	\$1,023,264	\$892,050	1.147	
70-14-10-125-007	8662 24TH AVE	04/14/23	\$800,000	0.000%	\$800,000	\$40,012	\$221,607	\$538,381	\$461,728	1.166	
70-14-27-497-010	5853 16TH AVE	11/20/23	\$850,000	0.000%	\$850,000	\$17,926	\$221,224	\$610,850	\$510,094	1.198	
70-14-27-180-005	2144 EDSON DR	04/06/23	\$790,000	0.000%	\$790,000	\$11,648	\$221,330	\$557,022	\$463,977	1.201	
70-14-04-484-021	8879 24TH AVE	01/05/24	\$715,000	0.000%	\$715,000	\$19,509	\$220,976	\$474,515	\$381,329	1.244	
70-14-27-451-003	5838 NELSON DR	05/31/24	\$1,500,000	0.000%	\$1,500,000	\$23,951	\$221,185	\$1,254,864	\$988,788	1.269	
70-14-27-463-001	1971 VANBUREN ST	02/23/23	\$1,035,000	0.000%	\$1,035,000	\$20,551	\$221,855	\$792,594	\$613,265	1.292	
70-14-27-463-003	1939 VANBUREN ST	08/30/23	\$1,040,000	0.000%	\$1,040,000	\$25,917	\$221,563	\$792,520	\$586,777	1.351	
70-14-27-399-005	5652 NELSON DR	08/21/23	\$907,900	0.000%	\$907,900	\$12,535	\$221,053	\$674,312	\$496,833	1.357	
70-14-27-261-013	6096 WEST BAY CT	06/22/23	\$888,000	0.000%	\$888,000	\$12,216	\$221,441	\$654,343	\$457,833	1.429	
70-14-04-480-010	2626 FILLMORE ST	08/19/22	\$927,000	0.000%	\$927,000	\$25,279	\$221,385	\$680,336	\$454,173	1.498	
70-14-27-463-004	1925 VANBUREN ST	04/23/24	\$900,000	0.000%	\$900,000	\$24,271	\$221,563	\$654,166	\$431,922	1.515	
70-14-27-497-012	5821 16TH AVE	06/07/23	\$881,500	0.000%	\$881,500	\$18,027	\$221,185	\$642,288	\$422,843	1.519	
70-14-10-126-007	8693 CEDAR LAKE DR	03/15/23	\$807,000	0.000%	\$807,000	\$25,990	\$221,330	\$559,680	\$361,234	1.549	
70-14-04-484-009	9061 24TH AVE	06/01/22	\$918,000	0.000%	\$918,000	\$24,670	\$221,163	\$672,167	\$432,147	1.555	
70-14-10-125-001	8750 24TH AVE	03/29/23	\$850,000	0.000%	\$850,000	\$19,173	\$221,441	\$609,386	\$380,152	1.603	
70-14-27-261-015	6122 WEST BAY CT	07/26/24	\$1,285,000	0.000%	\$1,285,000	\$16,095	\$221,246	\$1,047,659	\$648,272	1.616	
70-14-10-126-012	8633 CEDAR LAKE DR	09/16/22	\$679,900	0.000%	\$679,900	\$19,366	\$221,330	\$439,204	\$271,322	1.619	
70-14-27-261-017	6146 WEST BAY CT	06/21/24	\$960,000	0.000%	\$960,000	\$9,664	\$221,185	\$729,151	\$433,976	1.680	
70-14-27-475-016	5785 18TH AVE	05/15/24	\$1,200,000	0.000%	\$1,200,000	\$29,028	\$221,147	\$949,825	\$550,195	1.726	
70-14-23-401-013	1080 BLAIR ST	04/24/23	\$541,005	0.000%	\$541,005	\$13,478	\$222,209	\$305,318	\$168,615	1.811	
Totals:								\$17,310,830	\$12,970,110	1.335	
										Standard Deviation:	0.252
										St Dev Range:	2.000
										Above St Dev:	1.838
										Below St Dev:	0.831
										ECF After Outliers:	1.335
										Adopted ECF:	1.335

ECF Was: Recalc

GEORGETOWN TOWNSHIP

WFSL: WATERFRONT- SMALL LAKES

Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Land Value	Bldg Residual	Bldg Cost Manual	E.C.F
70-14-27-376-001	2182 CORY DR	09/29/23	\$465,000	0.000%	\$465,000	\$13,728	\$174,479	\$276,793	\$278,345	0.994
70-14-24-200-093	6943 KENOWA AVE	08/24/23	\$573,000	0.000%	\$573,000	\$41,795	\$186,905	\$344,300	\$338,056	1.018
70-14-18-103-004	7910 TESSA TRL	12/19/23	\$700,000	0.000%	\$700,000	\$13,613	\$161,074	\$525,313	\$477,002	1.101
70-14-27-313-001	5784 CORY DR	10/25/23	\$600,000	0.000%	\$600,000	\$12,476	\$160,237	\$427,287	\$349,116	1.224
70-14-27-362-004	5771 22ND AVE	05/16/22	\$685,000	0.000%	\$685,000	\$14,466	\$162,842	\$507,692	\$414,717	1.224
70-14-18-103-003	7922 TESSA TRL	06/14/23	\$735,000	0.000%	\$735,000	\$12,222	\$161,167	\$561,611	\$440,438	1.275
70-14-27-365-002	2323 VANBUREN ST	08/09/22	\$810,000	0.000%	\$810,000	\$18,814	\$172,405	\$618,781	\$470,198	1.316
70-14-27-364-010	5736 CORY DR	10/18/22	\$599,000	0.000%	\$599,000	\$10,650	\$160,888	\$427,462	\$316,111	1.352
70-14-27-312-012	5865 CORY DR	11/22/23	\$795,000	0.000%	\$795,000	\$13,548	\$163,679	\$617,773	\$445,297	1.387
70-14-27-306-003	2328 EDSON DR	06/21/24	\$684,900	0.000%	\$684,900	\$16,344	\$163,307	\$505,249	\$354,491	1.425
70-14-27-169-001	2284 EDSON DR	12/14/23	\$736,000	0.000%	\$736,000	\$17,013	\$173,171	\$545,816	\$376,697	1.449
70-14-27-362-002	5799 22ND AVE	08/26/22	\$685,000	0.000%	\$685,000	\$13,614	\$162,656	\$508,730	\$339,120	1.500
70-14-27-362-002	5799 22ND AVE	09/22/23	\$700,000	0.000%	\$700,000	\$13,614	\$162,656	\$523,730	\$339,120	1.544
70-14-24-200-103	6807 KENOWA AVE	08/13/24	\$595,000	0.000%	\$595,000	\$7,977	\$190,890	\$396,133	\$208,208	1.903
Totals:								\$6,786,667	\$5,146,916	1.319
Standard Deviation:										0.235
St Dev Range:										2.000
Above St Dev:										1.788
Below St Dev:										0.849
ECF After Outliers:										1.294
Adopted ECF:										1.294

ECF Was: 0.83

Georgetown Township

AG AGRICULTURAL

Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Imp \$	Res Bldg \$	Residual	Cost Manual	E.C.F
70-12-36-200-001	9966 VAN BUREN ST	03/08/24	\$570,000	\$335,700	\$9,919	\$219,478	\$4,903	\$68,708	0.071
70-06-07-300-008	17648 48TH AVE	08/28/23	\$500,000	\$440,235	\$9,844	\$10,410	\$39,511	\$195,808	0.202
70-04-04-200-018	12250 WILSON	07/22/22	\$649,900	\$147,141	\$5,400	\$415,485	\$81,874	\$103,745	0.789
70-13-36-300-006	5535 NEW HOLLAND	10/06/23	\$1,300,000	\$352,782	\$31,582	\$9,572	\$906,064	\$663,991	1.365
70-17-31-100-004	9380 ADAMS ST	07/13/22	\$975,000	\$359,973	\$47,758	\$0	\$567,269	\$341,745	1.660
70-06-03-300-008	18797 20TH AVE	01/19/23	\$510,500	\$150,984	\$10,748	\$274,640	\$74,128	\$42,889	1.728
Totals:							\$1,673,749	\$1,416,887	1.181
							Standard Deviation:		0.726
							Std Dev Factor:		2.000
							Std Dev Above ECF:		2.634
							Std Dev Below ECF:		(0.271)
							ECF Within Std Dev Range:		1.181
							Adopted ECF:		1.181
<i>Previous Year ECF:</i>		1.084							

C-RET Retail

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	
70-14-13-300-037	660 BALDWIN	10/05/23	\$1,650,000	WD	03-ARM'S LENGTH	\$1,650,000	\$756,100	45.82	\$1,736,230	\$693,911	\$956,089	\$772,088	1.238	13,200	\$72.43	C-RET	123.8316		\$664,347	No	COM- PRIME	201	0	
70-14-13-401-029	312 BALDWIN	09/09/22	\$2,225,000	WD	03-ARM'S LENGTH	\$2,225,000	\$646,100	29.04	\$2,230,636	\$697,113	\$1,527,887	\$1,135,943	1.345	13,262	\$115.21	C-RET	134.5038	Lease in place?	\$639,132	No	COM- PRIME	201	0	
70-14-15-200-007	1919 BALDWIN	10/30/23	\$578,000	WD	33-TO BE DETERMINED	\$578,000	\$271,300	46.94	\$707,524	\$266,371	\$311,629	\$326,780	0.954	5,764	\$54.06	C-RET	95.3635		\$208,858	No	COM- GENERAL	201	0	
						Sale. Ratio =>		46.94					E.C.F. =>	1.251	Std. Deviation=>		39.9358407							
						Std. Dev. =>		10.03					Ave. E.C.F. =>	1.179	Ave. Variance=>		117.8997	Coefficient of Var=>	100					
Totals:			\$4,453,000			\$4,453,000	\$1,673,500		\$4,674,390		\$2,795,605	\$2,234,811			#REF!		0.0000							

Georgetown Township

COMMERCIAL- GENERAL and Aptment Combined Study

Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Imp \$	Res Bldg \$	Residual	Cost Manual	E.C.F	Bldg SF	Price/SF
70-15-35-320-025	1642 SOUTH SHORE DR	10/12/23	\$500,000	\$129,858	\$35,096	\$0	\$335,046	\$303,351	1.104	2,782	\$179.73
70-16-33-200-054	638 E 16TH ST	09/09/22	\$1,100,000	\$611,567	\$56,074	\$0	\$432,359	\$383,464	1.128	3,068	\$358.54
70-14-22-360-005	2353 WILSHERE	10/16/23	\$325,000	\$136,413	\$49,870	\$0	\$138,717	\$118,929	1.166	140	\$2,321.43
70-14-22-366-001	2141 PORT SHELDON	12/18/23	\$1,770,000	\$305,315	\$56,650	\$0	\$1,408,035	\$1,169,937	1.204	11,706	\$151.20
70-09-23-400-097	5615 LAKE MICHIGAN DR	09/30/22	\$355,000	\$175,068	\$27,742	\$0	\$152,190	\$103,375	1.472	1,768	\$200.79
70-16-33-200-094	435 CENTURY LN	10/02/23	\$4,590,000	\$422,079	\$161,606	\$0	\$4,006,315	\$2,671,901	1.499	44,446	\$103.27
70-14-13-100-101	7763 COTTONWOOD	06/03/22	\$4,000,000	\$296,035	\$151,435	\$0	\$3,552,530	\$2,338,734	1.519	10,000	\$400.00
70-12-19-200-010	13871 BLAIR ST	05/06/22	\$525,000	\$196,460	\$155,817	\$0	\$172,723	\$112,198	1.539	1,280	\$410.16
Totals:							\$10,197,915	\$7,201,889	1.416		
									Standard Deviation:	0.194	
									Std Dev Factor:	2.000	
									Std Dev Above ECF:	1.804	
									Std Dev Below ECF:	1.029	
									ECF Within Std Dev Range:	1.416	
									Adopted ECF:	1.416	

Previous Year ECF: na

C-GAR and C-Min

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.		
70-14-21-440-011	6549 WILSHERE	04/28/22	\$886,434	PTA	21-NOT USED/OTHER	\$886,434	\$225,900	25.48	\$951,554	\$275,850	\$610,584	\$415,562	1.469	12,320	\$49.56	C-GAR	146.9297		\$245,452	No	COM- GENERAL	201	0		
Multiple	7101 8TH	03/30/23	\$590,000	WD	20-MULTI PARCEL SALE REF	\$590,000	\$484,600	82.14	\$640,011	\$391,052	\$198,948	\$262,582	0.758	5,588	\$35.60	C-GAR	75.7660		\$130,901	No		201	0		
70-14-23-250-063	971 ROSEWOOD	01/03/23	\$357,900	WD	03-ARM'S LENGTH	\$357,900	\$103,500	28.92	\$506,244	\$153,806	\$204,094	\$216,752	0.942	6,106	\$33.43	C-GAR	94.1603		\$136,558	No	COM- GENERAL	201	0		
70-14-24-100-003	768 CHICAGO	02/08/24	\$360,000	WD	33-TO BE DETERMINED	\$360,000	\$122,900	34.14	\$399,600	\$208,923	\$151,077	\$117,268	1.288	4,368	\$34.59	C-GAR	128.8311		\$195,881	No	COM- GENERAL	201	0		
70-14-31-200-091	5501 40TH	09/29/22	\$727,000	WD	03-ARM'S LENGTH	\$727,000	\$344,700	47.41	\$1,035,630	\$261,067	\$465,933	\$476,361	0.978	26,552	\$17.55	C-GAR	97.8109		\$227,837	No	COM- GENERAL	201	0		
								Sale. Ratio =>					E.C.F. =>			Std. Deviation=>									
								Std. Dev. =>					Ave. E.C.F. =>			Ave. Variance=>		108.6996				Coefficient of Var=>			
									43.87					1.095				10.16							
									20.68					1.087				100							
Totals:			\$2,921,334			\$2,921,334	\$1,281,600			\$3,533,039	\$1,630,636	\$1,488,524			\$34.14										

C-Med

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
70-14-13-100-084	557 BALDWIN	02/23/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$122,200	53.13	\$237,772	\$157,796	\$72,204	\$77,712	0.929	1,808	\$39.94	OFF	4.6682		\$447,181	No	COM- PRIME	201	0
70-14-13-178-004	597 BALDWIN	08/25/23	\$141,000	WD	03-ARM'S LENGTH	\$282,000	\$185,000	65.60	\$387,610	\$138,898	\$143,102	\$264,587	0.541	2,308	\$62.00	OFF	43.4957		\$113,092	No		207	0
70-14-14-329-005	1366 BALDWIN	02/23/24	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$62,800	38.77	\$148,754	\$25,761	\$136,239	\$125,247	1.088	1,187	\$114.78	OFF	11.1952		\$21,286	No	COM- GENERAL	207	0
70-14-14-329-017	1354 BALDWIN	02/26/24	\$380,000	WD	33-TO BE DETERMINED	\$380,000	\$126,600	33.32	\$342,796	\$43,824	\$336,176	\$304,452	1.104	6,075	\$55.34	OFF	12.8393		\$21,286	No	COM- GENERAL	207	0
70-14-23-100-066	1240 CHICAGO	12/01/23	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$297,600	50.87	\$701,426	\$368,555	\$216,445	\$338,973	0.639	3,830	\$56.51	OFF	33.7274		\$311,259	No	COM- GENERAL	201	0
								Sale. Ratio =>	0.48		E.C.F. =>		0.814		Std. Devi:	25.68							
								Std. Dev. =>	11.35		Ave. E.C.F. =>		0.860		Ave. Varia	65.7130	Coefficient of Var=>	76.40218464					
Totals:			\$1,498,000			\$1,639,000	\$794,200			\$1,818,358	\$904,166	\$1,110,971			\$65.71	0.0000							

Georgetown Township											
I INDUSTRIAL											
Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Imp \$	Res Bldg \$	Residual	Cost Manual	E.C.F	Bldg SF	Price/SF
70-14-24-100-005	742 CHICAGO	12/29/23	\$300,000	\$116,772	\$6,683	\$0	\$176,545	\$92,008	1.919	4,222	\$71.06
70-03-16-254-004	536 OAK ST	06/03/22	\$300,000	\$40,549	\$4,470	\$0	\$254,981	\$142,954	1.784	6,168	\$48.64
70-16-21-375-005	376 ROOST	04/07/23	\$300,000	\$56,192	\$10,491	\$0	\$233,317	\$154,590	1.509	6,336	\$47.35
70-18-05-226-002	3566 HIGHLAND	12/15/22	\$1,330,000	\$197,809	\$33,701	\$0	\$1,098,490	\$706,679	1.554	12,000	\$110.83
70-17-08-499-010	3382 PRODUCTION CT	12/07/23	\$1,780,000	\$202,729	\$29,462	\$0	\$1,547,809	\$1,283,544	1.206	12,000	\$148.33
70-03-27-154-005	1626 MARION	05/22/23	\$475,000	\$57,165	\$18,916	\$0	\$398,919	\$380,515	1.048	13,241	\$35.87
70-16-17-310-003	170 MANUFACTURERS	12/19/22	\$1,100,000	\$76,385	\$50,387	\$0	\$973,228	\$515,542	1.888	13,650	\$80.59
70-17-18-300-069	260 N CHURCH	05/06/22	\$520,000	\$36,591	\$7,124	\$0	\$476,285	\$389,552	1.223	14,400	\$36.11
Totals:							\$5,159,574	\$3,665,384	1.408		
									Standard Deviation:	0.333	
									Std Dev Factor:	2.200	
									Std Dev Above ECF:	2.140	
									Std Dev Below ECF:	0.676	
									ECF Within Std Dev Range:	1.408	
									Adopted ECF:	1.408	

Previous Year ECF: 1.316

Georgetown Township											
I 2 INDUSTRIAL- Large											
Parcel Number	Street Address	Sale Date	Sale Price	Land Value	Land Imp \$	Res Bldg \$	Residual	Cost Manual	E.C.F	Bldg SF	Price/SF
70-03-24-100-052	16685 150TH AVE	04/29/22	\$945,000	\$102,220	\$20,786	\$0	\$821,994	\$768,605	1.069	16,144	\$58.54
70-17-31-120-005	665 CONSTRUCTION CT	08/15/23	\$1,140,000	\$97,295	\$52,357	\$0	\$990,348	\$1,148,039	0.863	19,450	\$58.61
70-16-31-204-007	441 OTTAWA AVE	12/09/22	\$875,000	\$160,722	\$75,914	\$0	\$638,364	\$655,935	0.973	19,494	\$44.89
70-06-35-100-049	1245 COMSTOCK ST	01/20/23	\$1,425,000	\$564,113	\$127,084	\$0	\$733,803	\$906,223	0.810	20,712	\$68.80
70-14-21-441-003	6670 MARCAN	01/11/24	\$1,109,315	\$162,956	\$34,637	\$0	\$911,722	\$776,041	1.175	22,000	\$50.42
70-03-24-100-105	14851 MICHAEL LN	10/21/22	\$1,495,000	\$355,237	\$59,841	\$0	\$1,079,922	\$1,167,668	0.925	25,884	\$57.76
70-10-24-484-017	159 1ST CT	12/20/23	\$3,265,550	\$192,645	\$128,810	\$0	\$2,944,095	\$2,133,703	1.380	36,420	\$89.66
70-03-34-177-001	1729 AIRPARK	06/16/23	\$2,285,000	\$284,253	\$65,223	\$0	\$1,935,524	\$1,676,531	1.154	36,450	\$62.69
70-07-04-200-009	14324 172ND AVE	05/23/23	\$1,745,000	\$455,960	\$44,515	\$0	\$1,244,525	\$990,537	1.256	41,026	\$42.53
70-17-08-499-003	3331 80TH AVE	09/29/23	\$3,380,000	\$201,068	\$56,145	\$0	\$3,122,787	\$2,353,460	1.327	44,396	\$76.13
70-17-18-200-009	411 E ROOSEVELT	09/19/22	\$3,345,000	\$324,551	\$95,382	\$0	\$2,925,067	\$2,231,383	1.311	45,116	\$74.14
70-03-27-153-001	1501 MARION	06/27/23	\$1,450,000	\$210,389	\$63,384	\$0	\$1,176,227	\$1,224,165	0.961	49,924	\$29.04
70-14-22-347-004	2168 PINE RIDGE	01/26/24	\$6,110,000	\$316,825	\$101,724	\$0	\$5,691,451	\$4,295,943	1.325	54,184	\$112.76
70-16-28-201-007	507 CHICAGO	07/06/22	\$1,950,000	\$283,945	\$146,784	\$0	\$1,519,271	\$1,947,983	0.780	55,440	\$35.17
70-14-22-349-008	6655 CENTER INDUSTRIAL	12/29/23	\$3,000,000	\$462,474	\$145,591	\$0	\$2,391,935	\$2,418,936	0.989	56,740	\$52.87
70-16-31-401-008	611 OTTAWA AVE	11/30/22	\$2,500,000	\$294,019	\$115,330	\$0	\$2,090,651	\$1,906,175	1.097	72,069	\$34.69
70-16-05-400-039	4190 SUNNYSIDE	04/12/22	\$7,522,000	\$533,021	\$356,218	\$0	\$6,632,761	\$4,741,142	1.399	80,000	\$94.03
70-07-04-400-032	14000 172ND AVE	10/06/22	\$5,382,500	\$462,841	\$196,237	\$0	\$4,723,422	\$4,413,514	1.070	83,964	\$64.10
70-16-15-400-056	2530 KAMAR	09/29/23	\$5,970,000	\$568,338	\$166,386	\$0	\$5,235,276	\$4,531,785	1.155	92,518	\$64.53
70-03-09-100-064	17237 VAN WAGONER RD	05/11/23	\$4,200,000	\$585,461	\$164,641	\$0	\$3,449,898	\$4,560,573	0.756	125,831	\$33.38
70-03-33-425-002	1425 AERIAL VIEW	11/01/23	\$9,200,000	\$734,735	\$262,572	\$0	\$8,202,693	\$7,765,297	1.056	195,350	\$47.09
70-03-27-315-010	1250 S BEECHTREE	04/28/22	\$12,189,334	\$1,113,429	\$476,019	\$0	\$10,599,886	\$8,625,585	1.229	198,869	\$61.29
70-16-08-200-057	3601 JOHN F DONNELLY	01/03/23	\$33,250,000	\$1,676,697	\$1,143,351	\$0	\$30,429,952	\$22,386,623	1.359	389,744	\$85.31
Totals:							\$99,491,574	\$83,625,849	1.190		
									Standard Deviation:	0.200	
									Std Dev Factor:	2.200	
									Std Dev Above ECF:	1.629	
									Std Dev Below ECF:	0.751	
									ECF Within Std Dev Range:	1.190	
									Adopted ECF:	1.190	

Previous Year ECF: 1.112