

R0120

MAPLE HILLS OCCP 627

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-01-101-108	41450 CORNELL	10/14/21	PTA	03-ARM'S LENGTH	\$306,000	\$160,370	52.41	\$320,749	\$57,158	\$248,842	\$237,469	1.048	1,452	\$171.38	TWO STORY B
50-22-01-101-076	41384 CLINTON	10/29/21	PTA	03-ARM'S LENGTH	\$279,900	\$137,340	49.07	\$274,672	\$57,130	\$222,770	\$195,984	1.137	1,323	\$168.38	TWO STORY D
50-22-01-101-087	41554 CORNELL	01/13/22	PTA	03-ARM'S LENGTH	\$290,000	\$141,080	48.65	\$282,161	\$57,130	\$232,870	\$202,731	1.149	1,452	\$160.38	TWO STORY B
50-22-01-101-119	41354 CORNELL	05/03/22	PTA	03-ARM'S LENGTH	\$345,000	\$147,390	42.72	\$294,778	\$57,158	\$287,842	\$224,170	1.284	1,680	\$171.33	TWO STORY
50-22-01-101-077	41385 CLINTON	05/11/22	PTA	03-ARM'S LENGTH	\$320,000	\$143,350	44.80	\$286,709	\$57,130	\$262,870	\$206,828	1.271	1,323	\$198.69	TWO STORY D
50-22-01-101-040	31032 EAGLE	07/28/22	PTA	03-ARM'S LENGTH	\$330,000	\$161,060	48.81	\$322,128	\$57,130	\$272,870	\$238,737	1.143	1,575	\$173.25	TWO STORY B
50-22-01-101-122	41330 CORNELL	01/20/23	WD	03-ARM'S LENGTH	\$309,250	\$154,660	50.01	\$309,314	\$57,158	\$252,092	\$227,168	1.110	1,452	\$173.62	TWO STORY B
50-22-01-101-094	41498 CORNELL	02/10/23	WD	03-ARM'S LENGTH	\$295,000	\$145,290	49.25	\$290,584	\$57,158	\$237,842	\$220,213	1.080	1,680	\$141.57	TWO STORY
50-22-01-101-033	31216 COLUMBIA	03/21/23	PTA	03-ARM'S LENGTH	\$288,000	\$141,810	49.24	\$283,624	\$57,130	\$230,870	\$204,049	1.131	1,260	\$183.23	TWO STORY B
50-22-01-101-032	31208 COLUMBIA	03/29/23	PTA	03-ARM'S LENGTH	\$280,002	\$130,170	46.49	\$260,341	\$57,130	\$222,872	\$183,073	1.217	1,260	\$176.88	TWO STORY B
										\$2,471,740	\$2,140,421	1.155			

USE 1.150 ECF FOR ALL TWO STORY

USE 1.100 ECF FOR ALL ONE STORY

R0121 HAVERHILL FARMS OCCP 912

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	
50-22-01-102-010	40651 KINGSLEY	07/29/22	PTA	03-ARM'S LENGTH	\$480,000	\$230,550	48.03	\$461,091	\$96,424	\$383,576	\$479,825	0.799	2,817	\$136.16	TWO STORY	
50-22-01-126-011	31214 KINGSLEY	03/30/23	PTA	03-ARM'S LENGTH	\$496,000	\$231,020	46.58	\$462,046	\$101,241	\$394,759	\$474,743	0.832	2,780	\$142.00	TWO STORY	
50-22-01-127-002	31240 KINGSWOOD	09/09/22	PTA	03-ARM'S LENGTH	\$490,000	\$244,400	49.88	\$488,803	\$86,719	\$403,281	\$529,058	0.762	2,923	\$137.97	TWO STORY	
50-22-01-129-005	40939 KINGSLEY	07/29/21	PTA	03-ARM'S LENGTH	\$490,000	\$271,480	55.40	\$542,968	\$96,136	\$393,864	\$587,937	0.670	2,754	\$143.02	TWO STORY	
50-22-01-129-007	40875 KINGSLEY	12/15/21	PTA	03-ARM'S LENGTH	\$467,000	\$222,150	47.57	\$444,305	\$89,146	\$377,854	\$467,314	0.809	2,560	\$147.60	TWO STORY	
										\$1,953,334	\$2,538,878					
											E.C.F. =>	0.769				
											Ave. E.C.F. =>	0.774				

R0122 LENNOX PARK #1693

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	
50-22-01-326-152	30221 VIEWCREST	06/30/21	PTA	03-ARM'S LENGTH	\$370,000	\$196,650	53.15	\$393,302	\$78,231	\$291,769	\$362,151	0.806	1,538	\$189.71	ONE STORY	
50-22-01-326-191	40538 LENOX PARK	07/28/21	PTA	03-ARM'S LENGTH	\$400,000	\$201,910	50.48	\$403,811	\$78,508	\$321,492	\$373,912	0.860	1,538	\$209.03	ONE STORY	
50-22-01-326-170	40541 LENOX PARK	08/30/21	WD	03-ARM'S LENGTH	\$405,000	\$206,220	50.92	\$412,443	\$78,508	\$326,492	\$383,833	0.851	1,528	\$213.67	ONE STORY	
50-22-01-326-240	30138 LANFORD	07/14/21	PTA	03-ARM'S LENGTH	\$404,700	\$227,950	56.33	\$455,894	\$78,231	\$326,469	\$434,095	0.752	1,826	\$178.79	ONE STORY	
50-22-01-326-093	40518 LENOX PARK	10/15/21	PTA	03-ARM'S LENGTH	\$405,000	\$200,040	49.39	\$400,073	\$78,508	\$326,492	\$369,615	0.883	1,538	\$212.28	ONE STORY	
50-22-01-326-227	40847 LENOX PARK	02/28/22	PTA	03-ARM'S LENGTH	\$405,000	\$205,300	50.69	\$410,591	\$78,508	\$326,492	\$381,705	0.855	1,530	\$213.39	ONE STORY	
50-22-01-326-072	30182 VIEWCREST	06/30/22	PTA	03-ARM'S LENGTH	\$370,000	\$176,970	47.83	\$353,938	\$78,231	\$291,769	\$316,905	0.921	1,528	\$190.95	ONE STORY	
50-22-01-326-176	40611 LENOX PARK	07/20/22	PTA	03-ARM'S LENGTH	\$388,000	\$186,940	48.18	\$373,884	\$78,508	\$309,492	\$339,513	0.912	1,538	\$201.23	ONE STORY	
50-22-01-326-030	40792 LENOX PARK	08/24/22	WD	03-ARM'S LENGTH	\$413,000	\$197,590	47.84	\$395,178	\$78,508	\$334,492	\$363,989	0.919	1,516	\$220.64	ONE STORY	
50-22-01-326-147	30228 VIEWCREST	12/06/22	WD	03-ARM'S LENGTH	\$404,000	\$200,830	49.71	\$401,659	\$78,231	\$325,769	\$371,756	0.876	1,528	\$213.20	ONE STORY	
50-22-01-326-149	30218 VIEWCREST	12/30/22	WD	03-ARM'S LENGTH	\$420,000	\$194,570	46.33	\$389,130	\$78,231	\$341,769	\$357,355	0.956	1,516	\$225.44	ONE STORY	
										\$3,522,497	\$4,054,828					
Use 0.87										E.C.F. =>		0.869				
										Ave. E.C.F. =>		0.872				
50-22-01-326-167	40527 LENOX PARK	04/19/21	PTA	03-ARM'S LENGTH	\$370,000	\$198,250	53.58	\$396,493	\$78,682	\$291,318	\$373,895	0.779	1,816	\$160.42	TWO STORY	
50-22-01-326-222	40608 LENOX PARK	08/20/21	WD	03-ARM'S LENGTH	\$395,000	\$217,610	55.09	\$435,211	\$78,231	\$316,769	\$419,976	0.754	1,826	\$173.48	TWO STORY	
50-22-01-326-171	40587 LENOX PARK	10/13/21	PTA	03-ARM'S LENGTH	\$405,000	\$222,710	54.99	\$445,428	\$78,508	\$326,492	\$431,671	0.756	1,816	\$179.79	TWO STORY	
50-22-01-326-135	30203 VIEWCREST	03/11/22	PTA	03-ARM'S LENGTH	\$426,000	\$189,230	44.42	\$378,455	\$78,231	\$347,769	\$353,205	0.985	1,804	\$192.78	TWO STORY	
50-22-01-326-127	40688 LENOX PARK	03/16/22	PTA	03-ARM'S LENGTH	\$425,000	\$188,510	44.36	\$377,024	\$78,231	\$346,769	\$351,521	0.986	1,826	\$189.91	TWO STORY	
50-22-01-326-027	40778 LENOX PARK	05/31/22	PTA	03-ARM'S LENGTH	\$390,000	\$182,860	46.89	\$365,713	\$78,508	\$311,492	\$337,888	0.922	1,826	\$170.59	TWO STORY	
50-22-01-326-138	30217 VIEWCREST	06/06/22	PTA	03-ARM'S LENGTH	\$430,000	\$193,580	45.02	\$387,168	\$78,231	\$351,769	\$363,455	0.968	1,826	\$192.64	TWO STORY	
50-22-01-326-012	40787 LENOX PARK	10/31/22	PTA	03-ARM'S LENGTH	\$427,000	\$206,140	48.28	\$412,274	\$78,508	\$348,492	\$392,666	0.888	1,800	\$193.61	TWO STORY	
										\$2,640,870	\$3,024,278					
Use 0.87										E.C.F. =>		0.873				
										Ave. E.C.F. =>		0.880				

R0150 SEC 1 ACREAGE

NO SALES, ONLY 4 IMPROVED PARCELS

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS:

R0450, R1050, R1550, R2050, R2850, R3150

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.150
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	1.000	1.000	1.000	0.850	0.850
TWO STORY B	1.000	1.000	1.000	1.000	1.000	1.100

R0201 WOODS OF NOVI

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-02-381-025	42683 WIMBLETON	09/02/21	PTA	03-ARM'S LENGTH	\$435,000	\$237,010	54.49	\$474,010	\$76,906	\$358,094	\$493,297	0.726	2,300	\$155.69	TWO STORY
50-22-02-381-035	42545 WIMBLETON	08/18/21	WD	03-ARM'S LENGTH	\$425,001	\$210,280	49.48	\$420,555	\$86,980	\$338,021	\$414,379	0.816	2,249	\$150.30	TWO STORY
50-22-02-382-018	42612 WIMBLETON	04/23/21	WD	03-ARM'S LENGTH	\$396,500	\$213,410	53.82	\$426,822	\$79,517	\$316,983	\$431,435	0.735	2,324	\$136.40	TWO STORY
50-22-02-382-027	42726 WIMBLETON	07/29/22	PTA	03-ARM'S LENGTH	\$460,000	\$213,530	46.42	\$427,057	\$94,845	\$365,155	\$412,686	0.885	2,247	\$162.51	TWO STORY
50-22-02-382-037	29534 ENGLISH	04/15/22	PTA	03-ARM'S LENGTH	\$486,000	\$233,480	48.04	\$466,952	\$77,180	\$408,820	\$484,189	0.844	2,312	\$176.83	TWO STORY
50-22-02-383-003	29752 ENGLISH	07/29/21	PTA	03-ARM'S LENGTH	\$462,000	\$231,850	50.18	\$463,700	\$82,698	\$379,302	\$473,294	0.801	2,290	\$165.63	TWO STORY
50-22-02-383-004	29740 ENGLISH	10/08/21	PTA	03-ARM'S LENGTH	\$385,000	\$203,410	52.83	\$406,822	\$83,528	\$301,472	\$401,607	0.751	2,193	\$137.47	TWO STORY

\$2,467,847 \$3,110,887

USE 0.800

E.C.F. => 0.793

Ave. E.C.F. => 0.794

R0202 EAST LAKE RESIDENTIAL

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style
50-22-02-176-016	1291 EAST LAKE	09/24/21	WD	03-ARM'S LENGTH	\$236,500	\$105,020	44.41	\$210,043	\$43,353	\$193,147	\$98,053	1.970	913	TWO STORY B
										\$193,147	\$98,053	1.970		

See also other lake neighborhoods.

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.730	1.730	1.730
TWO STORY	1.400	1.400	1.400	1.550	1.680	1.700
TWO STORY B	1.000	1.400	1.650	1.700	1.730	1.730
TWO STORY C	1.000	1.000	1.000	1.730	1.730	1.730

R0203 LAKEVIEW HILLS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-02-382-004	42488 THIRTEEN MILE	10/25/21	PTA	03-ARM'S LENGTH	\$320,000	\$139,460	43.58	\$278,925	\$48,287	\$271,713	\$153,759	1.767	2,075	\$130.95	TWO STORY
										\$271,713	\$153,759	1.767			

See also Cenaqua Shores

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.200	1.200	1.400	1.630
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	1.000	1.000	1.000	1.600	1.630

R0204 CENAQUA SHORES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-02-359-015	1720 PARAMOUNT	06/28/21	PTA	03-ARM'S LENGTH	\$190,000	\$87,620	46.12	\$175,242	\$48,361	\$141,639	\$65,067	2.177	960	\$147.54	ONE STORY
50-22-02-359-028	223 ENDWELL	02/18/22	PTA	03-ARM'S LENGTH	\$200,000	\$82,600	41.30	\$165,200	\$42,079	\$157,921	\$63,139	2.501	960	\$164.50	ONE STORY
50-22-02-380-009	1795 PARAMOUNT	09/29/21	PTA	03-ARM'S LENGTH	\$205,000	\$80,150	39.10	\$160,295	\$49,486	\$155,514	\$56,825	2.737	960	\$161.99	ONE STORY
50-22-02-380-024	1725 PARAMOUNT	07/09/21	PTA	03-ARM'S LENGTH	\$318,500	\$152,870	48.00	\$305,730	\$54,194	\$264,306	\$128,993	2.049	1,600	\$165.19	ONE STORY
											\$719,380	\$314,024	2.291		

E.C.F. => 2.291
Ave. E.C.F. => 2.366

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.950	1.950
ONE STORY B	1.000	1.000	1.000	1.000	1.950	1.950
ONE STORY C	1.000	1.000	1.600	1.750	1.800	1.800
TWO STORY	1.010	1.450	1.500	1.550	1.550	1.550
TWO STORY B	1.000	1.000	1.000	1.000	1.700	1.800
TWO STORY C	1.000	1.000	1.450	1.500	1.600	1.700
BI-LEVEL	1.000	1.000	1.000	1.000	1.600	1.600
TRI-LEVEL	1.000	1.000	1.000	1.000	1.600	1.600

R0221 MAPLE GREENS OCCP 628

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-02-226-084	41486 CYPRESS	04/15/21	PTA	03-ARM'S LENGTH	\$287,000	\$131,850	45.94	\$263,691	\$64,187	\$222,813	\$224,162	0.99	1,390	\$160.30	R0221	ONE STORY B
50-22-02-226-006	31186 SENECA	04/15/21	PTA	03-ARM'S LENGTH	\$305,000	\$149,920	49.15	\$299,844	\$64,187	\$240,813	\$264,783	0.91	1,536	\$156.78	R0221	ONE STORY B
50-22-02-226-142	31065 SENECA	04/22/21	PTA	03-ARM'S LENGTH	\$250,000	\$140,360	56.14	\$280,716	\$64,187	\$185,813	\$243,291	0.76	1,536	\$120.97	R0221	ONE STORY B
50-22-02-226-118	30709 SANDALWOOD	05/21/21	PTA	03-ARM'S LENGTH	\$310,000	\$144,810	46.71	\$289,611	\$64,187	\$245,813	\$253,285	0.97	1,644	\$149.52	R0221	ONE STORY B
50-22-02-226-241	30935 COPPER	05/28/21	PTA	03-ARM'S LENGTH	\$400,000	\$168,380	42.10	\$336,764	\$64,187	\$335,813	\$306,266	1.10	1,530	\$219.49	R0221	ONE STORY B
50-22-02-226-071	30911 SAVANNAH	08/05/21	PTA	03-ARM'S LENGTH	\$310,000	\$159,900	51.58	\$319,805	\$64,187	\$245,813	\$287,211	0.86	1,644	\$149.52	R0221	ONE STORY B
50-22-02-226-060	31084 ARLINGTON	08/25/21	PTA	03-ARM'S LENGTH	\$300,000	\$156,430	52.14	\$312,868	\$64,187	\$235,813	\$279,417	0.84	1,390	\$169.65	R0221	ONE STORY B
50-22-02-226-215	30718 TANGLEWOOD	11/09/21	PTA	03-ARM'S LENGTH	\$260,000	\$135,300	52.04	\$270,605	\$64,187	\$195,813	\$231,930	0.84	1,404	\$139.47	R0221	ONE STORY B
50-22-02-226-011	31146 SENECA	06/20/22	PTA	03-ARM'S LENGTH	\$375,000	\$159,640	42.57	\$319,282	\$64,187	\$310,813	\$286,624	1.08	1,450	\$214.35	R0221	ONE STORY B
50-22-02-226-194	30823 PALMER	11/12/21	PTA	03-ARM'S LENGTH	\$340,000	\$172,660	50.78	\$345,327	\$64,187	\$275,813	\$315,888	0.87	1,895	\$145.55	R0221	ONE STORY B
50-22-02-226-202	30818 PALMER	02/14/22	PTA	03-ARM'S LENGTH	\$322,500	\$169,300	52.50	\$338,605	\$64,187	\$258,313	\$308,335	0.84	1,516	\$170.39	R0221	ONE STORY B
50-22-02-226-230	30980 TANGLEWOOD	02/25/22	PTA	03-ARM'S LENGTH	\$350,000	\$151,020	43.15	\$302,035	\$64,187	\$285,813	\$267,245	1.07	1,450	\$197.11	R0221	ONE STORY B
50-22-02-226-140	31085 SENECA	03/03/22	PTA	03-ARM'S LENGTH	\$370,000	\$163,840	44.28	\$327,679	\$64,187	\$305,813	\$296,058	1.03	1,644	\$186.02	R0221	ONE STORY B
50-22-02-226-126	31114 SENECA	05/10/22	PTA	03-ARM'S LENGTH	\$270,000	\$144,130	53.38	\$288,269	\$64,187	\$205,813	\$251,778	0.82	1,497	\$137.48	R0221	ONE STORY B
50-22-02-226-256	30916 TANGLEWOOD	05/26/22	PTA	03-ARM'S LENGTH	\$299,000	\$148,320	49.61	\$296,630	\$64,187	\$234,813	\$261,172	0.90	1,516	\$154.89	R0221	ONE STORY B
50-22-02-226-213	30734 TANGLEWOOD	06/02/22	PTA	03-ARM'S LENGTH	\$388,000	\$173,770	44.79	\$347,532	\$64,187	\$323,813	\$318,365	1.02	2,093	\$154.71	R0221	ONE STORY B
50-22-02-226-062	41630 CHARLESTON	06/30/22	PTA	03-ARM'S LENGTH	\$380,000	\$168,590	44.37	\$337,185	\$64,187	\$315,813	\$306,739	1.03	1,644	\$192.10	R0221	ONE STORY B
50-22-02-226-042	31115 AUGUSTA	07/12/22	PTA	03-ARM'S LENGTH	\$335,000	\$156,680	46.77	\$313,367	\$64,187	\$270,813	\$279,978	0.97	1,536	\$176.31	R0221	ONE STORY B
50-22-02-226-026	31155 SENECA	08/02/22	PTA	03-ARM'S LENGTH	\$245,000	\$129,810	52.98	\$259,625	\$64,187	\$180,813	\$219,593	0.82	1,390	\$130.08	R0221	ONE STORY B
50-22-02-226-202	30818 PALMER	08/26/22	PTA	03-ARM'S LENGTH	\$345,000	\$169,300	49.07	\$338,605	\$64,187	\$280,813	\$308,335	0.91	1,516	\$185.23	R0221	ONE STORY B
50-22-02-226-170	30860 GOLDEN	09/08/22	PTA	03-ARM'S LENGTH	\$371,000	\$160,640	43.30	\$321,284	\$64,187	\$306,813	\$288,873	1.06	1,750	\$175.32	R0221	ONE STORY B
50-22-02-226-218	31005 TANGLEWOOD	10/12/22	WD	03-ARM'S LENGTH	\$355,000	\$171,580	48.33	\$343,157	\$64,187	\$290,813	\$313,449	0.93	1,895	\$153.46	R0221	ONE STORY B
50-22-02-226-079	41526 CYPRESS	10/25/22	PTA	03-ARM'S LENGTH	\$372,000	\$172,950	46.49	\$345,909	\$64,187	\$307,813	\$316,542	0.97	1,798	\$171.20	R0221	ONE STORY B
50-22-02-226-175	30820 GOLDEN	12/13/22	WD	03-ARM'S LENGTH	\$330,000	\$151,810	46.00	\$303,629	\$64,187	\$265,813	\$269,036	0.99	1,644	\$161.69	R0221	ONE STORY B
50-22-02-226-021	31222 TANGLEWOOD	03/30/23	PTA	03-ARM'S LENGTH	\$330,000	\$137,530	41.68	\$275,058	\$64,187	\$265,813	\$236,934	1.12	1,536	\$173.06	R0221	ONE STORY B
											\$6,594,825	\$6,935,289				
USE 0.950												E.C.F. =>	0.951	0.965		
												Ave. E.C.F. =>	0.949			
50-22-02-226-240	30939 COPPER	08/10/21	PTA	03-ARM'S LENGTH	\$383,000	\$200,370	52.32	\$400,735	\$64,187	\$318,813	\$361,880	0.88	2,284	\$139.59	R0221	TWO STORY B
50-22-02-226-243	30927 COPPER	09/10/21	PTA	03-ARM'S LENGTH	\$430,000	\$224,010	52.10	\$448,012	\$64,187	\$365,813	\$412,715	0.89	2,284	\$160.16	R0221	TWO STORY B
50-22-02-226-152	41694 CHARLESTON	09/10/21	WD	03-ARM'S LENGTH	\$362,000	\$194,760	53.80	\$389,521	\$64,187	\$297,813	\$349,822	0.85	2,123	\$140.28	R0221	TWO STORY B
50-22-02-226-149	41676 CHARLESTON	10/08/21	PTA	03-ARM'S LENGTH	\$365,000	\$187,800	51.45	\$375,599	\$64,187	\$300,813	\$334,852	0.90	2,229	\$134.95	R0221	TWO STORY B
50-22-02-226-033	41649 MONTEREY	03/15/22	PTA	03-ARM'S LENGTH	\$350,000	\$164,500	47.00	\$329,005	\$64,187	\$285,813	\$284,751	1.00	1,687	\$169.42	R0221	TWO STORY B
50-22-02-226-123	31138 SENECA	05/20/22	PTA	03-ARM'S LENGTH	\$420,000	\$185,760	44.23	\$371,519	\$64,187	\$355,813	\$330,465	1.08	2,089	\$170.33	R0221	TWO STORY B
50-22-02-226-136	31034 SENECA	09/15/22	PTA	03-ARM'S LENGTH	\$350,000	\$161,170	46.05	\$322,344	\$64,187	\$285,813	\$277,588	1.03	1,687	\$169.42	R0221	TWO STORY B
											\$2,210,691	\$2,352,071				
USE 0.940												E.C.F. =>	0.940			
												Ave. E.C.F. =>	0.947			

R0222 MAPLE POINTE OCCP 709

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-02-202-163	41913 CANTEBURY	05/05/21	PTA	03-ARM'S LENGTH	\$235,000	\$126,460	53.81	\$252,916	\$46,476	\$188,524	\$221,979	0.849	1,154	\$163.37	ONE STORY B
50-22-02-202-016	41657 BLAIR	05/20/21	PTA	03-ARM'S LENGTH	\$230,000	\$111,680	48.56	\$223,352	\$46,476	\$183,524	\$190,189	0.965	1,041	\$176.30	ONE STORY B
50-22-02-202-160	30910 JASPER	05/21/21	WD	03-ARM'S LENGTH	\$235,000	\$119,500	50.85	\$238,999	\$46,476	\$188,524	\$207,014	0.911	1,154	\$163.37	ONE STORY B
50-22-02-202-089	41757 INDEPENDENCE	06/15/21	PTA	03-ARM'S LENGTH	\$245,000	\$119,750	48.88	\$239,496	\$46,476	\$198,524	\$207,548	0.957	1,154	\$172.03	ONE STORY B
50-22-02-202-288	31137 CENTENNIAL	06/18/21	PTA	03-ARM'S LENGTH	\$246,000	\$133,040	54.08	\$266,085	\$46,476	\$199,524	\$236,139	0.845	1,500	\$133.02	ONE STORY B
50-22-02-202-292	31145 CENTENNIAL	06/22/21	PTA	03-ARM'S LENGTH	\$252,000	\$137,210	54.45	\$274,418	\$46,476	\$205,524	\$242,491	0.848	1,352	\$152.01	TWO STORY B
50-22-02-202-065	41814 INDEPENDENCE	06/25/21	PTA	03-ARM'S LENGTH	\$230,000	\$118,090	51.34	\$236,183	\$46,476	\$183,524	\$203,986	0.900	1,356	\$135.34	ONE STORY B
50-22-02-202-091	41761 INDEPENDENCE	07/12/21	PTA	03-ARM'S LENGTH	\$270,000	\$123,090	45.59	\$246,177	\$46,476	\$223,524	\$214,732	1.041	1,422	\$157.19	ONE STORY B
50-22-02-202-168	41767 WEBSTER	09/14/21	PTA	03-ARM'S LENGTH	\$275,000	\$126,920	46.15	\$253,834	\$46,476	\$228,524	\$222,966	1.025	1,385	\$165.00	ONE STORY B
50-22-02-202-130	41860 CANTEBURY	09/20/21	WD	03-ARM'S LENGTH	\$229,000	\$119,970	52.39	\$239,931	\$46,476	\$182,524	\$208,016	0.877	1,224	\$149.12	ONE STORY B
50-22-02-202-029	41619 BLAIR	09/27/21	PTA	03-ARM'S LENGTH	\$220,000	\$102,340	46.52	\$204,676	\$46,476	\$173,524	\$170,108	1.020	1,041	\$166.69	ONE STORY B
50-22-02-202-141	30891 JASPER	09/30/21	PTA	03-ARM'S LENGTH	\$229,900	\$126,270	54.92	\$252,547	\$46,476	\$183,424	\$221,582	0.828	1,105	\$165.99	ONE STORY B
50-22-02-202-071	30674 VINE	10/18/21	PTA	03-ARM'S LENGTH	\$240,000	\$110,140	45.89	\$220,279	\$46,476	\$193,524	\$186,885	1.036	1,142	\$169.46	ONE STORY B
50-22-02-202-164	41915 CANTEBURY	11/01/21	PTA	03-ARM'S LENGTH	\$235,000	\$132,330	56.31	\$264,664	\$46,476	\$188,524	\$234,611	0.804	1,385	\$136.12	ONE STORY B
50-22-02-202-245	31013 BLUERIDGE	11/04/21	WD	03-ARM'S LENGTH	\$240,000	\$132,680	55.28	\$265,350	\$46,476	\$193,524	\$235,348	0.822	1,500	\$129.02	ONE STORY B
50-22-02-202-204	30852 CENTENNIAL	11/15/21	PTA	03-ARM'S LENGTH	\$267,000	\$131,350	49.19	\$262,694	\$46,476	\$220,524	\$232,492	0.949	1,356	\$162.63	ONE STORY B
50-22-02-202-118	41897 CANTEBURY	11/16/21	PTA	03-ARM'S LENGTH	\$300,000	\$142,350	47.45	\$284,707	\$46,476	\$253,524	\$256,162	0.990	1,500	\$169.02	ONE STORY B
50-22-02-202-237	41773 PRIMROSE	11/19/21	PTA	03-ARM'S LENGTH	\$260,000	\$123,560	47.52	\$247,110	\$46,476	\$213,524	\$215,735	0.990	1,356	\$157.47	ONE STORY B
50-22-02-202-210	41776 WEBSTER	12/21/21	PTA	03-ARM'S LENGTH	\$250,000	\$136,160	54.46	\$272,318	\$46,476	\$203,524	\$240,257	0.847	1,352	\$150.54	TWO STORY B
50-22-02-202-275	41778 PRIMROSE	12/30/21	PTA	03-ARM'S LENGTH	\$265,000	\$126,970	47.91	\$253,945	\$46,476	\$218,524	\$220,712	0.990	1,352	\$161.63	TWO STORY B
50-22-02-202-241	30989 BLUERIDGE	01/19/22	PTA	03-ARM'S LENGTH	\$235,000	\$116,690	49.66	\$233,372	\$46,476	\$188,524	\$198,826	0.948	1,352	\$139.44	TWO STORY B
50-22-02-202-113	41883 CANTEBURY	02/28/22	PTA	03-ARM'S LENGTH	\$286,000	\$130,880	45.76	\$261,768	\$46,476	\$239,524	\$231,497	1.035	1,500	\$159.68	ONE STORY B
50-22-02-202-187	30800 CENTENNIAL	04/04/22	PTA	03-ARM'S LENGTH	\$285,000	\$134,430	47.17	\$268,860	\$46,476	\$238,524	\$239,123	0.997	1,500	\$159.02	ONE STORY B
50-22-02-202-002	41691 JUNIPER	04/07/22	PTA	03-ARM'S LENGTH	\$231,000	\$105,340	45.60	\$210,689	\$46,476	\$184,524	\$176,573	1.045	1,154	\$159.90	ONE STORY B
50-22-02-202-161	30908 JASPER	04/22/22	PTA	03-ARM'S LENGTH	\$315,000	\$144,350	45.83	\$288,698	\$46,476	\$268,524	\$260,454	1.031	1,500	\$179.02	ONE STORY B
50-22-02-202-160	30910 JASPER	04/25/22	PTA	03-ARM'S LENGTH	\$267,500	\$119,500	44.67	\$238,999	\$46,476	\$221,024	\$207,014	1.068	1,154	\$191.53	ONE STORY B
50-22-02-202-054	41772 INDEPENDENCE	06/08/22	PTA	03-ARM'S LENGTH	\$240,000	\$106,360	44.32	\$212,716	\$46,476	\$193,524	\$178,753	1.083	1,105	\$175.13	ONE STORY B
50-22-02-202-130	41860 CANTEBURY	07/15/22	PTA	03-ARM'S LENGTH	\$263,000	\$119,970	45.62	\$239,931	\$46,476	\$216,524	\$208,016	1.041	1,224	\$176.90	ONE STORY B
50-22-02-202-010	41677 JUNIPER	07/28/22	WD	03-ARM'S LENGTH	\$255,000	\$116,770	45.79	\$233,531	\$46,476	\$208,524	\$201,134	1.037	1,356	\$153.78	ONE STORY B
50-22-02-202-251	41793 PRIMROSE	08/04/22	PTA	03-ARM'S LENGTH	\$270,000	\$133,280	49.36	\$266,560	\$46,476	\$223,524	\$236,649	0.945	1,516	\$147.44	ONE STORY B
50-22-02-202-001	41689 JUNIPER	08/29/22	PTA	03-ARM'S LENGTH	\$277,000	\$135,190	48.81	\$270,370	\$46,476	\$230,524	\$240,746	0.958	1,224	\$188.34	ONE STORY B
50-22-02-202-265	41804 PRIMROSE	09/01/22	PTA	03-ARM'S LENGTH	\$265,000	\$137,630	51.94	\$275,262	\$46,476	\$218,524	\$243,389	0.898	1,357	\$161.03	TWO STORY B
50-22-02-202-204	30852 CENTENNIAL	09/02/22	PTA	03-ARM'S LENGTH	\$280,000	\$131,350	46.91	\$262,694	\$46,476	\$233,524	\$232,492	1.004	1,356	\$172.22	ONE STORY B
50-22-02-202-263	41837 PRIMROSE	09/30/22	PTA	03-ARM'S LENGTH	\$275,000	\$135,560	49.29	\$271,118	\$46,476	\$228,524	\$241,551	0.946	1,500	\$152.35	ONE STORY B
50-22-02-202-231	30997 CENTENNIAL	09/30/22	PTA	03-ARM'S LENGTH	\$263,000	\$130,840	49.75	\$261,687	\$46,476	\$216,524	\$231,410	0.936	1,356	\$159.68	ONE STORY B
50-22-02-202-222	41933 CANTEBURY	11/23/22	PTA	03-ARM'S LENGTH	\$219,000	\$121,700	55.57	\$243,392	\$46,476	\$172,524	\$211,738	0.815	1,041	\$165.73	ONE STORY B
50-22-02-202-093	41765 INDEPENDENCE	11/23/22	PTA	03-ARM'S LENGTH	\$210,000	\$112,430	53.54	\$224,868	\$46,476	\$163,524	\$191,819	0.852	1,224	\$133.60	ONE STORY B
50-22-02-202-208	41780 WEBSTER	01/13/23	PTA	03-ARM'S LENGTH	\$235,000	\$131,160	55.81	\$262,312	\$46,476	\$188,524	\$232,082	0.812	1,500	\$125.68	ONE STORY B
50-22-02-202-247	31017 BLUERIDGE	02/23/23	WD	03-ARM'S LENGTH	\$270,000	\$133,040	49.27	\$266,089	\$46,476	\$223,524	\$236,143	0.947	1,142	\$195.73	ONE STORY B

\$8,082,836 \$8,568,362

Use 0.943 for all



E.C.F. => 0.943

Ave. E.C.F. => 0.946

R0223 MAPLE HEIGHTS OCCP 750

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	
50-22-02-251-014	41625 SLEEPY HOLLOW	09/29/22	PTA	03-ARM'S LENGTH	\$275,000	\$132,870	48.32	\$265,734	\$57,324	\$217,676	\$229,022	0.950	1,396	\$155.93	ONE STORY B	
50-22-02-251-038	41695 SLEEPY HOLLOW	08/01/22	PTA	03-ARM'S LENGTH	\$350,000	\$160,620	45.89	\$321,236	\$57,324	\$292,676	\$290,013	1.009	1,396	\$209.65	ONE STORY B	
										\$510,352	\$519,035					
USE 0.99												E.C.F. =>		0.983		
												Ave. E.C.F. =>		0.980		

R0224 MORGAN CREEK STATES OCCP 1370

NO SALES IN STUDY PERIOD

ECF WAS .845

USE 0.88 FOR ALL, 8-8.5% INCREASE

R0230 SEC 2 LAKEFRONT

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-02-151-022	1270 EAST LAKE	07/08/22	PTA	03-ARM'S LENGTH	\$1,400,000	\$538,130	38.44	\$1,076,253	\$180,265	\$1,219,735	\$649,267	1.879	3,342	\$364.97	R0230	TWO STORY
50-22-02-151-040	1328 EAST LAKE	07/28/22	PTA	03-ARM'S LENGTH	\$400,000	\$150,600	37.65	\$301,209	\$104,613	\$295,387	\$81,575	3.621	1,072	\$275.55	R0230	TWO STORY B
										\$1,515,122	\$730,842			\$320.26		
												E.C.F. =>	2.073			
												Ave. E.C.F. =>	2.750			

NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	2.550	2.550
ONE STORY C	1.000	1.000	1.000	1.000	2.550	2.550
TWO STORY	1.550	1.550	1.550	1.650	1.750	1.850
TWO STORY B	1.000	1.000	2.250	2.250	2.350	2.500
TWO STORY C	1.000	1.000	1.000	1.000	1.000	1.000
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
CUSTOM	1.150	1.150	1.800	1.900	1.900	1.900

R0240 SEC 2 E SIDE-OFFLAKE

Parcel Number	Other Parcels in Sale	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	
50-22-02-126-006		1129 EAST LAKE	04/26/21	PTA	03-ARM'S LENGTH	\$750,000	\$335,120	44.68	\$670,243	\$256,085	\$493,915	\$258,849	1.908	2,027	\$243.67	TWO STORY D	
50-22-02-328-020	50-22-02-326-022	1367 EAST LAKE	09/15/22	PTA	03-ARM'S LENGTH	\$925,000	\$412,870	44.63	\$825,740	\$376,032	\$548,968	\$278,126	1.974	2,625	\$297.53	TWO STORY C	
												\$1,042,883	\$536,975				
												E.C.F. =>		1.942			
												Ave. E.C.F. =>		1.941			
50-22-02-329-012	50-22-02-327-012	1503 EAST LAKE	11/02/21	PTA	03-ARM'S LENGTH	\$375,000	\$127,580	34.02	\$255,160	\$153,502	\$221,498	\$100,333	2.208	856	\$263.40	ONE STORY C	
50-22-02-356-003	50-22-02-354-002, 50-22-02-356-004, 50-22-02-356-005	1815 EAST LAKE	08/16/22	PTA	03-ARM'S LENGTH	\$550,001	\$180,980	31.81	\$361,960	\$255,295	\$294,706	\$106,652	2.763	891	\$340.64	ONE STORY C	
												\$516,204	\$206,985				
												E.C.F. =>		2.494			
												Ave. E.C.F. =>		2.485			

NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.100	1.000	1.000	1.000	1.950
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.950
ONE STORY C	1.000	1.000	1.750	1.750	1.900	1.950
TWO STORY	1.400	1.700	1.700	1.700	1.950	1.950
TWO STORY B	1.400	1.700	1.700	1.700	1.950	1.950
TWO STORY C	1.400	1.700	1.700	1.700	1.950	1.950
BI-LEVEL	1.000	1.000	1.750	1.800	1.900	1.950
TRI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
CUSTOM	1.250	1.000	1.000	1.000	1.000	1.000

R0250 SEC 2 ACREAGE

2 PARCELS

NO SALES

ECFs BASED ON SIMILAR ECF NEIGHBORHOODS:

R0450, R1050, R1550, R2050, R2850, R3150

R0301

HAWTHORN/LAKE WALL SUBS

Parcel Number	Parcels in Sale	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-03-126-009		136 NORTH HAVEN	02/04/22	PTA	03-ARM'S LENGTH	\$234,000	\$81,690	34.91	\$163,375	\$65,495	\$168,505	\$72,504	2.324	1,056	\$159.57	ONE STORY C
50-22-03-126-070	03-126-069	150 NORTH HAVEN	09/02/21	PTA	03-ARM'S LENGTH	\$190,000	\$87,510	46.06	\$175,012	\$102,387	\$87,613	\$53,796	1.629	806	\$108.70	ONE STORY C
50-22-03-129-025		1620 WEST LAKE	07/02/21	PTA	03-ARM'S LENGTH	\$336,000	\$168,170	50.05	\$336,345	\$62,106	\$273,894	\$203,140	1.348	1,858	\$147.41	TWO STORY
50-22-03-201-002		120 NORTH HAVEN	04/29/22	PTA	03-ARM'S LENGTH	\$266,000	\$112,070	42.13	\$224,140	\$65,495	\$200,505	\$158,636	1.264	1,071	\$187.21	ONE STORY C

\$730,517 \$488,076

E.C.F. => 1.497

Ave. E.C.F. => 1.641

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.300	1.350	1.400	1.450	1.450	1.450
ONE STORY B	1.300	1.350	1.400	1.450	1.450	1.450
ONE STORY C	1.300	1.350	1.400	1.450	1.450	1.450
TWO STORY	1.300	1.350	1.400	1.450	1.450	1.450
TWO STORY B	1.300	1.350	1.400	1.450	1.450	1.450
TWO STORY C	1.300	1.350	1.400	1.450	1.450	1.450

R0302 SEC 3 S SIDE-RES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-03-451-005	108 MAUDLIN	09/28/22	PTA	03-ARM'S LENGTH	\$430,000	\$187,070	43.50	\$374,135	\$42,531	\$387,469	\$200,972	1.928	2,112	\$183.46	TWO STORY C
50-22-03-483-006	119 CHARLOTTE	03/01/22	PTA	04-BUYERS INTEREST IN A LC	\$130,000	\$68,100	52.38	\$136,196	\$30,066	\$99,934	\$53,065	1.883	720	\$138.80	ONE STORY C
50-22-03-478-005	312 ELM	01/27/22	PTA	03-ARM'S LENGTH	\$153,500	\$77,390	50.42	\$154,770	\$34,678	\$118,822	\$60,046	1.979	996	\$119.30	ONE STORY C

\$606,225 \$314,083

E.C.F. => 1.930

Ave. E.C.F. => 1.930

ONE STORY B	1.400	1.500	1.750	1.750	1.800	1.930
ONE STORY C	1.400	1.500	1.750	1.750	1.900	1.930
TWO STORY	1.400	1.500	1.600	1.700	1.800	1.900
TWO STORY B	1.400	1.500	1.600	1.700	1.750	1.930
TWO STORY C	1.400	1.500	1.700	1.750	1.900	1.930

R0303 LILLEY POND

NO SALES

14 PARCELS IN EFC NEIGHBORHOOD

See also Oberlin and Turtle Creek

use 1.03 for all

R0304 BLOMFIELD SUB

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-03-151-007	116 PENHILL	11/30/22	PTA	03-ARM'S LENGTH	\$230,000	\$112,850	49.07	\$225,707	\$48,228	\$181,772	\$93,410	1.946	960	\$189.35	ONE STORY B
50-22-03-152-003	159 PENHILL	12/10/21	PTA	03-ARM'S LENGTH	\$251,000	\$112,810	44.94	\$225,613	\$45,308	\$205,692	\$100,729	2.042	1,302	\$157.98	ONE STORY C
50-22-03-153-030	119 PICKFORD	11/18/22	LC	04-BUYERS INTEREST IN A LC	\$210,000	\$102,830	48.97	\$205,658	\$44,816	\$165,184	\$89,856	1.838	1,053	\$156.87	ONE STORY C
										\$370,876	\$190,585				
												E.C.F. =>	1.946		
												Ave. E.C.F. =>	1.940		
50-22-03-152-023	162 PICKFORD	11/29/22	WD	03-ARM'S LENGTH	\$288,000	\$126,200	43.82	\$252,405	\$46,921	\$241,079	\$164,387	1.467	1,119	\$215.44	ONE STORY C
50-22-03-153-040	159 PICKFORD	07/12/21	PTA	03-ARM'S LENGTH	\$405,000	\$182,640	45.10	\$365,289	\$63,815	\$341,185	\$168,421	2.026	2,087	\$163.48	TWO STORY
50-22-03-152-012	101 PENHILL	02/24/22	PTA	03-ARM'S LENGTH	\$426,000	\$236,800	55.59	\$473,591	\$34,523	\$391,477	\$258,275	1.516	2,530	\$154.73	TWO STORY
										\$732,662	\$426,697				
												E.C.F. =>	1.717		
												Ave. E.C.F. =>	1.771		

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.400	1.400	1.400	1.500	1.900	1.900
ONE STORY C	1.150	1.250	1.400	1.850	1.900	1.900
TWO STORY	1.000	1.700	1.750	1.800	1.850	1.850
TWO STORY B	1.000	1.000	1.000	1.800	1.850	1.850

R0305 NORTH HAVEN WOODS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-03-132-010	44685 LUDLOW	10/07/21	PTA	03-ARM'S LENGTH	\$550,000	\$280,130	50.93	\$560,255	\$108,499	\$441,501	\$651,885	0.677	3,414	\$129.32	TWO STORY
50-22-03-136-006	31075 LAGOON	10/21/21	PTA	03-ARM'S LENGTH	\$485,000	\$244,130	50.34	\$488,259	\$101,476	\$383,524	\$558,128	0.687	2,760	\$138.96	TWO STORY
50-22-03-136-016	267 NORTH HAVEN	02/09/23	WD	03-ARM'S LENGTH	\$570,000	\$267,860	46.99	\$535,721	\$100,437	\$469,563	\$628,115	0.748	2,708	\$173.40	TWO STORY
										\$1,294,588	\$1,838,128				
USE 0.700												E.C.F. =>	0.704		
												Ave. E.C.F. =>	0.704		

R0320 Windward Bay OCCP 669

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-03-126-061	44800 BAYVIEW	06/29/21	PTA	03-ARM'S LENGTH	\$160,000	\$80,190	50.12	\$160,375	\$30,000	\$130,000	\$118,523	1.097	896	\$145.09	ONE STORY
50-22-03-126-067	44800 BAYVIEW	07/20/21	WD	03-ARM'S LENGTH	\$165,000	\$81,420	49.35	\$162,839	\$30,000	\$135,000	\$120,763	1.118	981	\$137.61	ONE STORY B
50-22-03-126-014	45000 BAYVIEW	09/24/21	PTA	03-ARM'S LENGTH	\$160,000	\$79,540	49.71	\$159,082	\$30,000	\$130,000	\$117,347	1.108	930	\$139.78	ONE STORY
50-22-03-126-053	44850 BAYVIEW	02/01/22	PTA	03-ARM'S LENGTH	\$159,500	\$84,070	52.71	\$168,137	\$30,000	\$129,500	\$125,579	1.031	952	\$136.03	ONE STORY
50-22-03-126-065	44800 BAYVIEW	02/15/22	PTA	03-ARM'S LENGTH	\$180,000	\$84,680	47.04	\$169,350	\$30,000	\$150,000	\$126,682	1.184	981	\$152.91	ONE STORY B
50-22-03-126-026	44700 BAYVIEW	04/29/22	PTA	03-ARM'S LENGTH	\$170,000	\$81,240	47.79	\$162,486	\$39,000	\$131,000	\$112,260	1.167	981	\$133.54	ONE STORY B
50-22-03-126-056	44850 BAYVIEW	09/23/22	PTA	03-ARM'S LENGTH	\$179,900	\$86,760	48.23	\$173,527	\$30,000	\$149,900	\$130,479	1.149	952	\$157.46	ONE STORY
										\$955,400	\$851,633				
												E.C.F. =>	1.122		
												Ave. E.C.F. =>	1.122		

R0321 HARBOR COVE OCCP 439

NO SALES IN STUDY PERIOD

ECF WAS 1.80

Use 1.85, 8% increase

R0323 SOUTH POINTE OCCP 687

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-03-383-050	1155 SOUTH LAKE	02/15/23	WD	03-ARM'S LENGTH	\$135,000	\$60,340	44.70	\$120,673	\$25,000	\$110,000	\$91,378	1.204	720	\$152.78	ONE STORY
50-22-03-383-058	1155 SOUTH LAKE	02/23/22	PTA	03-ARM'S LENGTH	\$127,900	\$62,080	48.54	\$124,161	\$25,000	\$102,900	\$94,710	1.086	720	\$142.92	ONE STORY
50-22-03-383-065	1155 SOUTH LAKE	03/23/22	PTA	03-ARM'S LENGTH	\$133,000	\$62,750	47.18	\$125,493	\$25,000	\$108,000	\$95,982	1.125	720	\$150.00	ONE STORY
										\$320,900	\$282,070				
											E.C.F. =>	1.138			
											Ave. E.C.F. =>	1.138			
50-22-03-383-054	1155 SOUTH LAKE	07/26/22	PTA	03-ARM'S LENGTH	\$181,500	\$80,510	44.36	\$161,017	\$25,000	\$156,500	\$129,911	1.205	1,010	\$154.95	ONE STORY B
50-22-03-383-069	1155 SOUTH LAKE	05/10/22	PTA	03-ARM'S LENGTH	\$180,000	\$81,170	45.09	\$162,349	\$25,000	\$155,000	\$131,183	1.182	1,010	\$153.47	ONE STORY B
										\$311,500	\$261,095				
											E.C.F. =>	1.193			
											Ave. E.C.F. =>	1.193			

R0322 SOUTH POINTE OCCP 687

50-22-03-383-011	1127 SOUTH LAKE	01/14/22	PTA	03-ARM'S LENGTH	\$125,900	\$66,090	52.49	\$132,176	\$25,000	\$100,900	\$76,554	1.318	629	\$160.41	ONE STORY
50-22-03-383-033	1127 SOUTH LAKE	12/30/21	PTA	03-ARM'S LENGTH	\$129,900	\$66,900	51.50	\$133,791	\$25,000	\$104,900	\$77,708	1.350	629	\$166.77	ONE STORY
										\$205,800	\$154,262				
											E.C.F. =>	1.334			
											Ave. E.C.F. =>	1.334			
50-22-03-383-019	1127 SOUTH LAKE	03/11/22	PTA	03-ARM'S LENGTH	\$153,000	\$73,770	48.22	\$147,541	\$25,000	\$128,000	\$104,736	1.222	910	\$140.66	ONE STORY B
50-22-03-383-037	1127 SOUTH LAKE	06/04/21	PTA	03-ARM'S LENGTH	\$143,000	\$74,450	52.06	\$148,891	\$25,000	\$118,000	\$105,890	1.114	910	\$129.67	ONE STORY B
										\$246,000	\$210,626				
											E.C.F. =>	1.168			
											Ave. E.C.F. =>	1.168			

R0324 SUMMERLIN OCCP 1460

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-03-133-012	45007 COBBLESTONE	11/02/22	PTA	03-ARM'S LENGTH	\$505,000	\$254,730	50.44	\$509,455	\$95,680	\$409,320	\$574,688	0.712	3,012	\$135.90	TWO STORY
50-22-03-133-023	44879 LINDBERGH	08/23/21	PTA	03-ARM'S LENGTH	\$585,000	\$259,840	44.42	\$519,688	\$95,680	\$489,320	\$588,900	0.831	2,809	\$174.20	TWO STORY
50-22-03-134-007	44882 LINDBERGH	05/20/21	PTA	03-ARM'S LENGTH	\$550,000	\$271,810	49.42	\$543,616	\$95,680	\$454,320	\$622,133	0.730	2,730	\$166.42	TWO STORY
50-22-03-134-011	44774 LARKSPUR	06/02/21	PTA	03-ARM'S LENGTH	\$550,000	\$264,020	48.00	\$528,034	\$95,680	\$454,320	\$600,492	0.757	2,761	\$164.55	TWO STORY
50-22-03-134-012	44758 LARKSPUR	04/06/22	PTA	03-ARM'S LENGTH	\$450,000	\$222,150	49.37	\$444,297	\$95,680	\$354,320	\$484,190	0.732	2,525	\$140.32	TWO STORY
										\$2,161,600	\$2,870,403				
												E.C.F. =>	0.753		
												Ave. E.C.F. =>	0.752		

USE 0.753

R0325

SCENIC PINES ESTATES OCCP 2391

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
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only LAND - NO construction

USE 0.92 FOR ALL

BASED ON SIMILAR NEIGHBORHOOD BEACON HILL,

WHICH IS LOCATED IN WALLED LAKE SCHOOL DISTRICT, SEE ALSO BERKSHIRE POINT AND DIXON MEADOWS.

R0330

SEC 3 W SIDE - LAKE

Parcel Number	Other Parcels in Sale	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
50-22-03-204-016		1327 WEST LAKE	07/16/21	PTA	03-ARM'S LENGTH	\$499,000	\$240,150	48.13	\$480,305	\$194,044	\$304,956	\$147,557	2.067	2,584	\$118.02	41.6410	TWO STORY C
											\$304,956	\$147,557	2.067				
50-22-03-155-015		2109 WEST LAKE	06/07/21	WD	03-ARM'S LENGTH	\$725,000	\$403,790	55.70	\$807,580	\$206,281	\$518,719	\$314,816	1.648	2,156	\$240.59	0.2598	TWO STORY C
											\$518,719	\$314,816	1.648				
50-22-03-155-021	50-22-03-155-019	2117 WEST LAKE	03/15/22	PTA	03-ARM'S LENGTH	\$1,811,000	\$1,051,620	58.07	\$2,103,231	\$592,217	\$1,218,783	\$1,511,014	0.807	6,029	\$271.63	67.4859	CUSTOM
											\$1,218,783	\$1,511,014	0.807				

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.910	1.910	1.910
TWO STORY	1.750	1.850	1.910	1.910	1.940	1.940
TWO STORY B	1.000	1.000	1.910	1.000	1.940	1.940
TWO STORY C	1.000	1.850	1.910	1.910	1.940	1.940
BI-LEVEL	1.000	1.000	1.000	2.100	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
CUSTOM	0.830	0.830	0.830	1.000	1.000	1.000

R0332 SEC 3 SHAWOOD LAKE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-03-481-007	317 DUANA	11/22/22	PTA	03-ARM'S LENGTH	\$475,000	\$200,020	42.11	\$400,044	\$82,298	\$392,702	\$199,840	1.965	1,837	\$213.77	TWO STORY
50-22-03-481-007	317 DUANA	01/27/22	PTA	03-ARM'S LENGTH	\$400,000	\$200,020	50.01	\$400,044	\$82,298	\$317,702	\$199,840	1.590	1,837	\$172.95	TWO STORY
										\$710,404	\$399,681				
												E.C.F. =>	1.777		
												Ave. E.C.F. =>	1.777		

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.400	1.500	1.600	1.750	1.750	1.750
TWO STORY	1.000	1.750	1.750	1.750	1.750	1.750
TWO STORY B	1.000	1.000	1.000	1.000	1.750	1.750

R0341

SEC 3 S SIDE - OFF LAKE

Parcel Number	Other Parcels in Sale	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-03-454-017	50-22-03-404-010	721 SOUTH LAKE	03/31/23	PTA	03-ARM'S LENGTH	\$610,000	\$308,520	50.58	\$617,040	\$262,324	\$347,676	\$155,576	2.235	2,646	\$131.40	TWO STORY C
50-22-03-379-003	50-22-03-329-003	1105 SOUTH LAKE	05/27/22	PTA	03-ARM'S LENGTH	\$675,000	\$322,310	47.75	\$644,620	\$154,135	\$520,865	\$181,620	2.868	2,236	\$232.94	TWO STORY C
											\$868,541	\$337,196				

see also other lake neighborhoods
wide variation in styles, ages, quality

E.C.F. => 2.576
Ave. E.C.F. => 2.551

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	2.100	2.100	2.100	2.100
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.600	1.600	1.600	1.600	1.800	2.100
TWO STORY B	1.400	1.450	1.500	1.550	1.800	2.100
TWO STORY C	1.000	1.000	2.000	2.000	2.200	2.200

R0350 SEC 3 ACREAGE

NO SALES, ONLY 4 PARCELS

See other section acreage neighborhoods

NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.180	1.200	1.250	1.250
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	1.000	1.050	1.050	1.100	1.150
TWO STORY B	1.000	1.000	1.000	1.000	1.000	1.700

R0401 BRISTOL CORNERS WEST

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-04-252-002	45727 BRISTOL	04/23/21	PTA	03-ARM'S LENGTH	\$525,000	\$260,330	49.59	\$520,665	\$104,457	\$420,543	\$597,142	0.704	3,143	\$133.80	R0401	TWO STORY	
50-22-04-251-008	45668 BRISTOL	06/14/21	PTA	03-ARM'S LENGTH	\$555,000	\$295,250	53.20	\$590,490	\$105,467	\$449,533	\$695,872	0.646	3,072	\$146.33	R0401	TWO STORY	
50-22-04-277-005	30440 NORWICH	06/16/21	PTA	03-ARM'S LENGTH	\$510,000	\$250,220	49.06	\$500,440	\$87,129	\$422,871	\$592,986	0.713	3,185	\$132.77	R0401	TWO STORY	
50-22-04-405-011	30220 STERLING	08/13/21	PTA	03-ARM'S LENGTH	\$572,500	\$280,300	48.96	\$560,596	\$88,231	\$484,269	\$677,712	0.715	2,857	\$169.50	R0401	TWO STORY	
50-22-04-253-032	45791 BRISTOL	08/17/21	PTA	03-ARM'S LENGTH	\$550,000	\$276,410	50.26	\$552,816	\$103,514	\$446,486	\$644,623	0.693	3,158	\$141.38	R0401	TWO STORY	
50-22-04-253-035	45767 BRISTOL	04/22/21	PTA	03-ARM'S LENGTH	\$518,800	\$279,290	53.83	\$558,577	\$104,515	\$414,285	\$651,452	0.636	3,083	\$134.38	R0401	TWO STORY	
50-22-04-252-016	45694 MARLBOROUGH	08/27/21	PTA	03-ARM'S LENGTH	\$475,000	\$230,240	48.47	\$460,488	\$88,848	\$386,152	\$533,199	0.724	3,032	\$127.36	R0401	TWO STORY	
50-22-04-405-010	30232 STERLING	09/15/21	PTA	03-ARM'S LENGTH	\$515,000	\$248,840	48.32	\$497,673	\$94,645	\$420,355	\$578,232	0.727	2,633	\$159.65	R0401	TWO STORY	
50-22-04-253-011	30450 BRISTOL	10/08/21	PTA	03-ARM'S LENGTH	\$548,000	\$270,130	49.29	\$540,267	\$107,820	\$440,180	\$620,440	0.709	3,116	\$141.26	R0401	TWO STORY	
50-22-04-251-005	45644 BRISTOL	11/15/21	PTA	03-ARM'S LENGTH	\$570,000	\$257,680	45.21	\$515,369	\$93,042	\$476,958	\$605,921	0.787	3,079	\$154.91	R0401	TWO STORY	
50-22-04-253-017	45601 BRISTOL	05/20/22	PTA	03-ARM'S LENGTH	\$540,000	\$229,740	42.54	\$459,478	\$94,373	\$445,627	\$523,824	0.851	2,732	\$163.11	R0401	TWO STORY	
50-22-04-252-011	30475 BRISTOL	08/03/22	PTA	03-ARM'S LENGTH	\$630,000	\$287,440	45.63	\$574,881	\$104,457	\$525,543	\$674,927	0.779	3,158	\$166.42	R0401	TWO STORY	
50-22-04-253-020	30441 NORWICH	08/11/22	PTA	03-ARM'S LENGTH	\$560,000	\$283,390	50.61	\$566,787	\$95,117	\$464,883	\$676,715	0.687	3,322	\$139.94	R0401	TWO STORY	
50-22-04-403-001	45595 SOUTH LAKE	02/03/23	PTA	03-ARM'S LENGTH	\$620,000	\$272,020	43.87	\$544,038	\$104,515	\$515,485	\$630,593	0.817	3,128	\$164.80	R0401	TWO STORY	
50-22-04-277-007	30424 NORWICH	03/27/23	PTA	03-ARM'S LENGTH	\$511,000	\$241,280	47.22	\$482,567	\$88,711	\$422,289	\$565,073	0.747	3,105	\$136.00	R0401	TWO STORY	
use	0.7300				\$8,200,300	\$3,962,560				\$6,735,459	\$9,268,710						
all styles		trended up based on current market					Sale. Ratio =>	48.32				E.C.F. =>	0.727				
		moved uniform with R0401-Bristol Corners North and R0403 Bristol Corners South					Std. Dev. =>	3.14				Ave. E.C.F. =>	0.729				

R0402 BRISTOL CORNERS NORTH

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-04-429-013	44475 BRISTOL	01/31/23	PTA	03-ARM'S LENGTH	\$531,500	\$240,720	45.29	\$481,438	\$122,013	\$409,487	\$500,592	0.818	2,667	\$153.54	R0402	TWO STORY
50-22-04-429-003	30309 PENNINGTON	06/28/22	PTA	03-ARM'S LENGTH	\$736,000	\$333,810	45.35	\$667,620	\$111,759	\$624,241	\$774,180	0.806	2,972	\$210.04	R0402	TWO STORY
50-22-03-154-008	30479 PENNINGTON	06/14/22	PTA	03-ARM'S LENGTH	\$635,000	\$283,460	44.64	\$566,925	\$113,705	\$521,295	\$631,226	0.826	2,899	\$179.82	R0402	TWO STORY
use	0.8160				\$1,902,500	\$857,990				\$1,555,023	\$1,905,997					
all styles							Sale. Ratio =>	45.10				E.C.F. =>	0.816			
							Std. Dev. =>	0.40				Ave. E.C.F. =>	0.817			

trended up based on current market
 moved uniform with R0401-Bristol Corners West
 and R0403 Bristol Corners South

R0403 BRISTOL CORNERS SOUTH

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj.	Cur.	Bldg.			E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building	
							Sale	Appraisal	Land + Yard	Residual	Cost Man. \$					Style	
50-22-04-430-008	30195 PENNINGTON	11/01/22	PTA	03-ARM'S LENGTH	\$675,000	\$290,280	43.00	\$580,564	\$109,139	\$565,861	\$663,979	0.852	3,280	\$172.52	R0403	TWO STORY	
50-22-04-430-011	30218 PENNINGTON	07/19/21	WD	03-ARM'S LENGTH	\$639,900	\$312,900	48.90	\$625,798	\$138,360	\$501,540	\$686,532	0.731	3,277	\$153.05	R0403	TWO STORY	
					\$1,314,900	\$603,180				\$1,067,401	\$1,350,511						
use							Sale. Ratio =>		45.87			E.C.F. =>		0.790			
all styles							Std. Dev. =>		4.17			Ave. E.C.F. =>		0.791			

trended up based on current market
 moved uniform with R0401-Bristol Corners West
 and R0402 Bristol Corners North

R0420 POINTE PARK OCCP 1417

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-04-101-004	30674 ARDMORE	10/28/22	PTA	03-ARM'S LENGTH	\$275,000	\$128,740	46.81	\$257,477	\$44,859	\$230,141	\$210,722	1.092	1,220	\$188.64	R0420	ONE STORY
50-22-04-101-004	30674 ARDMORE	11/12/21	PTA	03-ARM'S LENGTH	\$260,000	\$128,740	49.52	\$257,477	\$44,859	\$215,141	\$210,722	1.021	1,220	\$176.35	R0420	ONE STORY
use	1.0570				\$535,000	\$257,480				\$445,282	\$421,443					
all ONE STORY							Sale. Ratio =>	48.13				E.C.F. =>	1.057			
							Std. Dev. =>	1.91				Ave. E.C.F. =>	1.057			
50-22-04-101-043	30685 ARDMORE	12/08/21	PTA	03-ARM'S LENGTH	\$195,000	\$103,550	53.10	\$207,101	\$41,073	\$153,927	\$175,877	0.875	1,257	\$122.46	R0420	ONE STORY B
50-22-04-101-039	30695 ARDMORE	06/30/22	PTA	03-ARM'S LENGTH	\$216,500	\$94,130	43.48	\$188,251	\$40,859	\$175,641	\$156,136	1.125	1,257	\$139.73	R0420	ONE STORY B
50-22-04-101-041	30691 ARDMORE	05/26/22	PTA	03-ARM'S LENGTH	\$222,000	\$94,190	42.43	\$188,389	\$41,073	\$180,927	\$156,055	1.159	1,257	\$143.94	R0420	ONE STORY B
50-22-04-101-017	30762 ARDMORE	02/18/22	PTA	03-ARM'S LENGTH	\$219,000	\$104,990	47.94	\$209,984	\$41,073	\$177,927	\$178,931	0.994	1,257	\$141.55	R0420	ONE STORY B
50-22-04-101-041	30691 ARDMORE	12/08/21	WD	03-ARM'S LENGTH	\$188,000	\$94,190	50.10	\$188,389	\$41,073	\$146,927	\$156,055	0.942	1,257	\$116.89	R0420	ONE STORY B
use	1.0150				\$1,040,500	\$491,050				\$835,349	\$823,054					
all ONE STORY B							Sale. Ratio =>	47.19				E.C.F. =>	1.015			
							Std. Dev. =>	4.48				Ave. E.C.F. =>	1.019			
50-22-04-101-052	30663 ARDMORE	03/17/23	PTA	03-ARM'S LENGTH	\$215,000	\$92,680	43.11	\$185,363	\$40,859	\$174,141	\$103,217	1.687	1,104	\$157.74	R0420	ONE STORY C
50-22-04-101-052	30663 ARDMORE	01/28/22	WD	03-ARM'S LENGTH	\$202,000	\$92,680	45.88	\$185,363	\$40,859	\$161,141	\$103,217	1.561	1,104	\$145.96	R0420	ONE STORY C
50-22-04-101-032	30709 ARDMORE	02/17/23	PTA	03-ARM'S LENGTH	\$211,000	\$95,490	45.26	\$190,984	\$40,859	\$170,141	\$107,232	1.587	1,104	\$154.11	R0420	ONE STORY C
use	1.6000				\$628,000	\$280,850				\$505,423	\$313,666					
all ONE STORY C							Sale. Ratio =>	44.72				E.C.F. =>	1.611			
							Std. Dev. =>	1.46				Ave. E.C.F. =>	1.612			
50-22-04-101-048	30669 ARDMORE	04/15/22	PTA	03-ARM'S LENGTH	\$279,879	\$104,240	37.24	\$208,474	\$40,859	\$239,020	\$184,395	1.296	1,848	\$129.34	R0420	TWO STORY
50-22-04-101-048	30669 ARDMORE	07/15/21	PTA	03-ARM'S LENGTH	\$250,000	\$104,240	41.70	\$208,474	\$40,859	\$209,141	\$184,395	1.134	1,848	\$113.17	R0420	TWO STORY
use	1.1900				\$529,879	\$208,480				\$448,161	\$368,790					
all TWO STORY							Sale. Ratio =>	39.34				E.C.F. =>	1.215			
							Std. Dev. =>	3.15				Ave. E.C.F. =>	1.215			

R0421 Westpark Place #1706

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-04-451-030	29780 MARTELL	04/22/21	PTA	03-ARM'S LENGTH	\$493,000	\$260,200	52.78	\$520,395	\$130,628	\$362,372	\$658,390	0.550	3,171	\$114.28	R0421	TWO STORY
										\$362,372	\$658,390	0.550				

one story and two story use 0.65
two story B use 0.67
See also Bristol Corners & Bristol Corners N,

R0450 SEC 4 ACREAGE

NO SALES

ONLY 7 PARCELS

SEE OTHER SECTION ACREAGE NEIGHBORHOODS

NOTE: Percentages below represent overall Building Percent Good. [Set Field Options...](#)

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.050	1.050	1.100	1.150	1.150
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.000	1.000	1.050	1.100	1.150

R1001 SHAWOOD - RESIDENTIAL

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-10-231-029	2293 AUSTIN	04/30/21	PTA	03-ARM'S LENGTH	\$150,000	\$74,220	49.48	\$148,437	\$39,584	110416	\$68,033	1.623	1,112	\$99.29	ONE STORY
50-22-10-276-013	298 SHAMROCK	09/23/22	PTA	03-ARM'S LENGTH	\$350,000	\$191,480	54.71	\$382,953	\$76,357	273643	\$197,804	1.383	1,835	\$149.12	ONE STORY B
50-22-10-279-005	283 SHAMROCK	11/10/21	PTA	03-ARM'S LENGTH	\$300,000	\$102,350	34.12	\$204,699	\$56,353	243647	\$109,886	2.217	1,358	\$179.42	TRI-LEVEL
50-22-10-278-012	2330 AUSTIN	05/27/22	PTA	03-ARM'S LENGTH	\$350,000	\$198,610	56.75	\$397,221	\$56,167	293833	\$296,569	0.991	1,824	\$161.09	TWO STORY
50-22-10-231-022	2325 AUSTIN	04/02/21	PTA	03-ARM'S LENGTH	\$365,000	\$180,120	49.35	\$360,231	\$51,611	313389	\$268,365	1.168	2,006	\$156.23	TWO STORY
												1.079			
50-22-10-277-025	2270 CROWN	08/28/23	LC	03-ARM'S LENGTH	\$345,000	\$128,270	37.18	\$256,530	\$55,969	289031	\$148,564	1.946	1,960	\$147.46	TWO STORY C
50-22-10-277-025	2270 CROWN	04/28/23	WD	03-ARM'S LENGTH	\$250,000	\$128,270	51.31	\$256,530	\$55,969	194031	\$148,564	1.306	1,960	\$99.00	TWO STORY C

NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.550	1.550	1.550	1.550
ONE STORY C	1.000	1.000	1.300	1.400	1.550	1.550
TWO STORY	1.000	1.200	1.200	1.250	1.250	1.250
TWO STORY B	1.000	1.000	1.300	1.350	1.400	1.400
TWO STORY C	1.000	1.000	1.050	1.350	1.350	1.000
BI-LEVEL	1.000	1.000	1.450	1.450	1.450	1.450
TRI-LEVEL	1.000	1.000	1.000	1.000	1.450	1.450
CUSTOM	1.000	1.200	1.200	1.200	1.200	1.200

R1020

CARLTON FOREST OCCP 1241

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj.	Cur.	Land +	Bldg.	Cost Man. \$	E.C.F.	Floor		Building Style	
							Sale	Appraisal	Yard	Residual			Area	\$/Sq.Ft.		
50-22-10-451-043	28185 CARLTON WAY	05/20/21	PTA	03-ARM'S LENGTH	\$258,000	\$131,640	51.02	\$263,273	\$54,260	\$203,740	\$245,898	0.829	1,491	\$136.65	ONE STORY	
50-22-10-451-019	28288 CARLTON WAY	05/27/21	PTA	03-ARM'S LENGTH	\$263,930	\$133,010	50.40	\$266,026	\$54,260	\$209,670	\$249,136	0.842	1,491	\$140.62	ONE STORY	
50-22-10-451-073	28059 CARLTON WAY	08/17/21	PTA	03-ARM'S LENGTH	\$264,000	\$131,690	49.88	\$263,381	\$54,368	\$209,632	\$245,898	0.853	1,491	\$140.60	ONE STORY	
50-22-10-401-025	28389 CARLTON WAY	01/18/22	PTA	03-ARM'S LENGTH	\$332,000	\$173,610	52.29	\$347,212	\$54,276	\$277,724	\$344,631	0.806	1,491	\$186.27	ONE STORY	
50-22-10-401-010	28368 CARLTON WAY	01/24/22	PTA	03-ARM'S LENGTH	\$310,000	\$151,740	48.95	\$303,482	\$54,276	\$255,724	\$293,184	0.872	1,491	\$171.51	ONE STORY	
50-22-10-451-043	28185 CARLTON WAY	04/26/22	PTA	03-ARM'S LENGTH	\$305,000	\$131,640	43.16	\$263,273	\$54,260	\$250,740	\$245,898	1.020	1,491	\$168.17	ONE STORY	
50-22-10-451-016	28262 CARLTON WAY	04/29/22	PTA	03-ARM'S LENGTH	\$301,000	\$131,640	43.73	\$263,273	\$54,260	\$246,740	\$245,898	1.003	1,491	\$165.49	ONE STORY	
50-22-10-451-064	28105 CARLTON WAY	07/12/22	PTA	03-ARM'S LENGTH	\$295,000	\$131,640	44.62	\$263,273	\$54,260	\$240,740	\$245,898	0.979	1,491	\$161.46	ONE STORY	
50-22-10-401-049	28472 CARLTON WAY	07/15/22	PTA	03-ARM'S LENGTH	\$310,000	\$135,770	43.80	\$271,543	\$54,276	\$255,724	\$255,608	1.000	1,491	\$171.51	ONE STORY	
50-22-10-401-019	28369 CARLTON WAY	09/20/22	PTA	03-ARM'S LENGTH	\$340,000	\$159,110	46.80	\$318,220	\$54,276	\$285,724	\$310,522	0.920	1,491	\$191.63	ONE STORY	
										\$2,436,158	\$2,682,569					
ONE STORY		0.908												E.C.F. =>	0.908	
												Ave. E.C.F. =>	0.912			
50-22-10-401-104	28415 CARLTON WAY	04/09/21	PTA	03-ARM'S LENGTH	\$260,000	\$135,240	52.02	\$270,482	\$54,276	\$205,724	\$200,935	1.024	1,579	\$130.29	ONE STORY B	
50-22-10-401-101	28427 CARLTON WAY	05/04/21	PTA	03-ARM'S LENGTH	\$257,000	\$135,240	52.62	\$270,482	\$54,276	\$202,724	\$200,935	1.009	1,579	\$128.39	ONE STORY B	
50-22-10-401-014	28376 CARLTON WAY	02/10/22	PTA	03-ARM'S LENGTH	\$291,000	\$135,240	46.47	\$270,482	\$54,276	\$236,724	\$200,935	1.178	1,579	\$149.92	ONE STORY B	
50-22-10-451-005	28046 CARLTON WAY	10/25/22	PTA	03-ARM'S LENGTH	\$280,000	\$131,180	46.85	\$262,363	\$54,368	\$225,632	\$193,304	1.167	1,579	\$142.90	ONE STORY B	
										\$870,804	\$796,109					
ONE STORY B		1.094												E.C.F. =>	1.094	
												Ave. E.C.F. =>	1.095			
50-22-10-451-048	28201 CARLTON WAY	04/15/21	WD	03-ARM'S LENGTH	\$256,000	\$130,860	51.12	\$261,715	\$54,260	\$201,740	\$177,009	1.140	1,488	\$135.58	ONE STORY C	
50-22-10-401-090	28457 CARLTON WAY	08/20/21	PTA	03-ARM'S LENGTH	\$270,000	\$134,960	49.99	\$269,922	\$54,276	\$215,724	\$183,998	1.172	1,488	\$144.98	ONE STORY C	
50-22-10-451-072	28075 CARLTON WAY	12/30/21	PTA	03-ARM'S LENGTH	\$272,000	\$132,140	48.58	\$264,277	\$54,368	\$217,632	\$179,103	1.215	1,504	\$144.70	ONE STORY C	
50-22-10-401-030	28349 CARLTON WAY	01/07/22	PTA	03-ARM'S LENGTH	\$250,000	\$134,960	53.98	\$269,922	\$54,276	\$195,724	\$183,998	1.064	1,488	\$131.53	ONE STORY C	
50-22-10-401-045	28406 CARLTON WAY	10/17/22	PTA	03-ARM'S LENGTH	\$280,000	\$134,960	48.20	\$269,922	\$54,276	\$225,724	\$183,998	1.227	1,488	\$151.70	ONE STORY C	
50-22-10-401-074	28569 CARLTON WAY	01/31/23	WD	03-ARM'S LENGTH	\$307,000	\$144,890	47.20	\$289,772	\$54,276	\$252,724	\$200,935	1.258	1,579	\$160.05	ONE STORY C	
										\$1,309,268	\$1,109,043					
ONE STORY C		1.180												E.C.F. =>	1.181	
												Ave. E.C.F. =>	1.179			
50-22-10-401-085	28515 CARLTON WAY	01/20/22	PTA	03-ARM'S LENGTH	\$254,000	\$126,830	49.93	\$253,650	\$54,276	\$199,724	\$255,608	0.781	1,491	\$133.95	ONE STORY D	
ONE STORY D		0.803														

R1021 CHARNETH FEN OCCP#1655

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-10-426-041	28585 MELANIE	02/11/22	PTA	03-ARM'S LENGTH	\$333,000	\$166,200	49.91	\$332,409	\$62,455	\$270,545	\$245,413	1.102	1,648	\$164.17	TWO STORY
50-22-10-426-043	28569 MELANIE	07/22/22	PTA	03-ARM'S LENGTH	\$334,900	\$166,380	49.68	\$332,762	\$62,455	\$272,445	\$245,734	1.109	1,648	\$165.32	TWO STORY
50-22-10-426-047	28447 TRACI	10/25/21	PTA	03-ARM'S LENGTH	\$315,000	\$164,880	52.34	\$329,762	\$62,262	\$252,738	\$243,182	1.039	1,648	\$153.36	TWO STORY
50-22-10-426-051	28403 MELANIE	02/21/23	WD	03-ARM'S LENGTH	\$350,000	\$169,790	48.51	\$339,580	\$62,262	\$287,738	\$252,107	1.141	1,648	\$174.60	TWO STORY
										\$1,083,466	\$986,435				
USE 1.100												E.C.F. => 1.098			
												Ave. E.C.F. => 1.098			

R1022 LIBERTY PARK #1703

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-10-301-015	44903 LAFAYETTE	11/15/22	PTA	03-ARM'S LENGTH	\$620,000	\$276,710	44.63	\$553,416	\$99,523	\$520,477	\$509,992	1.021	2,838	\$183.40	TWO STORY
50-22-10-301-160	28322 WOLCOTT	10/05/22	PTA	03-ARM'S LENGTH	\$559,999	\$266,650	47.62	\$533,306	\$93,000	\$466,999	\$494,726	0.944	2,654	\$175.96	TWO STORY
50-22-10-301-147	45227 BARTLETT	08/31/22	PTA	03-ARM'S LENGTH	\$555,000	\$265,600	47.86	\$531,202	\$93,000	\$462,000	\$492,362	0.938	3,013	\$153.34	TWO STORY
50-22-10-301-006	44849 STOCKTON	08/25/22	PTA	03-ARM'S LENGTH	\$630,000	\$282,960	44.91	\$565,922	\$97,362	\$532,638	\$526,472	1.012	3,081	\$172.88	TWO STORY
50-22-10-301-190	28255 WOLCOTT	07/22/22	PTA	03-ARM'S LENGTH	\$637,000	\$275,340	43.22	\$550,677	\$93,000	\$544,000	\$514,244	1.058	2,992	\$181.82	TWO STORY
50-22-10-301-032	44956 PAINE	07/11/22	PTA	03-ARM'S LENGTH	\$620,000	\$268,230	43.26	\$536,460	\$97,362	\$522,638	\$493,369	1.059	2,633	\$198.50	TWO STORY
50-22-10-301-186	28231 WOLCOTT	07/11/22	PTA	03-ARM'S LENGTH	\$590,000	\$255,540	43.31	\$511,078	\$93,000	\$497,000	\$469,751	1.058	2,654	\$187.26	TWO STORY
50-22-10-301-197	28297 WOLCOTT	07/11/22	PTA	03-ARM'S LENGTH	\$615,000	\$272,850	44.37	\$545,693	\$93,000	\$522,000	\$508,644	1.026	3,013	\$173.25	TWO STORY
50-22-10-301-302	28367 DECLARATION	06/16/22	PTA	03-ARM'S LENGTH	\$518,000	\$223,490	43.14	\$446,982	\$93,000	\$425,000	\$397,733	1.069	2,228	\$190.75	TWO STORY
50-22-10-301-224	45254 BARTLETT	06/15/22	PTA	03-ARM'S LENGTH	\$630,000	\$303,330	48.15	\$606,668	\$115,180	\$514,820	\$552,234	0.932	2,992	\$172.07	TWO STORY
50-22-10-301-018	44921 LAFAYETTE	02/25/22	PTA	03-ARM'S LENGTH	\$500,000	\$238,000	47.60	\$475,994	\$98,879	\$401,121	\$423,725	0.947	2,645	\$151.65	TWO STORY
50-22-10-301-269	28337 CLYMER	01/12/22	PTA	03-ARM'S LENGTH	\$504,000	\$229,370	45.51	\$458,748	\$93,000	\$411,000	\$410,953	1.000	2,282	\$180.11	TWO STORY
50-22-10-301-034	44944 PAINE	12/27/21	PTA	03-ARM'S LENGTH	\$511,000	\$246,500	48.24	\$492,995	\$97,362	\$413,638	\$444,531	0.931	2,618	\$158.00	TWO STORY
50-22-10-301-082	44929 REVERE	11/03/21	PTA	03-ARM'S LENGTH	\$485,000	\$237,980	49.07	\$475,955	\$97,362	\$387,638	\$425,385	0.911	2,301	\$168.47	TWO STORY
50-22-10-301-038	44920 PAINE	11/02/21	PTA	03-ARM'S LENGTH	\$511,000	\$241,240	47.21	\$482,485	\$97,362	\$413,638	\$432,722	0.956	2,633	\$157.10	TWO STORY
50-22-10-301-222	45266 BARTLETT	10/05/21	PTA	03-ARM'S LENGTH	\$480,000	\$228,820	47.67	\$457,646	\$93,000	\$387,000	\$409,715	0.945	2,282	\$169.59	TWO STORY
50-22-10-301-187	28237 WOLCOTT	09/23/21	WD	03-ARM'S LENGTH	\$540,000	\$278,680	51.61	\$557,369	\$93,000	\$447,000	\$521,763	0.857	2,992	\$149.40	TWO STORY
50-22-10-301-097	44856 LAFAYETTE	08/19/21	PTA	03-ARM'S LENGTH	\$470,000	\$231,000	49.15	\$462,003	\$97,362	\$372,638	\$409,709	0.910	2,624	\$142.01	TWO STORY
50-22-10-301-107	44854 STOCKTON	08/19/21	PTA	03-ARM'S LENGTH	\$482,500	\$233,440	48.38	\$466,872	\$97,362	\$385,138	\$415,180	0.928	2,652	\$145.23	TWO STORY
50-22-10-301-108	44848 STOCKTON	08/16/21	PTA	03-ARM'S LENGTH	\$488,000	\$235,570	48.27	\$471,138	\$97,362	\$390,638	\$419,973	0.930	2,282	\$171.18	TWO STORY
50-22-10-301-067	28113 DECLARATION	07/06/21	PTA	03-ARM'S LENGTH	\$528,700	\$283,290	53.58	\$566,580	\$97,362	\$431,338	\$527,211	0.818	3,046	\$141.61	TWO STORY
50-22-10-301-230	45216 BARTLETT	06/25/21	PTA	03-ARM'S LENGTH	\$500,000	\$245,910	49.18	\$491,815	\$93,000	\$407,000	\$448,107	0.908	2,324	\$175.13	TWO STORY

\$9,855,359 \$10,248,499 0.962
E.C.F. => 0.962
Ave. E.C.F. => 0.962

USE 0.962

R1023 TOWNES AT LIBERTY PARK

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style				
50-22-10-376-124	27935 HOPKINS	08/05/22	PTA	03-ARM'S LENGTH	\$220,000	\$111,830	50.83	\$223,652	\$47,403	\$172,597	\$128,088	1.347	1,080	\$159.81	ONE STORY				
50-22-10-376-109	27975 HOPKINS	08/31/21	PTA	03-ARM'S LENGTH	\$228,500	\$114,820	50.25	\$229,631	\$47,403	\$181,097	\$132,433	1.367	1,080	\$167.68	ONE STORY				
50-22-10-376-116	27961 HOPKINS	10/14/21	PTA	03-ARM'S LENGTH	\$220,000	\$114,820	52.19	\$229,631	\$47,403	\$172,597	\$132,433	1.303	1,080	\$159.81	ONE STORY				
50-22-10-376-108	27987 HOPKINS	01/10/22	PTA	03-ARM'S LENGTH	\$245,000	\$114,760	46.84	\$229,520	\$47,292	\$197,708	\$132,433	1.493	1,080	\$183.06	ONE STORY				
50-22-10-376-136	27891 HOPKINS	06/17/22	PTA	03-ARM'S LENGTH	\$242,000	\$113,940	47.08	\$227,871	\$46,000	\$196,000	\$132,174	1.483	1,080	\$181.48	ONE STORY				
50-22-10-376-100	28013 HOPKINS	10/06/22	PTA	03-ARM'S LENGTH	\$250,000	\$115,910	46.36	\$231,824	\$47,403	\$202,597	\$134,027	1.512	1,080	\$187.59	ONE STORY				
											\$1,122,596	\$791,588							
											E.C.F. =>	1.418							
											Ave. E.C.F. =>	1.418							
50-22-10-376-024	27944 DECLARATION	07/02/21	WD	03-ARM'S LENGTH	\$203,000	\$102,490	50.49	\$204,983	\$47,403	\$155,597	\$176,659	0.881	1,212	\$128.38	TWO STORY				
50-22-10-376-008	28030 DECLARATION	07/09/21	PTA	03-ARM'S LENGTH	\$194,000	\$102,490	52.83	\$204,983	\$47,403	\$146,597	\$176,659	0.830	1,212	\$120.95	TWO STORY				
50-22-10-376-015	27980 DECLARATION	12/23/21	PTA	03-ARM'S LENGTH	\$217,000	\$102,490	47.23	\$204,983	\$47,403	\$169,597	\$176,659	0.960	1,212	\$139.93	TWO STORY				
50-22-10-376-053	44618 GWINNETT	02/18/22	PTA	03-ARM'S LENGTH	\$205,000	\$102,490	50.00	\$204,983	\$47,403	\$157,597	\$176,659	0.892	1,212	\$130.03	TWO STORY				
50-22-10-376-043	44730 GWINNETT	06/30/22	PTA	03-ARM'S LENGTH	\$218,000	\$102,490	47.01	\$204,983	\$47,403	\$170,597	\$176,659	0.966	1,212	\$140.76	TWO STORY				
											\$799,985	\$883,296							
											E.C.F. =>	0.906							
											Ave. E.C.F. =>	0.906		0.93					
50-22-10-376-081	44747 ELLERY	04/14/21	PTA	03-ARM'S LENGTH	\$190,000	\$97,620	51.38	\$195,238	\$47,403	\$142,597	\$142,974	0.997	1,051	\$135.68	TWO STORY B				
50-22-10-376-046	44724 GWINNETT	03/04/22	PTA	03-ARM'S LENGTH	\$180,000	\$97,050	53.92	\$194,103	\$47,403	\$132,597	\$141,876	0.935	1,039	\$127.62	TWO STORY B				
50-22-10-376-067	44737 GWINNETT	05/07/21	WD	03-ARM'S LENGTH	\$200,000	\$97,050	48.53	\$194,103	\$47,403	\$152,597	\$141,876	1.076	1,039	\$146.87	TWO STORY B				
50-22-10-376-086	44767 ELLERY	07/09/21	PTA	03-ARM'S LENGTH	\$187,500	\$97,620	52.06	\$195,238	\$47,403	\$140,097	\$142,974	0.980	1,051	\$133.30	TWO STORY B				
50-22-10-376-080	44745 ELLERY	12/03/21	PTA	03-ARM'S LENGTH	\$201,000	\$97,050	48.28	\$194,103	\$47,403	\$153,597	\$141,876	1.083	1,039	\$147.83	TWO STORY B				
50-22-10-376-011	28006 DECLARATION	02/23/22	PTA	03-ARM'S LENGTH	\$216,000	\$97,620	45.19	\$195,238	\$47,403	\$168,597	\$142,974	1.179	1,051	\$160.42	TWO STORY B				
50-22-10-376-067	44737 GWINNETT	01/27/23	PTA	03-ARM'S LENGTH	\$222,000	\$97,050	43.72	\$194,103	\$47,403	\$174,597	\$141,876	1.231	1,039	\$168.04	TWO STORY B				
											\$1,064,679	\$996,426							
											E.C.F. =>	1.068							
											Ave. E.C.F. =>	1.069		1.16					
50-22-10-376-102	27999 HOPKINS	04/14/21	PTA	03-ARM'S LENGTH	\$213,500	\$111,860	52.39	\$223,729	\$47,403	\$166,097	\$177,569	0.935	1,248	\$133.09	TWO STORY C				
50-22-10-376-135	27893 HOPKINS	05/21/21	PTA	03-ARM'S LENGTH	\$208,550	\$111,160	53.30	\$222,326	\$46,000	\$162,550	\$177,569	0.915	1,248	\$130.25	TWO STORY C				
50-22-10-376-139	27885 HOPKINS	07/16/21	WD	03-ARM'S LENGTH	\$240,000	\$111,160	46.32	\$222,326	\$46,000	\$194,000	\$177,569	1.093	1,248	\$155.45	TWO STORY C				
50-22-10-376-105	27993 HOPKINS	03/09/22	PTA	03-ARM'S LENGTH	\$247,600	\$114,900	46.41	\$229,798	\$47,403	\$200,197	\$183,681	1.090	1,248	\$160.41	TWO STORY C				
50-22-10-376-134	27895 HOPKINS	05/24/22	PTA	03-ARM'S LENGTH	\$250,000	\$111,160	44.46	\$222,326	\$46,000	\$204,000	\$177,569	1.149	1,248	\$163.46	TWO STORY C				
50-22-10-376-107	27989 HOPKINS	10/30/21	PTA	03-ARM'S LENGTH	\$233,000	\$114,840	49.29	\$229,687	\$47,292	\$185,708	\$183,681	1.011	1,248	\$148.80	TWO STORY C				
50-22-10-376-103	27997 HOPKINS	12/15/22	PTA	03-ARM'S LENGTH	\$230,000	\$111,860	48.63	\$223,729	\$47,403	\$182,597	\$177,569	1.028	1,248	\$146.31	TWO STORY C				
50-22-10-376-319	28060 HOPKINS	09/16/22	PTA	03-ARM'S LENGTH	\$240,000	\$112,220	46.76	\$224,447	\$46,000	\$194,000	\$179,705	1.080	1,248	\$155.45	TWO STORY C				
											\$1,489,149	\$1,434,911							
											E.C.F. =>	1.038							
											Ave. E.C.F. =>	1.038							
50-22-10-376-464	27976 MIDDLETON	10/21/22	PTA	03-ARM'S LENGTH	\$329,900	\$141,230	42.81	\$282,467	\$46,000	\$283,900	\$218,748	1.298	1,527	\$185.92	TWO STORY D				
50-22-10-376-246	27995 MIDDLETON	12/30/22	PTA	03-ARM'S LENGTH	\$330,000	\$140,180	42.48	\$280,356	\$46,000	\$284,000	\$216,796	1.310	1,520	\$186.84	TWO STORY D				
50-22-10-376-502	44474 GWINNETT	08/31/21	WD	03-ARM'S LENGTH	\$274,000	\$149,630	54.61	\$299,256	\$46,000	\$228,000	\$234,279	0.973	1,520	\$150.00	TWO STORY D				
50-22-10-376-479	27867 MIDDLETON	03/01/22	PTA	03-ARM'S LENGTH	\$335,000	\$145,680	43.49	\$291,362	\$46,000	\$289,000	\$226,977	1.273	1,520	\$190.13	TWO STORY D				
50-22-10-376-532	44521 GWINNETT	04/02/21	PTA	03-ARM'S LENGTH	\$279,000	\$148,880	53.36	\$297,751	\$46,000	\$233,000	\$232,887	1.000	1,520	\$153.29	TWO STORY D				
50-22-10-376-546	44582 ELLERY	05/12/21	PTA	03-ARM'S LENGTH	\$288,000	\$147,170	51.10	\$294,341	\$46,000	\$242,000	\$229,733	1.053	1,527	\$158.48	TWO STORY D				
50-22-10-376-550	44602 ELLERY	05/20/21	PTA	03-ARM'S LENGTH	\$278,000	\$147,170	52.94	\$294,341	\$46,000	\$232,000	\$229,733	1.010	1,527	\$151.93	TWO STORY D				
50-22-10-376-610	27844 HOPKINS	05/24/21	PTA	03-ARM'S LENGTH	\$275,000	\$151,080	54.94	\$302,169	\$46,000	\$229,000	\$236,974	0.966	1,520	\$150.66	TWO STORY D				
50-22-10-376-593	27928 HOPKINS	06/04/21	PTA	03-ARM'S LENGTH	\$305,000	\$148,880	48.81	\$297,751	\$46,000	\$259,000	\$232,887	1.112	1,520	\$170.39	TWO STORY D				
50-22-10-376-609	27846 HOPKINS	06/30/21	PTA	03-ARM'S LENGTH	\$296,500	\$147,170	49.64	\$294,341	\$46,000	\$250,500	\$229,733	1.090	1,527	\$164.05	TWO STORY D				
50-22-10-376-489	27884 MIDDLETON	09/27/21	PTA	03-ARM'S LENGTH	\$291,000	\$148,880	51.16	\$297,751	\$46,000	\$245,000	\$232,887	1.052	1,520	\$161.18	TWO STORY D				
50-22-10-376-518	28082 HEWES	10/19/21	PTA	03-ARM'S LENGTH	\$305,000	\$151,080	49.53	\$302,169	\$46,000	\$259,000	\$236,974	1.093	1,520	\$170.39	TWO STORY D				
50-22-10-376-600	27896 HOPKINS	05/27/22	PTA	03-ARM'S LENGTH	\$350,000	\$151,080	43.17	\$302,169	\$46,000	\$304,000	\$236,974	1.283	1,520	\$200.00	TWO STORY D				
50-22-10-376-536	44529 GWINNETT	06/24/22	PTA	03-ARM'S LENGTH	\$330,000	\$145,510	44.09	\$291,026	\$46,000	\$284,000	\$226,666	1.253	1,520	\$186.84	TWO STORY D				
50-22-10-376-566	44593 ELLERY	06/30/22	PTA	03-ARM'S LENGTH	\$336,000	\$148,880	44.31	\$297,751	\$46,000	\$290,000	\$232,887	1.245	1,520	\$190.79	TWO STORY D				
50-22-10-376-545	44580 ELLERY	10/17/22	PTA	03-ARM'S LENGTH	\$332,000	\$151,080	45.51	\$302,169	\$46,000	\$286,000	\$236,974	1.207	1,520	\$188.16	TWO STORY D				
50-22-10-376-587	27994 HOPKINS	12/16/22	PTA	03-ARM'S LENGTH	\$325,000	\$145,510	44.77	\$291,026	\$46,000	\$279,000	\$226,666	1.231	1,520	\$183.55	TWO STORY D				
50-22-10-376-509	44460 GWINNETT	01/19/23	WD	03-ARM'S LENGTH	\$330,000	\$148,880	45.12	\$297,751	\$46,000	\$284,000	\$232,887	1.219	1,520	\$186.84	TWO STORY D				
											\$4,761,400	\$4,151,662							
											E.C.F. =>	1.147							
											Ave. E.C.F. =>	1.148							

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
CUSTOM	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY	1.418	1.418	1.418	1.000	1.000	1.000
ONE STORY B	1.020	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY D	1.000	1.000	1.000	1.000	1.000	1.000
OTHER	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	0.906	0.906	0.906	1.000	1.000	1.000
TWO STORY B	1.070	1.070	1.070	1.070	1.000	1.000
TWO STORY C	1.060	1.060	1.060	1.060	1.000	1.000
TWO STORY D	1.150	1.150	1.150	1.150	1.000	1.000
CUSTOM B	1.000	1.000	1.000	1.000	1.000	1.000

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-10-281-043	43683 ELLESMERE	04/28/21	PTA	03-ARM'S LENGTH	\$744,175	\$414,300	55.67	\$828,594	\$115,000	\$629,175	\$771,453	0.816	3,548	\$177.33	TWO STORY
50-22-10-281-017	43729 BOLINGBROOKE	06/14/21	PTA	03-ARM'S LENGTH	\$771,940	\$407,510	52.79	\$815,015	\$115,000	\$656,940	\$756,773	0.868	3,515	\$186.90	TWO STORY
50-22-10-281-030	43604 ELLESMERE	06/24/21	PTA	03-ARM'S LENGTH	\$731,195	\$391,470	53.54	\$782,936	\$115,000	\$616,195	\$722,093	0.853	3,291	\$187.24	TWO STORY
50-22-10-281-025	43433 ELLESMERE	08/04/21	PTA	03-ARM'S LENGTH	\$922,212	\$460,940	49.98	\$921,870	\$103,500	\$818,712	\$884,724	0.925	4,148	\$197.38	TWO STORY
50-22-10-281-044	43621 ELLESMERE	08/19/21	PTA	03-ARM'S LENGTH	\$780,642	\$407,900	52.25	\$815,804	\$115,000	\$665,642	\$757,626	0.879	3,413	\$195.03	TWO STORY
50-22-10-281-018	43695 BOLINGBROOKE	08/26/21	PTA	03-ARM'S LENGTH	\$790,000	\$392,280	49.66	\$784,557	\$115,000	\$675,000	\$723,845	0.933	3,136	\$215.24	TWO STORY
50-22-10-281-024	43515 BOLINGBROOKE	10/22/21	PTA	03-ARM'S LENGTH	\$770,102	\$422,990	54.93	\$845,984	\$115,000	\$655,102	\$790,253	0.829	3,599	\$182.02	TWO STORY
50-22-10-281-012	43782 BOLINGBROOKE	10/22/21	PTA	03-ARM'S LENGTH	\$745,814	\$411,610	55.19	\$823,214	\$115,000	\$630,814	\$765,637	0.824	3,508	\$179.82	TWO STORY
50-22-10-281-001	43450 BOLINGBROOKE	10/22/21	PTA	03-ARM'S LENGTH	\$950,000	\$468,480	49.31	\$936,963	\$109,250	\$840,750	\$894,825	0.940	3,751	\$224.14	TWO STORY
50-22-10-281-031	43636 ELLESMERE	10/27/21	PTA	03-ARM'S LENGTH	\$738,000	\$381,850	51.74	\$763,690	\$115,000	\$623,000	\$701,287	0.888	3,135	\$198.72	TWO STORY
50-22-10-281-013	43810 BOLINGBROOKE	10/28/21	PTA	03-ARM'S LENGTH	\$806,317	\$423,370	52.51	\$846,741	\$115,000	\$691,317	\$791,071	0.874	3,568	\$193.75	TWO STORY
50-22-10-281-034	43732 ELLESMERE	12/01/21	PTA	03-ARM'S LENGTH	\$774,100	\$423,400	54.70	\$846,792	\$115,000	\$659,100	\$791,127	0.833	3,648	\$180.67	TWO STORY
50-22-10-281-046	43557 ELLESMERE	12/10/21	PTA	03-ARM'S LENGTH	\$735,149	\$387,940	52.77	\$775,882	\$115,000	\$620,149	\$714,467	0.868	3,158	\$196.37	TWO STORY
50-22-10-281-041	43745 ELLESMERE	12/13/21	PTA	03-ARM'S LENGTH	\$686,639	\$390,160	56.82	\$780,327	\$115,000	\$571,639	\$719,272	0.795	3,328	\$171.77	TWO STORY
50-22-10-281-032	43670 ELLESMERE	12/15/21	PTA	03-ARM'S LENGTH	\$763,485	\$417,030	54.62	\$834,052	\$115,000	\$648,485	\$777,354	0.834	3,602	\$180.03	TWO STORY
50-22-10-281-038	43799 ELLESMERE	12/29/21	PTA	03-ARM'S LENGTH	\$861,332	\$417,450	48.47	\$834,906	\$126,500	\$734,832	\$765,844	0.960	3,498	\$210.07	TWO STORY
50-22-10-281-036	43861 ELLESMERE	12/30/21	PTA	03-ARM'S LENGTH	\$775,640	\$381,600	49.20	\$763,202	\$132,250	\$643,390	\$682,110	0.943	3,101	\$207.48	TWO STORY
50-22-10-281-006	43600 BOLINGBROOKE	01/10/22	PTA	03-ARM'S LENGTH	\$784,460	\$405,670	51.71	\$811,346	\$115,000	\$669,460	\$752,807	0.889	3,414	\$196.09	TWO STORY
50-22-10-281-008	43664 BOLINGBROOKE	01/24/22	PTA	03-ARM'S LENGTH	\$679,394	\$379,270	55.82	\$758,547	\$115,000	\$564,394	\$695,727	0.811	3,077	\$183.42	TWO STORY
50-22-10-281-042	43713 ELLESMERE	01/27/22	PTA	03-ARM'S LENGTH	\$816,825	\$407,860	49.93	\$815,725	\$115,000	\$701,825	\$757,541	0.926	3,354	\$209.25	TWO STORY
50-22-10-281-033	43698 ELLESMERE	01/28/22	PTA	03-ARM'S LENGTH	\$790,000	\$385,660	48.82	\$771,311	\$115,000	\$675,000	\$709,525	0.951	3,127	\$215.86	TWO STORY
50-22-10-281-045	43589 ELLESMERE	02/24/22	PTA	03-ARM'S LENGTH	\$785,680	\$405,090	51.56	\$810,182	\$115,000	\$670,680	\$751,548	0.892	3,411	\$196.62	TWO STORY
50-22-10-281-035	43762 ELLESMERE	03/28/22	PTA	03-ARM'S LENGTH	\$843,610	\$417,970	49.55	\$835,948	\$115,000	\$728,610	\$779,403	0.935	3,548	\$205.36	TWO STORY
50-22-10-281-040	43771 ELLESMERE	03/30/22	PTA	03-ARM'S LENGTH	\$777,620	\$414,340	53.28	\$828,676	\$115,000	\$662,620	\$771,542	0.859	3,527	\$187.87	TWO STORY
50-22-10-281-009	43690 BOLINGBROOKE	05/11/22	PTA	03-ARM'S LENGTH	\$780,935	\$388,310	49.72	\$776,615	\$115,000	\$665,935	\$715,259	0.931	3,132	\$212.62	TWO STORY
50-22-10-281-007	43632 BOLINGBROOKE	05/13/22	PTA	03-ARM'S LENGTH	\$780,855	\$440,120	56.36	\$880,236	\$115,000	\$665,855	\$827,282	0.805	3,748	\$177.66	TWO STORY
50-22-10-281-002	43474 BOLINGBROOKE	06/13/22	PTA	03-ARM'S LENGTH	\$817,815	\$383,120	46.85	\$766,247	\$115,000	\$702,815	\$704,051	0.998	3,004	\$233.96	TWO STORY
50-22-10-281-011	43748 BOLINGBROOKE	06/22/22	PTA	03-ARM'S LENGTH	\$800,575	\$416,980	52.09	\$833,954	\$115,000	\$685,575	\$777,248	0.882	3,494	\$196.21	TWO STORY

\$18,773,011 \$21,251,693 \$196.15

USE 0.89

E.C.F. => 0.883

Ave. E.C.F. => 0.884

R1050 SEC 10 ACREAGE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-10-400-070	28300 DIXON	01/14/22	PTA	03-ARM'S LENGTH	\$480,000	\$243,500	50.73	\$486,998	\$125,233	\$354,767	\$482,353	0.735	2,966	\$119.61	TWO STORY

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	0.900	0.950	1.010	1.050	0.990
ONE STORY C	1.000	1.000	1.000	1.000	1.050	1.150
TWO STORY	0.930	0.930	0.930	0.850	0.900	0.950
TWO STORY B	1.000	1.000	0.900	0.900	0.900	0.950

See also other section acreage neighborhoods

R1101 SEC 11 RESIDENTIAL

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	
50-22-11-106-002	192 LINHART	07/06/21	PTA	03-ARM'S LENGTH	\$320,000	\$121,900	38.09	\$243,802	\$53,695	\$266,305	\$135,791	1.961	1,364	\$195.24	ONE STORY B	
50-22-11-102-003	215 WAINWRIGHT	06/07/21	PTA	03-ARM'S LENGTH	\$198,000	\$69,440	35.07	\$138,874	\$29,122	\$168,878	\$78,394	2.154	1,059	\$159.47	ONE STORY B	
										\$435,183	\$214,185					
										E.C.F. =>		2.032				
										Ave. E.C.F. =>		2.058				
50-22-11-101-010	145 WAINWRIGHT	12/28/22	WD	03-ARM'S LENGTH	\$299,000	\$109,170	36.51	\$218,339	\$41,902	\$257,098	\$116,077	2.215	1,248	\$206.01	TWO STORY B	
50-22-11-102-012	247 WAINWRIGHT	05/06/22	PTA	03-ARM'S LENGTH	\$330,000	\$148,410	44.97	\$296,814	\$65,137	\$264,863	\$152,419	1.738	1,248	\$212.23	TWO STORY B	
50-22-11-104-009	230 WAINWRIGHT	02/09/22	PTA	03-ARM'S LENGTH	\$240,000	\$109,600	45.67	\$219,194	\$48,209	\$191,791	\$112,490	1.705	1,200	\$159.83	TWO STORY B	
50-22-11-106-003	202 LINHART	12/14/21	PTA	03-ARM'S LENGTH	\$275,000	\$113,430	41.25	\$226,865	\$41,057	\$233,943	\$122,242	1.914	1,236	\$189.27	TWO STORY B	
50-22-11-104-018	235 LINHART	04/21/21	PTA	03-ARM'S LENGTH	\$240,000	\$107,410	44.75	\$214,813	\$40,943	\$199,057	\$114,388	1.740	1,494	\$133.24	TWO STORY B	
										\$1,146,752	\$617,616					
										E.C.F. =>		1.857				
										Ave. E.C.F. =>		1.862				

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.550	1.550	1.550	1.550
ONE STORY C	0.000	1.000	1.000	1.550	1.550	1.550
TWO STORY	1.150	1.200	1.300	1.300	1.300	1.300
TWO STORY B	1.150	1.200	1.450	1.600	1.700	1.700
TWO STORY C	1.000	1.000	1.000	1.000	1.000	1.000
BI-LEVEL	1.000	1.000	1.000	2.000	2.000	2.000
TRI-LEVEL	1.000	1.000	1.000	2.000	2.000	2.000

R1102 TOLLGATE WOODS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-11-277-023	41607 LONDON	05/10/21	PTA	03-ARM'S LENGTH	\$530,000	\$280,850	52.99	\$561,701	\$116,595	\$413,405	\$635,866	0.650	2,985	\$138.49	TWO STORY
50-22-11-277-017	41571 STEINBECK	07/16/21	WD	03-ARM'S LENGTH	\$600,000	\$278,850	46.48	\$557,708	\$109,770	\$490,230	\$639,911	0.766	3,140	\$156.12	TWO STORY
50-22-11-253-005	41682 CLEMENS	07/22/21	PTA	03-ARM'S LENGTH	\$560,000	\$269,500	48.13	\$539,003	\$107,295	\$452,705	\$616,726	0.734	3,272	\$138.36	TWO STORY
50-22-11-253-002	41605 BURROUGHS	08/16/21	WD	03-ARM'S LENGTH	\$501,600	\$246,280	49.10	\$492,559	\$104,779	\$396,821	\$553,971	0.716	2,756	\$143.98	TWO STORY
50-22-11-252-010	41936 WOLFE	08/31/21	PTA	03-ARM'S LENGTH	\$550,000	\$275,500	50.09	\$551,003	\$109,710	\$440,290	\$630,419	0.698	3,258	\$135.14	TWO STORY
50-22-11-277-038	41703 STEINBECK	09/17/21	PTA	03-ARM'S LENGTH	\$500,000	\$270,060	54.01	\$540,110	\$104,576	\$395,424	\$622,191	0.636	2,507	\$157.73	TWO STORY
50-22-11-251-011	41684 CRANE	10/01/21	PTA	03-ARM'S LENGTH	\$531,000	\$276,340	52.04	\$552,681	\$109,631	\$421,369	\$632,929	0.666	3,125	\$134.84	TWO STORY
50-22-11-253-026	41626 STEINBECK	06/02/22	PTA	03-ARM'S LENGTH	\$645,000	\$278,400	43.16	\$556,803	\$111,398	\$533,602	\$636,293	0.839	3,169	\$168.38	TWO STORY
										\$3,543,846	\$4,968,306	0.713			
											E.C.F. =>	0.713			
											Ave. E.C.F. =>	0.722			

USE 0.720

R1120 SARATOGA CIRCLE OCCP 946

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-11-108-035	43160 EMERSON	04/23/21	PTA	03-ARM'S LENGTH	\$390,000	\$190,070	48.74	\$380,146	\$69,515	\$320,485	\$395,205	0.811	2,560	\$125.19	TWO STORY D
50-22-11-108-043	43096 EMERSON	08/05/22	PTA	03-ARM'S LENGTH	\$450,000	\$212,860	47.30	\$425,725	\$69,534	\$380,466	\$453,169	0.840	2,518	\$151.10	TWO STORY
50-22-11-108-050	43032 EMERSON	10/14/22	PTA	03-ARM'S LENGTH	\$450,000	\$190,110	42.25	\$380,212	\$68,868	\$381,132	\$396,112	0.962	2,481	\$153.62	TWO STORY
										\$1,082,083	\$1,244,486				
												E.C.F. =>	0.870		
												Ave. E.C.F. =>	0.871		

USE 0.870

R1121 VISTA HILLS OCCP 822

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style		
50-22-11-177-014	42859 LEDGEVIEW	04/22/21	PTA	03-ARM'S LENGTH	\$405,000	\$221,740	54.75	\$443,479	\$84,308	\$320,692	\$472,593	0.679	2,430	\$131.97	TWO STORY		
50-22-11-153-002	42995 CLAY	05/10/21	PTA	03-ARM'S LENGTH	\$417,500	\$224,190	53.70	\$448,371	\$79,831	\$337,669	\$484,921	0.696	2,881	\$117.21	TWO STORY		
50-22-11-177-031	42830 BROOKSTONE	06/16/21	PTA	03-ARM'S LENGTH	\$465,000	\$245,540	52.80	\$491,073	\$86,165	\$378,835	\$532,774	0.711	2,615	\$144.87	TWO STORY		
50-22-11-154-005	28812 HEARTHSTONE	06/23/21	WD	03-ARM'S LENGTH	\$386,000	\$192,220	49.80	\$384,445	\$70,386	\$315,614	\$413,236	0.764	2,421	\$130.37	TWO STORY		
50-22-11-180-001	28708 STONEWALL	08/06/21	PTA	03-ARM'S LENGTH	\$445,000	\$202,520	45.51	\$405,044	\$92,460	\$352,540	\$411,295	0.857	2,399	\$146.95	TWO STORY		
50-22-11-180-007	42675 SANDSTONE	10/01/21	PTA	03-ARM'S LENGTH	\$481,000	\$203,090	42.22	\$406,179	\$92,460	\$388,540	\$412,788	0.941	2,436	\$159.50	TWO STORY		
50-22-11-177-034	42796 BROOKSTONE	11/29/21	PTA	03-ARM'S LENGTH	\$465,000	\$214,400	46.11	\$428,803	\$82,115	\$382,885	\$456,168	0.839	2,352	\$162.79	TWO STORY		
50-22-11-177-018	42956 CLAY	12/17/21	PTA	03-ARM'S LENGTH	\$510,000	\$236,700	46.41	\$473,409	\$81,707	\$428,293	\$515,397	0.831	2,536	\$168.89	TWO STORY		
50-22-11-178-013	42830 SANDSTONE	02/18/22	PTA	03-ARM'S LENGTH	\$435,000	\$227,960	52.40	\$455,913	\$76,778	\$358,222	\$498,862	0.718	2,566	\$139.60	TWO STORY		
50-22-11-152-002	43000 CLAY	03/04/22	PTA	03-ARM'S LENGTH	\$510,000	\$253,670	49.74	\$507,340	\$95,298	\$414,702	\$542,161	0.765	2,502	\$165.75	TWO STORY		
50-22-11-154-018	42940 SANDSTONE	06/02/22	PTA	03-ARM'S LENGTH	\$418,000	\$198,970	47.60	\$397,934	\$72,991	\$345,009	\$427,557	0.807	2,452	\$140.71	TWO STORY		
50-22-11-151-004	29017 HEARTHSTONE	06/13/22	PTA	03-ARM'S LENGTH	\$495,000	\$236,360	47.75	\$472,715	\$76,262	\$418,738	\$521,649	0.803	2,900	\$144.39	TWO STORY		
50-22-11-154-020	42984 SANDSTONE	06/22/22	PTA	03-ARM'S LENGTH	\$435,000	\$191,340	43.99	\$382,671	\$80,764	\$354,236	\$397,246	0.892	2,153	\$164.53	TWO STORY		
50-22-11-178-007	42797 BROOKSTONE	08/18/22	PTA	03-ARM'S LENGTH	\$485,000	\$218,650	45.08	\$437,290	\$78,968	\$406,032	\$471,476	0.861	2,414	\$168.20	TWO STORY		
50-22-11-153-006	28914 HEARTHSTONE	08/24/22	PTA	03-ARM'S LENGTH	\$445,000	\$237,640	53.40	\$475,279	\$91,565	\$353,435	\$504,887	0.700	2,971	\$118.96	TWO STORY		
50-22-11-151-010	28933 HEARTHSTONE	12/12/22	PTA	03-ARM'S LENGTH	\$435,000	\$221,550	50.93	\$443,091	\$74,515	\$360,485	\$484,968	0.743	2,360	\$152.75	TWO STORY		
										\$5,915,927	\$7,547,978						
												E.C.F. =>	0.784	0.786			
												Ave. E.C.F. =>	0.788				

USE 0.785

R1122 CAMDEN COURT OCCP 1225

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
50-22-11-128-007	42636 FAULKNER	04/05/21	PTA	03-ARM'S LENGTH	\$395,000	\$202,510	51.27	\$405,011	\$73,509	\$321,491	\$400,365	0.803	2,526	\$127.27	80.2995	TWO STORY
50-22-11-131-003	42559 WHITMAN	06/02/21	PTA	03-ARM'S LENGTH	\$399,000	\$206,920	51.86	\$413,843	\$73,509	\$325,491	\$411,031	0.792	2,356	\$138.15	79.1888	TWO STORY B
50-22-11-129-010	42649 FAULKNER	08/25/21	PTA	03-ARM'S LENGTH	\$385,000	\$191,660	49.78	\$383,314	\$73,509	\$311,491	\$374,161	0.833	2,367	\$131.60	83.2506	TWO STORY
50-22-11-127-005	29401 WHISTLER	04/22/22	PTA	03-ARM'S LENGTH	\$500,000	\$211,930	42.39	\$423,857	\$73,509	\$426,491	\$423,126	1.008	2,657	\$160.52	100.7954	TWO STORY
50-22-11-129-010	42649 FAULKNER	09/16/22	PTA	03-ARM'S LENGTH	\$430,000	\$191,660	44.57	\$383,314	\$73,509	\$356,491	\$374,161	0.953	2,367	\$150.61	95.2775	TWO STORY
50-22-11-128-001	42708 FAULKNER	10/17/22	PTA	03-ARM'S LENGTH	\$429,500	\$199,220	46.38	\$398,434	\$73,509	\$355,991	\$392,422	0.907	1,880	\$189.36	90.7165	TWO STORY B
50-22-11-130-012	42614 WHITMAN	12/28/22	WD	03-ARM'S LENGTH	\$495,000	\$233,670	47.21	\$467,344	\$73,810	\$421,190	\$475,283	0.886	2,634	\$159.91	88.6189	TWO STORY B
										\$2,518,636	\$2,850,547					
												E.C.F. =>	0.884			
												Ave. E.C.F. =>	0.883			

USE 0.900

R1123 MEADOWBROOK TOWNHOMES OCCP 1213

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-11-226-003	41861 YEATS	04/07/21	PTA	03-ARM'S LENGTH	\$266,000	\$136,920	51.47	\$273,840	\$57,583	\$208,417	\$245,189	0.850	1,477	\$141.11	TWO STORY
50-22-11-226-053	41632 MITCHELL	04/28/21	PTA	03-ARM'S LENGTH	\$285,000	\$148,320	52.04	\$296,644	\$57,583	\$227,417	\$271,044	0.839	1,577	\$144.21	TWO STORY
50-22-11-226-038	41744 BROWNSTONE	10/29/21	PTA	03-ARM'S LENGTH	\$263,000	\$137,920	52.44	\$275,838	\$57,583	\$205,417	\$247,455	0.830	1,532	\$134.08	TWO STORY
50-22-11-226-081	29274 DOUGLAS	05/12/21	PTA	03-ARM'S LENGTH	\$310,000	\$166,580	53.74	\$333,157	\$57,583	\$252,417	\$312,442	0.808	1,926	\$131.06	TWO STORY
50-22-11-226-037	41748 BROWNSTONE	04/07/21	PTA	03-ARM'S LENGTH	\$275,000	\$138,140	50.23	\$276,288	\$57,583	\$217,417	\$247,965	0.877	1,533	\$141.82	TWO STORY
50-22-11-226-170	41491 MITCHELL	04/20/21	PTA	03-ARM'S LENGTH	\$280,650	\$143,820	51.25	\$287,632	\$57,650	\$223,000	\$260,751	0.855	1,477	\$150.98	TWO STORY
50-22-11-226-043	41706 BROWNSTONE	06/23/21	PTA	03-ARM'S LENGTH	\$261,000	\$133,310	51.08	\$266,612	\$57,583	\$203,417	\$236,994	0.858	1,448	\$140.48	TWO STORY
50-22-11-226-080	29270 DOUGLAS	06/29/21	PTA	03-ARM'S LENGTH	\$278,000	\$137,390	49.42	\$274,777	\$57,583	\$220,417	\$246,252	0.895	1,477	\$149.23	TWO STORY
50-22-11-226-111	29315 DOUGLAS	07/12/21	PTA	03-ARM'S LENGTH	\$295,000	\$153,100	51.90	\$306,206	\$57,650	\$237,350	\$281,810	0.842	1,657	\$143.24	TWO STORY
50-22-11-226-055	41624 MITCHELL	07/14/21	PTA	03-ARM'S LENGTH	\$280,000	\$137,040	48.94	\$274,078	\$57,583	\$222,417	\$245,459	0.906	1,533	\$145.09	TWO STORY
50-22-11-226-109	29307 DOUGLAS	07/21/21	PTA	03-ARM'S LENGTH	\$302,500	\$152,130	50.29	\$304,257	\$57,650	\$244,850	\$279,600	0.876	1,632	\$150.03	TWO STORY
50-22-11-226-120	29451 WESTON	07/29/21	PTA	03-ARM'S LENGTH	\$360,000	\$186,730	51.87	\$373,457	\$57,650	\$302,350	\$358,058	0.844	1,926	\$156.98	TWO STORY
50-22-11-226-026	41838 BROWNSTONE	08/03/21	PTA	03-ARM'S LENGTH	\$265,000	\$138,370	52.22	\$276,737	\$57,583	\$207,417	\$248,474	0.835	1,420	\$146.07	TWO STORY
50-22-11-226-150	41544 OCONNOR	09/24/21	WD	03-ARM'S LENGTH	\$300,000	\$151,220	50.41	\$302,433	\$57,650	\$242,350	\$277,532	0.873	1,577	\$153.68	TWO STORY
50-22-11-226-065	41651 MITCHELL	11/01/21	PTA	03-ARM'S LENGTH	\$294,500	\$142,350	48.34	\$284,703	\$57,583	\$236,917	\$257,506	0.920	1,477	\$160.40	TWO STORY
50-22-11-226-045	41698 BROWNSTONE	11/16/21	PTA	03-ARM'S LENGTH	\$305,000	\$153,810	50.43	\$307,621	\$57,583	\$247,417	\$283,490	0.873	1,830	\$135.20	TWO STORY
50-22-11-226-070	41711 MITCHELL	01/18/22	PTA	03-ARM'S LENGTH	\$318,800	\$164,210	51.51	\$328,414	\$57,583	\$261,217	\$307,065	0.851	1,577	\$165.64	TWO STORY
50-22-11-226-160	41586 MITCHELL	03/21/22	PTA	03-ARM'S LENGTH	\$298,888	\$154,160	51.58	\$308,326	\$57,650	\$241,238	\$284,213	0.849	1,465	\$164.67	TWO STORY
50-22-11-226-125	29424 WESTON	03/31/22	PTA	03-ARM'S LENGTH	\$320,000	\$145,400	45.44	\$290,802	\$57,650	\$262,350	\$264,345	0.992	1,470	\$178.47	TWO STORY
50-22-11-226-161	41582 MITCHELL	04/14/22	WD	03-ARM'S LENGTH	\$350,000	\$156,130	44.61	\$312,253	\$57,650	\$292,350	\$288,666	1.013	1,534	\$190.58	TWO STORY
50-22-11-226-036	41752 BROWNSTONE	04/29/22	PTA	03-ARM'S LENGTH	\$319,000	\$140,850	44.15	\$281,695	\$57,583	\$261,417	\$254,095	1.029	1,533	\$170.53	TWO STORY
50-22-11-226-035	41774 BROWNSTONE	06/15/22	PTA	03-ARM'S LENGTH	\$330,000	\$146,050	44.26	\$292,093	\$57,583	\$272,417	\$265,884	1.025	1,577	\$172.74	TWO STORY
50-22-11-226-049	41666 MITCHELL	07/11/22	PTA	03-ARM'S LENGTH	\$299,000	\$139,740	46.74	\$279,473	\$57,583	\$241,417	\$251,576	0.960	1,404	\$171.95	TWO STORY
50-22-11-226-026	41838 BROWNSTONE	08/03/22	PTA	03-ARM'S LENGTH	\$320,000	\$138,370	43.24	\$276,737	\$57,583	\$262,417	\$248,474	1.056	1,420	\$184.80	TWO STORY
50-22-11-226-003	41861 YEATS	08/18/22	PTA	03-ARM'S LENGTH	\$282,500	\$136,920	48.47	\$273,840	\$57,583	\$224,917	\$245,189	0.917	1,477	\$152.28	TWO STORY
50-22-11-226-056	41620 MITCHELL	08/31/22	PTA	03-ARM'S LENGTH	\$295,000	\$137,810	46.72	\$275,623	\$57,583	\$237,417	\$247,211	0.960	1,533	\$154.87	TWO STORY
50-22-11-226-037	41748 BROWNSTONE	02/16/23	WD	03-ARM'S LENGTH	\$311,500	\$138,140	44.35	\$276,288	\$57,583	\$253,917	\$247,965	1.024	1,533	\$165.63	TWO STORY
50-22-11-226-166	41544 MITCHELL	03/15/23	PTA	03-ARM'S LENGTH	\$320,000	\$156,520	48.91	\$313,032	\$57,650	\$262,350	\$289,549	0.906	1,533	\$171.14	TWO STORY
50-22-11-226-157	41502 OCONNOR	02/24/23	PTA	03-ARM'S LENGTH	\$340,000	\$149,710	44.03	\$299,411	\$57,650	\$282,350	\$274,105	1.030	1,577	\$179.04	TWO STORY
										\$7,054,761	\$7,768,356			\$153.68	

USE 0.910

E.C.F. => 0.908
Ave. E.C.F. => 0.910

R1124 TOLLGATE RAVINES OCCP 1312

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-11-280-012	29133 HEMINGWAY	04/23/21	PTA	03-ARM'S LENGTH	\$535,000	\$265,150	49.56	\$530,306	\$89,952	\$445,048	\$660,201	0.674	2,962	\$150.25	TWO STORY
50-22-11-278-025	29132 EASTMAN	06/17/21	PTA	03-ARM'S LENGTH	\$472,500	\$216,600	45.84	\$433,207	\$89,952	\$382,548	\$514,625	0.743	2,525	\$151.50	TWO STORY
50-22-11-279-002	29137 EASTMAN	10/12/21	PTA	03-ARM'S LENGTH	\$485,000	\$252,860	52.14	\$505,725	\$89,952	\$395,048	\$598,235	0.660	2,124	\$185.99	ONE STORY
50-22-11-278-034	41568 THOREAU	11/30/21	PTA	03-ARM'S LENGTH	\$430,000	\$216,870	50.43	\$433,730	\$89,952	\$340,048	\$515,409	0.660	2,450	\$138.80	TWO STORY
50-22-11-280-009	29169 HEMINGWAY	12/27/21	PTA	03-ARM'S LENGTH	\$457,000	\$220,620	48.28	\$441,230	\$89,952	\$367,048	\$526,654	0.697	2,552	\$143.83	TWO STORY
50-22-11-278-013	41447 THOREAU	01/18/22	PTA	03-ARM'S LENGTH	\$550,000	\$258,930	47.08	\$517,850	\$93,762	\$456,238	\$635,814	0.718	2,779	\$164.17	TWO STORY
50-22-11-278-017	29084 EASTMAN	04/26/22	PTA	03-ARM'S LENGTH	\$533,000	\$257,380	48.29	\$514,756	\$89,952	\$443,048	\$636,888	0.696	2,578	\$171.86	TWO STORY
50-22-11-278-026	29138 EASTMAN	05/09/22	WD	03-ARM'S LENGTH	\$470,000	\$229,620	48.86	\$459,247	\$89,952	\$380,048	\$553,666	0.686	2,155	\$176.36	TWO STORY
50-22-11-280-005	41609 CUMMINGS	06/30/22	PTA	03-ARM'S LENGTH	\$460,000	\$220,020	47.83	\$440,032	\$89,952	\$370,048	\$524,858	0.705	2,508	\$147.55	TWO STORY
50-22-11-278-036	41584 THOREAU	07/11/22	PTA	03-ARM'S LENGTH	\$610,000	\$285,240	46.76	\$570,479	\$89,952	\$520,048	\$720,430	0.722	2,985	\$174.22	TWO STORY
50-22-11-278-038	29170 HEMINGWAY	08/19/22	PTA	03-ARM'S LENGTH	\$480,000	\$219,260	45.68	\$438,518	\$89,952	\$390,048	\$522,588	0.746	2,508	\$155.52	TWO STORY
50-22-11-278-042	41529 TWAIN	12/12/22	WD	03-ARM'S LENGTH	\$440,000	\$222,350	50.53	\$444,697	\$89,952	\$350,048	\$531,852	0.658	2,552	\$137.17	TWO STORY

\$4,839,266 \$6,941,218

USE 0.697

E.C.F. => 0.697

Ave. E.C.F. => 0.697

R1125 TOLLGATE WOODS III CONDO

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-11-255-041	41757 WILDER	10/01/21	PTA	03-ARM'S LENGTH	\$657,000	\$320,880	48.84	\$641,761	\$109,572	\$547,428	\$725,053	0.755	3,085	\$177.45	TWO STORY
50-22-11-255-015	41880 WOLFE	10/08/21	PTA	03-ARM'S LENGTH	\$560,000	\$287,820	51.40	\$575,644	\$109,572	\$450,428	\$634,976	0.709	3,049	\$147.73	TWO STORY
50-22-11-255-043	41767 STEINBECK	04/01/22	PTA	03-ARM'S LENGTH	\$730,000	\$332,200	45.51	\$664,401	\$109,572	\$620,428	\$755,898	0.821	3,392	\$182.91	TWO STORY
50-22-11-255-002	29156 HOLMES	06/01/22	PTA	03-ARM'S LENGTH	\$725,000	\$322,140	44.43	\$644,270	\$109,572	\$615,428	\$728,471	0.845	2,824	\$217.93	TWO STORY
50-22-11-255-022	41818 STEINBECK	07/21/22	WD	03-ARM'S LENGTH	\$635,000	\$293,200	46.17	\$586,399	\$109,572	\$525,428	\$649,628	0.809	2,813	\$186.79	TWO STORY
50-22-11-255-010	41901 WOLFE	07/29/22	PTA	03-ARM'S LENGTH	\$563,400	\$263,530	46.77	\$527,055	\$109,572	\$453,828	\$568,778	0.798	2,756	\$164.67	TWO STORY
50-22-11-255-053	41829 STEINBECK	12/29/22	PTA	03-ARM'S LENGTH	\$610,000	\$327,720	53.72	\$655,441	\$109,572	\$500,428	\$743,691	0.673	3,456	\$144.80	TWO STORY

\$3,713,396 \$4,806,495

USE 0.770

E.C.F. => 0.773

Ave. E.C.F. => 0.773

R1220 BEACON HILL OCCP 2197

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-12-352-038	28517 HUMMINGDALE	07/19/21	PTA	03-ARM'S LENGTH	\$550,000	\$248,870	45.25	\$497,734	\$102,233	\$447,767	\$482,318	0.928	2,626	\$170.51	R1220	TWO STORY
										\$447,767	\$482,318	0.928				

for all styles

0.9200

R1250 SEC 12 ACREAGE

NO SALES IN PERIOD, only 12 improved parcels

See other Section Acreage neighborhoods

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.150
ONE STORY B	1.000	1.000	0.900	1.050	1.050	1.150
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	1.000	0.750	0.900	0.950	1.010
TWO STORY B	0.000	1.000	0.900	0.900	0.900	1.050

R1420 ENCLAVE OCCP 933

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-14-251-046	43000 TWELVE OAKS CRESCENT	04/19/21	PTA	03-ARM'S LENGTH	\$238,000	\$122,340	51.40	\$244,675	\$45,000	\$193,000	\$249,594	0.773	2,199	\$87.77	R1420	ONE STORY B	
50-22-14-251-018	43100 TWELVE OAKS CRESCENT	04/20/21	PTA	03-ARM'S LENGTH	\$230,000	\$123,050	53.50	\$246,106	\$45,000	\$185,000	\$251,383	0.736	2,091	\$88.47	R1420	ONE STORY	
50-22-14-251-082	43050 TWELVE OAKS CRESCENT	06/15/21	PTA	03-ARM'S LENGTH	\$240,500	\$122,340	50.87	\$244,675	\$45,000	\$195,500	\$249,594	0.783	2,199	\$88.90	R1420	ONE STORY B	
50-22-14-251-016	43100 TWELVE OAKS CRESCENT	08/12/21	PTA	03-ARM'S LENGTH	\$233,800	\$122,340	52.33	\$244,675	\$45,000	\$188,800	\$249,594	0.756	2,199	\$85.86	R1420	ONE STORY B	
50-22-14-251-076	43050 TWELVE OAKS CRESCENT	12/21/21	PTA	03-ARM'S LENGTH	\$213,000	\$122,340	57.44	\$244,675	\$45,000	\$168,000	\$249,594	0.673	2,199	\$76.40	R1420	ONE STORY B	
50-22-14-251-062	43050 TWELVE OAKS CRESCENT	03/04/22	PTA	03-ARM'S LENGTH	\$262,000	\$120,100	45.84	\$240,208	\$45,000	\$217,000	\$244,010	0.889	2,143	\$101.26	R1420	ONE STORY	
50-22-14-251-050	43000 TWELVE OAKS CRESCENT	04/07/22	PTA	03-ARM'S LENGTH	\$249,000	\$123,050	49.42	\$246,106	\$45,000	\$204,000	\$251,383	0.812	2,091	\$97.56	R1420	ONE STORY	
50-22-14-251-076	43050 TWELVE OAKS CRESCENT	06/22/22	PTA	03-ARM'S LENGTH	\$260,000	\$122,340	47.05	\$244,675	\$45,000	\$215,000	\$249,594	0.861	2,199	\$97.77	R1420	ONE STORY B	
50-22-14-251-054	43000 TWELVE OAKS CRESCENT	09/06/22	WD	03-ARM'S LENGTH	\$253,000	\$123,050	48.64	\$246,106	\$45,000	\$208,000	\$251,383	0.827	2,091	\$99.47	R1420	ONE STORY	
50-22-14-251-009	43100 TWELVE OAKS CRESCENT	10/20/22	PTA	03-ARM'S LENGTH	\$230,000	\$122,340	53.19	\$244,675	\$45,000	\$185,000	\$249,594	0.741	2,199	\$84.13	R1420	ONE STORY B	
50-22-14-251-025	43100 TWELVE OAKS CRESCENT	10/28/22	PTA	03-ARM'S LENGTH	\$245,000	\$123,050	50.22	\$246,106	\$45,000	\$200,000	\$251,383	0.796	2,091	\$95.65	R1420	ONE STORY	
50-22-14-251-003	43100 TWELVE OAKS CRESCENT	11/11/22	PTA	03-ARM'S LENGTH	\$225,000	\$122,340	54.37	\$244,675	\$45,000	\$180,000	\$249,594	0.721	2,199	\$81.86	R1420	ONE STORY B	
					\$2,879,300	\$1,468,680				\$2,339,300	\$2,996,696						
all styles					0.800 N/C		Sale. Ratio =>		51.01		E.C.F. =>		0.781				
							Std. Dev. =>		3.25		Ave. E.C.F. =>		0.781				

R1501 MARY'S ORCHARD

NO SALES

8 IMPROVED PARCELS

SEE ALSO R1250

NOTE: Percentages below represent overall Building Percent Good. See Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.050	1.100	1.150
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.150
TWO STORY	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.000	1.050	1.050	1.100	1.150

R1550 SEC 15 N/I96

See other Section Acreage ECFs

**NO SALES IN STUDY PERIOD
USE .85 FOR ALL STYLES**

R1551 SEC 15 S/I-96

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-15-351-051	45300 ELEVEN MILE	08/11/22	PTA	03-ARM'S LENGTH	\$432,000	\$222,890	51.59	\$445,786	\$108,824	\$323,176	\$187,201	1.726	2,074	\$155.82	R1551	TWO STORY B
50-22-15-453-005	26030 CLARK	07/14/22	PTA	03-ARM'S LENGTH	\$402,000	\$193,500	48.13	\$387,008	\$54,151	\$347,849	\$256,044	1.359	1,682	\$206.81	R1551	ONE STORY B

See also R1651

NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.040	1.050	1.060	1.080	1.100	1.150
ONE STORY B	1.000	1.250	1.300	1.350	1.700	1.750
ONE STORY C	1.000	1.000	1.000	1.550	1.750	1.750
TWO STORY	0.990	1.050	1.100	1.150	1.200	1.250
TWO STORY B	1.000	1.000	1.200	1.300	1.400	1.750
TWO STORY C	1.000	1.000	1.000	1.580	1.580	1.750
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.250

R1651 SEC 16 S/I-96

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-16-300-006	26270 BECK	04/15/22	PTA	03-ARM'S LENGTH	\$345,000	\$147,790	42.84	\$295,584	\$80,653	\$264,347	\$153,522	1.722	1,767	\$149.60	R1651	TWO STORY B
50-22-16-300-015	46900 ELEVEN MILE	11/24/21	PTA	03-ARM'S LENGTH	\$450,000	\$226,570	50.35	\$453,145	\$141,791	\$308,209	\$222,396	1.386	2,517	\$122.45	R1651	ONE STORY
50-22-16-300-046	26250 BECK	10/20/21	PTA	03-ARM'S LENGTH	\$250,000	\$111,890	44.76	\$223,778	\$89,453	\$160,547	\$99,500	1.614	1,350	\$118.92	R1651	ONE STORY C

Totals:					\$1,045,000	\$486,250		\$972,507		\$733,103	\$475,418			\$130.33		
							Sale. Ratio =>	46.53				E.C.F. =>	1.542			
							Std. Dev. =>	3.90				Ave. E.C.F. =>	1.574			

R1620 ANDES HILLS OCCP 784

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-16-451-056	45435 ANDES HILLS	09/09/22	PTA	03-ARM'S LENGTH	\$331,000	\$137,560	41.56	\$275,118	\$53,171	\$277,829	\$217,595	1.277	1,404	\$197.88	R1620	ONE STORY B
50-22-16-451-061	45485 ANDES HILLS	08/25/22	WD	03-ARM'S LENGTH	\$220,000	\$128,750	58.52	\$257,501	\$53,171	\$166,829	\$200,324	0.833	1,374	\$121.42	R1620	ONE STORY B
					\$551,000	\$266,310				\$444,658	\$417,919					
use 1.15							Sale. Ratio	48.33				E.C.F. =>	1.064			
Sale 061 sold low and was renovated and resold							Std. Dev. =:	#REF!				Ave. E.C.F.	1.055			

R1621 Asbury Park

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
50-22-16-300-058	26508 MANDALAY	09/16/21	PTA	03-ARM'S LENGTH	\$849,900	\$456,470	53.71	\$912,935	\$196,329	\$653,571	\$863,381	0.757	3,762	\$173.73	R1621	75.6990	TWO STORY
50-22-16-300-073	26391 MANDALAY	12/08/21	PTA	03-ARM'S LENGTH	\$1,050,000	\$545,810	51.98	\$1,091,610	\$196,329	\$853,671	\$1,078,652	0.791	4,841	\$176.34	R1621	79.1424	TWO STORY
50-22-16-451-074	26128 MANDALAY	01/14/22	PTA	03-ARM'S LENGTH	\$1,100,000	\$520,340	47.30	\$1,040,682	\$256,915	\$843,085	\$944,298	0.893	4,117	\$204.78	R1621	89.2817	TWO STORY
50-22-16-300-084	26255 MANDALAY	02/16/22	PTA	03-ARM'S LENGTH	\$907,000	\$464,640	51.23	\$929,274	\$196,329	\$710,671	\$883,066	0.805	4,074	\$174.44	R1621	80.4777	TWO STORY
50-22-16-300-059	26500 MANDALAY	03/11/22	PTA	03-ARM'S LENGTH	\$1,040,000	\$498,280	47.91	\$996,554	\$202,221	\$837,779	\$957,028	0.875	3,973	\$210.87	R1621	87.5397	TWO STORY
50-22-16-300-060	26492 MANDALAY	10/13/22	WD	03-ARM'S LENGTH	\$1,250,000	\$608,190	48.66	\$1,216,377	\$196,329	\$1,053,671	\$1,228,974	0.857	5,808	\$181.42	R1621	85.7359	TWO STORY
					\$6,196,900	\$3,093,730				\$4,952,448	\$5,955,398						
all styles								Sale. Ratio =>	49.92								
								Std. Dev. =>	2.55								
												E.C.F. =>					0.832
												Ave. E.C.F. =>					0.830

R1650 SEC 16 N/I-96

NO SALES

2 IMPROVED PARCELS

SEE ALSO R1651 AND OTHER SECTION ACREAGE NEIGHBORHOODS

USE 1.95

R1651 SEC 16 S/I-96

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-16-300-006	26270 BECK	04/15/22	PTA	03-ARM'S LENGTH	\$345,000	\$147,790	42.84	\$295,584	\$80,653	\$264,347	\$153,522	1.722	1,767	\$149.60	R1651	TWO STORY B
50-22-16-300-015	46900 ELEVEN MILE	11/24/21	PTA	03-ARM'S LENGTH	\$450,000	\$226,570	50.35	\$453,145	\$141,791	\$308,209	\$222,396	1.386	2,517	\$122.45	R1651	ONE STORY
50-22-16-300-046	26250 BECK	10/20/21	PTA	03-ARM'S LENGTH	\$250,000	\$111,890	44.76	\$223,778	\$89,453	\$160,547	\$99,500	1.614	1,350	\$118.92	R1651	ONE STORY C
Totals:					\$1,045,000	\$486,250		\$972,507		\$733,103	\$475,418			\$130.33		
							Sale. Ratio =>	46.53			E.C.F. =>	1.542				
							Std. Dev. =>	3.90			Ave. E.C.F. =>	1.574				

See also similar acreage neighborhoods R1650, 1551, 1550, 1750

1.500

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.010	1.300	1.400	1.450
ONE STORY B	1.000	1.000	1.000	1.300	1.300	1.400
ONE STORY C	1.000	1.000	1.000	1.000	1.300	1.400
TWO STORY	0.950	1.001	1.100	1.200	1.000	1.000
TWO STORY B	1.000	1.000	1.050	1.100	1.150	1.400
TWO STORY C	1.000	1.000	1.050	1.300	1.350	1.400
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.350	1.350

R1651 SEC 16 S/I-96

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-16-300-015	46900 ELEVEN MILE	11/24/21	PTA	03-ARM'S LENGTH	\$450,000	\$226,570	50.35	\$453,145	\$141,791	\$308,209	\$222,396	1.386	2,517	\$122.45	R1651	ONE STORY

R1720 THE VILLAS AT STONEBROOK, OCCP 2270

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-17-301-067	48622 ROCKVIEW	05/21/21	PTA	03-ARM'S LENGTH	\$519,242	\$267,420	51.50	\$534,841	\$96,749	\$422,493	\$392,556	1.076	1,614	\$261.77	R1720	ONE STORY
50-22-17-301-070	48654 ROCKVIEW	06/16/21	PTA	03-ARM'S LENGTH	\$480,300	\$280,740	58.45	\$561,484	\$96,749	\$383,551	\$416,429	0.921	1,734	\$221.19	R1720	ONE STORY
50-22-17-301-027	48572 WINDFALL	06/17/21	PTA	03-ARM'S LENGTH	\$469,635	\$281,030	59.84	\$562,069	\$96,749	\$372,886	\$416,953	0.894	1,734	\$215.04	R1720	ONE STORY
50-22-17-301-028	48566 WINDFALL	06/18/21	PTA	03-ARM'S LENGTH	\$505,307	\$281,030	55.62	\$562,069	\$96,749	\$408,558	\$416,953	0.980	1,734	\$235.62	R1720	ONE STORY
50-22-17-301-063	48667 WINDFALL	06/28/21	PTA	03-ARM'S LENGTH	\$512,255	\$281,420	54.94	\$562,845	\$96,749	\$415,506	\$417,649	0.995	1,734	\$239.62	R1720	ONE STORY
50-22-17-301-025	48596 WINDFALL	08/18/21	PTA	03-ARM'S LENGTH	\$520,620	\$270,210	51.90	\$540,423	\$96,749	\$423,871	\$397,557	1.066	1,614	\$262.62	R1720	ONE STORY
50-22-17-301-072	48678 ROCKVIEW	09/28/21	WD	03-ARM'S LENGTH	\$504,395	\$280,830	55.68	\$561,662	\$96,749	\$407,646	\$416,589	0.979	1,734	\$235.09	R1720	ONE STORY
50-22-17-301-022	48640 WINDFALL	10/29/21	PTA	03-ARM'S LENGTH	\$579,145	\$280,810	48.49	\$561,628	\$96,749	\$482,396	\$416,558	1.158	1,734	\$278.20	R1720	ONE STORY
50-22-17-301-021	48646 WINDFALL	10/29/21	PTA	03-ARM'S LENGTH	\$538,432	\$280,810	52.15	\$561,628	\$96,749	\$441,683	\$416,558	1.060	1,734	\$254.72	R1720	ONE STORY
50-22-17-301-017	48698 WINDFALL	11/23/21	PTA	03-ARM'S LENGTH	\$536,530	\$280,810	52.34	\$561,628	\$96,749	\$439,781	\$416,558	1.056	1,734	\$253.62	R1720	ONE STORY
50-22-17-301-016	48718 WINDFALL	12/20/21	PTA	03-ARM'S LENGTH	\$540,030	\$280,810	52.00	\$561,628	\$96,749	\$443,281	\$416,558	1.064	1,734	\$255.64	R1720	ONE STORY
50-22-17-301-013	48750 WINDFALL	12/21/21	WD	03-ARM'S LENGTH	\$585,377	\$278,530	47.58	\$557,062	\$96,749	\$488,628	\$412,467	1.185	1,734	\$281.79	R1720	ONE STORY
50-22-17-301-015	48724 WINDFALL	12/21/21	PTA	03-ARM'S LENGTH	\$548,285	\$269,090	49.08	\$538,189	\$96,749	\$451,536	\$395,556	1.142	1,614	\$279.76	R1720	ONE STORY
50-22-17-301-014	48744 WINDFALL	12/22/21	PTA	03-ARM'S LENGTH	\$582,442	\$280,810	48.21	\$561,628	\$96,749	\$485,693	\$416,558	1.166	1,734	\$280.10	R1720	ONE STORY
50-22-17-301-057	48747 WINDFALL	12/30/21	PTA	03-ARM'S LENGTH	\$563,052	\$281,540	50.00	\$563,081	\$96,749	\$466,303	\$417,860	1.116	1,734	\$268.92	R1720	ONE STORY
50-22-17-301-058	48741 WINDFALL	12/30/21	PTA	03-ARM'S LENGTH	\$527,206	\$280,740	53.25	\$561,484	\$96,749	\$430,457	\$416,429	1.034	1,734	\$248.25	R1720	ONE STORY
50-22-17-301-012	48772 WINDFALL	02/15/22	PTA	03-ARM'S LENGTH	\$545,510	\$278,530	51.06	\$557,062	\$96,749	\$448,761	\$412,467	1.088	1,734	\$258.80	R1720	ONE STORY
50-22-17-301-011	48778 WINDFALL	02/18/22	WD	03-ARM'S LENGTH	\$531,730	\$265,710	49.97	\$531,423	\$96,749	\$434,981	\$389,493	1.117	1,596	\$272.54	R1720	ONE STORY
50-22-17-301-005	48854 WINDFALL	02/25/22	PTA	03-ARM'S LENGTH	\$624,870	\$282,710	45.24	\$565,420	\$97,016	\$527,854	\$419,717	1.258	1,734	\$304.41	R1720	ONE STORY
50-22-17-301-006	48848 WINDFALL	02/25/22	PTA	03-ARM'S LENGTH	\$586,060	\$284,870	48.61	\$569,742	\$97,016	\$489,044	\$423,590	1.155	1,734	\$282.03	R1720	ONE STORY
50-22-17-301-049	48853 WINDFALL	03/29/22	PTA	03-ARM'S LENGTH	\$579,530	\$282,670	48.78	\$565,341	\$97,016	\$482,514	\$419,646	1.150	1,734	\$278.27	R1720	ONE STORY
50-22-17-301-052	48821 WINDFALL	03/31/22	PTA	03-ARM'S LENGTH	\$530,365	\$269,790	50.87	\$539,581	\$97,016	\$433,349	\$396,564	1.093	1,596	\$271.52	R1720	ONE STORY
50-22-17-301-050	48847 WINDFALL	04/14/22	PTA	03-ARM'S LENGTH	\$583,905	\$292,150	50.03	\$584,301	\$97,016	\$486,889	\$436,635	1.115	1,860	\$261.77	R1720	ONE STORY
50-22-17-301-076	48738 ROCKVIEW	04/29/22	PTA	03-ARM'S LENGTH	\$536,790	\$248,720	46.33	\$497,432	\$97,016	\$439,774	\$358,796	1.226	1,716	\$256.28	R1720	ONE STORY
50-22-17-301-077	48756 ROCKVIEW	06/28/22	PTA	03-ARM'S LENGTH	\$499,000	\$252,490	50.60	\$504,972	\$97,016	\$401,984	\$365,552	1.100	1,734	\$231.82	R1720	ONE STORY
50-22-17-301-002	48888 WINDFALL	07/21/22	PTA	03-ARM'S LENGTH	\$630,000	\$288,230	45.75	\$576,462	\$97,016	\$532,984	\$429,611	1.241	1,834	\$290.61	R1720	ONE STORY
50-22-17-301-078	48762 ROCKVIEW	08/19/22	WD	03-ARM'S LENGTH	\$529,990	\$253,510	47.83	\$507,025	\$96,749	\$433,241	\$367,631	1.178	1,734	\$249.85	R1720	ONE STORY
50-22-17-301-080	48788 ROCKVIEW	09/30/22	PTA	03-ARM'S LENGTH	\$523,500	\$278,920	53.28	\$557,838	\$96,749	\$426,751	\$413,162	1.033	1,734	\$246.11	R1720	ONE STORY
50-22-17-301-038	48749 ROCKVIEW	11/08/22	PTA	03-ARM'S LENGTH	\$480,000	\$266,810	55.59	\$533,624	\$96,749	\$383,251	\$391,465	0.979	1,614	\$237.45	R1720	ONE STORY
					\$15,693,503	\$8,001,740					\$12,885,646	\$11,824,117				
ONE STORY		1.090		Sale. Ratio =>		50.99		E.C.F. =>		1.090						
				Std. Dev. =>		3.60		Ave. E.C.F. =>		1.090						

R1750 SEC 17 & 18 ACREAGE

No sales, only 7 improved parcels

See other acreage neighborhoods

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.050	1.250
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.450
TWO STORY	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.000	1.000	0.900	1.250	1.250

R1820 ISLAND LK VINEYARDS OCCP 1271

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-18-427-017	26524 ANCHORAGE	05/05/21	WD	03-ARM'S LENGTH	\$725,000	\$409,260	56.45	\$818,527	\$165,441	\$559,559	\$870,781	0.643	3,970	\$140.95	R1820	TWO STORY	
50-22-18-427-011	26553 ANCHORAGE	12/09/21	PTA	03-ARM'S LENGTH	\$685,000	\$387,630	56.59	\$775,266	\$159,697	\$525,303	\$820,759	0.640	3,321	\$158.18	R1820	TWO STORY	
50-22-18-426-001	49574 TIMBER	05/17/21	PTA	03-ARM'S LENGTH	\$850,000	\$442,560	52.07	\$885,116	\$174,697	\$675,303	\$947,225	0.713	4,260	\$158.52	R1820	TWO STORY	
50-22-18-426-020	49885 LEYLAND	06/17/21	PTA	03-ARM'S LENGTH	\$915,000	\$423,180	46.25	\$846,359	\$174,697	\$740,303	\$895,549	0.827	4,746	\$155.98	R1820	TWO STORY	
50-22-18-428-005	26503 GLENWOOD	07/28/21	PTA	03-ARM'S LENGTH	\$900,000	\$390,810	43.42	\$781,621	\$159,697	\$740,303	\$829,232	0.893	4,438	\$166.81	R1820	TWO STORY	
50-22-18-427-012	26565 ANCHORAGE	08/06/21	PTA	03-ARM'S LENGTH	\$912,500	\$387,340	42.45	\$774,680	\$159,697	\$752,803	\$819,977	0.918	4,235	\$177.76	R1820	TWO STORY	
50-22-18-428-001	26439 GLENWOOD	08/30/21	PTA	03-ARM'S LENGTH	\$934,900	\$412,590	44.13	\$825,186	\$159,697	\$775,203	\$887,319	0.874	4,770	\$162.52	R1820	TWO STORY	
50-22-18-429-008	26497 CRESTWOOD	09/10/21	PTA	03-ARM'S LENGTH	\$940,000	\$402,470	42.82	\$804,938	\$159,573	\$780,427	\$860,487	0.907	4,075	\$191.52	R1820	TWO STORY	
50-22-18-427-019	26500 ANCHORAGE	09/14/21	PTA	03-ARM'S LENGTH	\$825,000	\$384,200	46.57	\$768,408	\$159,697	\$665,303	\$811,615	0.820	3,640	\$182.78	R1820	TWO STORY	
50-22-18-427-013	26577 ANCHORAGE	06/03/22	PTA	03-ARM'S LENGTH	\$1,025,000	\$472,980	46.14	\$945,962	\$159,697	\$865,303	\$1,048,353	0.825	4,790	\$180.65	R1820	TWO STORY	
50-22-18-429-007	26481 CRESTWOOD	06/29/22	PTA	03-ARM'S LENGTH	\$800,000	\$326,490	40.81	\$652,974	\$159,697	\$640,303	\$657,703	0.974	3,194	\$200.47	R1820	TWO STORY	
50-22-18-426-006	26391 GLENWOOD	07/20/22	PTA	03-ARM'S LENGTH	\$950,000	\$433,380	45.62	\$866,752	\$176,663	\$773,337	\$920,119	0.840	3,992	\$193.72	R1820	TWO STORY	
50-22-18-429-008	26497 CRESTWOOD	08/01/22	PTA	03-ARM'S LENGTH	\$950,000	\$402,470	42.37	\$804,938	\$159,573	\$790,427	\$860,487	0.919	4,075	\$193.97	R1820	TWO STORY	
50-22-18-428-009	49852 LEYLAND	09/20/22	PTA	03-ARM'S LENGTH	\$975,000	\$407,710	41.82	\$815,427	\$161,938	\$813,062	\$871,319	0.933	4,440	\$183.12	R1820	TWO STORY	
50-22-18-428-007	26535 GLENWOOD	11/10/22	WD	03-ARM'S LENGTH	\$945,000	\$441,160	46.68	\$882,327	\$161,576	\$783,424	\$961,001	0.815	4,031	\$194.35	R1820	TWO STORY	
50-22-18-426-009	49709 LEYLAND	01/20/23	PTA	03-ARM'S LENGTH	\$972,000	\$379,570	39.05	\$759,136	\$178,404	\$793,596	\$774,309	1.025	3,465	\$229.03	R1820	TWO STORY	
					\$14,304,400	\$6,503,800				\$11,673,959	\$13,836,235						
all styles					0.844		Sale. Ratio =>		45.47	E.C.F. =>		0.844					
							Std. Dev. =>		5.15	Ave. E.C.F. =>		0.848					

R1822 ISLAND LK NTH WDS OCCP 1415

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-18-451-023	49698 TIMBER	06/09/22	PTA	03-ARM'S LENGTH	\$524,000	\$287,000	54.77	\$574,000	\$90,528	\$433,472	\$596,879	0.726	2,562	\$169.19	R1822	TWO STORY
50-22-18-451-028	26125 ISLAND LAKE	05/10/21	PTA	03-ARM'S LENGTH	\$479,000	\$256,720	53.59	\$513,448	\$90,528	\$388,472	\$522,123	0.744	2,610	\$148.84	R1822	TWO STORY B
50-22-18-451-033	26033 ISLAND LAKE	06/09/21	PTA	03-ARM'S LENGTH	\$485,000	\$260,540	53.72	\$521,070	\$90,528	\$394,472	\$531,533	0.742	2,610	\$151.14	R1822	TWO STORY B
50-22-18-451-022	49676 TIMBER	06/10/21	PTA	03-ARM'S LENGTH	\$479,000	\$256,990	53.65	\$513,980	\$90,528	\$388,472	\$522,780	0.743	2,610	\$148.84	R1822	TWO STORY B
50-22-18-451-015	49646 TIMBER	11/30/21	PTA	03-ARM'S LENGTH	\$459,900	\$242,360	52.70	\$484,720	\$91,464	\$368,436	\$485,501	0.759	2,382	\$154.68	R1822	TWO STORY B
50-22-18-451-020	49672 TIMBER	07/15/22	PTA	03-ARM'S LENGTH	\$509,900	\$279,600	54.83	\$559,191	\$90,528	\$419,372	\$578,596	0.725	2,658	\$157.78	R1822	TWO STORY C
50-22-18-451-020	49672 TIMBER	09/21/22	PTA	03-ARM'S LENGTH	\$522,000	\$279,600	53.56	\$559,191	\$90,528	\$431,472	\$578,596	0.746	2,658	\$162.33	R1822	TWO STORY C
					\$3,458,800	\$1,862,810				\$2,824,168	\$3,816,010					
						Sale. Ratio =>	53.86				E.C.F. =>	0.740				
						Std. Dev. =>	0.75				Ave. E.C.F. =>	0.741				
TWO STORY	0.770															
TWO STORY B	0.770															
TWO STORY C	0.770															
50-22-18-451-031	26055 ISLAND LAKE	05/03/21	PTA	03-ARM'S LENGTH	\$479,000	\$287,260	59.97	\$574,518	\$90,528	\$388,472	\$628,558	0.618	2,802	\$138.64	R1822	TWO STORY D
50-22-18-451-038	26001 ISLAND LAKE	02/22/22	PTA	03-ARM'S LENGTH	\$517,500	\$256,930	49.65	\$513,856	\$90,528	\$426,972	\$549,777	0.777	2,802	\$152.38	R1822	TWO STORY D
50-22-18-451-021	49674 TIMBER	11/08/22	WD	03-ARM'S LENGTH	\$495,000	\$278,310	56.22	\$556,617	\$90,528	\$404,472	\$605,310	0.668	2,802	\$144.35	R1822	TWO STORY D
					\$1,491,500	\$822,500				\$1,219,916	\$1,783,645					
						Sale. Ratio =>	55.15				E.C.F. =>	0.684				
						Std. Dev. =>	5.23				Ave. E.C.F. =>	0.688				
TWO STORY D	0.720															

R1823 ISLAND LK EAST ARBORS OCCP 1659

NO SALES IN STUDY PERIOD

SEE R1822

USE 0.94

R1824 Knightsbridge Gate

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-18-101-348	51231 MAYFAIR	04/06/21	PTA	03-ARM'S LENGTH	\$456,000	\$211,380	46.36	\$422,758	\$83,166	\$372,834	\$412,126	0.905	2,500	\$149.13	R1824	TWO STORY	
50-22-18-101-283	27555 BELGRAVE	04/09/21	WD	03-ARM'S LENGTH	\$401,000	\$216,950	54.10	\$433,898	\$83,166	\$317,834	\$425,646	0.747	2,183	\$145.60	R1824	TWO STORY	
50-22-18-101-016	27207 VICTORIA	05/14/21	PTA	03-ARM'S LENGTH	\$460,000	\$237,460	51.62	\$474,923	\$82,748	\$377,252	\$475,941	0.793	2,305	\$163.67	R1824	TWO STORY	
50-22-18-101-034	26991 VICTORIA	05/14/21	PTA	03-ARM'S LENGTH	\$433,000	\$216,470	49.99	\$432,942	\$83,166	\$349,834	\$424,485	0.824	2,120	\$165.02	R1824	TWO STORY	
50-22-18-101-004	27351 VICTORIA	07/23/21	WD	03-ARM'S LENGTH	\$481,000	\$260,670	54.19	\$521,336	\$84,568	\$396,432	\$530,058	0.748	2,742	\$144.58	R1824	TWO STORY	
50-22-18-101-103	27009 LADBROKE	07/30/21	PTA	03-ARM'S LENGTH	\$475,500	\$239,040	50.27	\$478,075	\$83,166	\$392,334	\$479,259	0.819	2,556	\$153.50	R1824	TWO STORY	
50-22-18-101-274	27699 BELGRAVE	08/06/21	PTA	03-ARM'S LENGTH	\$440,000	\$241,460	54.88	\$482,911	\$83,166	\$356,834	\$485,127	0.736	2,539	\$140.54	R1824	TWO STORY	
50-22-18-101-199	27616 HARRINGTON	08/16/21	PTA	03-ARM'S LENGTH	\$495,000	\$246,440	49.79	\$492,871	\$82,748	\$412,252	\$497,722	0.828	2,699	\$152.74	R1824	TWO STORY	
50-22-18-101-224	27570 CROMWELL	08/26/21	PTA	03-ARM'S LENGTH	\$455,000	\$219,590	48.26	\$439,187	\$83,166	\$371,834	\$432,064	0.861	2,659	\$139.84	R1824	TWO STORY	
50-22-18-101-078	27065 MAXWELL	08/30/21	PTA	03-ARM'S LENGTH	\$453,000	\$202,910	44.79	\$405,820	\$83,166	\$369,834	\$391,570	0.944	1,871	\$197.67	R1824	TWO STORY	
50-22-18-101-278	27635 BELGRAVE	09/01/21	PTA	03-ARM'S LENGTH	\$400,500	\$217,410	54.28	\$434,810	\$83,166	\$317,334	\$426,752	0.744	2,152	\$147.46	R1824	TWO STORY	
50-22-18-101-028	27063 VICTORIA	09/08/21	PTA	03-ARM'S LENGTH	\$465,000	\$236,510	50.86	\$473,022	\$83,166	\$381,834	\$473,126	0.807	2,509	\$152.19	R1824	TWO STORY	
50-22-18-101-093	27092 LADBROKE	09/27/21	PTA	03-ARM'S LENGTH	\$442,000	\$211,090	47.76	\$422,180	\$83,166	\$358,834	\$411,425	0.872	2,140	\$167.68	R1824	TWO STORY	
50-22-18-101-076	27089 MAXWELL	09/30/21	PTA	03-ARM'S LENGTH	\$485,900	\$265,490	54.64	\$530,986	\$83,166	\$402,734	\$543,471	0.741	2,698	\$149.27	R1824	TWO STORY	
50-22-18-101-098	27079 LADBROKE	11/18/21	PTA	03-ARM'S LENGTH	\$427,000	\$199,840	46.80	\$399,687	\$83,166	\$343,834	\$384,127	0.895	2,140	\$160.67	R1824	TWO STORY	
50-22-18-101-267	51284 E BOURNE	11/19/21	PTA	03-ARM'S LENGTH	\$435,000	\$207,330	47.66	\$414,657	\$82,748	\$352,252	\$402,802	0.875	2,178	\$161.73	R1824	TWO STORY	
50-22-18-101-284	27539 BELGRAVE	12/11/21	PTA	03-ARM'S LENGTH	\$440,000	\$212,400	48.27	\$424,799	\$83,166	\$356,834	\$414,603	0.861	2,140	\$166.74	R1824	TWO STORY	
50-22-18-101-023	27123 VICTORIA	01/25/22	WD	03-ARM'S LENGTH	\$522,000	\$224,910	43.09	\$449,827	\$83,166	\$438,834	\$444,977	0.986	2,530	\$173.45	R1824	TWO STORY	
50-22-18-101-211	27535 HARRINGTON	03/24/22	PTA	03-ARM'S LENGTH	\$585,000	\$244,590	41.81	\$489,174	\$83,166	\$501,834	\$492,728	1.018	2,908	\$172.57	R1824	TWO STORY	
50-22-18-101-204	27647 HARRINGTON	04/20/22	PTA	03-ARM'S LENGTH	\$540,000	\$251,250	46.53	\$502,500	\$83,166	\$456,834	\$508,901	0.898	2,692	\$169.70	R1824	TWO STORY	
50-22-18-101-177	27629 ALBERT	05/13/22	PTA	03-ARM'S LENGTH	\$563,000	\$240,780	42.77	\$481,566	\$82,748	\$480,252	\$484,002	0.992	2,385	\$201.36	R1824	TWO STORY	
50-22-18-101-088	27022 LADBROKE	05/18/22	PTA	03-ARM'S LENGTH	\$476,000	\$204,590	42.98	\$409,177	\$83,166	\$392,834	\$395,644	0.993	1,915	\$205.14	R1824	TWO STORY	
50-22-18-101-187	27469 ALBERT	06/02/22	PTA	03-ARM'S LENGTH	\$475,500	\$207,990	43.74	\$415,988	\$82,748	\$392,752	\$404,417	0.971	2,531	\$155.18	R1824	TWO STORY	
50-22-18-101-221	27522 CROMWELL	06/07/22	PTA	03-ARM'S LENGTH	\$490,000	\$209,530	42.76	\$419,056	\$82,748	\$407,252	\$408,141	0.998	2,486	\$163.82	R1824	TWO STORY	
50-22-18-101-106	51200 LUKE	06/27/22	PTA	03-ARM'S LENGTH	\$515,000	\$242,420	47.07	\$484,841	\$83,166	\$431,834	\$487,470	0.886	2,567	\$168.23	R1824	TWO STORY	
50-22-18-101-036	26967 VICTORIA	07/15/22	PTA	03-ARM'S LENGTH	\$570,000	\$242,420	42.53	\$484,845	\$83,166	\$486,834	\$487,475	0.999	2,967	\$164.08	R1824	TWO STORY	
50-22-18-101-227	27618 CROMWELL	07/22/22	PTA	03-ARM'S LENGTH	\$515,000	\$247,360	48.03	\$494,716	\$83,166	\$431,834	\$499,454	0.865	2,649	\$163.02	R1824	TWO STORY	
50-22-18-101-337	27380 VICTORIA	08/26/22	PTA	03-ARM'S LENGTH	\$510,000	\$242,290	47.51	\$484,583	\$82,748	\$427,252	\$487,664	0.876	2,717	\$157.25	R1824	TWO STORY	
50-22-18-101-083	27005 MAXWELL	09/02/22	PTA	03-ARM'S LENGTH	\$520,000	\$233,090	44.83	\$466,183	\$83,166	\$436,834	\$464,826	0.940	2,597	\$168.21	R1824	TWO STORY	
50-22-18-101-340	27424 VICTORIA	09/26/22	PTA	03-ARM'S LENGTH	\$480,000	\$223,060	46.47	\$446,115	\$83,166	\$396,834	\$440,472	0.901	2,500	\$158.73	R1824	TWO STORY	
50-22-18-101-149	27627 SLOAN	10/27/22	PTA	03-ARM'S LENGTH	\$505,000	\$238,540	47.24	\$477,075	\$83,166	\$421,834	\$478,045	0.882	2,583	\$163.31	R1824	TWO STORY	
50-22-18-101-107	51212 LUKE	11/02/22	PTA	03-ARM'S LENGTH	\$512,500	\$261,310	50.99	\$522,620	\$83,166	\$429,334	\$533,318	0.805	2,842	\$151.07	R1824	TWO STORY	
50-22-18-101-314	51133 MAYFAIR	11/14/22	PTA	03-ARM'S LENGTH	\$500,000	\$248,900	49.78	\$497,806	\$83,166	\$416,834	\$503,204	0.828	2,669	\$156.18	R1824	TWO STORY	
50-22-18-101-319	27330 BENJAMINS	12/05/22	PTA	03-ARM'S LENGTH	\$440,000	\$209,740	47.67	\$419,471	\$83,166	\$356,834	\$408,137	0.874	2,117	\$168.56	R1824	TWO STORY	
50-22-18-101-151	27595 SLOAN	12/16/22	PTA	03-ARM'S LENGTH	\$465,000	\$207,840	44.70	\$415,671	\$83,166	\$381,834	\$403,526	0.946	1,986	\$192.26	R1824	TWO STORY	
50-22-18-101-108	51224 LUKE	03/30/23	PTA	03-ARM'S LENGTH	\$400,000	\$178,610	44.65	\$357,215	\$83,166	\$316,834	\$332,584	0.953	1,903	\$166.49	R1824	TWO STORY	
					\$17,228,900	\$8,201,660			\$14,236,448	\$16,275,290	0.875						
USE					0.8750		Sale. Ratio =>		47.60	E.C.F. =>		0.875					
							Std. Dev. =>		3.76	Ave. E.C.F. =>		0.878					

R1825 ANDELINA RIDGE OCCP# 2063

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-18-102-141	50707 SEVILLA	04/14/21	PTA	03-ARM'S LENGTH	\$615,000	\$316,270	51.43	\$632,537	\$115,437	\$499,563	\$694,094	0.720	3,187	\$156.75	R1825	TWO STORY
50-22-18-102-112	50808 SEVILLA	04/23/21	PTA	03-ARM'S LENGTH	\$575,000	\$268,940	46.77	\$537,877	\$115,437	\$459,563	\$567,034	0.810	2,478	\$185.46	R1825	TWO STORY
50-22-18-102-101	50896 SEVILLA	05/26/21	PTA	03-ARM'S LENGTH	\$585,000	\$277,210	47.39	\$554,419	\$115,437	\$469,563	\$589,238	0.797	2,507	\$187.30	R1825	TWO STORY
50-22-18-102-109	50832 SEVILLA	05/27/21	PTA	03-ARM'S LENGTH	\$590,000	\$296,170	50.20	\$592,335	\$120,373	\$469,627	\$633,506	0.741	2,876	\$163.29	R1825	TWO STORY
50-22-18-102-116	50776 SEVILLA	06/04/21	WD	03-ARM'S LENGTH	\$590,000	\$301,940	51.18	\$603,886	\$115,437	\$474,563	\$655,636	0.724	2,979	\$159.30	R1825	TWO STORY
50-22-18-102-140	50715 SEVILLA	10/25/21	PTA	03-ARM'S LENGTH	\$610,000	\$309,080	50.67	\$618,164	\$115,437	\$494,563	\$674,801	0.733	3,068	\$161.20	R1825	TWO STORY
50-22-18-102-015	27619 ESTRADA	12/20/21	PTA	03-ARM'S LENGTH	\$620,000	\$308,150	49.70	\$616,306	\$115,437	\$504,563	\$672,307	0.750	3,231	\$156.16	R1825	TWO STORY
50-22-18-102-050	27576 PAMPLONA	12/30/21	PTA	03-ARM'S LENGTH	\$630,000	\$307,220	48.77	\$614,434	\$115,437	\$514,563	\$669,795	0.768	3,120	\$164.92	R1825	TWO STORY
50-22-18-102-065	27464 PAMPLONA	07/21/22	PTA	03-ARM'S LENGTH	\$560,000	\$297,070	53.05	\$594,149	\$115,437	\$444,563	\$642,566	0.692	2,958	\$150.29	R1825	TWO STORY
										\$4,331,131	\$5,798,977	0.747				

use .747

R1826 BERKSHIRE POINTE #2080

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-18-201-023	49661 HARTWICK	04/21/21	WD	03-ARM'S LENGTH	\$601,500	\$302,540	50.30	\$605,077	\$109,685	\$491,815	\$544,387	0.903	3,195	\$153.93	R1826	TWO STORY
50-22-18-201-085	49464 HARRIER	07/28/21	PTA	03-ARM'S LENGTH	\$557,900	\$286,130	51.29	\$572,267	\$109,685	\$448,215	\$508,332	0.882	2,869	\$156.23	R1826	TWO STORY
50-22-18-201-053	27679 HARTWICK	10/13/21	PTA	03-ARM'S LENGTH	\$575,000	\$300,290	52.22	\$600,571	\$109,685	\$465,315	\$539,435	0.863	2,967	\$156.83	R1826	TWO STORY
50-22-18-201-068	49584 HARTWICK	02/18/22	PTA	03-ARM'S LENGTH	\$580,000	\$263,530	45.44	\$527,063	\$109,685	\$470,315	\$458,657	1.025	2,603	\$180.68	R1826	TWO STORY
50-22-18-201-054	27676 HARTWICK	03/17/22	PTA	03-ARM'S LENGTH	\$657,500	\$309,220	47.03	\$618,441	\$109,685	\$547,815	\$559,073	0.980	3,255	\$168.30	R1826	TWO STORY
50-22-18-201-038	49781 HARTWICK	05/19/22	PTA	03-ARM'S LENGTH	\$690,000	\$318,730	46.19	\$637,451	\$109,685	\$580,315	\$579,963	1.001	3,400	\$170.68	R1826	TWO STORY
50-22-18-201-068	49584 HARTWICK	05/27/22	PTA	03-ARM'S LENGTH	\$620,000	\$263,530	42.50	\$527,063	\$109,685	\$510,315	\$458,657	1.113	2,603	\$196.05	R1826	TWO STORY

\$4,281,900 \$2,043,970 \$3,514,105 \$3,648,503

TWO STORY

0.963

Sale. Ratio => 47.74
 Std. Dev. => 3.53

E.C.F. => 0.963
 Ave. E.C.F. => 0.967

R1920 ISLAND LK NTH BAY OCCP 1413

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-19-101-008	26024 ISLAND LAKE	07/27/22	PTA	03-ARM'S LENGTH	\$700,000	\$336,400	48.06	\$672,795	\$164,334	\$535,666	\$594,691	0.901	2,562	\$209.08	R1920	TWO STORY
50-22-19-101-020	25946 ISLAND LAKE	09/07/22	PTA	03-ARM'S LENGTH	\$680,000	\$334,490	49.19	\$668,976	\$165,073	\$514,927	\$589,360	0.874	2,562	\$200.99	R1920	TWO STORY
50-22-19-101-021	25926 ISLAND LAKE	10/17/22	PTA	03-ARM'S LENGTH	\$680,000	\$339,930	49.99	\$679,854	\$164,053	\$515,947	\$603,276	0.855	2,562	\$201.38	R1920	TWO STORY
50-22-19-101-006	26028 ISLAND LAKE	07/23/21	PTA	03-ARM'S LENGTH	\$675,000	\$342,860	50.79	\$685,714	\$164,334	\$510,666	\$615,561	0.830	2,788	\$183.17	R1920	TWO STORY D
50-22-19-101-031	25870 ISLAND LAKE	08/12/22	PTA	03-ARM'S LENGTH	\$725,000	\$348,730	48.10	\$697,466	\$164,053	\$560,947	\$629,767	0.891	2,788	\$201.20	R1920	TWO STORY D

\$3,460,000 \$1,702,410 \$2,638,153 \$3,032,656
 Sale. Ratio => 49.20 E.C.F. => 0.870
 Ave. E.C.F. => 0.870

two story & two story D

0.880

50-22-19-101-052	25728 ISLAND LAKE	07/21/22	WD	03-ARM'S LENGTH	\$750,000	\$337,900	45.05	\$675,792	\$164,065	\$585,935	\$595,031	0.985	2,610	\$224.50	R1920	TWO STORY B
50-22-19-101-002	26054 ISLAND LAKE	08/27/21	PTA	03-ARM'S LENGTH	\$690,000	\$324,430	47.02	\$648,866	\$164,334	\$525,666	\$575,454	0.913	2,658	\$197.77	R1920	TWO STORY C
50-22-19-101-035	25844 ISLAND LAKE	08/16/21	PTA	03-ARM'S LENGTH	\$670,000	\$320,740	47.87	\$641,471	\$164,065	\$505,935	\$566,991	0.892	2,476	\$204.34	R1920	TWO STORY C
50-22-19-101-042	25784 ISLAND LAKE	12/14/21	PTA	03-ARM'S LENGTH	\$645,000	\$320,830	49.74	\$641,663	\$164,065	\$480,935	\$567,219	0.848	2,658	\$180.94	R1920	TWO STORY C
50-22-19-101-042	25784 ISLAND LAKE	02/21/23	PTA	03-ARM'S LENGTH	\$685,000	\$320,830	46.84	\$641,663	\$164,065	\$520,935	\$567,219	0.918	2,658	\$195.99	R1920	TWO STORY C

\$9,660,000 \$4,693,150 \$7,360,046 \$8,342,533
 Sale. Ratio => 48.58 E.C.F. => 0.882
 Std. Dev. => 1.74 Ave. E.C.F. => 0.911

two story B & C

0.890

R1921

ISLAND LK SHRS NTH OCCP#1444

Other Parcels in																		
Parcel Number	Sale	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-19-203-002	50-22-19-203-020	25553 SHORELINE	11/15/22	WD	03-ARM'S LENGTH	\$1,940,000	\$901,210	46.45	\$1,802,420	\$410,325	\$1,529,675	\$1,254,128	1.220	5,622	\$272.09	R1921	TWO STORY	
50-22-19-203-013		25815 SHORELINE	05/14/21	PTA	03-ARM'S LENGTH	\$1,500,000	\$819,960	54.66	\$1,639,915	\$400,169	\$1,099,831	\$1,116,888	0.985	4,569	\$240.72	R1921	TWO STORY	
50-22-19-203-017		25867 SHORELINE	12/30/21	MLC	03-ARM'S LENGTH	\$1,525,000	\$879,840	57.69	\$1,759,681	\$407,208	\$1,117,792	\$1,218,444	0.917	5,465	\$204.54	R1921	TWO STORY	
50-22-19-203-023	50-22-19-203-005	25629 SHORELINE	10/28/22	WD	03-ARM'S LENGTH	\$1,950,000	\$898,950	46.10	\$1,797,900	\$411,027	\$1,538,973	\$1,225,408	1.256	5,004	\$307.55	R1921	TWO STORY	
						\$6,915,000	\$3,499,960				\$5,286,271	\$4,814,868						
USE 1.098						Sale. Ratio =>		50.61			E.C.F. =>		1.098					
											Ave. E.C.F. =>		1.094					

R1922

Island Lk Rav West #1271

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-19-201-013	49732 TIMBER	05/27/22	PTA	03-ARM'S LENGTH	\$945,000	\$403,690	42.72	\$807,370	\$164,524	\$780,476	\$795,602	0.981	3,761	\$207.52	R1922	TWO STORY
										\$780,476	\$795,602	0.981				

USE 0.88

R1923 Island Lk Orchards OCCP#1552

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-19-377-121	50722 CHESAPEAKE	06/02/21	PTA	03-ARM'S LENGTH	\$801,000	\$395,180	49.34	\$790,358	\$145,768	\$655,232	\$859,453	0.762	3,945	\$166.09	R1923	TWO STORY
50-22-19-377-088	50917 CHESAPEAKE	06/17/21	WD	03-ARM'S LENGTH	\$800,000	\$430,210	53.78	\$860,424	\$139,018	\$660,982	\$924,880	0.715	3,520	\$187.78	R1923	ONE STORY
50-22-19-377-066	50609 CHESAPEAKE	06/18/21	PTA	03-ARM'S LENGTH	\$950,000	\$460,500	48.47	\$921,009	\$145,768	\$804,232	\$1,033,655	0.778	4,388	\$183.28	R1923	TWO STORY
50-22-19-377-067	50623 CHESAPEAKE	07/14/21	PTA	03-ARM'S LENGTH	\$815,000	\$429,660	52.72	\$859,312	\$145,768	\$669,232	\$951,392	0.703	4,165	\$160.68	R1923	TWO STORY
50-22-19-377-089	50931 CHESAPEAKE	09/29/21	PTA	03-ARM'S LENGTH	\$875,000	\$377,740	43.17	\$755,484	\$139,018	\$735,982	\$821,955	0.895	3,423	\$215.01	R1923	TWO STORY
50-22-19-377-075	50735 CHESAPEAKE	10/18/21	PTA	03-ARM'S LENGTH	\$950,000	\$463,670	48.81	\$927,336	\$180,768	\$769,232	\$995,424	0.773	4,258	\$180.66	R1923	TWO STORY
50-22-19-377-084	50861 CHESAPEAKE	03/03/22	PTA	03-ARM'S LENGTH	\$1,100,000	\$539,300	49.03	\$1,078,602	\$163,090	\$936,910	\$1,220,683	0.768	5,415	\$173.02	R1923	TWO STORY
50-22-19-478-014	24304 SAYBROOK	09/29/22	PTA	03-ARM'S LENGTH	\$850,000	\$429,010	50.47	\$858,024	\$186,712	\$663,288	\$895,083	0.741	3,559	\$186.37	R1923	TWO STORY B
50-22-19-377-080	50805 CHESAPEAKE	09/30/22	PTA	03-ARM'S LENGTH	\$1,034,000	\$472,740	45.72	\$945,481	\$159,618	\$874,382	\$1,047,817	0.834	5,229	\$167.22	R1923	TWO STORY

\$8,175,000 \$3,998,010 \$6,769,472 \$8,750,341

all styles

0.774

Sale. Ratio => 48.91
Std. Dev. => 3.24

E.C.F. => 0.774
Ave. E.C.F. => 0.774

R1924 Island Lk Shores S OCCP#1553

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-19-176-002	51014 DRAKES BAY	11/08/22	PTA	03-ARM'S LENGTH	\$1,600,000	\$930,290	58.14	\$1,860,578	\$404,908	\$1,195,092	\$1,213,058	0.985	5,308	\$225.15	R1924	TWO STORY
50-22-19-176-013	50596 DRAKES BAY	11/22/21	PTA	03-ARM'S LENGTH	\$1,760,000	\$859,900	48.86	\$1,719,809	\$380,937	\$1,379,063	\$1,115,727	1.236	4,296	\$321.01	R1924	TWO STORY
50-22-19-401-002	50368 DRAKES BAY	07/21/22	PTA	03-ARM'S LENGTH	\$1,867,500	\$1,101,570	58.99	\$2,203,144	\$388,552	\$1,478,948	\$1,512,160	0.978	5,825	\$253.90	R1924	TWO STORY
										\$4,053,103	\$3,840,945	1.055				
												1.066				

use

1.04

R1925 ISLAND LK STH HARBOR OCCP#1602

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-19-427-033	24777 REEDS POINTE	04/30/21	PTA	03-ARM'S LENGTH	\$650,000	\$353,850	54.44	\$707,695	\$183,175	\$466,825	\$620,734	0.752	2,562	\$182.21	R1925	TWO STORY	
50-22-19-427-014	24905 REEDS POINTE	06/18/21	PTA	03-ARM'S LENGTH	\$650,000	\$335,990	51.69	\$671,985	\$184,123	\$465,877	\$577,352	0.807	2,476	\$188.16	R1925	TWO STORY B	
50-22-19-427-024	24849 REEDS POINTE	07/07/21	PTA	03-ARM'S LENGTH	\$675,000	\$354,840	52.57	\$709,677	\$183,175	\$491,825	\$623,079	0.789	2,610	\$188.44	R1925	TWO STORY	
50-22-19-427-029	24803 REEDS POINTE	08/06/21	PTA	03-ARM'S LENGTH	\$655,000	\$346,350	52.88	\$692,704	\$183,175	\$471,825	\$602,993	0.782	2,610	\$180.78	R1925	TWO STORY	
50-22-19-427-024	24849 REEDS POINTE	12/17/21	PTA	03-ARM'S LENGTH	\$675,000	\$354,840	52.57	\$709,677	\$183,175	\$491,825	\$623,079	0.789	2,610	\$188.44	R1925	TWO STORY	
50-22-19-427-038	24749 REEDS POINTE	06/10/22	PTA	03-ARM'S LENGTH	\$700,000	\$368,270	52.61	\$736,549	\$183,175	\$516,825	\$654,881	0.789	2,788	\$185.37	R1925	TWO STORY B	
50-22-19-427-014	24905 REEDS POINTE	06/21/22	PTA	03-ARM'S LENGTH	\$700,000	\$335,990	48.00	\$671,985	\$184,123	\$515,877	\$577,352	0.894	2,476	\$208.35	R1925	TWO STORY B	
50-22-19-427-036	24771 REEDS POINTE	03/08/23	WD	03-ARM'S LENGTH	\$750,000	\$363,830	48.51	\$727,668	\$183,175	\$566,825	\$644,370	0.880	2,610	\$217.17	R1925	TWO STORY	
USE 0.84, TOWARD NEWER SALES					\$5,455,000	\$2,813,960	51.58	\$5,627,940		\$3,987,704	\$4,923,839	0.810					
TWO STORY AND TWO STORY B (WATERFRONT)													0.85				
50-22-19-427-042	24938 REEDS POINTE	07/20/21	PTA	03-ARM'S LENGTH	\$470,000	\$255,200	54.30	\$510,400	\$89,175	\$380,825	\$566,163	0.673	2,788	\$136.59	R1925	TWO STORY D	
50-22-19-427-043	24936 REEDS POINTE	09/20/21	WD	03-ARM'S LENGTH	\$475,000	\$247,120	52.03	\$494,235	\$89,175	\$385,825	\$544,436	0.709	2,658	\$145.16	R1925	TWO STORY D	
50-22-19-427-044	24934 REEDS POINTE	12/16/21	PTA	03-ARM'S LENGTH	\$490,000	\$257,060	52.46	\$514,111	\$89,175	\$400,825	\$551,865	0.726	2,610	\$153.57	R1925	TWO STORY C	
50-22-19-427-048	24904 REEDS POINTE	11/12/21	PTA	03-ARM'S LENGTH	\$470,000	\$253,720	53.98	\$507,447	\$89,175	\$380,825	\$543,210	0.701	2,550	\$149.34	R1925	TWO STORY C	
50-22-19-427-049	24876 REEDS POINTE	09/30/21	PTA	03-ARM'S LENGTH	\$495,000	\$263,840	53.30	\$527,678	\$89,175	\$405,825	\$569,484	0.713	2,610	\$155.49	R1925	TWO STORY C	
50-22-19-427-052	24870 REEDS POINTE	02/23/23	PTA	03-ARM'S LENGTH	\$515,000	\$235,810	45.79	\$471,619	\$89,175	\$425,825	\$496,681	0.857	2,420	\$175.96	R1925	TWO STORY C	
USE 0.73					\$2,915,000	\$1,512,750	51.90			\$2,379,950	\$3,271,838	0.727					
TWO STORY C & D (NON-WATERFRONT)																	

R1926 Island Lk Rav West 2 #1271

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-19-227-005	25552 HILLSDALE	03/21/22	PTA	03-ARM'S LENGTH	\$885,000	\$379,080	42.83	\$758,168	\$153,952	\$731,048	\$764,830	0.956	3,468	\$210.80	R1926	TWO STORY B
50-22-19-227-006	25520 HILLSDALE	10/04/21	PTA	03-ARM'S LENGTH	\$680,000	\$331,120	48.69	\$662,240	\$150,216	\$529,784	\$648,132	0.817	3,279	\$161.57	R1926	TWO STORY B
50-22-19-228-006	25546 DOGWOOD	02/18/22	PTA	03-ARM'S LENGTH	\$775,000	\$372,500	48.06	\$744,999	\$143,216	\$631,784	\$761,751	0.829	3,764	\$167.85	R1926	TWO STORY B
										\$1,892,616	\$2,174,713	0.870				

USE 0.82

R1927 ISLAND LK ORCHARDS DRAKES BAY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
50-22-19-376-001	50121 DRAKES BAY	12/30/21	PTA	03-ARM'S LENGTH	\$1,110,000	\$472,360	42.55	\$944,715	\$183,796	\$926,204	\$1,001,209	0.925	4,571	\$202.63	R1927	92.5085	TWO STORY
50-22-19-376-005	50241 DRAKES BAY	08/01/22	PTA	03-ARM'S LENGTH	\$965,000	\$462,570	47.93	\$925,140	\$171,259	\$793,741	\$991,949	0.800	3,997	\$198.58	R1927	80.0184	TWO STORY
										\$1,719,945	\$1,993,158	0.863					

USE 0.84

R1928 ISLAND LK ORCHARDS HIGHLANDS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-19-376-022	50572 LANGLEY	08/18/21	PTA	03-ARM'S LENGTH	\$830,000	\$387,070	46.63	\$774,140	\$158,292	\$671,708	\$769,810	0.873	3,553	\$189.05	R1928	TWO STORY
50-22-19-376-025	50548 LANGLEY	07/29/21	PTA	03-ARM'S LENGTH	\$750,000	\$333,990	44.53	\$667,985	\$149,997	\$600,003	\$647,485	0.927	3,275	\$183.21	R1928	TWO STORY
50-22-19-376-031	50567 LANGLEY	01/28/22	PTA	03-ARM'S LENGTH	\$665,000	\$290,250	43.65	\$580,495	\$149,997	\$515,003	\$538,123	0.957	2,446	\$210.55	R1928	TWO STORY
50-22-19-376-044	24262 TERRA DEL MAR	07/11/22	PTA	03-ARM'S LENGTH	\$813,000	\$394,660	48.54	\$789,326	\$156,856	\$656,144	\$790,588	0.830	3,116	\$210.57	R1928	TWO STORY
50-22-19-376-052	50688 BILLENCA	12/10/21	PTA	03-ARM'S LENGTH	\$770,000	\$400,550	52.02	\$801,099	\$149,997	\$620,003	\$813,878	0.762	3,548	\$174.75	R1928	TWO STORY
50-22-19-377-017	50721 CALVERT ISLE	05/26/22	PTA	03-ARM'S LENGTH	\$907,000	\$414,750	45.73	\$829,495	\$149,997	\$757,003	\$849,373	0.891	3,606	\$209.93	R1928	TWO STORY
50-22-19-377-021	50769 CALVERT ISLE	01/21/22	PTA	03-ARM'S LENGTH	\$750,000	\$362,850	48.38	\$725,698	\$149,997	\$600,003	\$719,626	0.834	3,613	\$166.07	R1928	TWO STORY
50-22-19-377-045	50865 CALVERT ISLE	01/14/22	PTA	03-ARM'S LENGTH	\$795,000	\$384,540	48.37	\$769,084	\$149,997	\$645,003	\$773,859	0.833	3,428	\$188.16	R1928	TWO STORY
50-22-19-377-063	24779 NEPAVINE	08/02/22	PTA	03-ARM'S LENGTH	\$760,000	\$328,050	43.16	\$656,109	\$149,997	\$610,003	\$632,640	0.964	2,980	\$204.70	R1928	TWO STORY
50-22-19-451-017	50371 LANGLEY	02/24/22	PTA	03-ARM'S LENGTH	\$750,000	\$342,550	45.67	\$685,108	\$149,870	\$600,130	\$669,048	0.897	3,199	\$187.60	R1928	TWO STORY
					\$7,790,000	\$3,639,260				\$6,275,003	\$7,204,428					
use							Sale. Ratio =>	46.72			E.C.F. =>	0.871				
TWO STORY	0.870						Std. Dev. =>	2.70			Ave. E.C.F. =>	0.877				

R1929 THE PRESERVE AT ISLAND LAKE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-19-378-015	50922 DENALI	05/28/21	PTA	03-ARM'S LENGTH	\$926,000	\$446,770	48.25	\$893,540	\$182,387	\$743,613	\$916,434	0.811	4,139	\$179.66	R1929	TWO STORY	
50-22-19-378-027	24525 NEPAVINE	12/30/22	WD	03-ARM'S LENGTH	\$821,750	\$430,670	52.41	\$861,334	\$160,216	\$661,534	\$903,503	0.732	4,025	\$164.36	R1929	TWO STORY	
USE 0.772					\$1,747,750	\$877,440				\$1,405,147	\$1,819,937						
							Sale. Ratio =>	50.20			E.C.F. =>	0.772					
											Ave. E.C.F. =>	0.772					

R1950 SECTION 19 ACREAGE

ONLY 2 TAXABLE PARCELS

See other section and acreage neighborhoods

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.000	0.850	0.850	0.900	0.995

R2001 BIRCHWOODS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-20-151-010	25360 BIRCHWOODS	02/28/22	PTA	03-ARM'S LENGTH	\$527,000	\$240,140	45.57	\$480,270	\$88,773	\$438,227	\$420,965	1.041	2,450	\$178.87	R2001	TWO STORY B
50-22-20-152-004	25430 WIXOM	08/12/22	PTA	03-ARM'S LENGTH	\$500,000	\$242,570	48.51	\$485,146	\$82,524	\$417,476	\$410,839	1.016	1,964	\$212.56	R2001	ONE STORY B
50-22-20-152-027	24960 DELMONT	07/20/22	PTA	03-ARM'S LENGTH	\$439,000	\$198,820	45.29	\$397,634	\$102,437	\$336,563	\$301,221	1.117	1,784	\$188.66	R2001	ONE STORY B
					\$1,466,000	\$681,530				\$1,192,266	\$1,133,025					
all styles																
								Sale. Ratio =>	46.49			E.C.F. =>	1.052			
								Std. Dev. =>	1.79			Ave. E.C.F. =>	1.058			

R2002 NOTTINGHAM PEBBLE RIDGE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-20-326-007	48776 PEBBLE	06/10/21	PTA	03-ARM'S LENGTH	\$477,000	\$233,070	48.86	\$466,145	\$92,947	\$384,053	\$459,038	0.837	2,529	\$151.86	R2002	TWO STORY B
50-22-20-326-011	48805 DELMONT	09/01/21	WD	03-ARM'S LENGTH	\$540,000	\$252,200	46.70	\$504,392	\$108,691	\$431,309	\$486,717	0.886	2,448	\$176.19	R2002	TWO STORY B
50-22-20-376-034	48765 THORNBURY	10/20/21	PTA	03-ARM'S LENGTH	\$422,500	\$191,630	45.36	\$383,264	\$92,931	\$329,569	\$362,916	0.908	1,709	\$192.84	R2002	ONE STORY B
50-22-20-327-009	48770 KENT	04/18/22	PTA	03-ARM'S LENGTH	\$515,000	\$244,960	47.57	\$489,914	\$109,936	\$405,064	\$467,378	0.867	2,424	\$167.11	R2002	TWO STORY B
50-22-20-177-005	48808 DELMONT	05/24/22	PTA	03-ARM'S LENGTH	\$615,000	\$265,870	43.23	\$531,739	\$106,329	\$508,671	\$523,260	0.972	2,623	\$193.93	R2002	TWO STORY B
50-22-20-326-003	48832 PEBBLE	07/22/22	PTA	03-ARM'S LENGTH	\$493,000	\$247,790	50.26	\$495,584	\$91,974	\$401,026	\$504,513	0.795	2,865	\$139.97	R2002	ONE STORY B
50-22-20-376-031	24466 NOTTINGHAM	03/16/23	WD	03-ARM'S LENGTH	\$600,000	\$255,540	42.59	\$511,082	\$108,767	\$491,233	\$494,852	0.993	2,679	\$183.36	R2002	TWO STORY B
					\$3,662,500	\$1,691,060				\$2,950,925	\$3,298,674					
ONE STORY B		0.850					Sale. Ratio =>	46.17				E.C.F. =>	0.895			
TWO STORY B		0.89					Std. Dev. =>	2.83				Ave. E.C.F. =>	0.894	0.851		

R2004 MOCKING BIRD

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-20-452-028	47675 MOCKINGBIRD	06/25/21	PTA	03-ARM'S LENGTH	\$600,000	\$263,930	43.99	\$527,858	\$121,870	\$478,130	\$473,180	1.010	2,741	\$174.44	R2004	TWO STORY B	
50-22-20-452-034	24284 WOODHAM	02/28/22	PTA	03-ARM'S LENGTH	\$530,777	\$256,410	48.31	\$512,818	\$103,243	\$427,534	\$477,360	0.896	2,456	\$174.08	R2004	TWO STORY B	
					\$1,130,777	\$520,340					\$905,664	\$950,540					
all styles					0.9400		Sale. Ratio =>		46.02		E.C.F. =>		0.953				
							Std. Dev. =>		3.05		Ave. E.C.F. =>		0.953				

R2005 GREENWOOD OAKS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-20-476-010	24416 SALEM	06/02/21	PTA	03-ARM'S LENGTH	\$650,000	\$340,070	52.32	\$680,142	\$170,910	\$479,090	\$644,597	0.743	3,843	\$124.67	R2005	TWO STORY	
50-22-20-480-007	47527 GREENWICH	08/30/21	PTA	03-ARM'S LENGTH	\$665,000	\$331,220	49.81	\$662,448	\$135,350	\$529,650	\$667,213	0.794	3,448	\$153.61	R2005	TWO STORY	
50-22-20-480-017	47431 CIDERMILL	05/25/22	WD	03-ARM'S LENGTH	\$530,000	\$254,780	48.07	\$509,556	\$109,719	\$420,281	\$506,123	0.830	2,663	\$157.82	R2005	TWO STORY	
50-22-20-480-016	47445 GREENWICH	08/15/22	PTA	03-ARM'S LENGTH	\$580,000	\$275,170	47.44	\$550,343	\$128,490	\$451,510	\$533,991	0.846	2,850	\$158.42	R2005	TWO STORY	
TWO STORY					0.8200	\$2,425,000	\$1,201,240			\$1,880,531	\$2,351,924						
							Sale. Ratio =>	49.54				E.C.F. =>	0.800				
							Std. Dev. =>	2.18				Ave. E.C.F. =>	0.803				
50-22-20-452-006	24359 NANTUCKET	04/23/21	PTA	03-ARM'S LENGTH	\$600,000	\$286,690	47.78	\$573,378	\$131,648	\$468,352	\$519,682	0.901	3,284	\$142.62	R2005	TWO STORY B	
50-22-20-451-005	24406 NANTUCKET	02/23/22	PTA	03-ARM'S LENGTH	\$703,000	\$344,080	48.94	\$688,168	\$140,628	\$562,372	\$644,165	0.873	3,772	\$149.09	R2005	TWO STORY B	
50-22-20-476-003	24402 HOLYOKE	06/29/22	PTA	03-ARM'S LENGTH	\$625,000	\$295,460	47.27	\$590,913	\$135,801	\$489,199	\$535,426	0.914	2,592	\$188.73	R2005	TWO STORY B	
50-22-20-453-001	47655 GREENWICH	08/15/22	WD	03-ARM'S LENGTH	\$590,000	\$279,060	47.30	\$558,111	\$107,451	\$482,549	\$530,188	0.910	2,857	\$168.90	R2005	TWO STORY B	
50-22-20-478-001	47619 GREENWICH	08/25/22	PTA	03-ARM'S LENGTH	\$610,000	\$275,800	45.21	\$551,593	\$114,888	\$495,112	\$513,771	0.964	3,065	\$161.54	R2005	TWO STORY B	
50-22-20-477-002	24405 HOLYOKE	02/02/23	PTA	03-ARM'S LENGTH	\$620,000	\$299,850	48.36	\$599,694	\$117,040	\$502,960	\$567,828	0.886	3,005	\$167.37	R2005	TWO STORY B	
TWO STORY B					0.9100	\$3,748,000	\$1,780,940			\$3,000,544	\$3,311,060	0.906					
							Sale. Ratio =>	47.52				E.C.F. =>	0.906				
							Std. Dev. =>	1.32				Ave. E.C.F. =>	0.918				

R2006 WARRINGTON MANOR

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-20-454-005	24295 WARRINGTON	05/28/21	WD	03-ARM'S LENGTH	\$490,000	\$255,070	52.06	\$510,135	\$111,303	\$378,697	\$480,520	0.788	2,881	\$131.45	R2006	TWO STORY B
										\$378,697	\$480,520	0.788				

all styles

0.90

R2021 Island Lk Rav East #1271

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-20-301-032	25006 ACORN	03/13/23	PTA	03-ARM'S LENGTH	\$750,000	\$339,910	45.32	\$679,814	\$129,697	\$620,303	\$662,792	0.936	3,064	\$202.45	R2021	TWO STORY	
50-22-20-302-012	24982 SAMOSET	06/30/22	PTA	03-ARM'S LENGTH	\$765,000	\$340,640	44.53	\$681,282	\$132,861	\$632,139	\$660,748	0.957	3,187	\$198.35	R2021	TWO STORY	
					\$1,515,000	\$680,550				\$1,252,442	\$1,323,540						
												E.C.F. =>	0.946				
												Ave. E.C.F. =>	0.946				

R2020 Island Lk Rav Enclave #1271

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-20-100-022	49310 ALBATROSS	06/30/21	PTA	03-ARM'S LENGTH	\$590,000	\$306,520	51.95	\$613,041	\$130,182	\$459,818	\$558,865	0.823	2,862	\$160.66	R2020	TWO STORY	
50-22-20-100-027	25766 PENINSULA	11/24/21	PTA	03-ARM'S LENGTH	\$725,000	\$391,600	54.01	\$783,205	\$130,182	\$594,818	\$755,814	0.787	3,493	\$170.29	R2020	TWO STORY	
					\$1,315,000	\$698,120				\$1,054,636	\$1,314,678						
												E.C.F. =>	0.802				
												Ave. E.C.F. =>	0.805				

USE 0.874 ON ALL IN BOTH NEIGHBORHOODS

R2022 Kirkway Place 31572

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-20-276-003	25256 SUTTON	06/02/21	PTA	03-ARM'S LENGTH	\$544,000	\$264,750	48.67	\$529,498	\$110,725	\$433,275	\$543,861	0.797	2,215	\$195.61	R2022	ONE STORY
50-22-20-276-018	25331 SUTTON	09/26/22	PTA	03-ARM'S LENGTH	\$690,000	\$299,030	43.34	\$598,050	\$122,225	\$567,775	\$617,955	0.919	2,271	\$250.01	R2022	ONE STORY
50-22-20-276-028	25364 SUTTON	06/03/22	PTA	03-ARM'S LENGTH	\$615,000	\$271,840	44.20	\$543,671	\$110,725	\$504,275	\$562,268	0.897	2,284	\$220.79	R2022	ONE STORY
50-22-20-276-019	25345 SUTTON	07/20/22	PTA	03-ARM'S LENGTH	\$860,000	\$344,220	40.03	\$688,447	\$127,031	\$732,969	\$802,023	0.914	2,670	\$274.52	R2022	TWO STORY
					\$2,709,000	\$1,179,840				\$2,238,294	\$2,526,106	0.886				
	one story at	0.88						Sale. Ratio =>	43.55			E.C.F. =>	0.886			
	two story at	0.80						Std. Dev. =>	3.56			Ave. E.C.F. =>	0.882			

R2023 ISLAND LAKE RESERVE #2048

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-20-304-024	24874 OVERLOOK	06/30/21	PTA	03-ARM'S LENGTH	\$830,000	\$462,380	55.71	\$924,759	\$162,395	\$667,605	\$992,661	0.673	3,966	\$168.33	R2023	TWO STORY
50-22-20-304-018	24801 MALLARD	05/14/21	PTA	03-ARM'S LENGTH	\$780,000	\$369,650	47.39	\$739,292	\$163,827	\$616,173	\$749,303	0.822	3,312	\$186.04	R2023	TWO STORY
50-22-20-304-049	24586 ACORN	05/24/21	PTA	03-ARM'S LENGTH	\$710,000	\$372,590	52.48	\$745,172	\$161,082	\$548,918	\$760,534	0.722	3,228	\$170.05	R2023	TWO STORY
50-22-20-304-069	24641 ACORN	05/28/21	PTA	03-ARM'S LENGTH	\$925,000	\$454,770	49.16	\$909,542	\$164,165	\$760,835	\$970,543	0.784	3,824	\$198.96	R2023	TWO STORY
50-22-20-304-009	24878 ACORN	06/17/22	PTA	03-ARM'S LENGTH	\$855,000	\$407,150	47.62	\$814,307	\$161,082	\$693,918	\$850,553	0.816	3,833	\$181.04	R2023	TWO STORY
50-22-20-304-035	24814 ACORN	06/22/22	PTA	03-ARM'S LENGTH	\$875,000	\$370,910	42.39	\$741,822	\$161,082	\$713,918	\$756,172	0.944	3,185	\$224.15	R2023	TWO STORY
					\$4,975,000	\$2,437,450				\$4,001,367	\$5,079,767					
all styles					0.790		Sale. Ratio =>	48.99			E.C.F. =>	0.788				
							Std. Dev. =>	4.59			Ave. E.C.F. =>	0.793				

R2024 VALENCIA EST #2053

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-20-402-032	47481 VALENCIA	08/12/21	PTA	03-ARM'S LENGTH	\$680,000	\$344,550	50.67	\$689,104	\$144,607	\$535,393	\$643,614	0.832	3,050	\$175.54	R2024	TWO STORY	
50-22-20-402-003	47442 VALENCIA	05/12/22	PTA	03-ARM'S LENGTH	\$830,000	\$377,570	45.49	\$755,134	\$144,607	\$685,393	\$721,663	0.950	3,544	\$193.40	R2024	TWO STORY	
50-22-20-402-023	47576 VALENCIA	06/10/22	PTA	03-ARM'S LENGTH	\$842,500	\$382,990	45.46	\$765,986	\$144,607	\$697,893	\$734,491	0.950	3,462	\$201.59	R2024	TWO STORY	
					\$2,352,500	\$1,105,110					\$1,918,679	\$2,099,767	0.914				
all style					0.91		Sale. Ratio =>		46.98		E.C.F. =>		0.914				
							Std. Dev. =>		3.00		Ave. E.C.F. =>		0.911				

R2025 OBERLIN #2144

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-20-201-014	25648 OBERLIN	07/15/22	PTA	03-ARM'S LENGTH	\$690,000	\$297,710	43.15	\$595,429	\$119,661	\$570,339	\$526,875	1.082	3,013	\$189.29	R2025	TWO STORY	
50-22-20-201-068	25918 WEMBLEY	11/18/22	WD	03-ARM'S LENGTH	\$654,900	\$291,780	44.55	\$583,553	\$119,661	\$535,239	\$513,723	1.042	2,748	\$194.77	R2025	TWO STORY	
					\$1,344,900	\$589,490				\$1,105,578	\$1,040,598						
all styles		1.040 trend lower based on recent sales				Sale. Ratio =>		43.83				E.C.F. =>	1.062				
												Ave. E.C.F. =>	1.062				

R2050 SEC 19 & 20 ACREAGE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-20-301-041	24503 DINSER	08/31/22	PTA	03-ARM'S LENGTH	\$460,000	\$204,890	44.54	\$409,776	\$129,541	\$330,459	\$247,996	1.333	2,126	\$155.44	R2050	ONE STORY B
50-22-20-100-014	49225 ELEVEN MILE	09/15/21	WD	03-ARM'S LENGTH	\$450,000	\$214,710	47.71	\$429,415	\$141,012	\$308,988	\$240,336	1.286	3,324	\$92.96	R2050	TWO STORY
50-22-20-301-023	24847 DINSER	07/07/22	PTA	03-ARM'S LENGTH	\$848,760	\$358,940	42.29	\$717,871	\$90,095	\$758,665	\$738,560	1.027	3,020	\$251.21	R2050	TWO STORY
50-22-20-376-005	48700 TEN MILE	08/06/21	PTA	03-ARM'S LENGTH	\$665,000	\$378,900	56.98	\$757,799	\$355,174	\$309,826	\$335,521	0.923	2,804	\$110.49	R2050	TWO STORY B
					\$1,963,760	\$952,550				\$1,377,479	\$1,314,417					
								48.51				E.C.F. =>	1.048			
								7.43				Ave. E.C.F. =>	1.079			

R 1950 SEC 19 ACREAGE

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.000	0.850	0.850	0.900	0.995

R2050 SEC 20 ACREAGE

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	0.900	1.000	1.000	1.000	1.200	0.900
ONE STORY B	0.900	0.900	0.900	1.130	1.200	1.200
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	0.900	0.900	0.950	1.150	1.200	1.200
TWO STORY B	1.000	0.900	0.950	1.150	1.200	1.200

R2101 PIONEER MEADOWS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-21-151-001	25766 GLAMORGAN	10/08/21	PTA	03-ARM'S LENGTH	\$245,000	\$128,980	52.64	\$257,963	\$71,896	\$173,104	\$116,292	1.489	1,468	\$117.92	R2101	ONE STORY
50-22-21-101-026	25762 BECK	10/07/22	PTA	03-ARM'S LENGTH	\$549,900	\$265,630	48.31	\$531,262	\$68,741	\$481,159	\$457,942	1.051	2,298	\$209.38	R2101	ONE STORY
50-22-21-152-002	25684 BECK	05/20/21	PTA	03-ARM'S LENGTH	\$245,000	\$115,740	47.24	\$231,487	\$64,034	\$180,966	\$108,736	1.664	1,158	\$156.27	R2101	ONE STORY B
50-22-21-152-009	25627 GLAMORGAN	02/23/22	PTA	03-ARM'S LENGTH	\$360,000	\$156,500	43.47	\$312,997	\$76,778	\$283,222	\$153,389	1.846	1,364	\$207.64	R2101	ONE STORY B
50-22-21-103-005	47215 ELEVEN MILE	08/18/22	PTA	03-ARM'S LENGTH	\$280,000	\$127,030	45.37	\$254,062	\$58,966	\$221,034	\$126,686	1.745	1,285	\$172.01	R2101	ONE STORY B
ONE STORY B	1.65				\$1,679,900	\$793,880				\$1,339,485	\$963,044					
one story new	1.040						Sale. Ratio =>	47.26				E.C.F. =>	1.391			
												Ave. E.C.F. =>	1.559	1.686		
50-22-21-101-002	25900 BECK	09/02/21	PTA	03-ARM'S LENGTH	\$599,000	\$323,000	53.92	\$645,994	\$63,712	\$535,288	\$606,544	0.883	2,878	\$185.99	R2101	TWO STORY
50-22-21-102-010	25885 SIERRA	10/15/21	PTA	03-ARM'S LENGTH	\$335,000	\$145,570	43.45	\$291,137	\$69,276	\$265,724	\$158,472	1.677	1,894	\$140.30	R2101	TWO STORY
TWO STORY	SEE CHART				\$934,000	\$468,570				\$801,012	\$765,016					
							Sale. Ratio =>	50.17				E.C.F. =>	1.047			
							Std. Dev. =>	7.40				Ave. E.C.F. =>	1.280			
50-22-21-103-008	47155 ELEVEN MILE	10/27/21	PTA	03-ARM'S LENGTH	\$250,000	\$121,690	48.68	\$243,388	\$58,966	\$191,034	\$118,982	1.606	1,404	\$136.06	R2101	TWO STORY C
50-22-21-103-020	25842 SIERRA	03/11/22	PTA	03-ARM'S LENGTH	\$355,000	\$170,770	48.10	\$341,535	\$68,337	\$286,663	\$176,257	1.626	2,578	\$111.20	R2101	TWO STORY C
50-22-21-103-031	25612 STRATH HAVEN	04/22/22	PTA	03-ARM'S LENGTH	\$430,000	\$182,380	42.41	\$364,757	\$66,215	\$363,785	\$213,244	1.706	2,325	\$156.47	R2101	TWO STORY C
TWO STORY C	SEE CHART				\$1,035,000	\$474,840				\$841,482	\$508,483					
							Sale. Ratio =>	45.88				E.C.F. =>	1.655			
							Std. Dev. =>	3.46				Ave. E.C.F. =>	1.646			

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.040	1.150	1.250	1.650	1.650	1.650
ONE STORY C	1.000	1.000	1.000	1.000	1.650	1.650
TWO STORY	1.050	1.350	1.450	1.450	1.500	1.500
TWO STORY B	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY C	1.000	1.000	1.000	1.450	1.500	1.550
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.350	1.500	1.500

R2102 LOCHMOOR VILLAGE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj.	Cur.	Land +	Bldg.	Cost Man. \$	E.C.F.	Floor		ECF Area	Building Style
							Sale	Appraisal	Yard	Residual			Area	\$/Sq.Ft.		
50-22-21-127-009	25881 GLENMOOR	08/08/21	WD	03-ARM'S LENGTH	\$510,000	\$267,570	52.46	\$535,130	\$97,010	\$412,990	\$508,260	0.813	2,319	\$178.09	R2102	TWO STORY B
50-22-21-178-006	25725 LOCHMOOR	09/02/21	PTA	03-ARM'S LENGTH	\$482,500	\$239,720	49.68	\$479,439	\$103,252	\$379,248	\$436,412	0.869	2,563	\$147.97	R2102	TWO STORY B
50-22-21-128-003	25869 LOCHMOOR	09/03/21	PTA	03-ARM'S LENGTH	\$506,000	\$268,180	53.00	\$536,359	\$103,199	\$402,801	\$502,506	0.802	2,488	\$161.90	R2102	TWO STORY B
50-22-21-127-009	25881 GLENMOOR	09/24/21	PTA	03-ARM'S LENGTH	\$510,000	\$267,570	52.46	\$535,130	\$97,010	\$412,990	\$508,260	0.813	2,319	\$178.09	R2102	TWO STORY B
50-22-21-126-021	25858 GLENMOOR	09/28/21	PTA	03-ARM'S LENGTH	\$555,000	\$276,040	49.74	\$552,077	\$103,199	\$451,801	\$520,740	0.868	3,189	\$141.67	R2102	TWO STORY B
50-22-21-176-027	25899 MULBERRY	10/14/21	PTA	03-ARM'S LENGTH	\$500,000	\$246,730	49.35	\$493,456	\$92,759	\$407,241	\$464,846	0.876	2,609	\$156.09	R2102	TWO STORY B
50-22-21-177-010	25823 GROVELAND	03/14/22	PTA	03-ARM'S LENGTH	\$550,000	\$263,260	47.87	\$526,515	\$94,320	\$455,680	\$501,386	0.909	2,899	\$157.19	R2102	TWO STORY B
50-22-21-176-002	25852 LOCHMOOR	05/26/22	PTA	03-ARM'S LENGTH	\$640,000	\$292,720	45.74	\$585,430	\$91,840	\$548,160	\$572,610	0.957	2,452	\$223.56	R2102	TWO STORY B
50-22-21-128-004	25857 LOCHMOOR	06/09/22	PTA	03-ARM'S LENGTH	\$579,500	\$264,410	45.63	\$528,814	\$87,059	\$492,441	\$512,477	0.961	2,452	\$200.83	R2102	TWO STORY B
					\$4,833,000	\$2,386,200				\$3,963,352	\$4,527,497					
TWO STORY		0.8750				Sale. Ratio =>		49.37				E.C.F. =>		0.875		
						Std. Dev. =>		2.78				Ave. E.C.F. =>		0.874		

R2103 BRIARWOOD OF NOVI

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-21-331-012	24454 REDWING	05/27/21	PTA	03-ARM'S LENGTH	\$500,000	\$247,410	49.48	\$494,812	\$99,046	\$400,954	\$454,903	0.881	2,485	\$161.35	R2103	TWO STORY B
50-22-21-331-011	24466 REDWING	09/13/21	PTA	03-ARM'S LENGTH	\$512,500	\$258,080	50.36	\$516,156	\$97,027	\$415,473	\$481,757	0.862	2,369	\$175.38	R2103	TWO STORY B
50-22-21-303-013	24593 REDWING	10/15/21	PTA	03-ARM'S LENGTH	\$442,000	\$227,100	51.38	\$454,194	\$97,469	\$344,531	\$410,029	0.840	2,289	\$150.52	R2103	TWO STORY B
50-22-21-377-004	24268 BRAMBLEWOOD	01/07/22	PTA	03-ARM'S LENGTH	\$500,000	\$223,100	44.62	\$446,196	\$92,046	\$407,954	\$407,069	1.002	2,510	\$162.53	R2103	TWO STORY B
50-22-21-352-006	24363 BRAMBLEWOOD	05/04/22	PTA	03-ARM'S LENGTH	\$493,000	\$241,990	49.09	\$483,970	\$132,050	\$360,950	\$404,506	0.892	2,622	\$137.66	R2103	TWO STORY B
50-22-21-331-001	24626 REDWING	05/18/22	PTA	03-ARM'S LENGTH	\$440,000	\$213,830	48.60	\$427,650	\$99,046	\$340,954	\$377,706	0.903	2,256	\$151.13	R2103	TWO STORY B
50-22-21-303-009	24500 BRAMBLEWOOD	06/07/22	PTA	03-ARM'S LENGTH	\$477,500	\$206,380	43.22	\$412,757	\$92,046	\$385,454	\$368,633	1.046	2,464	\$156.43	R2103	TWO STORY B
50-22-21-303-016	24545 REDWING	07/11/22	WD	03-ARM'S LENGTH	\$555,000	\$273,040	49.20	\$546,076	\$92,046	\$462,954	\$521,874	0.887	2,840	\$163.01	R2103	TWO STORY B
50-22-21-352-003	24395 BRAMBLEWOOD	02/22/23	WD	03-ARM'S LENGTH	\$454,000	\$204,840	45.12	\$409,685	\$95,066	\$358,934	\$361,631	0.993	2,317	\$154.91	R2103	TWO STORY B
USE	0.918				\$4,374,000	\$2,095,770				\$3,478,158	\$3,788,108					
							Sale. Ratio =>	47.91				E.C.F. =>	0.918			
							Std. Dev. =>	2.84				Ave. E.C.F. =>	0.923			

R2104 ROMA RIDGE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-21-376-005	24523 VENICE	09/02/21	PTA	03-ARM'S LENGTH	\$420,000	\$199,250	47.44	\$398,500	\$88,925	\$331,075	\$347,837	0.952	2,038	\$162.45	R2104	TWO STORY B
50-22-21-329-023	24596 VENICE	09/10/21	PTA	03-ARM'S LENGTH	\$530,000	\$276,490	52.17	\$552,983	\$88,925	\$441,075	\$521,413	0.846	2,700	\$163.36	R2104	TWO STORY B
50-22-21-330-028	24563 PICARA	09/10/21	PTA	03-ARM'S LENGTH	\$515,000	\$255,070	49.53	\$510,137	\$95,700	\$419,300	\$465,660	0.900	2,684	\$156.22	R2104	TWO STORY B
50-22-21-326-015	46182 CIDERMILL	06/09/22	PTA	03-ARM'S LENGTH	\$570,000	\$241,350	42.34	\$482,698	\$96,100	\$473,900	\$434,380	1.091	2,537	\$186.80	R2104	TWO STORY B
50-22-21-330-027	24581 PICARA	07/28/22	PTA	03-ARM'S LENGTH	\$547,000	\$267,500	48.90	\$534,996	\$90,614	\$456,386	\$499,306	0.914	2,724	\$167.54	R2104	TWO STORY B
50-22-21-378-005	46417 CRESTVIEW	08/26/22	PTA	03-ARM'S LENGTH	\$530,000	\$255,180	48.15	\$510,357	\$96,100	\$433,900	\$465,457	0.932	2,800	\$154.96	R2104	TWO STORY B
50-22-21-377-013	24361 VENICE	03/07/23	PTA	03-ARM'S LENGTH	\$526,250	\$252,780	48.03	\$505,556	\$96,100	\$430,150	\$460,063	0.935	2,806	\$153.30	R2104	TWO STORY B
TWO STORY B	0.935				\$3,638,250	\$1,747,620				\$2,985,786	\$3,194,116	0.935				
ONE STORY B	0.87						Sale. Ratio =>	48.03			E.C.F. =>	0.935				
							Std. Dev. =>	2.97			Ave. E.C.F. =>	0.939				

R2105 SIMMONS ORHARD 1, 2

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-21-451-014	24379 SURFSIDE	10/21/21	PTA	03-ARM'S LENGTH	\$320,000	\$168,360	52.61	\$336,723	\$71,572	\$248,428	\$175,597	1.415	1,250	\$198.74	R2105	ONE STORY B	
50-22-21-456-012	24210 SIMMONS	07/18/22	PTA	03-ARM'S LENGTH	\$345,000	\$186,750	54.13	\$373,501	\$80,554	\$264,446	\$190,473	1.388	2,291	\$115.43	R2105	TWO STORY	
50-22-21-453-003	24406 SURFSIDE	07/18/22	PTA	03-ARM'S LENGTH	\$400,000	\$193,180	48.30	\$386,350	\$92,387	\$307,613	\$191,133	1.609	1,913	\$160.80	R2105	TWO STORY	
50-22-21-456-012	24210 SIMMONS	07/18/22	PTA	03-ARM'S LENGTH	\$345,000	\$186,750	54.13	\$373,501	\$80,554	\$264,446	\$190,473	1.388	2,291	\$115.43	R2105	TWO STORY	
50-22-21-451-020	24598 FAIRWAY HILLS	08/15/22	PTA	03-ARM'S LENGTH	\$340,000	\$156,460	46.02	\$312,921	\$71,710	\$268,290	\$156,834	1.711	1,534	\$174.90	R2105	TWO STORY B	
50-22-21-454-015	24365 SIMMONS	05/10/21	PTA	03-ARM'S LENGTH	\$370,000	\$189,310	51.16	\$378,614	\$82,223	\$287,777	\$192,712	1.493	1,732	\$166.15	R2105	TWO STORY B	
for all styles					1.510	\$2,120,000	\$1,080,810			\$1,641,000	\$1,097,222						
							Sale. Ratio =>	50.98				E.C.F. =>	1.496				
							Std. Dev. =>	3.30				Ave. E.C.F. =>	1.501				

R2106 SIMMONS ORCH 3,4

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-21-452-026	24489 RIVERVIEW	09/30/21	PTA	03-ARM'S LENGTH	\$324,000	\$161,610	49.88	\$323,211	\$77,378	\$246,622	\$160,675	1.535	1,625	\$151.77	R2106	TWO STORY B
50-22-21-378-015	24490 SARAH FLYNN	06/21/22	PTA	03-ARM'S LENGTH	\$415,000	\$191,520	46.15	\$383,031	\$86,607	\$328,393	\$193,741	1.695	1,898	\$173.02	R2106	TWO STORY B
50-22-21-378-018	24562 SARAH FLYNN	10/07/22	PTA	03-ARM'S LENGTH	\$435,000	\$201,090	46.23	\$402,170	\$70,236	\$364,764	\$216,950	1.681	2,216	\$164.60	R2106	TWO STORY B
					\$1,174,000	\$554,220					\$939,779	\$571,367			1.645	
all styles		1.645				Sale. Ratio =>		47.21				E.C.F. =>		1.645		
						Std. Dev. =>		2.13				Ave. E.C.F. =>		1.637		

R2107 YORKSHIRE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-21-478-006	24808 SUTHERLAND	11/22/21	PTA	03-ARM'S LENGTH	\$430,000	\$205,640	47.82	\$411,271	\$85,121	\$344,879	\$336,237	1.026	1,914	\$180.19	R2107	ONE STORY B
											E.C.F. =>		1.026			
use		ONE STORY B		1.020												
50-22-21-480-001	45583 FALMOUTH	05/07/21	WD	03-ARM'S LENGTH	\$500,000	\$240,720	48.14	\$481,442	\$99,210	\$400,790	\$423,761	0.946	2,515	\$159.36	R2107	TWO STORY B
50-22-21-476-019	24826 WHITE PLAINS	07/06/21	PTA	03-ARM'S LENGTH	\$500,000	\$270,670	54.13	\$541,347	\$86,554	\$413,446	\$504,205	0.820	2,515	\$164.39	R2107	TWO STORY B
50-22-21-478-004	24840 SUTHERLAND	11/29/21	PTA	03-ARM'S LENGTH	\$426,000	\$206,940	48.58	\$413,872	\$85,121	\$340,879	\$364,469	0.935	2,058	\$165.64	R2107	TWO STORY B
50-22-21-426-019	25031 PORTSMOUTH	01/06/22	PTA	03-ARM'S LENGTH	\$552,000	\$253,190	45.87	\$506,379	\$88,526	\$463,474	\$463,252	1.000	2,644	\$175.29	R2107	TWO STORY B
50-22-21-427-025	25022 DAVENPORT	04/12/22	PTA	03-ARM'S LENGTH	\$582,777	\$267,510	45.90	\$535,015	\$99,210	\$483,567	\$483,154	1.001	2,688	\$179.90	R2107	TWO STORY B
50-22-21-426-007	24985 AVON	04/28/22	WD	03-ARM'S LENGTH	\$520,000	\$244,680	47.05	\$489,357	\$83,289	\$436,711	\$450,186	0.970	2,738	\$159.50	R2107	TWO STORY B
50-22-21-427-019	45554 FREEMONT	06/09/22	PTA	03-ARM'S LENGTH	\$517,500	\$242,790	46.92	\$485,588	\$85,721	\$431,779	\$443,312	0.974	2,590	\$166.71	R2107	TWO STORY B
50-22-21-427-003	45450 EMERALD FOREST	08/05/22	PTA	03-ARM'S LENGTH	\$532,000	\$280,020	52.64	\$560,031	\$86,969	\$445,031	\$524,459	0.849	2,515	\$176.95	R2107	TWO STORY B
50-22-21-480-021	24764 DAVENPORT	10/13/22	PTA	03-ARM'S LENGTH	\$515,000	\$235,810	45.79	\$471,628	\$91,184	\$423,816	\$421,778	1.005	2,704	\$156.74	R2107	TWO STORY B
50-22-21-477-012	24934 PORTSMOUTH	12/02/22	PTA	03-ARM'S LENGTH	\$532,000	\$231,800	43.57	\$463,590	\$83,399	\$448,601	\$421,498	1.064	2,654	\$169.03	R2107	TWO STORY B
					\$5,177,277	\$2,474,130			\$4,288,094	\$4,500,073						
use		TWO STORY B		0.953		Sale. Ratio =>		47.79	E.C.F. =>		0.953					
						Std. Dev. =>		3.25	Ave. E.C.F. =>		0.956					

R2120 Waldon Woods OCCP 757

Parcel Number	Street Address	Sale Date	Instr	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-21-202-003	25923 ARCADIA	05/21/21	PTA	03-ARM'S LENGTH	\$590,000	\$292,400	49.56	\$584,804	\$121,310	\$468,690	\$521,366	0.899	3,129	\$149.79	R2120	TWO STORY	
50-22-21-251-010	25697 ARCADIA	06/08/21	PTA	03-ARM'S LENGTH	\$610,000	\$332,250	54.47	\$664,504	\$119,340	\$490,660	\$613,233	0.800	2,830	\$173.38	R2120	TWO STORY	
50-22-21-251-009	25711 ARCADIA	08/20/21	PTA	03-ARM'S LENGTH	\$679,000	\$326,730	48.12	\$653,469	\$119,304	\$559,696	\$600,861	0.931	3,666	\$152.67	R2120	TWO STORY	
50-22-21-201-015	25778 ARCADIA	09/03/21	PTA	03-ARM'S LENGTH	\$565,000	\$275,180	48.70	\$550,369	\$122,628	\$442,372	\$481,148	0.919	2,635	\$167.88	R2120	TWO STORY	
50-22-21-252-009	25634 ARCADIA	06/30/22	PTA	03-ARM'S LENGTH	\$670,000	\$324,990	48.51	\$649,977	\$144,995	\$525,005	\$568,034	0.924	2,859	\$183.63	R2120	TWO STORY	
50-22-21-202-004	25895 ARCADIA	09/06/22	PTA	03-ARM'S LENGTH	\$630,000	\$306,420	48.64	\$612,840	\$135,384	\$494,616	\$537,071	0.921	3,086	\$160.28	R2120	TWO STORY	
50-22-21-252-004	25714 ARCADIA	10/31/22	PTA	03-ARM'S LENGTH	\$550,000	\$267,270	48.59	\$534,538	\$123,765	\$426,235	\$462,062	0.922	2,697	\$158.04	R2120	TWO STORY	
50-22-21-202-005	25863 ARCADIA	01/27/23	WD	03-ARM'S LENGTH	\$687,500	\$338,410	49.22	\$676,826	\$138,123	\$549,377	\$605,965	0.907	3,166	\$173.52	R2120	TWO STORY	
					\$4,981,500	\$2,463,650				\$3,956,651	\$4,389,739	0.901					
							Sale. Ratio =>	49.46				E.C.F. =>	0.901				
												Ave. E.C.F. =>	0.903				
TWO STORY	0.9000																
ONE STORY	0.88																

R2121 Waldon Woods II OCCP 891

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-21-203-006	25749 CHEYENNE	06/24/21	PTA	03-ARM'S LENGTH	\$650,000	\$335,020	51.54	\$670,033	\$118,995	\$531,005	\$652,889	0.813	3,419	\$155.31	R2121	TWO STORY B
50-22-21-130-001	25772 CODY	08/04/21	PTA	03-ARM'S LENGTH	\$650,000	\$344,460	52.99	\$688,919	\$130,264	\$519,736	\$661,914	0.785	3,380	\$153.77	R2121	TWO STORY B
50-22-21-179-008	25725 CODY	11/17/21	PTA	03-ARM'S LENGTH	\$615,000	\$314,060	51.07	\$628,125	\$116,821	\$498,179	\$605,810	0.822	3,232	\$154.14	R2121	TWO STORY B
50-22-21-179-007	25745 CODY	04/06/22	PTA	03-ARM'S LENGTH	\$640,000	\$310,450	48.51	\$620,898	\$145,071	\$494,929	\$563,776	0.878	2,944	\$168.11	R2121	TWO STORY B
50-22-21-203-015	25736 CODY	07/07/22	PTA	03-ARM'S LENGTH	\$622,000	\$270,600	43.50	\$541,197	\$122,094	\$499,906	\$496,568	1.007	2,932	\$170.50	R2121	TWO STORY B
50-22-21-130-002	25784 CODY	09/19/22	PTA	03-ARM'S LENGTH	\$637,500	\$318,290	49.93	\$636,589	\$108,616	\$528,884	\$625,560	0.845	3,482	\$151.89	R2121	TWO STORY B
					\$3,814,500	\$1,892,880				\$3,072,639	\$3,606,517	0.852				
all styles					0.8500		Sale. Ratio => 49.62				E.C.F. => 0.852					
							Std. Dev. => 3.34				Ave. E.C.F. => 0.858					

R2122 Briarwood OCCP 617

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj.	Cur.	Land +	Bldg.	Cost Man. \$	E.C.F.	Floor		ECF		
							Sale	Appraisal	Yard	Residual			Area	\$/Sq.Ft.	Area	Building Style	
50-22-21-301-058	24621 EDGEWOOD	04/06/21	PTA	03-ARM'S LENGTH	\$340,100	\$185,020	54.40	\$370,049	\$67,597	\$272,503	\$348,849	0.781	1,726	\$157.88	R2122	ONE STORY B	
50-22-21-301-031	24579 EDGEWOOD	04/16/21	PTA	03-ARM'S LENGTH	\$325,000	\$178,600	54.95	\$357,206	\$67,597	\$257,403	\$332,884	0.773	1,687	\$152.58	R2122	TWO STORY	
50-22-21-301-071	24605 ENCHANTED	08/20/21	PTA	03-ARM'S LENGTH	\$360,000	\$186,940	51.93	\$373,871	\$67,597	\$292,403	\$352,039	0.831	1,953	\$149.72	R2122	TWO STORY C	
50-22-21-301-023	47294 CIDERMILL	01/14/22	WD	03-ARM'S LENGTH	\$315,000	\$176,960	56.18	\$353,919	\$67,597	\$247,403	\$330,245	0.749	1,650	\$149.94	R2122	ONE STORY	
50-22-21-301-012	47348 CIDERMILL	10/29/21	PTA	03-ARM'S LENGTH	\$412,000	\$206,660	50.16	\$413,324	\$67,597	\$344,403	\$397,387	0.867	2,078	\$165.74	R2122	TWO STORY B	
50-22-21-301-044	47289 BRAMBLEWOOD	11/16/21	PTA	03-ARM'S LENGTH	\$345,678	\$168,170	48.65	\$336,342	\$67,597	\$278,081	\$308,902	0.900	1,701	\$163.48	R2122	TWO STORY	
50-22-21-301-070	24599 ENCHANTED	01/11/22	PTA	03-ARM'S LENGTH	\$304,000	\$156,160	51.37	\$312,322	\$67,597	\$236,403	\$282,266	0.838	1,415	\$167.07	R2122	ONE STORY	
50-22-21-301-025	24659 EDGEWOOD CT N	01/24/22	PTA	03-ARM'S LENGTH	\$370,000	\$179,380	48.48	\$358,756	\$67,597	\$302,403	\$334,666	0.904	1,701	\$177.78	R2122	TWO STORY	
50-22-21-301-050	24537 EDGEWOOD	02/24/22	PTA	03-ARM'S LENGTH	\$360,000	\$177,070	49.19	\$354,132	\$67,597	\$292,403	\$330,490	0.885	1,552	\$188.40	R2122	ONE STORY B	
50-22-21-301-070	24599 ENCHANTED	04/01/22	PTA	03-ARM'S LENGTH	\$355,500	\$156,160	43.93	\$312,322	\$67,597	\$287,903	\$282,266	1.020	1,415	\$203.47	R2122	ONE STORY	
50-22-21-301-042	47301 BRAMBLEWOOD	06/10/22	PTA	03-ARM'S LENGTH	\$475,000	\$215,990	45.47	\$431,988	\$67,597	\$407,403	\$418,840	0.973	1,825	\$223.23	R2122	TWO STORY B	
50-22-21-301-041	47302 BRAMBLEWOOD	11/18/22	PTA	03-ARM'S LENGTH	\$435,500	\$175,780	40.36	\$351,568	\$67,597	\$367,903	\$326,403	1.127	1,825	\$201.59	R2122	TWO STORY B	
					\$4,397,778	\$2,162,890				\$3,586,614	\$4,045,238						
all styles					0.887		Sale. Ratio =>		49.18		E.C.F. =>		0.887				
							Std. Dev. =>		4.68		Ave. E.C.F. =>		0.887				

R2123 Briarwood Village N OCCP 747

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-21-355-015	47261 SCARLET DR N	07/06/21	PTA	03-ARM'S LENGTH	\$427,000	\$205,450	48.11	\$410,898	\$54,145	\$372,855	\$233,172	1.599	2,078	\$179.43	R2123	TWO STORY B
										\$372,855	\$233,172	1.599				

use 1.59

R2125 WEATHERVANE VILLAGE OCCP 744

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-21-400-021	24231 WEATHERVANE	06/15/21	PTA	03-ARM'S LENGTH	\$290,000	\$151,100	52.10	\$302,195	\$52,733	\$237,267	\$234,457	1.012	1,667	\$142.33	R2125	TWO STORY C
50-22-21-400-028	24259 WEATHERVANE	05/07/21	PTA	03-ARM'S LENGTH	\$256,200	\$140,940	55.01	\$281,873	\$52,733	\$203,467	\$215,357	0.945	1,508	\$134.93	R2125	TWO STORY B
50-22-21-400-030	24267 WEATHERVANE	08/12/21	PTA	03-ARM'S LENGTH	\$280,000	\$140,940	50.34	\$281,873	\$52,733	\$227,267	\$215,357	1.055	1,508	\$150.71	R2125	TWO STORY B
use 1.05	(was 1.064)				\$826,200	\$432,980				\$668,001	\$665,171					
							Sale. Ratio =>	52.41				E.C.F. =>	1.004			
							Std. Dev. =>	3.31				Ave. E.C.F. =>	1.004			

R2126 Abbey Hills OCCP1046

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-21-103-041	25811 ABBEY	05/27/21	PTA	03-ARM'S LENGTH	\$492,000	\$235,390	47.84	\$470,784	\$98,419	\$393,581	\$456,330	0.862	2,586	\$152.20	R2126	TWO STORY
50-22-21-103-044	25731 ABBEY	12/13/22	PTA	03-ARM'S LENGTH	\$602,000	\$259,580	43.12	\$519,169	\$98,419	\$503,581	\$515,625	0.977	2,613	\$192.72	R2126	TWO STORY
50-22-21-103-052	25491 ABBEY	05/13/21	PTA	03-ARM'S LENGTH	\$531,000	\$279,830	52.70	\$559,656	\$98,419	\$432,581	\$565,241	0.765	2,464	\$175.56	R2126	TWO STORY
50-22-21-103-056	25700 ABBEY	07/01/22	PTA	03-ARM'S LENGTH	\$560,000	\$280,110	50.02	\$560,212	\$98,419	\$461,581	\$565,923	0.816	2,692	\$171.46	R2126	TWO STORY
50-22-21-103-056	25700 ABBEY	07/07/21	PTA	03-ARM'S LENGTH	\$545,000	\$280,110	51.40	\$560,212	\$98,419	\$446,581	\$565,923	0.789	2,692	\$165.89	R2126	TWO STORY
50-22-21-103-063	25870 ABBEY	07/29/22	PTA	03-ARM'S LENGTH	\$495,000	\$225,870	45.63	\$451,737	\$99,404	\$395,596	\$431,781	0.916	2,404	\$164.56	R2126	TWO STORY
50-22-21-103-065	25910 ABBEY	03/04/22	PTA	03-ARM'S LENGTH	\$532,000	\$286,210	53.80	\$572,429	\$98,419	\$433,581	\$580,895	0.746	2,438	\$177.84	R2126	TWO STORY
					\$3,757,000	\$1,847,100				\$3,067,082	\$3,681,717					

two story

0.833

E.C.F. => 0.833

one story

0.86 no change

Ave. E.C.F. => 0.839

R2127 Homestead OCCP1120

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-21-455-025	24291 HOMESTEAD	05/20/22	PTA	03-ARM'S LENGTH	\$465,000	\$225,700	48.54	\$451,400	\$83,858	\$381,142	\$277,181	1.375	1,979	\$192.59	R2127	ONE STORY B
50-22-21-455-026	24305 HOMESTEAD	12/17/21	PTA	03-ARM'S LENGTH	\$465,000	\$227,060	48.83	\$454,112	\$98,934	\$366,066	\$267,857	1.367	2,120	\$172.67	R2127	TWO STORY
50-22-21-455-027	24319 HOMESTEAD	08/06/21	PTA	03-ARM'S LENGTH	\$482,000	\$257,540	53.43	\$515,075	\$99,483	\$382,517	\$313,418	1.220	2,605	\$146.84	R2127	TWO STORY
50-22-21-455-031	24375 HOMESTEAD	12/30/21	PTA	03-ARM'S LENGTH	\$499,000	\$275,070	55.12	\$550,130	\$97,789	\$401,211	\$341,132	1.176	2,583	\$155.33	R2127	TWO STORY
use 1.35	was 1.326, older sales, increasing market				\$1,911,000	\$985,370				\$1,530,936	\$1,199,588					
							Sale. Ratio =>	51.56				E.C.F. =>	1.276			
												Ave. E.C.F. =>	1.285			

R2150 SEC 21 ACREAGE

No sales, only 10 improved sales

see also other section acreage neighborhoods.

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.160	1.200
ONE STORY C	1.000	1.000	1.000	1.130	1.130	1.130
TWO STORY	1.000	0.850	0.900	0.950	1.050	1.100
TWO STORY B	1.000	1.000	1.000	1.000	1.250	1.250

R2201 CEDARSPRING 1 & 2

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-22-127-010	25735 BUCKMINSTER	08/04/21	PTA	03-ARM'S LENGTH	\$370,500	\$187,040	50.48	\$374,077	\$91,772	\$278,728	\$209,115	1.333	1,734	\$160.74	R2201	ONE STORY
ONE STORY	1.400	one sale older sale			\$370,500	\$187,040				\$278,728	\$209,115	E.C.F. => 1.333				
												Ave. E.C.F. => 1.333				
BI-LEVEL	1.450	no sale-N/C-8 parcels														
TRI-LEVEL	1.450	no sale-N/C-only 1 TRI-LEVEL in ECF														
50-22-22-179-006	25314 BUCKMINSTER	06/28/21	PTA	03-ARM'S LENGTH	\$425,000	\$198,850	46.79	\$397,694	\$82,775	\$342,225	\$198,062	1.728	2,070	\$165.33	R2201	TWO STORY
50-22-22-179-007	25286 BUCKMINSTER	07/30/21	PTA	03-ARM'S LENGTH	\$395,000	\$207,340	52.49	\$414,671	\$81,372	\$313,628	\$209,622	1.496	2,050	\$152.99	R2201	TWO STORY
50-22-22-329-011	24685 CHRISTINA	10/27/22	PTA	03-ARM'S LENGTH	\$449,000	\$191,770	42.71	\$383,539	\$91,022	\$357,978	\$183,973	1.946	2,212	\$161.83	R2201	TWO STORY
					\$1,269,000	\$597,960				\$1,013,831	\$591,657	E.C.F. => 1.714				
TWO STORY	1.6500	least weight on christina sale										Ave. E.C.F. => 1.723	1.612			

R2202 CEDARSPRINGS 3, 4

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-22-128-035	25498 ANTHONY	04/08/21	PTA	03-ARM'S LENGTH	\$417,400	\$220,350	52.79	\$440,701	\$81,864	\$335,536	\$417,252	0.804	2,428	\$138.19	R2202	TWO STORY	
50-22-22-128-032	25570 ANTHONY	07/26/21	PTA	03-ARM'S LENGTH	\$450,000	\$212,280	47.17	\$424,567	\$83,687	\$366,313	\$396,372	0.924	2,460	\$148.91	R2202	TWO STORY	
50-22-22-177-008	25529 KEENAN	08/20/21	PTA	03-ARM'S LENGTH	\$515,000	\$261,790	50.83	\$523,581	\$86,162	\$428,838	\$508,627	0.843	2,768	\$154.93	R2202	TWO STORY	
50-22-22-128-037	25448 ANTHONY	12/20/21	PTA	03-ARM'S LENGTH	\$445,000	\$218,870	49.18	\$437,745	\$81,864	\$363,136	\$413,815	0.878	2,588	\$140.32	R2202	TWO STORY	
50-22-22-177-011	44553 WILLIAMS	03/01/22	PTA	03-ARM'S LENGTH	\$490,000	\$219,720	44.84	\$439,439	\$90,104	\$399,896	\$406,204	0.984	2,502	\$159.83	R2202	TWO STORY	
50-22-22-126-021	25754 SULLIVAN	04/29/22	PTA	03-ARM'S LENGTH	\$450,000	\$214,830	47.74	\$429,665	\$92,264	\$357,736	\$392,327	0.912	2,441	\$146.55	R2202	TWO STORY	
50-22-22-177-036	25172 SULLIVAN	05/05/22	PTA	03-ARM'S LENGTH	\$730,000	\$359,050	49.18	\$718,109	\$86,970	\$643,030	\$733,883	0.876	2,785	\$230.89	R2202	TWO STORY	
50-22-22-177-032	25278 SULLIVAN	07/18/22	PTA	03-ARM'S LENGTH	\$470,000	\$254,090	54.06	\$508,178	\$87,842	\$382,158	\$488,763	0.782	2,693	\$141.91	R2202	TWO STORY	
					\$3,967,400	\$1,960,980				\$3,276,643	\$3,757,242						
TWO STORY								0.8720									
							Sale. Ratio =>	49.43				E.C.F. =>	0.872				
							Std. Dev. =>	3.02				Ave. E.C.F. =>	0.875				

R2203

MUNRO

NO SALES IN STUDY PERIOD

all styles

1.02 % GOOD 0 - 90%

0.98 % GOOD 91-100%

See also R2205, Salow's Walnut Hill Sub No 2

R2204 NOVI HEIGHTS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style		
50-22-22-252-016	44145 MARLSON	02/16/22	PTA	03-ARM'S LENGTH	\$280,000	\$115,520	41.26	\$231,042	\$57,314	\$222,686	\$102,193	2.179	1,448	\$153.79	R2204	ONE STORY B		
50-22-22-252-009	44077 MARLSON	11/24/21	PTA	03-ARM'S LENGTH	\$302,500	\$140,190	46.34	\$280,371	\$53,494	\$249,006	\$141,798	1.756	1,172	\$212.46	R2204	ONE STORY B		
50-22-22-251-012	44144 MARLSON	09/29/22	PTA	03-ARM'S LENGTH	\$360,000	\$142,800	39.67	\$285,605	\$59,805	\$300,195	\$161,286	1.861	1,176	\$255.27	R2204	ONE STORY B		
					\$942,500	\$398,510				\$771,887	\$405,277							
												E.C.F. =>	1.905					
												Ave. E.C.F. :	1.932					

50-22-22-203-008	25896 CLARK	06/09/21	PTA	03-ARM'S LENGTH	\$270,000	\$113,630	42.09	\$227,266	\$61,315	\$208,685	\$94,829	2.201	1,384	\$150.78	R2204	ONE STORY C
50-22-22-252-017	44141 MARLSON	02/07/22	PTA	03-ARM'S LENGTH	\$372,000	\$168,090	45.19	\$336,178	\$57,314	\$314,686	\$192,320	1.636	1,600	\$196.68	R2204	TWO STORY B

See also R2301

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.650	1.650	1.750	1.750
ONE STORY B	1.000	1.000	1.450	1.650	1.750	1.750
ONE STORY C	1.000	1.000	1.450	1.450	1.650	1.750
TWO STORY	1.000	1.450	1.500	1.550	1.650	1.750
TWO STORY B	1.000	1.000	1.450	1.500	1.550	1.750

R2206 JAMESTOWN 1 & 2

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-22-351-024	44927 YORKSHIRE	12/22/21	PTA	03-ARM'S LENGTH	\$415,000	\$189,590	45.68	\$379,188	\$66,307	\$348,693	\$208,587	1.672	1,512	\$230.62	R2206	ONE STORY	
ONE STORY				1.6000													
50-22-22-351-017	45039 YORKSHIRE	07/01/21	PTA	03-ARM'S LENGTH	\$365,000	\$180,170	49.36	\$360,344	\$72,226	\$292,774	\$169,881	1.723	1,680	\$174.27	R2206	TWO STORY	
50-22-22-377-004	24595 JAMESTOWNE	08/20/21	PTA	03-ARM'S LENGTH	\$435,000	\$221,360	50.89	\$442,716	\$84,100	\$350,900	\$211,448	1.660	2,238	\$156.79	R2206	TWO STORY	
50-22-22-378-017	24446 JAMESTOWNE	09/30/21	PTA	03-ARM'S LENGTH	\$348,000	\$175,740	50.50	\$351,471	\$66,100	\$281,900	\$168,261	1.675	1,570	\$179.55	R2206	TWO STORY	
50-22-22-377-016	44831 HUNTINGTON	12/07/21	PTA	03-ARM'S LENGTH	\$333,000	\$172,510	51.80	\$345,028	\$66,100	\$266,900	\$164,462	1.623	1,592	\$167.65	R2206	TWO STORY	
50-22-22-352-011	44958 YORKSHIRE	04/22/22	PTA	03-ARM'S LENGTH	\$400,000	\$177,310	44.33	\$354,625	\$72,480	\$327,520	\$166,359	1.969	1,656	\$197.78	R2206	TWO STORY	
50-22-22-378-018	24424 JAMESTOWNE	05/24/22	PTA	03-ARM'S LENGTH	\$375,000	\$168,900	45.04	\$337,797	\$67,724	\$307,276	\$159,241	1.930	1,775	\$173.11	R2206	TWO STORY	
50-22-22-302-021	45071 YORKSHIRE	07/25/22	PTA	03-ARM'S LENGTH	\$375,000	\$181,880	48.50	\$363,751	\$72,090	\$302,910	\$171,970	1.761	1,668	\$181.60	R2206	TWO STORY	
50-22-22-378-015	24490 JAMESTOWNE	10/05/22	PTA	03-ARM'S LENGTH	\$370,000	\$192,460	52.02	\$384,921	\$75,903	\$294,097	\$182,204	1.614	1,979	\$148.61	R2206	TWO STORY	
50-22-22-329-012	24676 JAMESTOWNE	10/25/22	PTA	03-ARM'S LENGTH	\$440,000	\$222,220	50.50	\$444,438	\$79,567	\$360,433	\$215,136	1.675	2,132	\$169.06	R2206	TWO STORY	
50-22-22-378-012	44515 CONCORD	10/31/22	PTA	03-ARM'S LENGTH	\$416,000	\$182,890	43.96	\$365,776	\$73,760	\$342,240	\$172,179	1.988	1,725	\$198.40	R2206	TWO STORY	
					\$3,857,000	\$1,875,440	Sale. Ratio => 48.62				\$3,126,950	\$1,781,142			1.756		
TWO STORY				1.7000		Std. Dev. => 3.12						Ave. E.C.F. => 1.762					

R2207 JAMESTOWNE 3 & 4

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-22-331-003	44667 MANSFIELD	06/07/21	PTA	03-ARM'S LENGTH	\$435,500	\$215,450	49.47	\$430,895	\$73,636	\$361,864	\$251,237	1.440	2,076	\$174.31	R2207	TWO STORY	
50-22-22-331-005	44635 MANSFIELD	06/17/21	PTA	03-ARM'S LENGTH	\$435,000	\$194,690	44.76	\$389,379	\$73,526	\$361,474	\$222,119	1.627	2,076	\$174.12	R2207	TWO STORY	
50-22-22-331-014	45225 YORKSHIRE	06/09/22	WD	03-ARM'S LENGTH	\$450,000	\$199,680	44.37	\$399,358	\$73,729	\$376,271	\$228,994	1.643	2,260	\$166.49	R2207	TWO STORY	
50-22-22-329-039	24728 JAMESTOWNE	01/27/23	PTA	03-ARM'S LENGTH	\$420,000	\$189,090	45.02	\$378,170	\$69,647	\$350,353	\$216,964	1.615	2,072	\$169.09	R2207	TWO STORY	
					\$1,740,500	\$798,910				\$1,449,962	\$919,314						
all styles					1.570	Sale. Ratio =>		45.90			E.C.F. =>	1.577					
											Ave. E.C.F. =>	1.581					

R2208 SETTLER'S CREEK

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-22-252-027	44165 SETTLERS CREEK	05/03/22	PTA	03-ARM'S LENGTH	\$550,000	\$230,520	41.91	\$461,032	\$92,385	\$457,615	\$449,570	1.018	2,480	\$184.52	R2208	TWO STORY

for all 0.970

R2209 CHURCHILL CROSSING

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-22-402-030	24420 PERCEVAL	04/26/21	PTA	03-ARM'S LENGTH	\$610,000	\$333,690	54.70	\$667,372	\$130,000	\$480,000	\$713,641	0.673	3,159	\$151.95	R2209	TWO STORY
50-22-22-453-008	24406 THATCHER	08/23/21	WD	03-ARM'S LENGTH	\$600,000	\$319,640	53.27	\$639,289	\$113,331	\$486,669	\$698,483	0.697	3,226	\$150.86	R2209	TWO STORY
50-22-22-453-020	24427 PERCEVAL	05/28/21	PTA	03-ARM'S LENGTH	\$619,000	\$306,420	49.50	\$612,834	\$128,205	\$490,795	\$643,598	0.763	3,467	\$141.56	R2209	TWO STORY
50-22-22-403-006	24567 THATCHER	06/11/21	PTA	03-ARM'S LENGTH	\$575,000	\$291,860	50.76	\$583,713	\$101,704	\$473,296	\$640,118	0.739	2,792	\$169.52	R2209	TWO STORY
50-22-22-401-019	24778 THATCHER	06/18/21	WD	03-ARM'S LENGTH	\$550,000	\$273,710	49.77	\$547,426	\$127,793	\$422,207	\$557,282	0.758	2,879	\$146.65	R2209	TWO STORY
50-22-22-454-008	24287 THATCHER	08/25/21	WD	03-ARM'S LENGTH	\$615,500	\$305,460	49.63	\$610,913	\$135,680	\$479,820	\$631,120	0.760	2,914	\$164.66	R2209	TWO STORY
50-22-22-403-022	24727 THATCHER	09/10/21	PTA	03-ARM'S LENGTH	\$660,000	\$337,320	51.11	\$674,643	\$107,299	\$552,701	\$753,445	0.734	3,298	\$167.59	R2209	TWO STORY
50-22-22-403-008	24587 THATCHER	06/01/22	PTA	03-ARM'S LENGTH	\$657,000	\$276,710	42.12	\$553,417	\$101,704	\$555,296	\$599,884	0.926	2,992	\$185.59	R2209	TWO STORY
50-22-22-401-029	24620 THATCHER	06/27/22	PTA	03-ARM'S LENGTH	\$670,000	\$317,480	47.39	\$634,954	\$135,607	\$534,393	\$663,143	0.806	2,767	\$193.13	R2209	TWO STORY
50-22-22-451-011	24383 CAVENDISH AVE W	11/18/22	WD	03-ARM'S LENGTH	\$625,000	\$272,130	43.54	\$544,267	\$101,846	\$523,154	\$587,545	0.890	3,121	\$167.62	R2209	TWO STORY
50-22-22-402-020	24556 PERCEVAL	02/23/23	WD	03-ARM'S LENGTH	\$655,000	\$302,260	46.15	\$604,522	\$111,149	\$543,851	\$655,210	0.830	3,430	\$158.56	R2209	TWO STORY

\$6,836,500 \$3,336,680 \$5,542,182 \$7,143,469

USE 0.7760 Sale. Ratio => 48.81 E.C.F. => 0.776

TWO STORY Std. Dev. => 3.84 Ave. E.C.F. => 0.780

R2210 TAFT & TEN (SALOW'S WALNUT HILL SUB NO 1)

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-22-301-049	45310 TEN MILE	07/12/21	PTA	03-ARM'S LENGTH	\$355,000	\$144,280	40.64	\$288,559	\$91,021	\$263,979	\$151,952	1.737	2,275	\$116.03	R2210	ONE STORY C	
50-22-22-301-017	24614 TAFT	02/14/23	WD	03-ARM'S LENGTH	\$270,500	\$110,050	40.68	\$220,106	\$55,688	\$214,812	\$126,475	1.698	1,852	\$115.99	R2210	ONE STORY C	
					\$625,500	\$254,330				\$478,791	\$278,428						
					Sale. Ratio =>		40.66			E.C.F. =>		1.720					

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.150	1.200	1.250	1.350	1.450	1.450
ONE STORY B	1.150	1.200	1.250	1.350	1.450	1.450
ONE STORY C	1.150	1.200	1.250	1.350	1.350	1.450
TWO STORY	1.150	1.200	1.250	1.350	1.450	1.450
TWO STORY B	1.150	1.200	1.250	1.300	1.450	1.450
TWO STORY C	1.150	1.200	1.250	1.350	1.450	1.450
BI-LEVEL	1.150	1.200	1.250	1.350	1.450	1.450
TRI-LEVEL	1.150	1.200	1.250	1.350	1.450	1.450

See also R2205

R2220
NO SALES

CREEK CROSSING OCCP 940

See also R2127
all styles

1.31 N/C

R2221 TAFT KNOLLS OCCP#1647

Street							Asd/Adj.	Cur.	Land +	Bldg.	Floor			Building			
Parcel Number	Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Sale	Appraisal	Yard	Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft.	ECF Area	Style	
50-22-22-151-008	45219 JACOB	07/07/21	WD	03-ARM'S LENGTH	\$545,000	\$260,220	47.75	\$520,435	\$112,108	\$432,892	\$491,960	0.880	2,430	\$178.14	R2221	TWO STORY	
50-22-22-151-009	45201 JACOB	03/30/22	PTA	03-ARM'S LENGTH	\$705,000	\$331,940	47.08	\$663,874	\$110,886	\$594,114	\$666,251	0.892	3,057	\$194.35	R2221	TWO STORY	
50-22-22-153-009	45257 SEDRA	09/07/22	PTA	03-ARM'S LENGTH	\$615,000	\$302,470	49.18	\$604,943	\$111,981	\$503,019	\$593,930	0.847	2,856	\$176.13	R2221	TWO STORY	
					\$1,865,000	\$894,630				\$1,530,025	\$1,752,141						
all styles	0.8800	trended up with current market				Sale. Ratio =>		47.97			E.C.F. =>		0.873				
											Ave. E.C.F. =>		0.873				

R2222 EMERSON PARK OCCP#2250

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-22-404-027	43548 PROSPECT	04/26/21	PTA	03-ARM'S LENGTH	\$455,375	\$237,300	52.11	\$474,609	\$78,077	\$377,298	\$408,796	0.923	2,153	\$175.24	R2222	TWO STORY
50-22-22-404-030	43536 PROSPECT	04/27/21	PTA	03-ARM'S LENGTH	\$419,055	\$234,210	55.89	\$468,412	\$78,077	\$340,978	\$402,407	0.847	2,138	\$159.48	R2222	TWO STORY
50-22-22-404-026	43482 PROSPECT	09/17/21	PTA	03-ARM'S LENGTH	\$439,785	\$239,370	54.43	\$478,738	\$78,077	\$361,708	\$413,053	0.876	2,153	\$168.00	R2222	TWO STORY
50-22-22-404-023	43494 PROSPECT	08/24/21	PTA	03-ARM'S LENGTH	\$403,515	\$219,150	54.31	\$438,303	\$78,077	\$325,438	\$371,367	0.876	1,930	\$168.62	R2222	TWO STORY
50-22-22-404-029	43540 PROSPECT	04/27/21	PTA	03-ARM'S LENGTH	\$413,420	\$215,750	52.19	\$431,499	\$78,077	\$335,343	\$364,353	0.920	1,945	\$172.41	R2222	TWO STORY
50-22-22-404-031	43532 PROSPECT	04/29/21	PTA	03-ARM'S LENGTH	\$441,815	\$237,300	53.71	\$474,609	\$78,077	\$363,738	\$408,796	0.890	2,153	\$168.94	R2222	TWO STORY
50-22-22-404-028	43544 PROSPECT	05/24/21	PTA	03-ARM'S LENGTH	\$430,265	\$217,300	50.50	\$434,592	\$78,077	\$352,188	\$367,541	0.958	1,930	\$182.48	R2222	TWO STORY
50-22-22-404-120	43487 PROSPECT	08/13/21	WD	03-ARM'S LENGTH	\$472,500	\$218,110	46.16	\$436,226	\$76,000	\$396,500	\$371,367	1.068	1,930	\$205.44	R2222	TWO STORY
50-22-22-404-024	43490 PROSPECT	08/20/21	PTA	03-ARM'S LENGTH	\$432,940	\$217,590	50.26	\$435,178	\$78,077	\$354,863	\$368,145	0.964	1,945	\$182.45	R2222	TWO STORY
50-22-22-404-022	43498 PROSPECT	08/26/21	PTA	03-ARM'S LENGTH	\$453,590	\$239,370	52.77	\$478,738	\$78,077	\$375,513	\$413,053	0.909	2,153	\$174.41	R2222	TWO STORY
50-22-22-404-025	43486 PROSPECT	08/27/21	PTA	03-ARM'S LENGTH	\$442,040	\$236,240	53.44	\$472,478	\$78,077	\$363,963	\$406,599	0.895	2,138	\$170.24	R2222	TWO STORY
50-22-22-404-120	43487 PROSPECT	09/28/21	PTA	03-ARM'S LENGTH	\$472,500	\$218,110	46.16	\$436,226	\$76,000	\$396,500	\$371,367	1.068	1,930	\$205.44	R2222	TWO STORY
50-22-22-404-020	43434 PROSPECT	10/28/21	PTA	03-ARM'S LENGTH	\$431,890	\$219,150	50.74	\$438,303	\$78,077	\$353,813	\$371,367	0.953	1,930	\$183.32	R2222	TWO STORY
50-22-22-404-018	43442 PROSPECT	10/29/21	PTA	03-ARM'S LENGTH	\$448,890	\$236,240	52.63	\$472,478	\$78,077	\$370,813	\$406,599	0.912	2,138	\$173.44	R2222	TWO STORY
50-22-22-404-019	43438 PROSPECT	10/29/21	PTA	03-ARM'S LENGTH	\$434,490	\$217,590	50.08	\$435,178	\$78,077	\$356,413	\$368,145	0.968	1,945	\$183.25	R2222	TWO STORY
50-22-22-404-021	43430 PROSPECT	11/15/21	PTA	03-ARM'S LENGTH	\$488,445	\$239,370	49.01	\$478,738	\$78,077	\$410,368	\$413,053	0.994	2,153	\$190.60	R2222	TWO STORY
50-22-22-404-015	43449 CHANCELLOR	01/06/22	PTA	03-ARM'S LENGTH	\$519,900	\$246,150	47.35	\$492,309	\$78,393	\$441,507	\$426,718	1.035	2,138	\$206.50	R2222	TWO STORY
50-22-22-404-049	24819 IVY	01/10/22	PTA	03-ARM'S LENGTH	\$457,000	\$227,390	49.76	\$454,775	\$78,077	\$378,923	\$388,348	0.976	1,930	\$196.33	R2222	TWO STORY
50-22-22-404-055	24775 IVY	02/10/22	PTA	03-ARM'S LENGTH	\$470,000	\$214,960	45.74	\$429,923	\$78,077	\$391,923	\$362,728	1.080	1,930	\$203.07	R2222	TWO STORY
50-22-22-404-001	43385 CHANCELLOR	02/25/22	PTA	03-ARM'S LENGTH	\$518,400	\$235,850	45.50	\$471,691	\$78,393	\$440,007	\$405,462	1.085	2,138	\$205.80	R2222	TWO STORY
50-22-22-404-002	43389 CHANCELLOR	02/25/22	PTA	03-ARM'S LENGTH	\$478,400	\$216,100	45.17	\$432,206	\$78,393	\$400,007	\$364,756	1.097	1,945	\$205.66	R2222	TWO STORY
50-22-22-404-086	43534 CHANCELLOR	04/25/22	PTA	03-ARM'S LENGTH	\$455,000	\$218,740	48.07	\$437,473	\$78,077	\$376,923	\$370,511	1.017	2,153	\$175.07	R2222	TWO STORY
50-22-22-404-032	43592 PROSPECT	06/30/22	PTA	03-ARM'S LENGTH	\$480,000	\$209,930	43.74	\$419,851	\$78,077	\$401,923	\$352,344	1.141	1,950	\$206.11	R2222	TWO STORY
50-22-22-404-036	43576 PROSPECT	07/29/22	PTA	03-ARM'S LENGTH	\$455,000	\$225,660	49.60	\$451,313	\$78,077	\$376,923	\$384,779	0.980	2,153	\$175.07	R2222	TWO STORY
50-22-22-404-062	24735 IVY	12/13/22	PTA	03-ARM'S LENGTH	\$440,000	\$209,660	47.65	\$419,325	\$78,077	\$361,923	\$351,802	1.029	1,945	\$186.08	R2222	TWO STORY
50-22-22-404-031	43532 PROSPECT	12/29/22	WD	03-ARM'S LENGTH	\$480,000	\$237,300	49.44	\$474,609	\$78,077	\$401,923	\$408,796	0.983	2,153	\$186.68	R2222	TWO STORY
50-22-22-404-118	43479 PROSPECT	03/03/23	WD	03-ARM'S LENGTH	\$475,000	\$218,110	45.92	\$436,226	\$76,000	\$399,000	\$371,367	1.074	1,930	\$206.74	R2222	TWO STORY

\$12,309,215 \$6,102,000 \$10,206,419 \$10,413,619

TWO STORY

0.980

Sale. Ratio => 49.57

E.C.F. => 0.980

Std. Dev. => 3.32

Ave. E.C.F. => 0.982

R2301 MEADOWBROOK GLENS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-23-454-003	24602 HAMPTON HILL	12/13/21	PTA	03-ARM'S LENGTH	\$295,000	\$124,310	42.14	\$248,627	\$66,730	\$228,270	\$106,998	2.133	1,296	\$176.13	R2301	ONE STORY B
50-22-23-452-014	24363 KNOLLWOOD	06/28/21	PTA	03-ARM'S LENGTH	\$280,000	\$140,920	50.33	\$281,846	\$67,593	\$212,407	\$126,031	1.685	1,296	\$163.89	R2301	ONE STORY B
50-22-23-401-002	42230 PARK RIDGE	09/30/21	PTA	03-ARM'S LENGTH	\$305,000	\$153,050	50.18	\$306,101	\$87,384	\$217,616	\$128,657	1.691	1,324	\$164.36	R2301	ONE STORY B
50-22-23-328-023	42364 PARK RIDGE	08/31/22	PTA	03-ARM'S LENGTH	\$292,000	\$133,270	45.64	\$266,547	\$66,083	\$225,917	\$117,920	1.916	1,324	\$170.63	R2301	ONE STORY B
					\$1,172,000	\$551,550		\$1,103,121		\$884,210	\$479,606					
use					1.845		Sale. Ratio =>		47.06		E.C.F. =>		1.844			
ONE STORY B											Ave. E.C.F. =>		1.857			
50-22-23-453-006	24360 KNOLLWOOD	09/09/22	PTA	03-ARM'S LENGTH	\$315,000	\$147,880	46.95	\$295,756	\$67,917	\$247,083	\$119,915	2.060	2,042	\$121.00	R2301	TRI-LEVEL
50-22-23-453-014	24347 HAMPTON HILL	12/09/21	PTA	03-ARM'S LENGTH	\$319,000	\$151,640	47.54	\$303,271	\$66,622	\$252,378	\$124,552	2.026	2,043	\$123.53	R2301	TRI-LEVEL
50-22-23-453-004	24384 KNOLLWOOD	07/19/21	PTA	03-ARM'S LENGTH	\$336,000	\$173,450	51.62	\$346,907	\$68,435	\$267,565	\$146,564	1.826	2,042	\$131.03	R2301	TRI-LEVEL
50-22-23-454-022	24236 HAMPTON HILL	01/21/22	PTA	03-ARM'S LENGTH	\$310,000	\$150,780	48.64	\$301,560	\$65,878	\$244,122	\$124,043	1.968	2,042	\$119.55	R2301	TRI-LEVEL
50-22-23-407-013	24800 HIGHLANDS	04/01/22	PTA	03-ARM'S LENGTH	\$333,500	\$158,630	47.57	\$317,267	\$65,392	\$268,108	\$132,566	2.022	1,423	\$188.41	R2301	TRI-LEVEL
50-22-23-431-021	24512 KINGS POINTE	10/21/21	PTA	03-ARM'S LENGTH	\$300,000	\$150,040	50.01	\$300,071	\$66,977	\$233,023	\$122,681	1.899	1,590	\$146.56	R2301	TRI-LEVEL
					\$1,913,500	\$932,420		\$1,864,832		\$1,512,279	\$770,322					
use					1.963		Sale. Ratio =>		48.73		E.C.F. =>		1.963			
TRI-LEVEL											Ave. E.C.F. =>		1.967			
50-22-23-328-030	24827 APPLE CREST	07/27/21	PTA	03-ARM'S LENGTH	\$300,000	\$146,220	48.74	\$292,448	\$66,428	\$233,572	\$129,302	1.806	1,639	\$142.51	R2301	TWO STORY
50-22-23-410-010	41864 PARK RIDGE	07/29/22	PTA	03-ARM'S LENGTH	\$360,000	\$175,210	48.67	\$350,416	\$71,524	\$288,476	\$159,549	1.808	2,436	\$118.42	R2301	TWO STORY
50-22-23-451-019	24299 PINECREST	06/28/21	PTA	03-ARM'S LENGTH	\$375,000	\$185,960	49.59	\$371,922	\$66,573	\$308,427	\$174,685	1.766	2,243	\$137.51	R2301	TWO STORY B
50-22-23-427-002	41824 CHERRYHILL	05/03/21	PTA	03-ARM'S LENGTH	\$290,000	\$162,020	55.87	\$324,049	\$67,785	\$222,215	\$146,604	1.516	1,735	\$128.08	R2301	TWO STORY B
50-22-23-328-041	24693 APPLE CREST	08/13/21	PTA	03-ARM'S LENGTH	\$350,000	\$184,620	52.75	\$369,234	\$78,292	\$271,708	\$166,443	1.632	2,264	\$120.01	R2301	TWO STORY B
50-22-23-454-044	24301 KINGS POINTE	06/12/23	WD	03-ARM'S LENGTH	\$297,000	\$156,900	52.83	\$313,802	\$65,392	\$231,608	\$142,111	1.630	1,735	\$133.49	R2301	TWO STORY B
50-22-23-451-020	24291 PINECREST	09/01/21	PTA	03-ARM'S LENGTH	\$310,000	\$145,130	46.82	\$290,259	\$69,999	\$240,001	\$126,007	1.905	1,640	\$146.34	R2301	TWO STORY B
50-22-23-454-035	24501 QUEENSPONTE	12/01/21	PTA	03-ARM'S LENGTH	\$360,000	\$163,010	45.28	\$326,020	\$79,199	\$280,801	\$141,202	1.989	1,735	\$161.84	R2301	TWO STORY B
50-22-23-476-004	24462 KINGS POINTE	05/02/22	PTA	03-ARM'S LENGTH	\$323,000	\$171,130	52.98	\$342,263	\$78,292	\$244,708	\$151,013	1.620	1,868	\$131.00	R2301	TWO STORY B
50-22-23-410-009	41886 PARK RIDGE	05/03/22	PTA	03-ARM'S LENGTH	\$373,000	\$169,800	45.52	\$339,590	\$79,911	\$293,089	\$148,558	1.973	1,735	\$168.93	R2301	TWO STORY B
50-22-23-431-019	24536 KINGS POINTE	06/29/22	PTA	03-ARM'S LENGTH	\$376,000	\$168,340	44.77	\$336,672	\$69,048	\$306,952	\$153,103	2.005	1,739	\$176.51	R2301	TWO STORY B
50-22-23-404-018	24536 KNOLLWOOD	10/15/21	PTA	03-ARM'S LENGTH	\$350,000	\$188,100	53.74	\$376,209	\$70,176	\$279,824	\$175,076	1.598	2,264	\$123.60	R2301	TWO STORY B
50-22-23-453-023	24239 HAMPTON HILL	12/30/21	PTA	03-ARM'S LENGTH	\$328,900	\$177,440	53.95	\$354,877	\$77,723	\$251,177	\$158,555	1.584	1,721	\$145.95	R2301	TWO STORY B
50-22-23-476-010	24372 KINGS POINTE	07/11/22	PTA	03-ARM'S LENGTH	\$365,000	\$168,020	46.03	\$336,038	\$74,086	\$290,914	\$149,858	1.941	1,868	\$155.74	R2301	TWO STORY B
50-22-23-451-011	24363 PINECREST	07/18/22	PTA	03-ARM'S LENGTH	\$380,000	\$174,760	45.99	\$349,512	\$66,894	\$313,106	\$161,681	1.937	2,264	\$138.30	R2301	TWO STORY B
50-22-23-407-008	24700 HIGHLANDS	08/03/22	PTA	03-ARM'S LENGTH	\$369,000	\$168,520	45.67	\$337,038	\$74,731	\$294,269	\$150,061	1.961	1,708	\$172.29	R2301	TWO STORY B
50-22-23-430-019	24417 KINGS POINTE	08/05/22	PTA	03-ARM'S LENGTH	\$390,000	\$183,720	47.11	\$367,439	\$75,436	\$314,564	\$167,050	1.883	1,868	\$168.40	R2301	TWO STORY B
50-22-23-402-009	24768 UPLAND HILL	12/12/22	PTA	03-ARM'S LENGTH	\$362,000	\$155,860	43.06	\$311,727	\$66,752	\$295,248	\$140,146	2.107	1,735	\$170.17	R2301	TWO STORY B
50-22-23-451-025	42131 LOGANBERRY RDG S	05/14/21	PTA	03-ARM'S LENGTH	\$245,000	\$109,070	44.52	\$218,136	\$62,928	\$182,072	\$88,792	2.051	1,248	\$145.89	R2301	TWO STORY C
use 1.82 all two story					\$6,503,900		\$3,153,830		\$6,307,651		\$5,142,731		\$2,829,795			
							Sale. Ratio =>		48.49		E.C.F. =>		1.817			
											Ave. E.C.F. =>		1.827			

R2320 GATEWAY VILLAGE OCCP1430

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-23-227-043	41636 TERA	10/12/21	PTA	03-ARM'S LENGTH	\$250,000	\$124,770	49.91	\$249,531	\$46,148	\$203,852	\$234,312	0.870	1,248	\$163.34	R2320	ONE STORY
50-22-23-227-045	41630 TERA	06/16/22	PTA	03-ARM'S LENGTH	\$260,000	\$122,210	47.00	\$244,417	\$46,148	\$213,852	\$228,421	0.936	1,248	\$171.36	R2320	ONE STORY
ONE STORY					\$510,000	\$246,980				\$417,704	\$462,733					
						Sale. Ratio =>	48.43				E.C.F. =>	0.903				
						Std. Dev. =>	2.05				Ave. E.C.F. =>	0.903				
50-22-23-227-068	41582 HAMLET	07/14/21	PTA	03-ARM'S LENGTH	\$228,000	\$120,460	52.83	\$240,923	\$46,246	\$181,754	\$153,531	1.184	1,272	\$142.89	R2320	ONE STORY B
50-22-23-227-168	25514 PORTICO	08/10/21	PTA	03-ARM'S LENGTH	\$235,000	\$120,460	51.26	\$240,923	\$46,246	\$188,754	\$153,531	1.229	1,272	\$148.39	R2320	ONE STORY B
50-22-23-227-080	25556 PORTICO	08/27/21	PTA	03-ARM'S LENGTH	\$243,000	\$120,460	49.57	\$240,923	\$46,246	\$196,754	\$153,531	1.282	1,272	\$154.68	R2320	ONE STORY B
50-22-23-227-084	25564 PORTICO	08/01/22	PTA	03-ARM'S LENGTH	\$260,000	\$125,090	48.11	\$250,180	\$46,246	\$213,754	\$160,831	1.329	1,272	\$168.05	R2320	ONE STORY B
50-22-23-227-178	25587 PORTICO	08/05/22	PTA	03-ARM'S LENGTH	\$257,000	\$125,090	48.67	\$250,180	\$46,246	\$210,754	\$160,831	1.310	1,272	\$165.69	R2320	ONE STORY B
ONE STORY B					\$1,223,000	\$611,560				\$991,770	\$782,255					
						Sale. Ratio =>	50.00				E.C.F. =>	1.268				
						Std. Dev. =>	0.40				Ave. E.C.F. =>	1.320				
50-22-23-227-077	25554 PORTICO	09/01/22	PTA	03-ARM'S LENGTH	\$233,000	\$107,500	46.14	\$215,005	\$46,148	\$186,852	\$156,349	1.195	1,132	\$165.06	R2320	ONE STORY C
50-22-23-227-165	25520 PORTICO	04/15/22	WD	03-ARM'S LENGTH	\$259,400	\$107,550	41.46	\$215,103	\$46,246	\$213,154	\$156,349	1.363	1,132	\$188.30	R2320	ONE STORY C
ONE STORY C					\$492,400	\$215,050				\$400,006	\$312,698					
						Sale. Ratio =>	43.67				E.C.F. =>	1.279				
						Std. Dev. =>	3.31				Ave. E.C.F. =>	1.279				
50-22-23-227-049	41639 TERA	04/29/22	PTA	03-ARM'S LENGTH	\$258,000	\$123,180	47.74	\$246,359	\$46,148	\$211,852	\$230,658	0.918	1,226	\$172.80	R2320	ONE STORY D
ONE STORY D					\$258,000	\$123,180				\$211,852	\$230,658					
						Sale. Ratio =>	47.74				E.C.F. =>	0.918				
						Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.918				
50-22-23-227-038	41658 TERA	04/01/21	PTA	03-ARM'S LENGTH	\$260,000	\$138,860	53.41	\$277,729	\$46,148	\$213,852	\$253,371	0.844	1,860	\$114.97	R2320	TWO STORY
50-22-23-227-016	25614 PORTICO	04/09/21	PTA	03-ARM'S LENGTH	\$260,000	\$142,010	54.62	\$284,012	\$46,148	\$213,852	\$260,245	0.822	1,860	\$114.97	R2320	TWO STORY
50-22-23-227-032	41668 TERA	07/13/21	WD	03-ARM'S LENGTH	\$258,000	\$138,860	53.82	\$277,729	\$46,148	\$211,852	\$253,371	0.836	1,860	\$113.90	R2320	TWO STORY
50-22-23-227-054	41633 TERA	05/25/22	PTA	03-ARM'S LENGTH	\$295,000	\$142,640	48.35	\$285,278	\$46,148	\$248,852	\$261,630	0.951	1,860	\$133.79	R2320	TWO STORY
50-22-23-227-048	41643 TERA	09/12/22	PTA	03-ARM'S LENGTH	\$315,000	\$143,050	45.41	\$286,109	\$46,148	\$268,852	\$262,539	1.024	1,860	\$144.54	R2320	TWO STORY
TWO STORY					\$1,388,000	\$705,420				\$1,157,260	\$1,291,156					
						Sale. Ratio =>	50.82				E.C.F. =>	0.896				
						Std. Dev. =>	4.03				Ave. E.C.F. =>	0.895				
50-22-23-227-006	25632 PORTICO	06/04/21	PTA	03-ARM'S LENGTH	\$278,000	\$136,100	48.96	\$272,202	\$46,148	\$231,852	\$247,324	0.937	1,838	\$126.14	R2320	TWO STORY B
50-22-23-227-014	25616 PORTICO	02/11/22	PTA	03-ARM'S LENGTH	\$260,000	\$135,950	52.29	\$271,892	\$46,148	\$213,852	\$246,985	0.866	1,838	\$116.35	R2320	TWO STORY B
TWO STORY B					\$538,000	\$272,050				\$445,704	\$494,309					
						Sale. Ratio =>	50.57				E.C.F. =>	0.902				
						Std. Dev. =>	2.36				Ave. E.C.F. =>	0.902				

R2321 BROOKHAVEN OCCP#1531

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-23-378-015	24265 MYRTLE	06/04/21	PTA	03-ARM'S LENGTH	\$512,000	\$262,920	51.35	\$525,840	\$93,296	\$418,704	\$544,081	0.770	2,424	\$172.73	R2321	TWO STORY
										\$418,704	\$544,081	0.770				

use 0.795 N/C

R2322 GATEWAY TOWNHOMES OF NOVI OCCP 2271

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-23-231-007	41656 ORIANNA	06/10/22	PTA	03-ARM'S LENGTH	\$430,900	\$208,530	48.39	\$417,069	\$58,000	\$372,900	\$370,174	1.007	1,795	\$207.74	R2322	TWO STORY
50-22-23-231-002	41676 ORIANNA	06/17/22	PTA	03-ARM'S LENGTH	\$419,800	\$194,610	46.36	\$389,220	\$58,000	\$361,800	\$341,464	1.060	1,797	\$201.34	R2322	TWO STORY
50-22-23-231-006	41660 ORIANNA	06/22/22	PTA	03-ARM'S LENGTH	\$441,300	\$194,610	44.10	\$389,220	\$58,000	\$383,300	\$341,464	1.123	1,797	\$213.30	R2322	TWO STORY
50-22-23-231-004	41668 ORIANNA	06/27/22	PTA	03-ARM'S LENGTH	\$421,600	\$194,610	46.16	\$389,220	\$58,000	\$363,600	\$341,464	1.065	1,797	\$202.34	R2322	TWO STORY
50-22-23-231-005	41664 ORIANNA	07/25/22	PTA	03-ARM'S LENGTH	\$444,350	\$194,610	43.80	\$389,220	\$58,000	\$386,350	\$341,464	1.131	1,797	\$215.00	R2322	TWO STORY
50-22-23-231-003	41672 ORIANNA	08/23/22	PTA	03-ARM'S LENGTH	\$425,900	\$194,610	45.69	\$389,220	\$58,000	\$367,900	\$341,464	1.077	1,797	\$204.73	R2322	TWO STORY
50-22-23-231-012	41622 ORIANNA	11/10/22	PTA	03-ARM'S LENGTH	\$452,000	\$208,530	46.13	\$417,069	\$58,000	\$394,000	\$370,174	1.064	1,795	\$219.50	R2322	TWO STORY

\$3,035,850 \$1,390,110 \$2,629,850 \$2,447,668 1.074

TWO STORY **1.07**

Sale. Ratio => 45.79 E.C.F. => 1.074

Std. Dev. => 1.54 Ave. E.C.F. => 1.071

R2401 WILLOWBROOK ESTATES

Parcel Number	Street Address	Sale Date	Instr	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-24-354-007	24495 BORDERHILL	05/14/21	PTA	03-ARM'S LENGTH	\$275,900	\$145,950	52.90	\$291,903	\$51,581	\$224,319	\$108,743	2.063	1,526	\$147.00	R2401	ONE STORY	
50-22-24-351-020	41040 TEN MILE	08/27/21	PTA	03-ARM'S LENGTH	\$260,000	\$124,810	48.00	\$249,618	\$44,985	\$215,015	\$92,594	2.322	1,416	\$151.85	R2401	ONE STORY	
					\$535,900	\$270,760				\$439,334	\$201,337						
all styles	2.1500						Sale. Ratio =>	50.52			E.C.F. =>	2.182					
newer	2.0000						Std. Dev. =>	3.46			Ave. E.C.F. =>	2.192					

R2402 CAMBORNE PLACE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-24-327-022	24680 WILLOWBROOK	09/01/22	PTA	03-ARM'S LENGTH	\$391,000	\$198,270	50.71	\$396,534	\$78,100	\$312,900	\$324,933	0.963	1,718	\$182.13	R2402	ONE STORY B
50-22-24-378-005	24470 WILLOWBROOK	01/21/22	PTA	03-ARM'S LENGTH	\$475,000	\$238,270	50.16	\$476,533	\$78,100	\$396,900	\$399,632	0.993	2,184	\$181.73	R2402	TWO STORY B
					\$866,000	\$436,540				\$709,800	\$724,565					
all styles	0.98						Sale. Ratio =>	50.41				E.C.F. =>	0.980			
												Ave. E.C.F. =>	0.978			

R2403 WILLOWBROOK FARMS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-24-377-025	24390 BETHANY	06/23/21	PTA	03-ARM'S LENGTH	\$510,000	\$230,980	45.29	\$461,964	\$106,413	\$403,587	\$450,065	0.897	2,668	\$151.27	R2403	TWO STORY
50-22-24-302-008	24556 LE BOST	09/10/21	PTA	03-ARM'S LENGTH	\$542,500	\$281,760	51.94	\$563,511	\$91,744	\$450,756	\$597,173	0.755	2,690	\$167.57	R2403	TWO STORY
50-22-24-329-019	41190 CLERMONT	09/15/21	PTA	03-ARM'S LENGTH	\$625,000	\$320,190	51.23	\$640,382	\$105,000	\$520,000	\$670,905	0.775	3,196	\$162.70	R2403	TWO STORY
50-22-24-302-021	41067 CLERMONT	07/21/22	PTA	03-ARM'S LENGTH	\$575,000	\$287,280	49.96	\$574,554	\$108,614	\$466,386	\$583,885	0.799	2,790	\$167.16	R2403	TWO STORY
50-22-24-302-009	41278 SCARBOROUGH	08/19/22	PTA	03-ARM'S LENGTH	\$542,000	\$260,550	48.07	\$521,100	\$105,851	\$436,149	\$525,632	0.830	2,847	\$153.20	R2403	TWO STORY
50-22-24-331-008	41133 SCARBOROUGH	09/01/22	PTA	03-ARM'S LENGTH	\$525,800	\$255,040	48.51	\$510,077	\$102,288	\$423,512	\$516,189	0.820	2,662	\$159.10	R2403	TWO STORY
50-22-24-351-029	41291 SCARBOROUGH	09/13/22	PTA	03-ARM'S LENGTH	\$580,000	\$290,870	50.15	\$581,748	\$105,382	\$474,618	\$596,950	0.795	2,731	\$173.79	R2403	TWO STORY
50-22-24-301-018	41021 SCARBOROUGH	10/11/22	PTA	03-ARM'S LENGTH	\$520,000	\$266,690	51.29	\$533,378	\$87,083	\$432,917	\$564,930	0.766	2,933	\$147.60	R2403	TWO STORY
50-22-24-302-038	41079 CLERMONT	11/23/22	PTA	03-ARM'S LENGTH	\$640,500	\$330,750	51.64	\$661,491	\$87,795	\$552,705	\$718,917	0.769	3,842	\$143.86	R2403	TWO STORY

TWO STORY

0.796

\$5,060,800 \$2,524,110

Sale. Ratio => 49.88
Std. Dev. => 2.16

\$4,160,630 \$5,224,645

E.C.F. => 0.796
Ave. E.C.F. => 0.801

R2404 LESLIE PARK

no sales in study period

See also R2601

One story 1.9

One story B 1.5 newer, 1.6

Tri-level 1.6

R2405 SEELEY'S GOLDEN ACRES

NO SALES, 3 IMPROVED PARCELS

USE 1.55 ONE STORY
 1.95 TWO STORY

R2406 WILLOWBROOK FARMS 4

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-24-377-038	24249 AMANDA	04/14/22	PTA	03-ARM'S LENGTH	\$530,000	\$242,010	45.66	\$484,025	\$99,100	\$430,900	\$520,169	0.828	2,216	\$194.45	R2406	TWO STORY	
50-22-24-377-040	24484 AMANDA	06/11/21	WD	03-ARM'S LENGTH	\$544,500	\$267,140	49.06	\$534,277	\$100,128	\$444,372	\$586,688	0.757	2,948	\$150.74	R2406	TWO STORY	
					\$1,074,500	\$509,150				\$875,272	\$1,106,857						
							Sale. Ratio =>	47.38				E.C.F. =>	0.791				
for all styles	0.790						Std. Dev. =>	2.40					Ave. E.C.F. =>	0.793			

R2420 OLD ORCHARD OCCP 39

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-24-451-280	24476 OLDE ORCHARD	08/02/21	PTA	03-ARM'S LENGTH	\$126,500	\$62,610	49.49	\$125,223	\$32,000	\$94,500	\$73,404	1.287	689	\$137.16	R2420	ONE STORY	
50-22-24-451-224	24774 OLDE ORCHARD	10/04/21	PTA	03-ARM'S LENGTH	\$133,500	\$72,060	53.98	\$144,119	\$32,000	\$101,500	\$84,300	1.204	796	\$127.51	R2420	ONE STORY B	
50-22-24-451-314	24687 OLDE ORCHARD	08/04/21	PTA	03-ARM'S LENGTH	\$106,000	\$62,610	59.07	\$125,223	\$32,000	\$74,000	\$73,404	1.008	689	\$107.40	R2420	ONE STORY	
					\$366,000	\$197,280				\$270,000	\$231,108						
ONE STORY all					1.3000 trend with market and two story			Sale. Ratio =>	53.90		E.C.F. =>	1.168					
							Std. Dev. =>	4.79		Ave. E.C.F. =>	1.167						
50-22-24-451-281	24601 OLDE ORCHARD	08/13/21	PTA	03-ARM'S LENGTH	\$148,000	\$78,820	53.26	\$157,639	\$32,000	\$116,000	\$90,258	1.285	1,058	\$109.64	R2420	TWO STORY B	
50-22-24-451-053	24608 OLDE ORCHARD	06/11/21	PTA	03-ARM'S LENGTH	\$174,500	\$91,760	52.58	\$183,523	\$32,000	\$142,500	\$108,853	1.309	1,328	\$107.30	R2420	TWO STORY B	
50-22-24-451-042	24550 OLDE ORCHARD	06/15/21	PTA	03-ARM'S LENGTH	\$185,000	\$100,990	54.59	\$201,977	\$32,000	\$153,000	\$122,110	1.253	1,328	\$115.21	R2420	TWO STORY B	
50-22-24-451-056	24614 OLDE ORCHARD	07/27/21	PTA	03-ARM'S LENGTH	\$155,000	\$78,150	50.42	\$156,303	\$32,000	\$123,000	\$89,298	1.377	1,048	\$117.37	R2420	TWO STORY B	
50-22-24-451-140	24503 OLDE ORCHARD	10/27/22	PTA	03-ARM'S LENGTH	\$170,000	\$83,110	48.89	\$166,219	\$32,000	\$138,000	\$96,422	1.431	1,096	\$125.91	R2420	TWO STORY B	
50-22-24-451-228	24806 OLDE ORCHARD	10/15/21	PTA	03-ARM'S LENGTH	\$159,900	\$77,590	48.52	\$155,189	\$32,000	\$127,900	\$88,498	1.445	1,048	\$122.04	R2420	TWO STORY B	
50-22-24-451-132	24475 OLDE ORCHARD	08/27/21	PTA	03-ARM'S LENGTH	\$160,000	\$77,590	48.49	\$155,189	\$32,000	\$128,000	\$88,498	1.446	1,048	\$122.14	R2420	TWO STORY B	
50-22-24-451-315	24801 OLDE ORCHARD	02/25/22	PTA	03-ARM'S LENGTH	\$180,000	\$86,110	47.84	\$172,220	\$32,000	\$148,000	\$100,733	1.469	1,096	\$135.04	R2420	TWO STORY B	
50-22-24-451-111	24421 OLDE ORCHARD	12/28/21	PTA	03-ARM'S LENGTH	\$162,500	\$77,590	47.75	\$155,189	\$32,000	\$130,500	\$88,498	1.475	1,048	\$124.52	R2420	TWO STORY B	
50-22-24-451-207	24732 OLDE ORCHARD	09/01/21	WD	03-ARM'S LENGTH	\$165,000	\$77,590	47.02	\$155,189	\$32,000	\$133,000	\$88,498	1.503	1,048	\$126.91	R2420	TWO STORY B	
50-22-24-451-148	24523 OLDE ORCHARD	10/20/21	PTA	03-ARM'S LENGTH	\$165,000	\$77,590	47.02	\$155,189	\$32,000	\$133,000	\$88,498	1.503	1,048	\$126.91	R2420	TWO STORY B	
50-22-24-451-293	24633 OLDE ORCHARD	08/27/21	PTA	03-ARM'S LENGTH	\$168,000	\$77,590	46.18	\$155,189	\$32,000	\$136,000	\$88,498	1.537	1,048	\$129.77	R2420	TWO STORY B	
50-22-24-451-333	24854 OLDE ORCHARD	09/13/21	PTA	03-ARM'S LENGTH	\$186,000	\$85,040	45.72	\$170,082	\$32,000	\$154,000	\$99,197	1.552	1,096	\$140.51	R2420	TWO STORY B	
50-22-24-451-165	24569 OLDE ORCHARD	08/26/22	PTA	03-ARM'S LENGTH	\$170,000	\$77,590	45.64	\$155,189	\$32,000	\$138,000	\$88,498	1.559	1,048	\$131.68	R2420	TWO STORY B	
50-22-24-451-196	24706 OLDE ORCHARD	03/24/23	PTA	03-ARM'S LENGTH	\$185,000	\$83,470	45.12	\$166,932	\$32,000	\$153,000	\$96,934	1.578	1,096	\$139.60	R2420	TWO STORY B	
50-22-24-451-038	24542 OLDE ORCHARD	09/20/22	PTA	03-ARM'S LENGTH	\$175,000	\$77,590	44.34	\$155,189	\$32,000	\$143,000	\$88,498	1.616	1,048	\$136.45	R2420	TWO STORY B	
50-22-24-451-285	24609 OLDE ORCHARD	07/29/22	WD	03-ARM'S LENGTH	\$176,000	\$77,590	44.09	\$155,189	\$32,000	\$144,000	\$88,498	1.627	1,048	\$137.40	R2420	TWO STORY B	
50-22-24-451-189	24678 OLDE ORCHARD	09/19/22	PTA	03-ARM'S LENGTH	\$225,000	\$98,080	43.59	\$196,167	\$32,000	\$193,000	\$117,936	1.636	1,328	\$145.33	R2420	TWO STORY B	
50-22-24-451-037	24540 OLDE ORCHARD	05/12/22	PTA	03-ARM'S LENGTH	\$190,000	\$82,910	43.64	\$165,819	\$32,000	\$158,000	\$96,134	1.644	1,096	\$144.16	R2420	TWO STORY B	
50-22-24-451-052	24606 OLDE ORCHARD	02/27/23	PTA	03-ARM'S LENGTH	\$192,500	\$82,910	43.07	\$165,819	\$32,000	\$160,500	\$96,134	1.670	1,096	\$146.44	R2420	TWO STORY B	
50-22-24-451-115	24429 OLDE ORCHARD	12/22/22	PTA	03-ARM'S LENGTH	\$207,000	\$85,450	41.28	\$170,904	\$32,000	\$175,000	\$99,787	1.754	1,096	\$159.67	R2420	TWO STORY B	
50-22-24-451-227	24804 OLDE ORCHARD	11/04/22	PTA	03-ARM'S LENGTH	\$192,000	\$78,820	41.05	\$157,639	\$32,000	\$160,000	\$90,258	1.773	1,058	\$151.23	R2420	TWO STORY B	
50-22-24-451-147	24521 OLDE ORCHARD	03/28/22	PTA	03-ARM'S LENGTH	\$225,000	\$91,760	40.78	\$183,523	\$32,000	\$193,000	\$108,853	1.773	1,328	\$145.33	R2420	TWO STORY B	
50-22-24-451-117	24437 OLDE ORCHARD	07/07/22	PTA	03-ARM'S LENGTH	\$190,000	\$77,590	40.84	\$155,189	\$32,000	\$158,000	\$88,498	1.785	1,048	\$150.76	R2420	TWO STORY B	
					\$4,306,400	\$1,983,280				\$3,538,400	\$2,297,885						
TWO STORY ALL					1.5400			Sale. Ratio =>	46.05		E.C.F. =>	1.540					
							Std. Dev. =>	3.87		Ave. E.C.F. =>	1.542						

APPLEGATE OCCP 98

Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
24305 BASHIAN	04/05/21	PTA	03-ARM'S LENGTH	\$141,000	\$77,190	54.74	\$154,371	\$32,000	\$109,000	\$78,949	1.381	822	\$132.60	R2421	ONE STORY B
24568 BASHIAN	08/19/21	PTA	03-ARM'S LENGTH	\$150,000	\$77,190	51.46	\$154,371	\$32,000	\$118,000	\$78,949	1.495	822	\$143.55	R2421	ONE STORY B
24544 BASHIAN	11/12/21	PTA	03-ARM'S LENGTH	\$175,000	\$86,900	49.66	\$173,796	\$32,000	\$143,000	\$91,481	1.563	822	\$173.97	R2421	ONE STORY B
24564 BASHIAN	04/28/22	PTA	03-ARM'S LENGTH	\$142,100	\$77,190	54.32	\$154,371	\$32,000	\$110,100	\$78,949	1.395	822	\$133.94	R2421	ONE STORY B
24606 BASHIAN	05/16/22	PTA	03-ARM'S LENGTH	\$175,000	\$77,190	44.11	\$154,371	\$32,000	\$143,000	\$78,949	1.811	822	\$173.97	R2421	ONE STORY B
24654 BASHIAN	09/15/22	PTA	03-ARM'S LENGTH	\$165,000	\$77,190	46.78	\$154,371	\$32,000	\$133,000	\$78,949	1.685	822	\$161.80	R2421	ONE STORY B
				\$948,100	\$472,850				\$756,100	\$486,226					
							1.550								
							Sale. Ratio =>	49.87			E.C.F. =>	1.555			
							Std. Dev. =>	4.20			Ave. E.C.F. =>	1.555			
24243 BASHIAN	07/22/22	PTA	03-ARM'S LENGTH	\$212,000	\$79,180	37.35	\$158,356	\$32,000	\$180,000	\$96,088	1.873	1,188	\$151.52	R2421	TWO STORY
24458 BASHIAN	05/30/22	PTA	03-ARM'S LENGTH	\$230,000	\$85,640	37.23	\$171,278	\$32,000	\$198,000	\$105,915	1.869	1,188	\$166.67	R2421	TWO STORY
				\$442,000	\$164,820				\$378,000	\$202,003					
							1.450								
							Sale. Ratio =>	37.29			E.C.F. =>	1.871			
							Std. Dev. =>	0.08			Ave. E.C.F. =>	1.871			
24365 BASHIAN	09/17/21	PTA	03-ARM'S LENGTH	\$202,500	\$99,080	48.93	\$198,160	\$32,000	\$170,500	\$113,188	1.506	1,346	\$126.67	R2421	TWO STORY B
24337 BASHIAN	09/29/22	WD	03-ARM'S LENGTH	\$190,000	\$96,460	50.77	\$192,913	\$32,000	\$158,000	\$109,614	1.441	1,346	\$117.38	R2421	TWO STORY B
24466 BASHIAN	01/27/23	PTA	03-ARM'S LENGTH	\$213,000	\$96,460	45.29	\$192,913	\$32,000	\$181,000	\$109,614	1.651	1,346	\$134.47	R2421	TWO STORY B
				\$605,500	\$292,000				\$509,500	\$332,416					
							1.530								
							Sale. Ratio =>	48.22			E.C.F. =>	1.533			
							Std. Dev. =>	2.79			Ave. E.C.F. =>	1.533			
24251 BASHIAN	07/14/21	PTA	03-ARM'S LENGTH	\$177,000	\$88,840	50.19	\$177,680	\$32,000	\$145,000	\$99,237	1.461	1,172	\$123.72	R2421	TWO STORY C
24541 BASHIAN	08/20/21	PTA	03-ARM'S LENGTH	\$190,500	\$91,050	47.80	\$182,093	\$32,000	\$158,500	\$102,243	1.550	1,148	\$138.07	R2421	TWO STORY C
24439 BASHIAN	01/12/22	PTA	03-ARM'S LENGTH	\$200,000	\$95,220	47.61	\$190,441	\$32,000	\$168,000	\$107,930	1.557	1,172	\$143.34	R2421	TWO STORY C
24504 BASHIAN	03/02/22	PTA	03-ARM'S LENGTH	\$165,000	\$88,840	53.84	\$177,680	\$32,000	\$133,000	\$99,237	1.340	1,172	\$113.48	R2421	TWO STORY C
24615 BASHIAN	03/07/22	PTA	03-ARM'S LENGTH	\$211,000	\$93,790	44.45	\$187,586	\$32,000	\$179,000	\$105,985	1.689	1,172	\$152.73	R2421	TWO STORY C
24525 BASHIAN	11/08/22	PTA	03-ARM'S LENGTH	\$190,000	\$88,840	46.76	\$177,680	\$32,000	\$158,000	\$99,237	1.592	1,172	\$134.81	R2421	TWO STORY C
				\$1,133,500	\$546,580				\$941,500	\$613,869					
							1.530								
							Sale. Ratio =>	48.22			E.C.F. =>	1.534			
							Std. Dev. =>	3.23			Ave. E.C.F. =>	1.532			
24508 BASHIAN	06/16/21	PTA	03-ARM'S LENGTH	\$158,000	\$84,960	53.77	\$169,914	\$32,000	\$126,000	\$93,947	1.341	1,100	\$114.55	R2421	TWO STORY D
24532 BASHIAN	11/03/21	PTA	03-ARM'S LENGTH	\$180,000	\$84,960	47.20	\$169,914	\$32,000	\$148,000	\$93,947	1.575	1,100	\$134.55	R2421	TWO STORY D
24552 BASHIAN	05/25/22	PTA	03-ARM'S LENGTH	\$190,000	\$84,960	44.72	\$169,914	\$32,000	\$158,000	\$93,947	1.682	1,100	\$143.64	R2421	TWO STORY D
24517 BASHIAN	03/09/23	PTA	03-ARM'S LENGTH	\$170,000	\$84,420	49.66	\$168,837	\$32,000	\$138,000	\$93,213	1.480	1,100	\$125.45	R2421	TWO STORY D
				\$698,000	\$339,300				\$570,000	\$375,054	1.520				
							1.530								
							Sale. Ratio =>	48.61			E.C.F. =>	1.520			
							Std. Dev. =>	3.86			Ave. E.C.F. =>	1.520			

R2422 APPLEGATE II OCCP 513

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-24-451-411	24300 BASHIAN	06/07/21	PTA	03-ARM'S LENGTH	\$165,000	\$67,520	40.92	\$135,031	\$32,000	\$133,000	\$99,068	1.343	1,025	\$129.76	R2422	ONE STORY B
50-22-24-451-424	24236 BASHIAN	11/16/21	PTA	03-ARM'S LENGTH	\$190,000	\$94,870	49.93	\$189,746	\$32,000	\$158,000	\$151,679	1.042	1,025	\$154.15	R2422	ONE STORY B
50-22-24-451-425	24228 BASHIAN	01/13/22	PTA	03-ARM'S LENGTH	\$207,000	\$93,590	45.21	\$187,174	\$32,000	\$175,000	\$149,206	1.173	1,025	\$170.73	R2422	ONE STORY B
50-22-24-451-419	24260 BASHIAN	08/30/22	PTA	03-ARM'S LENGTH	\$215,000	\$91,400	42.51	\$182,790	\$32,000	\$183,000	\$144,990	1.262	1,025	\$178.54	R2422	ONE STORY B
50-22-24-451-424	24236 BASHIAN	09/28/23	WD	03-ARM'S LENGTH	\$229,000	\$94,870	41.43	\$189,746	\$32,000	\$197,000	\$151,679	1.299	1,025	\$192.20	R2422	ONE STORY B
ONE STORY B					1.20	\$1,006,000	\$442,250			\$846,000	\$696,622					
							Sale. Ratio =>	43.96			E.C.F. =>	1.214				
							Std. Dev. =>	3.71			Ave. E.C.F. =>	1.224				
													1.16			
50-22-24-451-413	24288 BASHIAN	02/18/22	PTA	03-ARM'S LENGTH	\$151,000	\$89,600	59.34	\$179,206	\$32,000	\$119,000	\$136,302	0.873	1,240	\$95.97	R2422	TWO STORY B
50-22-24-451-414	24284 BASHIAN	01/12/22	PTA	03-ARM'S LENGTH	\$197,900	\$92,970	46.98	\$185,931	\$32,000	\$165,900	\$142,529	1.164	1,276	\$130.02	R2422	TWO STORY B
50-22-24-451-421	24248 BASHIAN	05/20/22	WD	03-ARM'S LENGTH	\$216,000	\$89,600	41.48	\$179,206	\$32,000	\$184,000	\$136,302	1.350	1,240	\$148.39	R2422	TWO STORY B
50-22-24-451-437	24718 BASHIAN	05/18/21	WD	03-ARM'S LENGTH	\$215,100	\$99,790	46.39	\$199,585	\$32,000	\$183,100	\$155,171	1.180	1,276	\$143.50	R2422	TWO STORY B
TWO STORY B					1.143	\$780,000	\$371,960			\$652,000	\$570,304					
							Sale. Ratio =>	47.69			E.C.F. =>	1.143				
							Std. Dev. =>	7.60			Ave. E.C.F. =>	1.142				

R2423 NOVI PLACE OCCP 807

NO SALES IN PERIOD

WAS 1.02 & 1.04

USE 1.14

SEE R2422 APPLEGATE II

1.143

See also R 0120 Maple Hills

R2450 SEC 24 ACREAGE

NO SALES

6 IMPROVED PARCELS

See other section acreage neighborhoods

NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.150
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.150
TWO STORY	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.000	1.000	1.000	1.250	1.250

R2502 HEATHERGREENE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-25-203-014	24058 CRANBROOKE	10/25/22	PTA	03-ARM'S LENGTH	\$327,000	\$177,880	54.40	\$355,757	\$80,124	\$246,876	\$129,405	1.908	1,813	\$136.17	R2502	BI-LEVEL
50-22-25-202-003	24139 CRANBROOKE	08/11/21	PTA	03-ARM'S LENGTH	\$305,000	\$148,910	48.82	\$297,823	\$51,929	\$253,071	\$115,443	2.192	1,645	\$153.84	R2502	TRI-LEVEL
50-22-25-203-012	24100 CRANBROOKE	05/07/21	PTA	03-ARM'S LENGTH	\$312,000	\$153,530	49.21	\$307,054	\$57,403	\$254,597	\$117,207	2.172	1,488	\$171.10	R2502	TRI-LEVEL
50-22-25-202-006	24075 HEATHERGREENE	08/20/21	PTA	03-ARM'S LENGTH	\$360,000	\$168,530	46.81	\$337,054	\$54,036	\$305,964	\$143,664	2.130	1,736	\$176.25	R2502	TWO STORY B
50-22-25-203-003	40161 BUCKINGHAM	03/04/22	PTA	03-ARM'S LENGTH	\$329,000	\$174,590	53.07	\$349,173	\$54,282	\$274,718	\$149,691	1.835	2,038	\$134.80	R2502	TWO STORY B
					\$1,633,000	\$823,440				\$1,335,226	\$655,410					
all styles					2.04		Sale. Ratio => 50.42				E.C.F. => 2.037					
							Std. Dev. => 4.42				Ave. E.C.F. => 1.982					

R2504 JASON

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-25-204-021	39975 BURTON	06/25/21	PTA	03-ARM'S LENGTH	\$345,000	\$177,870	51.56	\$355,739	\$72,462	\$272,538	\$169,627	1.607	1,766	\$154.33	R2504	TWO STORY B
					\$345,000	\$177,870	51.56			\$272,538	\$169,627	1.607				

all styles 1.700

See also R 2505 and R2502 only one sale

R2505 FAIRFIELD FARMS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-25-206-015	23527 VALLEY STARR	06/28/21	PTA	03-ARM'S LENGTH	\$288,000	\$132,900	46.15	\$265,807	\$51,827	\$236,173	\$102,875	2.296	1,418	\$166.55	R2505	BI-LEVEL
50-22-25-206-016	23509 VALLEY STARR	06/30/21	PTA	03-ARM'S LENGTH	\$269,000	\$138,520	51.49	\$277,039	\$56,128	\$212,872	\$106,207	2.004	1,418	\$150.12	R2505	BI-LEVEL
50-22-25-207-010	23576 VALLEY STARR	07/27/21	WD	03-ARM'S LENGTH	\$293,000	\$130,230	44.45	\$260,457	\$52,811	\$240,189	\$99,830	2.406	1,418	\$169.39	R2505	BI-LEVEL
50-22-25-252-014	40309 FRANKLIN MILL	09/17/21	PTA	03-ARM'S LENGTH	\$327,000	\$163,300	49.94	\$326,600	\$59,742	\$267,258	\$128,297	2.083	1,734	\$154.13	R2505	BI-LEVEL
50-22-25-208-015	23597 NILAN	10/01/21	PTA	03-ARM'S LENGTH	\$295,000	\$140,210	47.53	\$280,417	\$57,684	\$237,316	\$107,083	2.216	1,418	\$167.36	R2505	BI-LEVEL
50-22-25-209-005	40152 OAK TREE	10/22/21	PTA	03-ARM'S LENGTH	\$260,000	\$136,390	52.46	\$272,782	\$56,570	\$203,430	\$103,948	1.957	1,418	\$143.46	R2505	BI-LEVEL
50-22-25-204-008	23746 CRANBROOKE	11/11/21	PTA	03-ARM'S LENGTH	\$300,000	\$155,490	51.83	\$310,981	\$58,373	\$241,627	\$121,446	1.990	1,418	\$170.40	R2505	BI-LEVEL
50-22-25-209-004	23540 NILAN	11/29/21	PTA	03-ARM'S LENGTH	\$280,000	\$143,530	51.26	\$287,061	\$59,954	\$220,046	\$109,186	2.015	1,417	\$155.29	R2505	BI-LEVEL
50-22-25-208-016	23581 NILAN	02/10/22	PTA	03-ARM'S LENGTH	\$312,000	\$158,770	50.89	\$317,548	\$56,737	\$255,263	\$125,390	2.036	1,418	\$180.02	R2505	BI-LEVEL
50-22-25-207-002	23694 VALLEY STARR	06/06/22	PTA	03-ARM'S LENGTH	\$280,000	\$137,910	49.25	\$275,810	\$51,827	\$228,173	\$107,684	2.119	1,418	\$160.91	R2505	BI-LEVEL
50-22-25-254-014	23434 CRANBROOKE	06/28/22	PTA	03-ARM'S LENGTH	\$292,000	\$131,210	44.93	\$262,426	\$50,790	\$241,210	\$101,748	2.371	1,418	\$170.11	R2505	BI-LEVEL
50-22-25-208-020	23515 NILAN	09/15/22	PTA	03-ARM'S LENGTH	\$318,000	\$141,830	44.60	\$283,668	\$58,647	\$259,353	\$108,183	2.397	1,418	\$182.90	R2505	BI-LEVEL
BI-LEVEL					2.150	\$3,514,000	\$1,710,290			\$2,842,910	\$1,321,878					
							Sale. Ratio =>	48.67				E.C.F. =>	2.151			
							Std. Dev. =>	3.04				Ave. E.C.F. =>	2.157			
50-22-25-254-016	23402 CRANBROOKE	04/05/21	WD	03-ARM'S LENGTH	\$220,000	\$111,190	50.54	\$222,370	\$49,412	\$170,588	\$98,833	1.726	1,046	\$163.09	R2505	ONE STORY B
50-22-25-207-018	23641 LONDONDERRY	06/06/22	PTA	03-ARM'S LENGTH	\$272,500	\$127,190	46.68	\$254,380	\$52,054	\$220,446	\$115,615	1.907	1,250	\$176.36	R2505	ONE STORY B
ONE STY B					1.820	\$492,500	\$238,380			\$391,034	\$214,448					
one story					1.82			Sale. Ratio =>	48.40			E.C.F. =>	1.823			
							Std. Dev. =>	2.73				Ave. E.C.F. =>	1.816			
50-22-25-411-001	23260 CRANBROOKE	11/03/21	PTA	03-ARM'S LENGTH	\$295,000	\$139,910	47.43	\$279,812	\$49,412	\$245,588	\$114,627	2.142	1,514	\$162.21	R2505	TWO STORY
50-22-25-251-012	40143 OAK TREE	06/30/21	PTA	03-ARM'S LENGTH	\$300,000	\$158,360	52.79	\$316,713	\$51,827	\$248,173	\$131,784	1.883	1,560	\$159.09	R2505	TWO STORY B
50-22-25-251-013	40127 OAK TREE	08/31/21	PTA	03-ARM'S LENGTH	\$312,500	\$173,380	55.48	\$346,760	\$51,827	\$260,673	\$146,733	1.777	1,865	\$139.77	R2505	TWO STORY B
50-22-25-208-019	23533 NILAN	09/10/21	PTA	03-ARM'S LENGTH	\$288,000	\$150,630	52.30	\$301,260	\$51,827	\$236,173	\$124,096	1.903	1,400	\$168.70	R2505	TWO STORY B
50-22-25-253-012	40341 GUILFORD	08/10/22	PTA	03-ARM'S LENGTH	\$425,000	\$192,440	45.28	\$384,877	\$49,412	\$375,588	\$166,898	2.250	2,124	\$176.83	R2505	TWO STORY B
50-22-25-254-002	23730 NILAN	09/22/22	PTA	03-ARM'S LENGTH	\$332,000	\$155,850	46.94	\$311,697	\$68,224	\$263,776	\$121,131	2.178	1,400	\$188.41	R2505	TWO STORY B
50-22-25-253-012	40341 GUILFORD	12/19/22	PTA	03-ARM'S LENGTH	\$450,000	\$192,440	42.76	\$384,877	\$49,412	\$400,588	\$166,898	2.400	2,124	\$188.60	R2505	TWO STORY B
all two story					2.089	\$2,402,500	\$1,163,010			\$2,030,559	\$972,167					
							Sale. Ratio =>	48.41				E.C.F. =>	2.089			
							Std. Dev. =>	4.59				Ave. E.C.F. =>	2.076			

R2506 GREY'S SUB

NO SALES IN PERIOD

SEE ALSO R2404 AND R2601

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.850	1.850	1.850
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.900
TWO STORY	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.000	1.000	1.800	1.850	1.850

R2507 WESTMINSTER VILLAGE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-25-227-029	39522 SQUIRE	04/23/21	PTA	03-ARM'S LENGTH	\$408,600	\$217,880	53.32	\$435,753	\$64,077	\$344,523	\$344,144	1.001	1,746	\$197.32	R2507	ONE STORY B
ONE STORY B	1.0800	N/C-only one sale														
50-22-25-227-030	39500 SQUIRE	06/30/21	WD	03-ARM'S LENGTH	\$400,000	\$202,990	50.75	\$405,977	\$82,307	\$317,693	\$318,573	0.997	1,897	\$167.47	R2507	TWO STORY B
TWO STORY B	1.0160	N/C-only one sale in SS, one sale current market														

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-25-301-005	41296 VILLAGE LAKE	09/09/22	PTA	03-ARM'S LENGTH	\$378,000	\$169,910	44.95	\$339,824	\$68,808	\$309,192	\$135,508	2.282	1,734	\$178.31	R2508	BI-LEVEL
50-22-25-301-007	41272 VILLAGE LAKE	10/12/21	PTA	03-ARM'S LENGTH	\$310,000	\$157,360	50.76	\$314,720	\$77,084	\$232,916	\$118,818	1.960	1,645	\$141.59	R2508	BI-LEVEL
use					2.130	\$688,000	\$327,270	\$654,544		\$542,108	\$254,326					
BI-LEVEL						Sale. Ratio =>	47.57				E.C.F. =>	2.132				
						Std. Dev. =>	4.11				Ave. E.C.F. =>	2.121				
50-22-25-352-032	41156 PARK FOREST	08/25/21	PTA	03-ARM'S LENGTH	\$220,000	\$122,240	55.56	\$244,471	\$59,302	\$160,698	\$99,553	1.614	1,189	\$135.15	R2508	ONE STORY
50-22-25-351-026	22565 CHESTNUT TREE	07/21/21	PTA	03-ARM'S LENGTH	\$285,000	\$158,530	55.62	\$317,050	\$67,241	\$217,759	\$134,306	1.621	1,882	\$115.71	R2508	ONE STORY
50-22-25-351-022	22635 CHESTNUT TREE	04/28/22	PTA	03-ARM'S LENGTH	\$272,000	\$140,170	51.53	\$280,346	\$67,635	\$204,365	\$114,361	1.787	1,496	\$136.61	R2508	ONE STORY
50-22-25-355-024	22523 BROOK FOREST	02/22/22	PTA	03-ARM'S LENGTH	\$303,000	\$144,200	47.59	\$288,408	\$66,886	\$236,114	\$119,098	1.983	1,496	\$157.83	R2508	ONE STORY
50-22-25-352-022	22697 SHADOW PINE	05/25/21	PTA	03-ARM'S LENGTH	\$270,000	\$134,340	49.76	\$268,683	\$60,272	\$209,728	\$112,049	1.872	1,189	\$176.39	R2508	ONE STORY
suggest					1.775	\$845,000	\$418,710	\$1,398,958		\$1,028,664	\$579,367					
ONE STORY						(1.4 for 71-80% good)	Sale. Ratio =>	49.55			E.C.F. =>	1.775				
						Std. Dev. =>	3.55				Ave. E.C.F. =>	1.775				
50-22-25-355-010	22508 HEATHERBRAE	12/20/22	PTA	03-ARM'S LENGTH	\$325,000	\$141,700	43.60	\$283,405	\$63,904	\$261,096	\$119,294	2.189	1,189	\$219.59	R2508	ONE STORY B
50-22-25-331-023	40608 HEATHERBROOK	07/01/22	PTA	03-ARM'S LENGTH	\$355,000	\$178,720	50.34	\$357,447	\$64,826	\$290,174	\$159,033	1.825	1,882	\$154.18	R2508	ONE STORY B
50-22-25-401-004	40440 VILLAGE WOOD	11/24/21	PTA	03-ARM'S LENGTH	\$355,000	\$169,940	47.87	\$339,881	\$64,948	\$290,052	\$149,420	1.941	1,520	\$190.82	R2508	ONE STORY B
50-22-25-354-009	22532 PEPPERMILL	11/15/21	PTA	03-ARM'S LENGTH	\$350,000	\$164,140	46.90	\$328,281	\$61,487	\$288,513	\$144,997	1.990	1,440	\$200.36	R2508	ONE STORY B
50-22-25-354-012	22525 HEATHERBRAE	09/28/21	PTA	03-ARM'S LENGTH	\$385,000	\$205,850	53.47	\$411,708	\$79,097	\$305,903	\$180,767	1.692	1,906	\$160.49	R2508	ONE STORY B
50-22-25-353-022	22639 HEATHERBRAE	08/18/21	PTA	03-ARM'S LENGTH	\$325,000	\$153,490	47.23	\$306,976	\$81,721	\$243,279	\$122,421	1.987	1,440	\$168.94	R2508	ONE STORY B
use					1.910	\$2,095,000	\$1,013,840	\$2,027,698		\$1,679,017	\$875,932					
ONE STORY B						Sale. Ratio =>	48.39				E.C.F. =>	1.917				
						Std. Dev. =>	3.35				Ave. E.C.F. =>	1.937				
50-22-25-378-006	22632 WINFIELD	07/23/21	PTA	03-ARM'S LENGTH	\$275,000	\$137,180	49.88	\$274,352	\$62,134	\$212,866	\$117,899	1.805	1,645	\$129.40	R2508	TRI-LEVEL
50-22-25-378-009	22582 WINFIELD	10/20/22	PTA	03-ARM'S LENGTH	\$308,000	\$140,440	45.60	\$280,874	\$61,179	\$246,821	\$122,053	2.022	1,645	\$150.04	R2508	TRI-LEVEL
50-22-25-404-001	23166 HEATHERWOODE	09/28/22	WD	03-ARM'S LENGTH	\$330,000	\$141,980	43.02	\$283,969	\$68,869	\$261,131	\$119,500	2.185	1,645	\$158.74	R2508	TRI-LEVEL
50-22-25-301-018	23049 HEATHERBRAE	06/09/22	PTA	03-ARM'S LENGTH	\$375,000	\$170,810	45.55	\$341,610	\$108,433	\$266,567	\$129,543	2.058	1,680	\$158.67	R2508	TRI-LEVEL
use					2.020	\$1,013,000	\$590,410	\$1,180,805		\$987,385	\$488,994					
TRI-LEVEL						least weight low sale	Sale. Ratio =>	58.28			E.C.F. =>	2.019				
						Std. Dev. =>	1.47				Ave. E.C.F. =>	2.018				
50-22-25-379-005	22630 SHERIDAN	08/26/22	PTA	03-ARM'S LENGTH	\$422,000	\$194,800	46.16	\$389,594	\$69,157	\$352,843	\$168,651	2.092	2,124	\$166.12	R2508	TWO STORY B
50-22-25-376-018	22647 DEERFIELD	01/06/22	PTA	03-ARM'S LENGTH	\$440,000	\$208,340	47.35	\$416,688	\$76,501	\$363,499	\$179,046	2.030	2,124	\$171.14	R2508	TWO STORY B
50-22-25-354-005	41133 PARK FOREST	10/20/21	PTA	03-ARM'S LENGTH	\$350,000	\$177,000	50.57	\$353,996	\$62,213	\$287,787	\$153,570	1.874	2,124	\$135.49	R2508	TWO STORY B
50-22-25-451-008	22616 HEATHERWOODE	10/19/21	PTA	03-ARM'S LENGTH	\$390,000	\$172,310	44.18	\$344,622	\$59,867	\$330,133	\$149,871	2.203	1,728	\$191.05	R2508	TWO STORY B
50-22-25-355-023	22541 BROOK FOREST	07/23/21	PTA	03-ARM'S LENGTH	\$330,000	\$153,860	46.62	\$307,716	\$59,487	\$270,513	\$130,647	2.071	1,772	\$152.66	R2508	TWO STORY B
50-22-25-378-013	22514 WINFIELD	05/11/21	PTA	03-ARM'S LENGTH	\$380,000	\$184,860	48.65	\$369,726	\$68,052	\$311,948	\$158,776	1.965	1,928	\$161.80	R2508	TWO STORY B
50-22-25-353-021	22655 HEATHERBRAE	04/30/21	PTA	03-ARM'S LENGTH	\$385,000	\$180,530	46.89	\$361,050	\$70,371	\$314,629	\$152,989	2.057	2,124	\$148.13	R2508	TWO STORY B
50-22-25-331-010	23022 BROOK FOREST	04/21/21	PTA	03-ARM'S LENGTH	\$351,000	\$178,810	50.94	\$357,621	\$61,415	\$289,585	\$155,898	1.858	2,124	\$136.34	R2508	TWO STORY B
					\$3,048,000	\$1,450,510		\$2,901,013		\$2,520,937	\$1,249,447					
TWO STORY B						Sale. Ratio =>	47.59				E.C.F. =>	2.018				
TWO STORY						1.75 (1.5 FOR 81-90% GOOD)	Std. Dev. =>	2.28			Ave. E.C.F. =>	2.019				

R2520 STONEHENGE OCCP 125

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-25-276-146	23530 WOODSHIRE	09/24/21	WD	03-ARM'S LENGTH	\$150,000	\$72,570	48.38	\$145,142	\$32,000	\$118,000	\$58,653	2.012	970	\$121.65	R2520	ONE STORY
50-22-25-276-121	23493 STONEHENGE	11/12/21	PTA	03-ARM'S LENGTH	\$159,000	\$72,570	45.64	\$145,142	\$32,000	\$127,000	\$58,653	2.165	970	\$130.93	R2520	ONE STORY
50-22-25-276-275	23578 N ROCKLEDGE	11/19/21	PTA	03-ARM'S LENGTH	\$153,000	\$72,570	47.43	\$145,142	\$32,000	\$121,000	\$58,653	2.063	970	\$124.74	R2520	ONE STORY
50-22-25-276-020	23703 STONEHENGE	01/24/22	PTA	03-ARM'S LENGTH	\$136,000	\$72,570	53.36	\$145,142	\$32,000	\$104,000	\$58,653	1.773	970	\$107.22	R2520	ONE STORY
50-22-25-276-036	23663 STONEHENGE	01/05/23	PTA	03-ARM'S LENGTH	\$147,000	\$72,570	49.37	\$145,142	\$32,000	\$115,000	\$58,653	1.961	970	\$118.56	R2520	ONE STORY
50-22-25-276-076	23642 STONEHENGE	05/17/21	WD	03-ARM'S LENGTH	\$166,500	\$83,050	49.88	\$166,093	\$32,000	\$134,500	\$69,514	1.935	970	\$138.66	R2520	ONE STORY
ONE STORY					\$911,500	\$445,900		\$891,803		\$719,500	\$362,780					
						Sale. Ratio =>	48.92				E.C.F. =>	1.983				
						Std. Dev. =>	2.61				Ave. E.C.F. =>	1.985				
50-22-25-276-272	23572 N ROCKLEDGE	07/14/21	PTA	03-ARM'S LENGTH	\$135,000	\$75,970	56.27	\$151,941	\$32,000	\$103,000	\$104,387	0.987	936	\$110.04	R2520	ONE STORY B
50-22-25-276-214	23737 STONEHENGE	09/22/21	PTA	03-ARM'S LENGTH	\$156,000	\$76,420	48.99	\$152,837	\$32,000	\$124,000	\$105,167	1.179	936	\$132.48	R2520	ONE STORY B
50-22-25-276-134	23449 STONEHENGE	11/30/21	PTA	03-ARM'S LENGTH	\$150,000	\$80,330	53.55	\$160,664	\$32,000	\$118,000	\$111,979	1.054	936	\$126.07	R2520	ONE STORY B
50-22-25-276-053	23619 STONEHENGE	05/18/22	PTA	03-ARM'S LENGTH	\$165,000	\$74,450	45.12	\$148,900	\$32,000	\$133,000	\$101,741	1.307	936	\$142.09	R2520	ONE STORY B
50-22-25-276-243	23666 N ROCKLEDGE	07/01/22	PTA	03-ARM'S LENGTH	\$155,000	\$74,900	48.32	\$149,799	\$32,000	\$123,000	\$102,523	1.200	936	\$131.41	R2520	ONE STORY B
50-22-25-276-181	23503 N ROCKLEDGE	10/28/22	PTA	03-ARM'S LENGTH	\$168,000	\$74,900	44.58	\$149,799	\$32,000	\$136,000	\$102,523	1.327	936	\$145.30	R2520	ONE STORY B
50-22-25-276-168	23553 MEETINGHALL	11/17/22	WD	03-ARM'S LENGTH	\$164,000	\$76,840	46.85	\$153,678	\$32,000	\$132,000	\$105,899	1.246	936	\$141.03	R2520	ONE STORY B
50-22-25-276-230	23631 N ROCKLEDGE	06/10/21	PTA	03-ARM'S LENGTH	\$166,000	\$86,000	51.81	\$172,005	\$32,000	\$134,000	\$121,849	1.100	936	\$143.16	R2520	ONE STORY B
					\$1,259,000	\$619,810		\$1,239,623		\$1,003,000	\$856,069					
ONE STORY B						Sale. Ratio =>	49.23				E.C.F. =>	1.172				
						Std. Dev. =>	2.90				Ave. E.C.F. =>	1.236				
ONE STORY C																
50-22-25-276-031	23675 STONEHENGE	05/05/21	PTA	03-ARM'S LENGTH	\$186,500	\$98,710	52.93	\$197,410	\$32,000	\$154,500	\$126,267	1.224	1,010	\$152.97	R2520	TWO STORY B
50-22-25-276-002	23795 STONEHENGE	08/26/21	PTA	03-ARM'S LENGTH	\$140,000	\$78,920	56.37	\$157,848	\$32,000	\$108,000	\$96,067	1.124	968	\$111.57	R2520	TWO STORY B
50-22-25-276-010	23725 STONEHENGE	09/28/21	PTA	03-ARM'S LENGTH	\$156,000	\$80,950	51.89	\$161,902	\$32,000	\$124,000	\$99,162	1.250	968	\$128.10	R2520	TWO STORY B
50-22-25-276-281	23544 N ROCKLEDGE	07/08/21	PTA	03-ARM'S LENGTH	\$156,000	\$78,920	50.59	\$157,848	\$32,000	\$124,000	\$96,067	1.291	968	\$128.10	R2520	TWO STORY B
50-22-25-276-151	23582 STONEHENGE	10/13/21	PTA	03-ARM'S LENGTH	\$176,000	\$84,620	48.08	\$169,238	\$32,000	\$144,000	\$104,762	1.375	1,024	\$140.63	R2520	TWO STORY B
50-22-25-276-164	23788 STONEHENGE	12/30/21	PTA	03-ARM'S LENGTH	\$173,000	\$81,670	47.21	\$163,342	\$32,000	\$141,000	\$100,261	1.406	1,024	\$137.70	R2520	TWO STORY B
50-22-25-276-301	23414 N ROCKLEDGE	07/26/21	PTA	03-ARM'S LENGTH	\$168,000	\$78,920	46.98	\$157,848	\$32,000	\$136,000	\$96,067	1.416	968	\$140.50	R2520	TWO STORY B
50-22-25-276-119	23497 STONEHENGE	11/15/21	PTA	03-ARM'S LENGTH	\$175,000	\$78,920	45.10	\$157,848	\$32,000	\$143,000	\$96,067	1.489	968	\$147.73	R2520	TWO STORY B
50-22-25-276-231	23633 N ROCKLEDGE	09/23/22	PTA	03-ARM'S LENGTH	\$175,000	\$78,920	45.10	\$157,848	\$32,000	\$143,000	\$96,067	1.489	968	\$147.73	R2520	TWO STORY B
50-22-25-276-293	23524 N ROCKLEDGE	10/07/22	PTA	03-ARM'S LENGTH	\$191,000	\$84,260	44.12	\$168,526	\$32,000	\$159,000	\$104,218	1.526	968	\$164.26	R2520	TWO STORY B
50-22-25-276-106	23507 STONEHENGE	12/27/22	PTA	03-ARM'S LENGTH	\$184,400	\$81,380	44.13	\$162,769	\$32,000	\$152,400	\$99,824	1.527	968	\$157.44	R2520	TWO STORY B
50-22-25-276-018	23707 STONEHENGE	03/23/23	PTA	03-ARM'S LENGTH	\$180,000	\$78,920	43.84	\$157,848	\$32,000	\$148,000	\$96,067	1.541	968	\$152.89	R2520	TWO STORY B
50-22-25-276-285	23564 N ROCKLEDGE	02/15/22	PTA	03-ARM'S LENGTH	\$191,000	\$81,870	42.86	\$163,744	\$32,000	\$159,000	\$100,568	1.581	968	\$164.26	R2520	TWO STORY B
					\$2,251,900	\$1,066,980				\$1,835,900	\$1,311,465					
TWO STORY B						Sale. Ratio =>	47.38				E.C.F. =>	1.400				
						Std. Dev. =>	4.31				Ave. E.C.F. =>	1.464				

R2522 OAK RIDGE OCCP 633

Parcel Number	Street Address	Sale			Adj. Sale \$	Cur. Asmnt.	Asd/Adj.	Cur.	Bldg.			E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
		Date	Instr.	Terms of Sale			Sale	Appraisal	Land + Yard	Residual	Cost Man. \$					
50-22-25-431-040	39453 COUNTRY	05/31/22	PTA	03-ARM'S LENGTH	\$220,000	\$113,590	51.63	\$227,188	\$41,157	\$178,843	\$173,861	1.029	1,272	\$140.60	R2522	TWO STORY
50-22-25-431-044	39429 COUNTRY	07/11/22	PTA	03-ARM'S LENGTH	\$225,000	\$116,370	51.72	\$232,738	\$41,157	\$183,843	\$179,048	1.027	1,272	\$144.53	R2522	TWO STORY
					\$445,000	\$114,980					\$362,686	\$352,908				
TWO STORY	1.0700	leave stable trend to march 2023 market			Sale. Ratio =>		25.84			E.C.F. =>		1.028				
					Std. Dev. =>		0.06			Ave. E.C.F. =>		1.028				
50-22-25-431-017	39486 COUNTRY	04/29/22	PTA	03-ARM'S LENGTH	\$256,000	\$112,200	43.83	\$224,409	\$41,157	\$214,843	\$171,264	1.254	1,272	\$168.90	R2522	TWO STORY B
50-22-25-431-043	39431 COUNTRY	06/03/22	PTA	03-ARM'S LENGTH	\$236,000	\$113,590	48.13	\$227,188	\$41,157	\$194,843	\$173,861	1.121	1,272	\$153.18	R2522	TWO STORY B
50-22-25-431-028	39509 COUNTRY	08/19/22	PTA	03-ARM'S LENGTH	\$237,000	\$112,200	47.34	\$224,409	\$41,157	\$195,843	\$171,264	1.144	1,272	\$153.96	R2522	TWO STORY B
					\$729,000	\$112,663					\$605,529	\$516,388				
TWO STORY B	1.1500				Sale. Ratio =>		15.45			E.C.F. =>		1.173				
					Std. Dev. =>		2.29			Ave. E.C.F. =>		1.173				

R2523 VILLAGWOOD PLACE OCCP 1540

NO SALES IN PERIOD

SEE ALSO R2522 OAK RIDGE OCCP 633

USE 1.15 ON ALL

R2522 Oakridge OCCP 633 (see prior page)

TWO STORY	1.000	1.000	1.000	1.070	1.070	1.070
TWO STORY B	1.000	1.000	1.000	1.150	1.150	1.150

R2530 HEATHERWOOD - LAKES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-25-177-004	40679 VILLAGE WOOD	10/27/22	PTA	03-ARM'S LENGTH	\$420,000	\$166,090	39.55	\$332,181	\$86,456	\$333,544	\$132,110	2.525	1,728	\$193.02	R2530	TWO STORY B
50-22-25-327-006	40567 VILLAGE WOOD	04/28/22	PTA	03-ARM'S LENGTH	\$461,000	\$205,760	44.63	\$411,510	\$75,443	\$385,557	\$201,238	1.916	1,882	\$204.87	R2530	ONE STORY B
					\$881,000	\$371,850					\$719,101	\$333,348				
							Sale. Ratio =>	42.21			E.C.F. =>	2.157				
							Std. Dev. =>	3.60			Ave. E.C.F. =>	2.220				

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.850	1.850	1.850
ONE STORY B	1.000	1.000	1.000	1.850	1.850	1.850
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.000	1.000	2.000	2.000	2.000
TWO STORY C	1.000	1.000	1.000	1.000	1.000	1.000
BI-LEVEL	1.000	1.000	1.000	1.940	1.940	1.940
TRI-LEVEL	1.000	1.000	1.000	1.940	1.940	1.940

R2550 SEC 25 ACREAGE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-25-400-028	39640 NINE MILE	04/14/22	PTA	03-ARM'S LENGTH	\$290,000	\$125,460	43.26	\$250,927	\$70,458	\$219,542	\$97,551	2.251	1,155	\$190.08	R2550	ONE STORY B
										\$219,542	\$97,551	2.251				

Use 1.70 for all

R2601 ORCHARD HILLS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-26-231-011	41555 TAMARA	06/21/21	PTA	03-ARM'S LENGTH	\$331,000	\$140,630	42.49	\$281,266	\$70,546	\$260,454	\$140,480	1.854	2,174	\$119.80	R2601	ONE STORY
50-22-26-229-002	41940 QUINCE	07/29/21	PTA	03-ARM'S LENGTH	\$300,000	\$119,410	39.80	\$238,822	\$70,793	\$229,207	\$112,019	2.046	1,526	\$150.20	R2601	ONE STORY
50-22-26-231-014	41550 BORCHART	08/17/22	PTA	03-ARM'S LENGTH	\$295,000	\$123,960	42.02	\$247,918	\$75,899	\$219,101	\$114,679	1.911	1,802	\$121.59	R2601	ONE STORY
ONE STORY	1.80				\$926,000	\$384,000				\$708,762	\$367,179					
							Sale. Ratio =>	41.47				E.C.F. =>	1.930			
							Std. Dev. =>	1.43				Ave. E.C.F. =>	1.937			
50-22-26-231-019	41740 BORCHART	02/25/22	PTA	03-ARM'S LENGTH	\$300,000	\$146,480	48.83	\$292,953	\$66,193	\$233,807	\$125,978	1.856	1,519	\$153.92	R2601	ONE STORY B
ONE STORY B	1.85															
50-22-26-228-021	23949 MEADOWBROOK	11/16/21	PTA	03-ARM'S LENGTH	\$265,000	\$116,550	43.98	\$233,105	\$48,920	\$216,080	\$122,790	1.760	1,600	\$135.05	R2601	ONE STORY C
ONE STORY C	1.77				\$265,000	\$116,550				\$216,080	\$122,790					
							Sale. Ratio =>	43.98				E.C.F. =>	1.760			
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.760			
50-22-26-227-003	41860 QUINCE	07/20/22	PTA	03-ARM'S LENGTH	\$455,500	\$212,110	46.57	\$424,215	\$77,885	\$377,615	\$208,256	1.813	2,409	\$156.75	R2601	TRI-LEVEL
TRI-LEVEL	1.800				\$455,500	\$212,110				\$377,615	\$208,256					
							Sale. Ratio =>	46.57				E.C.F. =>	1.813			
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.813			
50-22-26-276-003	41805 BORCHART	10/15/21	PTA	03-ARM'S LENGTH	\$290,000	\$145,720	50.25	\$291,442	\$65,241	\$224,759	\$136,020	1.652	2,050	\$109.64	R2601	BI-LEVEL
50-22-26-276-006	41655 BORCHART	08/11/22	PTA	03-ARM'S LENGTH	\$325,000	\$151,620	46.65	\$303,249	\$64,698	\$260,302	\$143,446	1.815	2,050	\$126.98	R2601	BI-LEVEL
BI-LEVEL	1.740				\$615,000	\$297,340				\$485,061	\$279,466					
							Sale. Ratio =>	48.35				E.C.F. =>	1.736			
							Std. Dev. =>	2.54				Ave. E.C.F. =>	1.734			

R2602 MEADOWBROOK LAKE SUB

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-26-402-021	22611 ENNISHORE	07/06/21	PTA	03-ARM'S LENGTH	\$400,000	\$175,710	43.93	\$351,411	\$75,958	\$324,042	\$215,198	1.506	2,008	\$161.38	R2602	TWO STORY	
50-22-26-403-023	22853 GILBAR	07/12/21	PTA	03-ARM'S LENGTH	\$410,000	\$217,180	52.97	\$434,364	\$68,548	\$341,452	\$285,794	1.195	2,059	\$165.83	R2602	TWO STORY	
50-22-26-403-005	23066 BALCOMBE	08/27/21	PTA	03-ARM'S LENGTH	\$400,000	\$203,260	50.82	\$406,527	\$62,765	\$337,235	\$268,564	1.256	2,177	\$154.91	R2602	TWO STORY	
50-22-26-403-014	23229 GILBAR	10/29/21	PTA	03-ARM'S LENGTH	\$380,000	\$182,330	47.98	\$364,669	\$67,504	\$312,496	\$232,160	1.346	2,085	\$149.88	R2602	TWO STORY	
50-22-26-428-011	23283 ENNISHORE	07/07/22	PTA	03-ARM'S LENGTH	\$475,000	\$215,090	45.28	\$430,182	\$70,467	\$404,533	\$281,027	1.439	2,548	\$158.76	R2602	TWO STORY	
50-22-26-476-020	22616 PENTON RISE	08/25/22	PTA	03-ARM'S LENGTH	\$401,000	\$223,170	55.65	\$446,335	\$105,824	\$295,176	\$266,024	1.110	2,149	\$137.36	R2602	TWO STORY	
50-22-26-403-010	22880 BALCOMBE	09/16/22	PTA	03-ARM'S LENGTH	\$450,000	\$211,210	46.94	\$422,416	\$93,181	\$356,819	\$257,215	1.387	2,351	\$151.77	R2602	TWO STORY	
50-22-26-402-003	23233 BALCOMBE	12/02/22	PTA	03-ARM'S LENGTH	\$413,122	\$184,580	44.68	\$369,153	\$65,116	\$348,006	\$237,529	1.465	2,406	\$144.64	R2602	TWO STORY	
TWO STORY					\$3,329,122	\$1,612,530				\$2,719,759	\$2,043,511						
							Sale. Ratio =>	48.44				E.C.F. =>	1.331				
							Std. Dev. =>	4.23				Ave. E.C.F. =>	1.338				
50-22-26-427-005	41454 CHATTMAN	11/04/22	PTA	03-ARM'S LENGTH	\$429,000	\$249,750	58.22	\$499,504	\$67,694	\$361,306	\$351,065	1.029	2,692	\$134.21	R2602	ONE STORY C	
50-22-26-402-013	22863 BALCOMBE	06/01/22	PTA	03-ARM'S LENGTH	\$396,500	\$168,760	42.56	\$337,519	\$66,974	\$329,526	\$219,955	1.498	2,073	\$158.96	R2602	ONE STORY	
ONE STORY					\$825,500	\$418,510				\$690,832	\$571,020						
ONE STORY B							Sale. Ratio =>	50.70				E.C.F. =>	1.210				
							Std. Dev. =>	11.07				Ave. E.C.F. =>	1.264				

R2603 ORCHARD HILLS WEST

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-26-254-005	42030 ASPEN	10/25/21	PTA	03-ARM'S LENGTH	\$510,000	\$248,090	48.65	\$496,177	\$95,472	\$414,528	\$480,462	0.863	2,184	\$189.80	R2603	TWO STORY B
50-22-26-254-039	42007 ASPEN	09/23/21	PTA	03-ARM'S LENGTH	\$535,000	\$284,480	53.17	\$568,968	\$95,472	\$439,528	\$567,741	0.774	2,404	\$182.83	R2603	TWO STORY B
					\$1,045,000	\$532,570				\$854,056	\$1,048,203					
all style	0.83	old sales				Sale. Ratio =>	50.96				E.C.F. =>	0.815				
		was .834 & .85				Std. Dev. =>	3.20				Ave. E.C.F. =>	0.818				

See also R2620

R2620 ORCHARD HILLS NORTH OCCP 2087

No Sales in study period

use 0.85

see also R2603

R2603 Orchard Hills West - 0.83 for all

R2621 RIDGEVIEW OF NOVI

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-26-102-066	23786 SEMINOLE	04/23/21	WD	03-ARM'S LENGTH	\$520,000	\$279,910	53.83	\$559,824	\$98,087	\$421,913	\$563,094	0.749	2,589	\$162.96	R2621	TWO STORY	
50-22-26-102-080	42893 CARDINAL	04/23/21	PTA	03-ARM'S LENGTH	\$510,000	\$273,880	53.70	\$547,759	\$98,087	\$411,913	\$548,381	0.751	2,592	\$158.92	R2621	TWO STORY	
50-22-26-102-091	42749 CARDINAL	08/02/21	WD	03-ARM'S LENGTH	\$565,000	\$313,540	55.49	\$627,082	\$98,087	\$466,913	\$645,116	0.724	2,648	\$176.33	R2621	TWO STORY	
50-22-26-102-018	23956 SEMINOLE	08/23/21	WD	03-ARM'S LENGTH	\$600,000	\$301,770	50.30	\$603,534	\$98,087	\$501,913	\$616,399	0.814	2,426	\$206.89	R2621	TWO STORY	
50-22-26-102-089	42757 CARDINAL	11/17/21	PTA	03-ARM'S LENGTH	\$515,000	\$272,940	53.00	\$545,871	\$98,087	\$416,913	\$546,078	0.763	2,549	\$163.56	R2621	TWO STORY	
50-22-26-102-069	23814 SEMINOLE	01/24/22	PTA	03-ARM'S LENGTH	\$535,000	\$271,700	50.79	\$543,395	\$98,087	\$436,913	\$543,059	0.805	2,521	\$173.31	R2621	TWO STORY	
50-22-26-102-071	23822 SEMINOLE	02/23/22	WD	03-ARM'S LENGTH	\$525,000	\$262,540	50.01	\$525,079	\$98,087	\$426,913	\$520,722	0.820	2,263	\$188.65	R2621	TWO STORY	
50-22-26-102-075	42929 CARDINAL	05/26/22	PTA	03-ARM'S LENGTH	\$500,000	\$261,570	52.31	\$523,132	\$98,087	\$401,913	\$518,348	0.775	2,191	\$183.44	R2621	TWO STORY	
50-22-26-102-042	42868 CARDINAL	06/13/22	PTA	03-ARM'S LENGTH	\$576,000	\$284,490	49.39	\$568,987	\$98,087	\$477,913	\$574,268	0.832	2,346	\$203.71	R2621	TWO STORY	
50-22-26-102-088	42787 CARDINAL	06/24/22	PTA	03-ARM'S LENGTH	\$587,000	\$280,060	47.71	\$560,116	\$98,087	\$488,913	\$563,450	0.868	2,608	\$187.47	R2621	TWO STORY	
50-22-26-102-049	42808 CARDINAL	10/14/22	WD	03-ARM'S LENGTH	\$550,000	\$276,680	50.31	\$553,363	\$98,087	\$451,913	\$555,215	0.814	2,589	\$174.55	R2621	TWO STORY	
50-22-26-102-019	23952 SEMINOLE	03/13/23	PTA	03-ARM'S LENGTH	\$535,952	\$287,000	53.55	\$573,992	\$98,087	\$437,865	\$580,372	0.754	2,346	\$186.64	R2621	TWO STORY	
					\$6,518,952	\$3,366,080				\$5,341,908	\$6,774,500	0.789					
all styles					0.7890		Sale. Ratio =>		51.64		E.C.F. =>		0.789				
							Std. Dev. =>		2.28		Ave. E.C.F. =>		0.789				

R2622 WOODBRIDGE PARK OCCP 2311

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-26-301-001	22511 OSPREY	12/15/21	PTA	03-ARM'S LENGTH	\$481,760	\$256,420	53.23	\$512,831	\$77,077	\$404,683	\$415,004	0.975	2,158	\$187.53	R2622	TWO STORY
50-22-26-301-002	22515 OSPREY	11/29/21	PTA	03-ARM'S LENGTH	\$463,190	\$233,790	50.47	\$467,589	\$77,077	\$386,113	\$371,916	1.038	1,945	\$198.52	R2622	TWO STORY
50-22-26-301-003	22519 OSPREY	12/21/21	PTA	03-ARM'S LENGTH	\$450,970	\$235,730	52.27	\$471,452	\$77,077	\$373,893	\$375,595	0.995	1,930	\$193.73	R2622	TWO STORY
50-22-26-301-004	22523 OSPREY	12/03/21	PTA	03-ARM'S LENGTH	\$490,045	\$252,910	51.61	\$505,811	\$77,077	\$412,968	\$408,318	1.011	2,158	\$191.37	R2622	TWO STORY
50-22-26-301-005	22527 OSPREY	12/17/21	PTA	03-ARM'S LENGTH	\$432,365	\$233,790	54.07	\$467,589	\$77,077	\$355,288	\$371,916	0.955	1,945	\$182.67	R2622	TWO STORY
50-22-26-301-006	22531 OSPREY	12/01/21	PTA	03-ARM'S LENGTH	\$499,770	\$256,420	51.31	\$512,831	\$77,077	\$422,693	\$415,004	1.019	2,158	\$195.87	R2622	TWO STORY
50-22-26-301-007	22528 OSPREY	12/03/21	PTA	03-ARM'S LENGTH	\$473,415	\$237,300	50.13	\$474,609	\$77,077	\$396,338	\$378,602	1.047	1,945	\$203.77	R2622	TWO STORY
50-22-26-301-008	22524 OSPREY	12/22/21	PTA	03-ARM'S LENGTH	\$461,315	\$235,730	51.10	\$471,452	\$77,077	\$384,238	\$375,595	1.023	1,930	\$199.09	R2622	TWO STORY
50-22-26-301-009	22520 OSPREY	12/22/21	PTA	03-ARM'S LENGTH	\$459,315	\$233,790	50.90	\$467,589	\$77,077	\$382,238	\$371,916	1.028	1,945	\$196.52	R2622	TWO STORY
50-22-26-301-010	22516 OSPREY	12/03/21	WD	03-ARM'S LENGTH	\$476,690	\$235,730	49.45	\$471,452	\$77,077	\$399,613	\$375,595	1.064	1,930	\$207.05	R2622	TWO STORY
50-22-26-301-011	22512 OSPREY	12/02/21	PTA	03-ARM'S LENGTH	\$482,845	\$237,300	49.15	\$474,609	\$77,077	\$405,768	\$378,602	1.072	1,945	\$208.62	R2622	TWO STORY
50-22-26-301-012	22509 WOODBRIDGE	02/25/22	PTA	03-ARM'S LENGTH	\$432,440	\$223,640	51.72	\$447,280	\$77,393	\$355,047	\$352,273	1.008	1,945	\$182.54	R2622	TWO STORY
50-22-26-301-013	22513 WOODBRIDGE	02/22/22	PTA	03-ARM'S LENGTH	\$419,610	\$224,620	53.53	\$449,241	\$77,393	\$342,217	\$354,141	0.966	1,930	\$177.31	R2622	TWO STORY
50-22-26-301-014	22517 WOODBRIDGE	02/25/22	PTA	03-ARM'S LENGTH	\$415,765	\$220,090	52.94	\$440,187	\$77,393	\$338,372	\$345,518	0.979	1,945	\$173.97	R2622	TWO STORY
50-22-26-301-015	22521 WOODBRIDGE	02/22/22	PTA	03-ARM'S LENGTH	\$420,240	\$224,620	53.45	\$449,241	\$77,393	\$342,847	\$354,141	0.968	1,930	\$177.64	R2622	TWO STORY
50-22-26-301-016	22525 WOODBRIDGE	02/25/22	PTA	03-ARM'S LENGTH	\$442,490	\$223,640	50.54	\$447,280	\$77,393	\$365,097	\$352,273	1.036	1,945	\$187.71	R2622	TWO STORY
50-22-26-301-017	22530 WOODBRIDGE	04/27/22	PTA	03-ARM'S LENGTH	\$471,315	\$248,630	52.75	\$497,254	\$77,393	\$393,922	\$399,868	0.985	2,158	\$182.54	R2622	TWO STORY
50-22-26-301-018	22526 WOODBRIDGE	04/26/22	PTA	03-ARM'S LENGTH	\$440,170	\$222,280	50.50	\$444,552	\$77,393	\$362,777	\$349,675	1.037	1,945	\$186.52	R2622	TWO STORY
50-22-26-301-019	22522 WOODBRIDGE	04/28/22	PTA	03-ARM'S LENGTH	\$418,415	\$224,620	53.68	\$449,241	\$77,393	\$341,022	\$354,141	0.963	1,930	\$176.70	R2622	TWO STORY
50-22-26-301-020	22518 WOODBRIDGE	04/28/22	PTA	03-ARM'S LENGTH	\$415,635	\$224,620	54.04	\$449,241	\$77,393	\$338,242	\$354,141	0.955	1,930	\$175.25	R2622	TWO STORY
50-22-26-301-021	22514 WOODBRIDGE	04/28/22	PTA	03-ARM'S LENGTH	\$448,605	\$242,100	53.97	\$484,204	\$77,393	\$371,212	\$387,439	0.958	2,153	\$172.42	R2622	TWO STORY
50-22-26-301-022	22510 WOODBRIDGE	05/20/22	PTA	03-ARM'S LENGTH	\$450,680	\$248,630	55.17	\$497,254	\$77,393	\$373,287	\$399,868	0.934	2,158	\$172.98	R2622	TWO STORY
50-22-26-301-028	22470 WOODBRIDGE	08/10/21	PTA	03-ARM'S LENGTH	\$423,365	\$225,160	53.18	\$450,311	\$77,077	\$346,288	\$355,461	0.974	1,945	\$178.04	R2622	TWO STORY
50-22-26-301-029	43215 HERON	09/24/21	PTA	03-ARM'S LENGTH	\$482,040	\$264,210	54.81	\$528,423	\$77,077	\$404,963	\$429,853	0.942	2,158	\$187.66	R2622	TWO STORY
50-22-26-301-030	43219 HERON	09/15/21	PTA	03-ARM'S LENGTH	\$431,915	\$238,560	55.23	\$477,114	\$77,077	\$354,838	\$380,988	0.931	1,945	\$182.44	R2622	TWO STORY
50-22-26-301-031	43223 HERON	09/16/21	PTA	03-ARM'S LENGTH	\$444,030	\$240,490	54.16	\$480,977	\$77,077	\$366,953	\$384,667	0.954	1,930	\$190.13	R2622	TWO STORY
50-22-26-301-032	43227 HERON	09/16/21	PTA	03-ARM'S LENGTH	\$434,905	\$240,490	55.30	\$480,977	\$77,077	\$357,828	\$384,667	0.930	1,930	\$185.40	R2622	TWO STORY
50-22-26-301-033	43231 HERON	09/30/21	PTA	03-ARM'S LENGTH	\$474,030	\$261,350	55.13	\$522,694	\$77,077	\$396,953	\$424,397	0.935	2,153	\$184.37	R2622	TWO STORY
50-22-26-301-035	43275 HERON	10/26/21	PTA	03-ARM'S LENGTH	\$497,440	\$248,910	50.04	\$497,817	\$77,077	\$420,363	\$400,705	1.049	2,158	\$194.79	R2622	TWO STORY
50-22-26-301-036	43279 HERON	10/26/21	PTA	03-ARM'S LENGTH	\$470,630	\$238,560	50.69	\$477,114	\$77,077	\$393,553	\$380,988	1.033	1,945	\$202.34	R2622	TWO STORY
50-22-26-301-037	43283 HERON	10/28/21	PTA	03-ARM'S LENGTH	\$466,745	\$240,490	51.52	\$480,977	\$77,077	\$389,668	\$384,667	1.013	1,930	\$201.90	R2622	TWO STORY
50-22-26-301-038	43287 HERON	10/29/21	PTA	03-ARM'S LENGTH	\$508,185	\$263,120	51.78	\$526,242	\$75,000	\$433,185	\$429,754	1.008	2,158	\$200.73	R2622	TWO STORY
50-22-26-301-039	43291 HERON	10/27/21	PTA	03-ARM'S LENGTH	\$463,295	\$237,520	51.27	\$475,037	\$75,000	\$388,295	\$380,988	1.019	1,945	\$199.64	R2622	TWO STORY
50-22-26-301-040	43295 HERON	11/05/21	PTA	03-ARM'S LENGTH	\$499,765	\$263,120	52.65	\$526,242	\$75,000	\$424,765	\$429,754	0.988	2,158	\$196.83	R2622	TWO STORY

all style 0.994

\$15,543,390 \$8,138,380

\$12,925,527 \$13,008,430

Sale. Ratio => 52.36

E.C.F. => 0.994

Std. Dev. => 1.80

Ave. E.C.F. => 0.994

R2630

MEADOWBROOK LAKE SUB - LAKE

No Sales in Study Period

current 1 sty	1.10 to 1.14	1.18
current 2 sty	1.06	1.15
current tri-level	1.10	1.15

See also R2602

R2650 SEC 26 ACREAGE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-26-476-041	41420 NINE MILE	04/12/22	PTA	03-ARM'S LENGTH	\$540,000	\$348,760	64.59	\$697,527	\$82,184	\$457,816	\$575,087	0.796	3,889	\$117.72	R2650	TWO STORY B
										\$457,816	\$575,087	0.796				

Sale above sold low - interior is dated, personalized paint colors. Sold "as is", marketed as priced reduced to accommodate updating preferences per mls 2220004828

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.480	1.480
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.000	1.100	1.150	1.250	1.350

R2701 ORCHARD RIDGE ESTATES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj.	Cur.	Bldg.			E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building
							Sale	Appraisal	Land + Yard	Residual	Cost Man. \$					Style
50-22-27-251-019	44229 WINTHROP	06/29/21	PTA	03-ARM'S LENGTH	\$440,000	\$204,580	46.50	\$409,167	\$96,395	\$343,605	\$309,675	1.110	1,950	\$176.21	R2701	TWO STORY
50-22-27-205-038	23583 HIGH-MEADOW	07/15/21	PTA	03-ARM'S LENGTH	\$400,000	\$230,950	57.74	\$461,896	\$87,817	\$312,183	\$370,375	0.843	2,511	\$124.33	R2701	TWO STORY
50-22-27-201-003	24035 HICKORY GROVE	07/19/21	WD	03-ARM'S LENGTH	\$390,000	\$193,520	49.62	\$387,041	\$84,616	\$305,384	\$299,431	1.020	2,209	\$138.25	R2701	TWO STORY
50-22-27-205-018	23901 GREENING	08/27/21	PTA	03-ARM'S LENGTH	\$333,000	\$166,620	50.04	\$333,235	\$75,858	\$257,142	\$265,337	0.969	1,776	\$144.79	R2701	ONE STORY
50-22-27-252-029	23495 GREENING	09/30/21	PTA	03-ARM'S LENGTH	\$342,000	\$175,230	51.24	\$350,460	\$72,395	\$269,605	\$286,665	0.940	1,776	\$151.80	R2701	ONE STORY
50-22-27-203-017	23780 GREENING	11/29/21	PTA	03-ARM'S LENGTH	\$491,000	\$238,980	48.67	\$477,959	\$91,944	\$399,056	\$382,193	1.044	2,080	\$191.85	R2701	TWO STORY
50-22-27-205-024	23733 GREENING	11/29/21	PTA	03-ARM'S LENGTH	\$501,000	\$243,960	48.69	\$487,918	\$85,427	\$415,573	\$398,506	1.043	2,456	\$169.21	R2701	TWO STORY
50-22-27-203-003	24098 GREENING	03/14/22	PTA	03-ARM'S LENGTH	\$395,000	\$197,470	49.99	\$394,943	\$88,593	\$306,407	\$303,317	1.010	1,814	\$168.91	R2701	TWO STORY
50-22-27-252-013	44250 WINTHROP	03/30/22	PTA	03-ARM'S LENGTH	\$435,000	\$205,370	47.21	\$410,730	\$85,676	\$349,324	\$321,836	1.085	1,948	\$179.32	R2701	TWO STORY
50-22-27-252-009	23452 HIGH-MEADOW	05/09/22	WD	03-ARM'S LENGTH	\$570,000	\$286,020	50.18	\$572,036	\$76,119	\$493,881	\$491,007	1.006	2,456	\$201.09	R2701	TWO STORY
50-22-27-205-007	23720 HARVEST	06/02/22	PTA	03-ARM'S LENGTH	\$500,000	\$221,500	44.30	\$442,995	\$102,406	\$397,594	\$337,217	1.179	2,214	\$179.58	R2701	TWO STORY
50-22-27-202-016	23959 HARVEST	06/17/22	PTA	03-ARM'S LENGTH	\$526,000	\$258,610	49.17	\$517,213	\$80,174	\$445,826	\$432,712	1.030	2,220	\$200.82	R2701	TWO STORY
50-22-27-205-034	23535 HIGH-MEADOW	10/05/22	PTA	03-ARM'S LENGTH	\$500,000	\$227,850	45.57	\$455,708	\$79,269	\$420,731	\$372,712	1.129	2,456	\$171.31	R2701	TWO STORY
50-22-27-253-013	23439 DUCHESS	11/08/22	PTA	03-ARM'S LENGTH	\$503,000	\$231,710	46.07	\$463,419	\$81,072	\$421,928	\$378,561	1.115	2,442	\$172.78	R2701	TWO STORY
50-22-27-204-006	23545 HICKORY GROVE	11/30/22	PTA	03-ARM'S LENGTH	\$505,000	\$235,690	46.67	\$471,386	\$82,703	\$422,297	\$384,835	1.097	2,456	\$171.95	R2701	TWO STORY
USE 1.042 ON ALL					\$6,831,000	\$3,318,060				\$5,560,536	\$5,334,378	1.042				
							Sale. Ratio =>	48.57				E.C.F. =>	1.042			
							Std. Dev. =>	3.19				Ave. E.C.F. =>	1.041			

R2702 MYSTIC FOREST

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-27-277-002	23160 MYSTIC FOREST	04/14/21	PTA	03-ARM'S LENGTH	\$529,145	\$290,980	54.99	\$581,959	\$96,195	\$432,950	\$564,842	0.766	2,461	\$175.92	R2702	TWO STORY	
50-22-27-428-020	23325 MYSTIC FOREST	07/01/21	PTA	03-ARM'S LENGTH	\$548,000	\$303,170	55.32	\$606,340	\$104,128	\$443,872	\$583,967	0.760	2,651	\$167.44	R2702	TWO STORY	
50-22-27-428-019	23315 MYSTIC FOREST	07/22/21	PTA	03-ARM'S LENGTH	\$590,000	\$302,720	51.31	\$605,442	\$102,695	\$487,305	\$584,590	0.834	2,966	\$164.30	R2702	TWO STORY	
50-22-27-426-023	23280 MYSTIC FOREST	07/26/21	PTA	03-ARM'S LENGTH	\$570,000	\$258,400	45.33	\$516,790	\$101,142	\$468,858	\$483,312	0.970	3,064	\$153.02	R2702	TWO STORY	
50-22-27-428-010	23396 WINNSBOROUGH	07/30/21	PTA	03-ARM'S LENGTH	\$701,000	\$299,100	42.67	\$598,206	\$104,128	\$596,872	\$574,509	1.039	3,132	\$190.57	R2702	TWO STORY	
50-22-27-431-007	23334 MYSTIC FOREST	08/23/21	WD	03-ARM'S LENGTH	\$410,000	\$226,330	55.20	\$452,665	\$97,251	\$312,749	\$413,272	0.757	2,198	\$142.29	R2702	TWO STORY	
50-22-27-428-018	23307 MYSTIC FOREST	10/18/21	PTA	03-ARM'S LENGTH	\$568,000	\$271,340	47.77	\$542,687	\$99,944	\$468,056	\$514,817	0.909	2,935	\$159.47	R2702	TWO STORY	
50-22-27-276-010	23418 MYSTIC FOREST	03/08/22	WD	03-ARM'S LENGTH	\$550,000	\$271,280	49.32	\$542,559	\$105,162	\$444,838	\$508,601	0.875	2,441	\$182.24	R2702	TWO STORY	
50-22-27-428-025	23369 MYSTIC FOREST	06/24/22	PTA	03-ARM'S LENGTH	\$618,500	\$301,300	48.71	\$602,593	\$104,128	\$514,372	\$579,610	0.887	2,425	\$212.11	R2702	TWO STORY	
50-22-27-278-003	23189 MYSTIC FOREST	07/13/22	PTA	03-ARM'S LENGTH	\$465,000	\$237,170	51.00	\$474,330	\$99,442	\$365,558	\$435,916	0.839	2,249	\$162.54	R2702	TWO STORY	
50-22-27-431-003	23358 MYSTIC FOREST	07/15/22	PTA	03-ARM'S LENGTH	\$540,000	\$261,010	48.34	\$522,029	\$91,798	\$448,202	\$500,269	0.896	2,749	\$163.04	R2702	TWO STORY	
50-22-27-431-009	23322 MYSTIC FOREST	07/18/22	PTA	03-ARM'S LENGTH	\$667,500	\$291,660	43.69	\$583,329	\$104,128	\$563,372	\$557,210	1.011	2,948	\$191.10	R2702	TWO STORY	
50-22-27-429-003	43488 CASTLEWOOD	08/30/22	PTA	03-ARM'S LENGTH	\$612,000	\$315,330	51.52	\$630,655	\$92,114	\$519,886	\$626,210	0.830	2,611	\$199.11	R2702	TWO STORY	
50-22-27-431-005	23346 MYSTIC FOREST	10/21/22	WD	03-ARM'S LENGTH	\$560,000	\$261,610	46.72	\$523,226	\$97,087	\$462,913	\$495,510	0.934	2,921	\$158.48	R2702	TWO STORY	
50-22-27-277-006	23184 MYSTIC FOREST	11/18/22	WD	03-ARM'S LENGTH	\$527,000	\$251,970	47.81	\$503,939	\$95,943	\$431,057	\$474,414	0.909	2,188	\$197.01	R2702	TWO STORY	
50-22-27-430-004	23394 MYSTIC FOREST	02/28/23	PTA	03-ARM'S LENGTH	\$467,500	\$236,890	50.67	\$473,776	\$91,798	\$375,702	\$444,160	0.846	2,311	\$162.57	R2702	TWO STORY	
					\$8,923,645	\$4,380,260				\$7,336,562	\$8,341,212	0.880					
all styles					0.8700		Sale. Ratio =>		49.09		E.C.F. =>		0.880				
							Std. Dev. =>		2.31		Ave. E.C.F. =>		0.894				

R2703 DUNBARTON PINES 1

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-27-377-024	44740 HUNTINGCROSS	08/04/21	WD	03-ARM'S LENGTH	\$475,000	\$201,830	42.49	\$403,663	\$80,586	\$394,414	\$336,539	1.172	2,251	\$175.22	R2703	TWO STORY
50-22-27-380-015	22409 PLAISANCE	10/27/21	PTA	03-ARM'S LENGTH	\$417,000	\$219,990	52.76	\$439,970	\$94,279	\$322,721	\$360,095	0.896	2,608	\$123.74	R2703	TWO STORY
50-22-27-376-006	45010 DUNBARTON	11/09/21	PTA	03-ARM'S LENGTH	\$435,000	\$203,720	46.83	\$407,431	\$81,264	\$353,736	\$339,757	1.041	2,456	\$144.03	R2703	TWO STORY
50-22-27-377-021	44806 HUNTINGCROSS	12/28/21	PTA	03-ARM'S LENGTH	\$475,000	\$222,190	46.78	\$444,384	\$87,540	\$387,460	\$371,713	1.042	2,295	\$168.83	R2703	TWO STORY
50-22-27-355-021	22458 ALTON	02/27/23	WD	03-ARM'S LENGTH	\$445,000	\$197,060	44.28	\$394,125	\$84,342	\$360,658	\$322,691	1.118	2,430	\$148.42	R2703	TWO STORY

\$2,247,000 \$1,044,790 \$1,818,989 \$1,730,794

use Sale. Ratio => 46.50 E.C.F. => 1.051
two story Std. Dev. => 3.88 Ave. E.C.F. => 1.054
one story 1.054

R2704 DUNBARTON PINES 2,3

Parcel Number	Street Address	Sale Date	Instr	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-27-328-001	44835 ROUNDVIEW	04/22/21	PTA	03-ARM'S LENGTH	\$413,500	\$204,810	49.53	\$409,618	\$93,897	\$319,603	\$351,974	0.908	2,354	\$135.77	R2704	TWO STORY
50-22-27-305-003	44422 MIDWAY	05/20/21	PTA	03-ARM'S LENGTH	\$391,753	\$200,640	51.22	\$401,283	\$79,464	\$312,289	\$358,773	0.870	2,354	\$132.66	R2704	TWO STORY
50-22-27-304-022	44401 MIDWAY	06/17/21	WD	03-ARM'S LENGTH	\$510,000	\$237,520	46.57	\$475,033	\$91,407	\$418,593	\$427,677	0.979	2,782	\$150.46	R2704	TWO STORY
50-22-27-330-011	44911 EXETER	06/17/21	PTA	03-ARM'S LENGTH	\$430,000	\$217,480	50.58	\$434,960	\$90,859	\$339,141	\$383,613	0.884	2,596	\$130.64	R2704	TWO STORY
50-22-27-352-012	44995 LIGHTSWAY	09/16/21	PTA	03-ARM'S LENGTH	\$565,000	\$301,570	53.38	\$603,146	\$84,947	\$480,053	\$577,702	0.831	2,851	\$168.38	R2704	TWO STORY
50-22-27-304-009	45035 ROUNDVIEW	10/29/21	PTA	03-ARM'S LENGTH	\$436,000	\$206,760	47.42	\$413,525	\$85,422	\$350,578	\$365,778	0.958	2,354	\$148.93	R2704	TWO STORY
50-22-27-305-027	45040 LIGHTSWAY	11/19/21	PTA	03-ARM'S LENGTH	\$468,000	\$253,830	54.24	\$507,662	\$97,107	\$370,893	\$457,698	0.810	2,674	\$138.70	R2704	TWO STORY
50-22-27-304-013	44901 ROUNDVIEW	12/02/21	PTA	03-ARM'S LENGTH	\$463,000	\$230,520	49.79	\$461,044	\$89,375	\$373,625	\$414,347	0.902	2,738	\$136.46	R2704	TWO STORY
50-22-27-304-008	45077 ROUNDVIEW	02/22/22	PTA	03-ARM'S LENGTH	\$480,000	\$244,650	50.97	\$489,290	\$87,062	\$392,938	\$448,415	0.876	2,694	\$145.86	R2704	TWO STORY
50-22-27-327-004	44790 ROUNDVIEW	07/08/22	PTA	03-ARM'S LENGTH	\$579,000	\$252,870	43.67	\$505,739	\$91,337	\$487,663	\$461,987	1.056	2,423	\$201.26	R2704	TWO STORY
50-22-27-307-003	44785 FORD WAY	08/24/22	WD	03-ARM'S LENGTH	\$559,900	\$264,590	47.26	\$529,175	\$81,498	\$478,402	\$499,083	0.959	2,579	\$185.50	R2704	TWO STORY
50-22-27-303-006	45256 ROUNDVIEW	09/09/22	PTA	03-ARM'S LENGTH	\$492,000	\$215,390	43.78	\$430,772	\$90,074	\$401,926	\$379,819	1.058	2,372	\$169.45	R2704	TWO STORY
50-22-27-331-007	44617 FORD WAY	09/09/22	PTA	03-ARM'S LENGTH	\$460,000	\$203,900	44.33	\$407,798	\$88,112	\$371,888	\$356,395	1.043	2,276	\$163.40	R2704	TWO STORY

\$6,248,153 \$3,034,530 \$5,097,592 \$5,483,260

Sale. Ratio => 48.57 E.C.F. => 0.930

Std. Dev. => 3.49 Ave. E.C.F. => 0.933

TWO STY 0.933

R2705 BROOKLAND FARMS
NO SALES IN STUDY PERIOD

See also R3605, R3401, R1551, R2508

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.550
ONE STORY B	0.950	1.050	1.150	1.250	1.300	1.350
ONE STORY C	1.000	1.000	1.000	1.000	1.300	1.350
TWO STORY	1.000	1.000	1.000	1.000	1.350	1.350
TWO STORY B	1.000	1.000	1.000	1.250	1.350	1.350
TWO STORY C	1.000	1.010	1.000	1.000	1.000	1.000
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.350	1.350

R2720 ARROWON PINES OCCP 771

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-27-200-070	43670 WENDINGO	04/12/21	PTA	03-ARM'S LENGTH	\$362,500	\$184,180	50.81	\$368,355	\$58,379	\$304,121	\$352,646	0.862	1,786	\$170.28	R2720	TWO STORY	
50-22-27-200-049	43521 ALGONQUIN	05/26/21	PTA	03-ARM'S LENGTH	\$318,500	\$157,290	49.38	\$314,572	\$57,286	\$261,214	\$292,703	0.892	1,508	\$173.22	R2720	TWO STORY B	
50-22-27-200-067	43700 ALGONQUIN	08/02/21	PTA	03-ARM'S LENGTH	\$290,000	\$146,820	50.63	\$293,631	\$57,286	\$232,714	\$268,879	0.865	1,361	\$170.99	R2720	ONE STORY	
50-22-27-200-085	43460 ALGONQUIN	10/26/21	PTA	03-ARM'S LENGTH	\$280,000	\$147,910	52.83	\$295,815	\$57,286	\$222,714	\$271,364	0.821	1,516	\$146.91	R2720	TWO STORY B	
50-22-27-200-067	43700 ALGONQUIN	02/16/23	WD	03-ARM'S LENGTH	\$314,500	\$146,820	46.68	\$293,631	\$57,286	\$257,214	\$268,879	0.957	1,361	\$188.99	R2720	ONE STORY	
					\$1,565,500	\$783,020				\$1,277,977	\$1,454,472						
							Sale. Ratio =>	50.02			E.C.F. =>	0.879					
							Std. Dev. =>	2.26			Ave. E.C.F. =>	0.880					
all style		0.88															

R2721 WESTON ESTATES OCCP 1441

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-27-476-022	43503 MCLEAN	08/15/22	PTA	03-ARM'S LENGTH	\$807,000	\$329,390	40.82	\$658,771	\$106,519	\$700,481	\$708,015	0.989	3,328	\$210.48	R2721	TWO STORY	
50-22-27-476-033	43468 MCLEAN	08/26/22	PTA	03-ARM'S LENGTH	\$724,900	\$327,760	45.21	\$655,524	\$106,519	\$618,381	\$703,853	0.879	3,373	\$183.33	R2721	TWO STORY	
					\$1,531,900	\$657,150				\$1,318,862	\$1,411,868						
								Sale. Ratio =>	42.90			E.C.F. =>	0.934				
								Std. Dev. =>	3.11			Ave. E.C.F. =>	0.934				
all styles					0.90												

R2722 MONTEBELLO ESTATES OCCP 2172

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-27-453-017	22621 MONTEBELLO	05/05/21	PTA	03-ARM'S LENGTH	\$935,000	\$527,250	56.39	\$1,054,491	\$218,205	\$716,795	\$909,007	0.789	3,737	\$191.81	R2722	TWO STORY
50-22-27-453-015	22597 MONTEBELLO	02/02/22	PTA	03-ARM'S LENGTH	\$955,000	\$501,350	52.50	\$1,002,703	\$218,205	\$736,795	\$852,715	0.864	3,573	\$206.21	R2722	TWO STORY
50-22-27-453-018	22633 MONTEBELLO	06/22/22	PTA	03-ARM'S LENGTH	\$861,000	\$440,400	51.15	\$880,800	\$218,205	\$642,795	\$720,212	0.893	3,098	\$207.49	R2722	TWO STORY
50-22-27-453-012	22561 MONTEBELLO	08/12/22	PTA	03-ARM'S LENGTH	\$1,260,000	\$527,970	41.90	\$1,055,941	\$218,205	\$1,041,795	\$910,583	1.144	3,398	\$306.59	R2722	TWO STORY
50-22-27-453-019	22645 MONTEBELLO	10/20/22	PTA	03-ARM'S LENGTH	\$1,000,000	\$530,600	53.06	\$1,061,191	\$239,205	\$760,795	\$893,463	0.852	3,842	\$198.02	R2722	TWO STORY
50-22-27-453-038	22532 MONTEBELLO	01/25/23	PTA	03-ARM'S LENGTH	\$1,296,350	\$684,630	52.81	\$1,369,254	\$270,705	\$1,025,645	\$1,194,075	0.859	4,128	\$248.46	R2722	TWO STORY
50-22-27-453-005	22471 MONTEBELLO	02/15/23	PTA	03-ARM'S LENGTH	\$911,000	\$490,360	53.83	\$980,719	\$239,205	\$671,795	\$805,994	0.833	3,049	\$220.33	R2722	TWO STORY

use 0.90

\$7,218,350 \$3,702,560

\$5,596,415 \$6,286,048

Sale. Ratio => 51.29

E.C.F. => 0.890

Std. Dev. => 4.59

Ave. E.C.F. => 0.890

R2750 SEC 27 ACREAGE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-27-200-012	23675 NOVI	04/29/22	PTA	03-ARM'S LENGTH	\$500,000	\$280,160	56.03	\$324,880	\$305,398	\$194,602	\$91,484	2.127	1,036	\$187.84	R2750	ONE STORY
										\$194,602	\$91,484	2.127				

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	2.050	1.850
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.000	1.000	1.000	1.950	1.950

R2801 BROADMOOR PARK

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-28-103-021	47010 NORTHUMBERLAND	05/21/21	PTA	11-FROM LENDING INSTITUTION EXPOSED	\$580,000	\$276,730	47.71	\$553,458	\$132,870	\$447,130	\$540,602	0.827	2,947	\$151.72	R2801	TWO STORY
50-22-28-101-017	47350 BAKER	05/28/21	PTA	03-ARM'S LENGTH	\$706,000	\$349,000	49.43	\$697,996	\$125,498	\$580,502	\$735,859	0.789	3,426	\$169.44	R2801	TWO STORY
50-22-28-104-010	23537 BROADMOOR PARK	06/29/21	PTA	03-ARM'S LENGTH	\$750,000	\$343,720	45.83	\$687,445	\$133,451	\$616,549	\$712,075	0.866	3,734	\$165.12	R2801	TWO STORY
50-22-28-104-008	23599 BROADMOOR PARK	07/30/21	PTA	03-ARM'S LENGTH	\$699,900	\$350,350	50.06	\$700,691	\$146,428	\$553,472	\$712,420	0.777	3,643	\$151.93	R2801	TWO STORY
50-22-28-104-005	23677 BROADMOOR PARK	08/12/21	PTA	03-ARM'S LENGTH	\$720,000	\$352,010	48.89	\$704,017	\$137,866	\$582,134	\$727,701	0.800	3,805	\$152.99	R2801	TWO STORY
50-22-28-152-012	47178 WHITE PINES	10/20/21	PTA	03-ARM'S LENGTH	\$795,000	\$386,240	48.58	\$772,473	\$151,421	\$643,579	\$798,267	0.806	3,933	\$163.64	R2801	TWO STORY
50-22-28-103-007	23790 BROADMOOR PARK	12/06/21	PTA	03-ARM'S LENGTH	\$745,000	\$337,010	45.24	\$674,025	\$144,037	\$600,963	\$681,219	0.882	3,452	\$174.09	R2801	TWO STORY
50-22-28-126-011	24057 BROADMOOR PARK	04/13/22	PTA	03-ARM'S LENGTH	\$870,000	\$411,560	47.31	\$823,120	\$136,794	\$733,206	\$882,167	0.831	3,350	\$218.87	R2801	TWO STORY
50-22-28-126-014	24133 BROADMOOR PARK	04/28/22	PTA	03-ARM'S LENGTH	\$750,000	\$341,590	45.55	\$683,183	\$134,708	\$615,292	\$704,981	0.873	3,451	\$178.29	R2801	TWO STORY
50-22-28-103-004	23872 BROADMOOR PARK	04/29/22	PTA	03-ARM'S LENGTH	\$783,000	\$346,160	44.21	\$692,310	\$141,161	\$641,839	\$708,418	0.906	3,780	\$169.80	R2801	TWO STORY
50-22-28-152-010	23350 WHITEHALL	08/24/22	PTA	03-ARM'S LENGTH	\$863,000	\$434,400	50.34	\$868,800	\$141,960	\$721,040	\$934,242	0.772	4,248	\$169.74	R2801	TWO STORY
50-22-28-151-023	47225 NORTHUMBERLAND	11/07/22	PTA	03-ARM'S LENGTH	\$750,000	\$376,520	50.20	\$753,040	\$128,667	\$621,333	\$802,536	0.774	4,093	\$151.80	R2801	TWO STORY
					\$9,011,900	\$4,305,290				\$7,357,039	\$8,940,485					
TWO STORY																
						0.823										
						Sale. Ratio =>	47.77				E.C.F. =>	0.823				
						Std. Dev. =>	2.14				Ave. E.C.F. =>	0.825				

R2802 WINTERGREEN

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-28-176-009	23787 WINTERGREEN	11/02/22	PTA	03-ARM'S LENGTH	\$730,000	\$320,210	43.86	\$640,422	\$126,834	\$603,166	\$618,781	0.975	3,157	\$191.06	R2802	TWO STORY
50-22-28-177-002	23766 WINTERGREEN	06/04/21	PTA	03-ARM'S LENGTH	\$640,000	\$303,930	47.49	\$607,861	\$126,834	\$513,166	\$579,551	0.885	3,358	\$152.82	R2802	TWO STORY
					\$1,370,000	\$624,140				\$1,116,332	\$1,198,331					
all styles								Sale. Ratio =>	45.56			E.C.F. =>	0.932			
								Std. Dev. =>	2.56			Ave. E.C.F. =>	0.930			

R2803 Windridge Place

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-28-204-020	45884 ASHFORD	09/01/21	PTA	03-ARM'S LENGTH	\$600,000	\$294,330	49.06	\$588,659	\$122,500	\$477,500	\$554,291	0.861	3,004	\$158.95	R2803	TWO STORY
50-22-28-205-007	45845 ASHFORD	10/01/21	PTA	03-ARM'S LENGTH	\$620,000	\$287,570	46.38	\$575,131	\$125,521	\$494,479	\$534,614	0.925	2,881	\$171.63	R2803	TWO STORY
50-22-28-205-005	45949 ASHFORD	11/08/21	PTA	03-ARM'S LENGTH	\$665,000	\$297,180	44.69	\$594,351	\$118,175	\$546,825	\$566,202	0.966	3,316	\$164.91	R2803	TWO STORY
50-22-28-204-023	45848 ASHFORD	04/25/22	PTA	03-ARM'S LENGTH	\$660,000	\$286,210	43.37	\$572,419	\$107,882	\$552,118	\$552,363	1.000	2,722	\$202.84	R2803	TWO STORY
50-22-28-204-019	45896 ASHFORD	08/05/22	PTA	03-ARM'S LENGTH	\$620,000	\$284,410	45.87	\$568,814	\$117,536	\$502,464	\$536,597	0.936	2,679	\$187.56	R2803	TWO STORY
50-22-28-204-026	45812 ASHFORD	08/10/22	PTA	03-ARM'S LENGTH	\$562,500	\$252,300	44.85	\$504,605	\$107,064	\$455,436	\$472,700	0.963	2,678	\$170.07	R2803	TWO STORY
50-22-28-204-015	45944 ASHFORD	11/14/22	PTA	03-ARM'S LENGTH	\$665,900	\$312,330	46.90	\$624,657	\$108,330	\$557,570	\$613,944	0.908	3,166	\$176.11	R2803	TWO STORY
					\$4,393,400	\$2,014,330					\$3,586,392	\$3,830,711			0.936	
all styles					0.9300		Sale. Ratio =>		45.85		E.C.F. =>				0.936	
							Std. Dev. =>		1.29		Ave. E.C.F. =>				0.950	

R2804 Westmont Village

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-28-253-011	23952 WESTMONT	06/09/21	\$665,000	PTA	03-ARM'S LENGTH	\$665,000	\$341,790	51.40	\$683,572	\$116,798	\$548,202	\$659,040	0.832	3,080	\$177.99	R2804	TWO STORY
50-22-28-253-008	23988 WESTMONT	07/27/21	\$596,000	PTA	03-ARM'S LENGTH	\$596,000	\$294,970	49.49	\$589,934	\$116,248	\$479,752	\$550,798	0.871	3,152	\$152.21	R2804	TWO STORY
50-22-28-202-003	24168 WESTMONT	11/22/21	\$608,500	PTA	03-ARM'S LENGTH	\$608,500	\$300,730	49.42	\$601,456	\$112,650	\$495,850	\$568,379	0.872	3,378	\$146.79	R2804	TWO STORY
50-22-28-202-010	24084 WESTMONT	06/17/22	\$665,000	PTA	03-ARM'S LENGTH	\$665,000	\$314,200	47.25	\$628,406	\$126,396	\$538,604	\$583,733	0.923	3,441	\$156.53	R2804	TWO STORY
						\$2,534,500	\$1,251,690				\$2,062,408	\$2,361,949					
all styles		0.870						Sale. Ratio =>	49.39			E.C.F. =>	0.873				
								Std. Dev. =>	1.70			Ave. E.C.F. =>	0.874				

R2805 ADDINGTON

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-28-279-001	45441 ADDINGTON	04/09/21	PTA	03-ARM'S LENGTH	\$545,000	\$227,600	41.76	\$455,194	\$16,091	\$528,909	\$533,540	0.991	3,182	\$166.22	R2805	TWO STORY
50-22-28-228-007	24118 ELIZABETH	05/21/21	PTA	03-ARM'S LENGTH	\$460,000	\$197,610	42.96	\$395,221	\$9,557	\$450,443	\$468,608	0.961	2,813	\$160.13	R2805	TWO STORY
50-22-28-227-009	24079 ELIZABETH	06/25/21	PTA	03-ARM'S LENGTH	\$605,000	\$250,290	41.37	\$500,589	\$7,326	\$597,674	\$599,348	0.997	3,202	\$186.66	R2805	TWO STORY
50-22-28-228-013	24177 BRENTWOOD	06/30/21	PTA	03-ARM'S LENGTH	\$557,000	\$232,450	41.73	\$464,892	\$7,326	\$549,674	\$555,973	0.989	3,419	\$160.77	R2805	TWO STORY
50-22-28-276-012	24101 DEVONSHIRE	02/10/23	PTA	03-ARM'S LENGTH	\$575,000	\$238,290	41.44	\$476,583	\$7,326	\$567,674	\$570,179	0.996	3,250	\$174.67	R2805	TWO STORY
					\$2,742,000	\$1,146,240				\$2,694,374	\$2,727,646					
use		0.988					Sale. Ratio =>	41.80				E.C.F. =>	0.988			
TWO STORY							Std. Dev. =>	0.64				Ave. E.C.F. =>	0.987			

R2806

Autumn Park

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-28-376-027	46866 SUNNYBROOK	04/12/21	PTA	03-ARM'S LENGTH	\$774,000	\$385,510	49.81	\$771,010	\$155,326	\$618,674	\$776,399	0.797	3,948	\$156.71	R2806	TWO STORY
50-22-28-301-008	47226 SUNNYBROOK	05/28/21	PTA	03-ARM'S LENGTH	\$780,000	\$378,630	48.54	\$757,251	\$143,002	\$636,998	\$774,589	0.822	4,408	\$144.51	R2806	TWO STORY
50-22-28-303-006	23082 ARGYLE	07/08/21	PTA	03-ARM'S LENGTH	\$580,000	\$319,990	55.17	\$639,985	\$148,297	\$431,703	\$620,035	0.696	3,231	\$133.61	R2806	TWO STORY
50-22-28-327-022	46115 WHITE PINES	07/26/21	PTA	03-ARM'S LENGTH	\$770,965	\$354,680	46.00	\$709,365	\$132,818	\$638,147	\$727,045	0.878	3,236	\$197.20	R2806	TWO STORY
50-22-28-352-002	22798 SUMMER	08/02/21	PTA	03-ARM'S LENGTH	\$665,000	\$335,370	50.43	\$670,747	\$137,657	\$527,343	\$672,245	0.784	4,137	\$127.47	R2806	TWO STORY
50-22-28-376-003	47034 SUNNYBROOK	08/04/21	PTA	03-ARM'S LENGTH	\$777,500	\$382,620	49.21	\$765,249	\$160,663	\$616,837	\$762,404	0.809	3,926	\$157.12	R2806	TWO STORY
50-22-28-353-023	47225 AUTUMN PARK	12/10/21	PTA	03-ARM'S LENGTH	\$750,000	\$408,100	54.41	\$816,194	\$163,793	\$586,207	\$822,700	0.713	4,660	\$125.80	R2806	TWO STORY
50-22-28-352-016	47323 SOMERSET	12/29/21	PTA	03-ARM'S LENGTH	\$850,000	\$377,200	44.38	\$754,401	\$138,167	\$711,833	\$777,092	0.916	4,218	\$168.76	R2806	TWO STORY
50-22-28-352-023	22679 AUTUMN PARK	08/30/22	PTA	03-ARM'S LENGTH	\$680,000	\$302,800	44.53	\$605,597	\$131,082	\$548,918	\$598,380	0.917	3,487	\$157.42	R2806	TWO STORY
50-22-28-353-019	47321 AUTUMN PARK	02/23/23	PTA	03-ARM'S LENGTH	\$715,000	\$333,710	46.67	\$667,428	\$123,776	\$591,224	\$685,564	0.862	3,493	\$169.26	R2806	TWO STORY
					\$7,342,465	\$3,578,610				\$5,907,884	\$7,216,451					
use	0.819						Sale. Ratio =>	48.74				E.C.F. =>	0.819			
TWO STORY							Std. Dev. =>	3.74				Ave. E.C.F. =>	0.820			

R2807 **SOUTHWYCK OF NOVI**

NO SALES IN PERIOD

WAS .86

USE .90 7.5-9% CHANGE

SEE ALSO R2806, R2808, R2902, R2804

R2808

ROYAL CROWN

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-28-479-012	22523 FULLER	04/28/21	WD	03-ARM'S LENGTH	\$540,000	\$310,170	57.44	\$620,348	\$104,301	\$435,699	\$593,158	0.735	3,057	\$142.53	R2808	TWO STORY	
50-22-28-452-001	22426 MOORGATE	05/03/21	PTA	03-ARM'S LENGTH	\$525,000	\$281,250	53.57	\$562,505	\$117,006	\$407,994	\$512,068	0.797	2,715	\$150.27	R2808	TWO STORY	
50-22-28-403-018	45740 IRVINE	05/04/21	PTA	03-ARM'S LENGTH	\$482,000	\$267,760	55.55	\$535,514	\$101,090	\$380,910	\$499,338	0.763	3,040	\$125.30	R2808	TWO STORY	
50-22-28-476-005	22693 BERTRAM	06/18/21	WD	03-ARM'S LENGTH	\$470,000	\$230,180	48.97	\$460,351	\$104,281	\$365,719	\$409,276	0.894	2,351	\$155.56	R2808	TWO STORY	
50-22-28-401-029	45580 WHITE PINES	06/21/21	PTA	03-ARM'S LENGTH	\$555,000	\$250,340	45.11	\$500,689	\$96,871	\$458,129	\$464,159	0.987	2,891	\$158.47	R2808	TWO STORY	
50-22-28-477-008	22561 BERTRAM	07/21/21	PTA	03-ARM'S LENGTH	\$530,000	\$245,780	46.37	\$491,569	\$95,882	\$434,118	\$454,813	0.954	2,571	\$168.85	R2808	TWO STORY	
50-22-28-401-014	45760 WHITE PINES	08/18/21	PTA	03-ARM'S LENGTH	\$560,000	\$252,890	45.16	\$505,770	\$96,747	\$463,253	\$470,141	0.985	2,570	\$180.25	R2808	TWO STORY	
50-22-28-402-002	45795 WHITE PINES	09/24/21	PTA	03-ARM'S LENGTH	\$642,000	\$334,430	52.09	\$668,863	\$103,625	\$538,375	\$649,699	0.829	3,804	\$141.53	R2808	TWO STORY	
50-22-28-453-008	22473 MOORGATE	10/28/21	PTA	03-ARM'S LENGTH	\$575,000	\$269,670	46.90	\$539,347	\$98,250	\$476,750	\$507,008	0.940	2,567	\$185.72	R2808	TWO STORY	
50-22-28-428-023	22619 FOXMOOR	12/01/21	PTA	03-ARM'S LENGTH	\$525,000	\$257,490	49.05	\$514,978	\$111,331	\$413,669	\$463,962	0.892	2,924	\$141.47	R2808	TWO STORY	
50-22-28-452-012	22539 HAVERGALE	01/14/22	PTA	03-ARM'S LENGTH	\$565,000	\$270,410	47.86	\$540,828	\$97,063	\$467,937	\$510,075	0.917	2,738	\$170.90	R2808	TWO STORY	
50-22-28-478-021	45437 IRVINE	05/02/22	PTA	03-ARM'S LENGTH	\$675,000	\$341,190	50.55	\$682,376	\$149,564	\$525,436	\$612,428	0.858	3,019	\$174.04	R2808	TWO STORY	
50-22-28-428-002	22763 FOXMOOR	05/06/22	PTA	03-ARM'S LENGTH	\$635,000	\$297,900	46.91	\$595,803	\$115,026	\$519,974	\$552,617	0.941	2,649	\$196.29	R2808	TWO STORY	
50-22-28-426-011	22847 BRAYDON	06/06/22	PTA	03-ARM'S LENGTH	\$530,000	\$225,120	42.48	\$450,247	\$105,514	\$424,486	\$396,245	1.071	2,556	\$166.07	R2808	TWO STORY	
50-22-28-403-020	45728 IRVINE	06/16/22	PTA	03-ARM'S LENGTH	\$590,000	\$255,630	43.33	\$511,250	\$104,709	\$485,291	\$467,289	1.039	2,483	\$195.45	R2808	TWO STORY	
50-22-28-428-028	22760 BERTRAM	06/21/22	PTA	03-ARM'S LENGTH	\$625,000	\$284,120	45.46	\$568,247	\$95,882	\$529,118	\$542,948	0.975	3,133	\$168.89	R2808	TWO STORY	
50-22-28-451-012	45679 IRVINE	07/21/22	PTA	03-ARM'S LENGTH	\$651,000	\$287,980	44.24	\$575,954	\$95,882	\$555,118	\$551,807	1.006	2,899	\$191.49	R2808	TWO STORY	
50-22-28-452-003	22450 MOORGATE	08/08/22	PTA	03-ARM'S LENGTH	\$629,000	\$292,570	46.51	\$585,137	\$101,745	\$527,255	\$555,623	0.949	2,667	\$197.70	R2808	TWO STORY	
50-22-28-427-016	22799 RANDALL	08/11/22	PTA	03-ARM'S LENGTH	\$522,000	\$252,400	48.35	\$504,796	\$147,784	\$374,216	\$410,359	0.912	2,541	\$147.27	R2808	TWO STORY	
50-22-28-453-011	22441 MOORGATE	08/22/22	PTA	03-ARM'S LENGTH	\$580,000	\$266,700	45.98	\$533,395	\$106,813	\$473,187	\$490,324	0.965	2,930	\$161.50	R2808	TWO STORY	
50-22-28-479-003	45584 IRVINE	08/22/22	PTA	03-ARM'S LENGTH	\$620,000	\$272,530	43.96	\$545,069	\$119,614	\$500,386	\$489,029	1.023	2,617	\$191.21	R2808	TWO STORY	
50-22-28-476-003	22711 BERTRAM	12/07/22	PTA	03-ARM'S LENGTH	\$481,500	\$228,550	47.47	\$457,108	\$112,183	\$369,317	\$396,466	0.932	2,508	\$147.26	R2808	TWO STORY	
use	0.9210				\$12,507,500	\$5,975,060	47.77			\$10,126,337	\$10,998,829	0.921					
TWO STORY							Sale. Ratio =>	47.77				E.C.F. =>	0.921				
							Std. Dev. =>	3.90				Ave. E.C.F. =>	0.926				

R2809 AMBERLUND ESTATES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-28-376-020	22440 AMBERLUND	11/17/21	LC	03-ARM'S LENGTH	\$1,385,000	\$626,760	45.25	\$1,253,529	\$159,957	\$1,225,043	\$1,235,675	0.991	5,250	\$233.34	R2809	TWO STORY
50-22-28-376-023	22500 AMBERLUND	03/18/22	WD	03-ARM'S LENGTH	\$1,275,000	\$573,360	44.97	\$1,146,718	\$181,548	\$1,093,452	\$1,090,588	1.003	4,469	\$244.67	R2809	TWO STORY
50-22-28-376-024	22520 AMBERLUND	09/14/22	PTA	03-ARM'S LENGTH	\$1,530,000	\$577,700	37.76	\$1,155,406	\$279,782	\$1,250,218	\$989,406	1.264	5,333	\$234.43	R2809	TWO STORY
Totals:					\$4,190,000	\$1,777,820		\$3,555,653		\$3,568,713	\$3,315,668			\$237.48		
							Sale. Ratio =>	42.43				E.C.F. =>	1.076			
							Std. Dev. =>	4.25				Ave. E.C.F. =>	1.086			

Use 1.02
greater weight on median.

R2810 ARDEN GLEN AND R2811 DARCEY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-28-377-001	22440 DARCEY	09/07/22	WD	03-ARM'S LENGTH	\$853,000	\$446,380	52.33	\$892,750	\$136,093	\$716,907	\$840,730	0.853	3,619	\$198.10	R2811	TWO STORY
50-22-28-326-008	22722 BURLINGTON	07/06/22	PTA	03-ARM'S LENGTH	\$849,000	\$404,480	47.64	\$808,952	\$131,916	\$717,084	\$796,513	0.900	4,303	\$166.65	R2810	TWO STORY
Totals:					\$1,702,000	\$850,860		\$1,701,702		\$1,433,991	\$1,637,243			\$166.65		
												E.C.F. =>	0.876			
												Ave. E.C.F. =>	0.876			

USE 0.876 ON BOTH

R2811 DARCEY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-28-377-001	22440 DARCEY	09/07/22	WD	03-ARM'S LENGTH	\$853,000	\$446,380	52.33	\$892,750	\$136,093	\$716,907	\$840,730	0.853	3,619	\$198.10	R2811	TWO STORY
Totals:					\$853,000	\$446,380		\$892,750		\$716,907	\$840,730			\$198.10		
												E.C.F. =>	0.853			
												Ave. E.C.F. =>	0.853			

R2850 SEC 28 ACREAGE

NO SALES

ONLY 6 PARCELS

SEE OTHER SECTION ACREAGE NEIGHBORHOODS

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.010	1.050	1.050	1.400	1.400
TWO STORY C	1.000	1.000	1.000	1.000	1.000	1.000
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.350

R2902 Andover Pointe 1

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-29-206-016	48076 ANDOVER	08/30/22	WD	03-ARM'S LENGTH	\$670,000	\$338,240	50.48	\$676,487	\$140,732	\$529,268	\$637,804	0.830	3,595	\$147.22	R2902	TWO STORY
50-22-29-254-003	48227 ANDOVER	10/27/21	PTA	03-ARM'S LENGTH	\$750,500	\$321,150	42.79	\$642,295	\$123,568	\$626,932	\$617,532	1.015	3,366	\$186.25	R2902	TWO STORY
					\$1,420,500	\$659,390					\$1,156,200	\$1,255,336				
all styles							Sale. Ratio =>				E.C.F. =>		0.921			
							Std. Dev. =>				Ave. E.C.F. =>		0.923			

R2903 Andover Pointe 2

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-29-279-003	47992 ANDOVER	10/14/22	PTA	03-ARM'S LENGTH	\$775,000	\$359,500	46.39	\$719,008	\$126,903	\$648,097	\$822,368	0.788	4,150	\$156.17	R2903	TWO STORY

only 9 parcels, see also Andover Pointe 1
 all styles 0.790

R2904 IROQUOIS COURT

NO SALES IN PERIOD

ONLY 6 PARCELS

SEE ALSO ANDOVER POINT 2 , R2903 & HUMMINGBIRD ESTATES R2905

LAND IS AROUND \$124k

LEAVE STABLE AT .75

R2905

Hummingbird

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-29-277-001	47609 EDINBOROUGH	08/25/22	PTA	03-ARM'S LENGTH	\$725,000	\$305,140	42.09	\$610,283	\$135,600	\$589,400	\$738,232	0.798	4,096	\$143.90	R2905	TWO STORY B
										\$589,400	\$738,232	0.798				

use

0.73

see also R2902, R2903, R2904

R2906

BECKENHAM

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-29-477-006	22495 KENSINGTON	04/02/21	PTA	03-ARM'S LENGTH	\$700,000	\$373,520	53.36	\$747,037	\$134,244	\$565,756	\$888,106	0.637	4,342	\$130.30	R2906	TWO STORY
50-22-29-476-014	47578 BALDWIN	12/08/22	PTA	03-ARM'S LENGTH	\$800,000	\$354,970	44.37	\$709,942	\$159,886	\$640,114	\$797,183	0.803	3,787	\$169.03	R2906	TWO STORY
		old sales			\$1,500,000	\$728,490				\$1,205,870	\$1,685,288					
all styles	0.8000	trended up with current market					Sale. Ratio =>	48.57				E.C.F. =>	0.716			
							Std. Dev. =>	6.36				Ave. E.C.F. =>	0.720			

R2907

VASILIOS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-29-326-034	22822 VASILIOS	01/06/22	PTA	03-ARM'S LENGTH	\$595,000	\$407,050	68.41	\$814,096	\$168,291	\$426,709	\$759,771	0.562	6,128	\$69.63	R2907	TWO STORY B
										\$426,709	\$759,771	0.562				

does not appear to be a good sale

all styles

0.85 N/C

see also R2908, R2905

R2908

CHELTENHAM

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-29-428-010	47639 ABERDEEN	06/23/22	PTA	03-ARM'S LENGTH	\$1,190,000	\$514,570	43.24	\$1,029,133	\$150,693	\$1,039,307	\$1,148,288	0.905	5,185	\$200.44	R2908	TWO STORY
										\$1,039,307	\$1,148,288	0.905				

use 0.80

see Beckenham R2906

R2909

WILSHIRE ABBEY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-29-401-016	23186 DONNINGTON	09/02/21	WD	03-ARM'S LENGTH	\$1,000,000	\$512,520	51.25	\$1,025,030	\$149,351	\$850,649	\$995,090	0.855	3,762	\$226.12	R2909	TWO STORY
50-22-29-401-030	47868 CHELTENHAM	06/22/21	PTA	03-ARM'S LENGTH	\$1,275,000	\$568,880	44.62	\$1,137,756	\$149,351	\$1,125,649	\$1,123,188	1.002	4,699	\$239.55	R2909	TWO STORY
										\$1,976,298	\$2,118,277	0.933				

use 0.93

R2910 VALENCIA S EST #2150

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-29-227-053	23990 PRESIDIO	04/08/21	PTA	03-ARM'S LENGTH	\$757,000	\$407,040	53.77	\$814,079	\$152,179	\$604,821	\$827,375	0.731	3,782	\$159.92	R2910	TWO STORY	
50-22-29-227-045	23971 PRESIDIO	04/16/21	PTA	03-ARM'S LENGTH	\$753,825	\$408,700	54.22	\$817,400	\$154,276	\$599,549	\$828,905	0.723	3,722	\$161.08	R2910	TWO STORY	
50-22-29-227-035	47795 ALPINE	04/23/21	PTA	03-ARM'S LENGTH	\$739,000	\$368,230	49.83	\$736,468	\$155,455	\$583,545	\$726,266	0.803	3,265	\$178.73	R2910	TWO STORY	
50-22-29-227-048	23911 PRESIDIO	04/30/21	PTA	03-ARM'S LENGTH	\$801,321	\$416,140	51.93	\$832,279	\$166,679	\$634,642	\$832,000	0.763	3,283	\$193.31	R2910	TWO STORY	
50-22-29-227-033	47825 ALPINE	05/11/21	WD	03-ARM'S LENGTH	\$789,315	\$428,000	54.22	\$856,007	\$152,179	\$637,136	\$879,785	0.724	4,082	\$156.08	R2910	TWO STORY	
50-22-29-227-031	24061 PRESIDIO	06/14/21	PTA	03-ARM'S LENGTH	\$821,000	\$384,870	46.88	\$769,730	\$152,179	\$668,821	\$771,939	0.866	3,630	\$184.25	R2910	TWO STORY	
50-22-29-227-061	47476 VILLA TERRACE	06/28/21	PTA	03-ARM'S LENGTH	\$810,000	\$396,290	48.92	\$792,579	\$159,429	\$650,571	\$791,438	0.822	3,599	\$180.76	R2910	TWO STORY	
50-22-29-227-047	23929 PRESIDIO	08/26/21	PTA	03-ARM'S LENGTH	\$837,265	\$421,910	50.39	\$843,813	\$152,179	\$685,086	\$864,543	0.792	3,974	\$172.39	R2910	TWO STORY	
50-22-29-227-052	23972 PRESIDIO	09/16/21	PTA	03-ARM'S LENGTH	\$829,205	\$450,470	54.33	\$900,940	\$166,679	\$662,526	\$917,826	0.722	4,325	\$153.19	R2910	TWO STORY	
50-22-29-227-032	24023 PRESIDIO	12/03/21	PTA	03-ARM'S LENGTH	\$817,865	\$417,570	51.06	\$835,147	\$152,179	\$665,686	\$853,710	0.780	3,909	\$170.30	R2910	TWO STORY	
50-22-29-227-003	47476 ALPINE	06/16/22	PTA	03-ARM'S LENGTH	\$917,000	\$363,070	39.59	\$726,144	\$152,179	\$764,821	\$717,456	1.066	3,151	\$242.72	R2910	TWO STORY	
50-22-29-227-055	47541 VILLA TERRACE	07/07/22	PTA	03-ARM'S LENGTH	\$1,000,000	\$405,800	40.58	\$811,591	\$159,429	\$840,571	\$815,203	1.031	3,644	\$230.67	R2910	TWO STORY	
50-22-29-227-012	47602 ALPINE	09/12/22	PTA	03-ARM'S LENGTH	\$860,000	\$360,560	41.93	\$721,115	\$159,429	\$700,571	\$702,108	0.998	3,093	\$226.50	R2910	TWO STORY	
50-22-29-227-027	47623 ALPINE	01/18/23	WD	03-ARM'S LENGTH	\$940,000	\$373,760	39.76	\$747,529	\$152,179	\$787,821	\$744,188	1.059	3,391	\$232.33	R2910	TWO STORY	
					\$11,672,796	\$5,602,410				\$9,486,167	\$11,272,740	0.842					
all styles					0.8420		Sale. Ratio =>		48.00		E.C.F. =>		0.842				
							Std. Dev. =>		5.65		Ave. E.C.F. =>		0.849				

R2951 BECK RD ACREAGE

NO SALES

7 IMPROVED PARCELS

See other acreage neighborhoods

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.300	1.350	1.400
TWO STORY	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY B	1.000	1.000	1.050	1.250	1.250	1.300
TWO STORY C	1.000	1.000	1.000	1.000	1.150	1.150

R2952 Nine Mile Acreage

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-29-326-024	48380 NINE MILE	06/24/22	PTA	03-ARM'S LENGTH	\$390,000	\$171,850	44.06	\$343,707	\$90,992	\$299,008	\$159,946	1.869	1,248	\$239.59	R2952	TWO STORY B	
50-22-29-326-012	48560 NINE MILE	05/28/21	PTA	03-ARM'S LENGTH	\$403,000	\$198,520	49.26	\$397,044	\$91,429	\$311,571	\$174,637	1.784	2,730	\$114.13	R2952	TWO STORY C	
50-22-29-376-026	48447 NINE MILE	06/16/22	WD	03-ARM'S LENGTH	\$310,000	\$169,370	54.64	\$338,746	\$64,693	\$245,307	\$163,127	1.504	1,064	\$230.55	R2952	TWO STORY C	
					\$1,103,000	\$539,740				\$855,886	\$497,710	1.720					
Older sales, see also R2950, R2850 and other acreage neighborhoods							Sale. Ratio =>	48.93	E.C.F. =>			1.720					
							Std. Dev. =>	3.80	Ave. E.C.F. =>			1.719					

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.600	1.600	1.800	1.850
ONE STORY C	1.000	1.000	1.000	1.000	1.850	1.850
TWO STORY	0.920	1.200	1.300	1.550	1.750	1.850
TWO STORY B	1.000	1.000	1.650	1.650	1.850	1.850
TWO STORY C	1.000	1.750	1.750	1.750	1.800	1.800
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.850	1.850
CUSTOM	1.000	1.000	1.200	1.200	1.000	1.000
TWO STORY D	1.000	0.900	0.900	1.000	1.000	1.000

R3020 PROVINCIAL GLADES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj.	Cur.	Bldg.		E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building	
							Sale	Appraisal	Land + Yard	Residual					Cost Man. \$	Style
50-22-30-301-026	51011 GLADES COURT WEST	06/15/22	PTA	03-ARM'S LENGTH	\$938,000	\$443,420	47.27	\$886,844	\$151,526	\$786,474	\$856,016	0.919	3,442	\$228.49	R3020	TWO STORY
50-22-30-301-049	50595 GLADES COURT EAST	10/28/21	PTA	03-ARM'S LENGTH	\$920,000	\$479,420	52.11	\$958,840	\$148,426	\$771,574	\$943,439	0.818	3,752	\$205.64	R3020	TWO STORY
50-22-30-301-050	50623 GLADES COURT EAST	10/15/21	PTA	03-ARM'S LENGTH	\$940,000	\$418,450	44.52	\$836,890	\$140,000	\$800,000	\$811,281	0.986	3,772	\$212.09	R3020	TWO STORY
					\$2,798,000	\$1,341,290				\$2,358,048	\$2,610,736					
all styles		0.903				Sale. Ratio =>	47.94			E.C.F. =>	0.903					
						Std. Dev. =>	3.84			Ave. E.C.F. =>	0.908					

R3021**EVERGREEN ESTATES**

ONE STORY	USE .85 & .90
TWO STORY	USE .85 & .90
CUSTOM	USE .85 & .90

SEE ALSO R3020, PROVINCIAL GLADES (.903), TERRA (0.95)

R3022

TERRA OCCP 2282

use .96, was .95 in 2023

NO PUBLISHED SALES, NEW CONSTRUCTION

SEE OTHER NEW DEVELOPMENTS, SUCH AS R2722 MONTEBELLO & R1720 VILLAS AT STONEBROOK

R3050 SEC 30 ACREAGE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-30-200-001	50155 TEN MILE	10/08/21	PTA	03-ARM'S LENGTH	\$375,000	\$143,570	38.29	\$287,134	\$74,411	\$300,589	\$141,815	2.120	1,624	\$185.09	R3050	TWO STORY B
										\$300,589	\$141,815	2.120				

See also: R2952, R3150, R3350

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.400	1.450
ONE STORY B	0.950	1.050	1.200	1.200	1.400	1.400
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.010	1.050	1.100	1.300	1.300	1.300
TWO STORY B	1.000	1.000	1.000	1.400	1.450	1.450
TWO STORY C	1.000	1.000	1.000	1.000	1.000	1.000
BI-LEVEL	1.000	1.000	1.000	1.000	1.450	1.450

R3101 DEER RUN

Parcel Number	Street Address	Sale Date	Instr		Adj. Sale \$	Cur. Asmnt.	Asd/Adj	Cur.	Land +	Bldg.	Cost Man. \$	E.C.F.	Floor		ECF	
			.	Terms of Sale			. Sale	Appraisal	Yard	Residual			Area	\$/Sq.Ft.	Area	Building Style
50-22-31-200-048	21781 GARFIELD	08/19/22	PTA	03-ARM'S LENGTH	\$560,000	\$289,190	51.64	\$578,372	\$78,611	\$481,389	\$471,473	1.021	2,149	\$224.01	R3101	ONE STORY B
50-22-31-200-081	49551 DEER RUN	06/10/22	PTA	03-ARM'S LENGTH	\$947,000	\$403,110	42.57	\$806,224	\$102,429	\$844,571	\$773,401	1.092	3,986	\$211.88	R3101	TWO STORY B
50-22-31-200-082	49531 DEER RUN	06/04/21	PTA	03-ARM'S LENGTH	\$705,000	\$323,680	45.91	\$647,363	\$121,410	\$583,590	\$577,970	1.010	2,757	\$211.68	R3101	TWO STORY B
Totals:					\$2,212,000	\$1,015,980		\$2,031,959		\$1,909,550	\$1,822,844			\$215.86		
							Sale. Ratio =>	45.93			E.C.F. =>	1.048				
							Std. Dev. =>	4.59			Ave. E.C.F. =>	1.041				

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.000	1.050	1.050	1.050
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	1.000	1.000	1.100	1.000	1.000
TWO STORY B	1.000	1.000	0.950	1.010	1.050	1.050
TWO STORY C	1.000	1.000	1.000	1.000	1.000	1.000
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
CUSTOM	1.000	1.000	0.850	0.900	0.950	1.050

R3102 PARK PLACE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-31-101-016	22275 WATERLAND	06/28/21	PTA	03-ARM'S LENGTH	\$820,000	\$369,560	45.07	\$739,115	\$149,228	\$670,772	\$728,256	0.921	3,177	\$211.13	R3102	TWO STORY	
50-22-31-102-003	51152 SUNDAY	12/15/21	PTA	03-ARM'S LENGTH	\$815,000	\$401,550	49.27	\$803,098	\$186,204	\$628,796	\$761,598	0.826	3,500	\$179.66	R3102	TWO STORY	
50-22-31-101-001	22337 HILLSIDE	01/28/22	PTA	03-ARM'S LENGTH	\$765,000	\$380,630	49.76	\$761,263	\$142,770	\$622,230	\$763,572	0.815	4,041	\$153.98	R3102	TWO STORY	
50-22-31-101-012	22350 WATERLAND	06/17/22	PTA	03-ARM'S LENGTH	\$900,000	\$438,100	48.68	\$876,191	\$158,516	\$741,484	\$886,019	0.837	3,949	\$187.77	R3102	TWO STORY	
50-22-31-103-009	22192 HILLSIDE	09/08/22	PTA	03-ARM'S LENGTH	\$785,000	\$361,900	46.10	\$723,803	\$157,233	\$627,767	\$699,469	0.897	3,474	\$180.70	R3102	TWO STORY	
50-22-31-176-006	50991 PARK PLACE	10/07/22	PTA	03-ARM'S LENGTH	\$830,000	\$395,530	47.65	\$791,061	\$161,362	\$668,638	\$777,406	0.860	3,570	\$187.29	R3102	TWO STORY	
					\$4,915,000	\$2,347,270					\$3,959,687	\$4,616,319					
all styles		0.8600				Sale. Ratio =>		47.76				E.C.F. =>		0.858			
						Std. Dev. =>		• 3.44				Ave. E.C.F. =>		0.859			

R3120
NO SALES

DEER RUN OCCP 1303

all styles

0.91 NC

R3121 CHAMBERLIN CROSSINGS #2130

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-31-104-001	51321 CHAMBERLIN	03/03/22	PTA	03-ARM'S LENGTH	\$849,900	\$427,980	50.36	\$855,954	\$172,000	\$677,900	\$826,031	0.821	3,555	\$190.69	R3121	TWO STORY
50-22-31-104-009	51196 CHAMBERLIN	07/08/22	PTA	03-ARM'S LENGTH	\$1,010,000	\$456,930	45.24	\$913,851	\$172,000	\$838,000	\$895,955	0.935	4,146	\$202.12	R3121	TWO STORY
50-22-31-104-012	51280 CHAMBERLIN	11/16/22	PTA	03-ARM'S LENGTH	\$1,000,000	\$526,790	52.68	\$1,053,585	\$172,000	\$828,000	\$1,064,716	0.778	4,939	\$167.65	R3121	TWO STORY
					\$2,859,900	\$1,411,700				\$2,343,900	\$2,786,703					
all styles					0.80		Sale. Ratio =>		49.36		E.C.F. =>		0.841			
greatest weight on most recent, most reflective of market							Std. Dev. =>		3.81		Ave. E.C.F. =>		0.845			

R3122 PARK PLACE EAST

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-31-201-001	50400 BOARDWALK	05/04/21	PTA	03-ARM'S LENGTH	\$675,000	\$364,270	53.97	\$728,545	\$133,590	\$541,410	\$840,332	0.644	3,266	\$165.77	R3122	TWO STORY
50-22-31-201-002	50370 BOARDWALK	03/10/22	PTA	03-ARM'S LENGTH	\$743,982	\$346,230	46.54	\$692,461	\$130,000	\$613,982	\$794,436	0.773	3,276	\$187.42	R3122	TWO STORY
50-22-31-201-006	50365 BOARDWALK	07/27/21	PTA	03-ARM'S LENGTH	\$670,000	\$339,470	50.67	\$678,933	\$130,000	\$540,000	\$775,329	0.696	3,268	\$165.24	R3122	TWO STORY
					\$2,088,982	\$1,049,970				\$1,695,392	\$2,410,098					
all style					0.708 N/C		Sale. Ratio =>		50.26		E.C.F. =>		0.703			
see also Park Place							Std. Dev. =>		3.72		Ave. E.C.F. =>		0.705			

R3123 BALLANTYNE OCCP 2367

NO Sales

new construction

See also Dunhill, (0.797) Dunhill land is \$190K

43 parcels

2023-ECF .78

USE 0.78

R3150

SEC 31 ACREAGE

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-31-100-001	51285 NINE MILE	01/30/23	PTA	03-ARM'S LENGTH	\$675,000	\$317,480	47.03	\$634,961	\$91,220	\$583,780	\$639,695	0.913	3,038	\$192.16	R3150	TWO STORY
50-22-31-400-008	49680 EIGHT MILE	10/29/21	WD	03-ARM'S LENGTH	\$840,000	\$412,400	49.10	\$824,804	\$431,987	\$408,013	\$284,650	1.433	4,757	\$85.77	R3150	TWO STORY B
										\$991,793	\$924,345	1.073				

See also R3250, 3050, 3350, and other acreage neighborhoods

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.150	1.150	1.150
ONE STORY B	1.000	1.000	1.000	1.150	1.150	1.150
ONE STORY C	1.000	1.000	1.000	1.150	1.150	1.150
TWO STORY	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY B	0.930	0.950	1.020	1.020	1.020	1.300
TWO STORY C	1.000	1.000	1.050	1.050	1.100	1.150

R3220 BELLAGIO OCCP 1238

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-32-278-026	47475 CAPRI	04/29/21	PTA	03-ARM'S LENGTH	\$1,245,001	\$725,830	58.30	\$1,451,651	\$354,923	\$890,078	\$1,275,265	0.698	4,851	\$183.48	R3220	TWO STORY
50-22-32-276-002	47490 BELLAGIO	06/18/21	WD	03-ARM'S LENGTH	\$1,800,000	\$955,920	53.11	\$1,911,839	\$330,068	\$1,469,932	\$1,839,269	0.799	6,582	\$223.33	R3220	TWO STORY
50-22-32-278-011	48035 BELLAGIO	06/28/21	PTA	03-ARM'S LENGTH	\$1,600,000	\$882,280	55.14	\$1,764,551	\$401,533	\$1,198,467	\$1,584,905	0.756	5,150	\$232.71	R3220	TWO STORY
50-22-32-276-016	48050 RAVELLO	05/27/22	PTA	03-ARM'S LENGTH	\$2,950,000	\$1,140,850	38.67	\$2,281,695	\$357,423	\$2,592,577	\$2,237,526	1.159	7,154	\$362.40	R3220	TWO STORY
50-22-32-276-017	48090 RAVELLO	09/21/22	PTA	03-ARM'S LENGTH	\$3,000,000	\$1,123,180	37.44	\$2,246,368	\$430,938	\$2,569,062	\$2,110,965	1.217	7,199	\$356.86	R3220	TWO STORY
50-22-32-278-002	47800 BELLAGIO	03/01/23	WD	03-ARM'S LENGTH	\$2,100,000	\$907,410	43.21	\$1,814,823	\$403,795	\$1,696,205	\$1,640,730	1.034	6,031	\$281.25	R3220	TWO STORY
										\$10,416,321	\$10,688,659	0.975				
50-22-32-278-020	47765 BELLAGIO	06/17/21	PTA	03-ARM'S LENGTH	\$2,326,000	\$1,096,990	47.16	\$2,193,973	\$422,090	\$1,903,910	\$1,826,684	1.042	5,916	\$321.82	R3220	TWO STORY B
50-22-32-276-015	48010 RAVELLO	06/21/21	WD	03-ARM'S LENGTH	\$1,600,000	\$899,620	56.23	\$1,799,246	\$332,004	\$1,267,996	\$1,512,621	0.838	5,296	\$239.43	R3220	TWO STORY B
50-22-32-278-018	47825 BELLAGIO	07/29/21	PTA	03-ARM'S LENGTH	\$2,150,000	\$1,054,250	49.03	\$2,108,490	\$431,430	\$1,718,570	\$1,728,928	0.994	5,221	\$329.16	R3220	TWO STORY B
50-22-32-278-005	47910 BELLAGIO	12/10/21	PTA	03-ARM'S LENGTH	\$1,620,000	\$914,210	56.43	\$1,828,411	\$371,353	\$1,248,647	\$1,502,122	0.831	5,009	\$249.28	R3220	TWO STORY B
50-22-32-278-012	47995 BELLAGIO	05/13/22	PTA	03-ARM'S LENGTH	\$2,025,000	\$926,590	45.76	\$1,853,175	\$366,864	\$1,658,136	\$1,532,279	1.082	4,739	\$349.89	R3220	TWO STORY B
										\$7,797,259	\$8,102,633	0.962				

use 0.969 for all

\$18,213,580 \$18,791,292 0.969

R3221 MAYBURY PARK OCCP#1609

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-32-401-005	20838 MAYBURY PARK	07/16/21	PTA	03-ARM'S LENGTH	\$1,335,000	\$863,980	64.72	\$1,727,952	\$329,679	\$1,005,321	\$1,311,701	0.766	5,945	\$169.10	R3221	TWO STORY
50-22-32-401-109	20861 RICHMOND	10/26/21	PTA	03-ARM'S LENGTH	\$1,670,000	\$767,600	45.96	\$1,535,192	\$353,359	\$1,316,641	\$1,108,661	1.188	4,193	\$314.01	R3221	TWO STORY
50-22-32-401-092	21509 EQUESTRIAN	11/03/21	PTA	03-ARM'S LENGTH	\$1,225,000	\$683,800	55.82	\$1,367,597	\$280,805	\$944,195	\$1,019,505	0.926	3,828	\$246.65	R3221	TWO STORY
50-22-32-401-025	21127 MAYBURY PARK	12/30/21	PTA	03-ARM'S LENGTH	\$1,700,000	\$808,310	47.55	\$1,616,610	\$414,612	\$1,285,388	\$1,127,578	1.140	4,451	\$288.79	R3221	TWO STORY
50-22-32-401-042	20805 MAYBURY PARK	03/18/22	PTA	03-ARM'S LENGTH	\$1,700,000	\$776,660	45.69	\$1,553,316	\$280,944	\$1,419,056	\$1,193,595	1.189	4,760	\$298.12	R3221	TWO STORY
50-22-32-401-054	20796 RICHMOND	04/29/22	PTA	03-ARM'S LENGTH	\$1,600,000	\$768,020	48.00	\$1,536,040	\$351,499	\$1,248,501	\$1,111,202	1.124	3,801	\$328.47	R3221	TWO STORY
50-22-32-401-026	21051 RICHMOND	07/13/22	PTA	03-ARM'S LENGTH	\$1,380,000	\$601,560	43.59	\$1,203,112	\$280,944	\$1,099,056	\$865,073	1.270	4,072	\$269.91	R3221	TWO STORY
50-22-32-401-080	21322 EQUESTRIAN	07/13/22	PTA	03-ARM'S LENGTH	\$1,387,500	\$742,230	53.49	\$1,484,460	\$305,639	\$1,081,861	\$1,105,836	0.978	5,036	\$214.83	R3221	TWO STORY
50-22-32-401-027	21124 MAYBURY PARK	07/29/22	PTA	03-ARM'S LENGTH	\$1,850,000	\$716,800	38.75	\$1,433,593	\$280,944	\$1,569,056	\$1,081,284	1.451	3,842	\$408.40	R3221	TWO STORY
50-22-32-401-042	20805 MAYBURY PARK	12/16/22	PTA	03-ARM'S LENGTH	\$1,730,000	\$776,660	44.89	\$1,553,316	\$280,944	\$1,449,056	\$1,193,595	1.214	4,760	\$304.42	R3221	TWO STORY
50-22-32-401-043	20783 MAYBURY PARK	01/25/23	PTA	03-ARM'S LENGTH	\$2,100,000	\$825,690	39.32	\$1,651,370	\$319,350	\$1,780,650	\$1,249,550	1.425	4,869	\$365.71	R3221	TWO STORY
1.15 two story					\$17,677,500	\$8,331,310				\$14,198,781	\$12,367,579					
1.05 custom								Sale. Ratio =>	47.13			E.C.F. =>	1.148			
								Std. Dev. =>	7.55			Ave. E.C.F. =>	1.152			

R3222 TUSCANY RESERVE OCCP 1873

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-32-376-005	20966 BAROLA	07/05/22	PTA	03-ARM'S LENGTH	\$2,175,000	\$1,177,520	54.14	\$2,355,035	\$417,176	\$1,757,824	\$1,845,580	0.952	5,595	\$314.18	R3222	CUSTOM
50-22-32-376-021	48738 CASTELLO	10/13/21	PTA	03-ARM'S LENGTH	\$2,400,000	\$1,012,370	42.18	\$2,024,731	\$377,696	\$2,022,304	\$1,372,529	1.473	4,649	\$435.00	R3222	ONE STORY
50-22-32-376-004	20930 BAROLA	11/05/21	PTA	03-ARM'S LENGTH	\$2,335,000	\$1,173,930	50.28	\$2,347,857	\$422,585	\$1,912,415	\$1,833,592	1.043	5,376	\$355.73	R3222	TWO STORY
50-22-32-376-055	48927 BAROLA	06/17/21	WD	03-ARM'S LENGTH	\$1,170,000	\$610,960	52.22	\$1,221,914	\$330,446	\$839,554	\$849,017	0.989	3,867	\$217.11	R3222	TWO STORY

use 1.01 for custom and two story
 use 1.3 for one story (current was 1.2)

\$8,080,000 \$3,974,780
 Sale. Ratio => 49.19
 Std. Dev. => 5.26
 E.C.F. => 1.107
 Ave. E.C.F. => 1.114

\$2,751,969 \$2,682,610 1.026 two story
 \$4,509,793 \$4,528,190 0.996 two st and custom

R\$3223 CASA LOMA #2125

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-32-201-007	47750 CASA LOMA	05/28/21	WD	03-ARM'S LENGTH	\$2,800,000	\$1,171,150	41.83	\$2,342,300	\$383,632	\$2,416,368	\$1,865,398	1.295	4,638	\$520.99	R3223	CUSTOM
										\$2,416,368	\$1,865,398	1.295				

use 1.15 for all styles

see also Tuscany Reserve, Dunhill Park and Bellagio and Maybury Park

R3224 DUNHILL PARK OCCP 2161

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style				
50-22-32-402-001	20761 DUNHILL	05/31/22	PTA	03-ARM'S LENGTH	\$1,166,478	\$537,850	46.11	\$1,075,690	\$190,415	\$976,063	\$1,140,818	0.856	5,149	\$189.56	R3224	TWO STORY				
50-22-32-402-002	20793 DUNHILL	05/11/22	PTA	03-ARM'S LENGTH	\$1,067,294	\$489,000	45.82	\$977,993	\$190,415	\$876,879	\$1,014,920	0.864	4,399	\$199.34	R3224	TWO STORY				
50-22-32-402-003	20825 DUNHILL	02/04/22	PTA	03-ARM'S LENGTH	\$1,050,000	\$569,560	54.24	\$1,139,113	\$199,915	\$850,085	\$1,210,307	0.702	5,548	\$153.22	R3224	TWO STORY				
50-22-32-402-008	21049 DUNHILL	10/14/21	PTA	03-ARM'S LENGTH	\$912,600	\$484,320	53.07	\$968,640	\$218,915	\$693,685	\$966,140	0.718	4,134	\$167.80	R3224	TWO STORY				
50-22-32-402-011	21052 DUNHILL	07/18/22	PTA	03-ARM'S LENGTH	\$1,007,475	\$480,250	47.67	\$960,509	\$218,915	\$788,560	\$955,662	0.825	4,179	\$188.70	R3224	TWO STORY				
50-22-32-402-016	47770 DUNHILL	10/14/21	PTA	03-ARM'S LENGTH	\$951,885	\$480,100	50.44	\$960,197	\$190,415	\$761,470	\$991,987	0.768	4,205	\$181.09	R3224	TWO STORY				
50-22-32-402-017	47738 DUNHILL	09/27/21	PTA	03-ARM'S LENGTH	\$1,150,000	\$498,390	43.34	\$996,778	\$199,915	\$950,085	\$773,653	1.228	2,741	\$346.62	R3224	ONE STORY				
50-22-32-402-020	47658 DUNHILL	04/23/21	PTA	03-ARM'S LENGTH	\$907,273	\$523,410	57.69	\$1,046,810	\$218,915	\$688,358	\$1,066,875	0.645	4,240	\$162.35	R3224	TWO STORY				
50-22-32-402-021	47642 DUNHILL	10/28/21	PTA	03-ARM'S LENGTH	\$1,092,066	\$513,890	47.06	\$1,027,771	\$228,415	\$863,651	\$1,030,098	0.838	4,356	\$198.27	R3224	TWO STORY				
50-22-32-402-026	47663 WALES	03/10/22	PTA	03-ARM'S LENGTH	\$984,395	\$505,560	51.36	\$1,011,110	\$199,915	\$784,480	\$1,045,354	0.750	3,939	\$199.16	R3224	TWO STORY				
50-22-32-402-028	47695 WALES	04/22/22	PTA	03-ARM'S LENGTH	\$940,188	\$487,370	51.84	\$974,735	\$199,915	\$740,273	\$998,479	0.741	4,385	\$168.82	R3224	TWO STORY				
50-22-32-402-030	47743 DUNHILL	10/15/21	PTA	03-ARM'S LENGTH	\$1,040,000	\$494,850	47.58	\$989,699	\$199,915	\$840,085	\$1,017,763	0.825	4,018	\$209.08	R3224	TWO STORY				
50-22-32-402-031	47775 DUNHILL	03/31/22	PTA	03-ARM'S LENGTH	\$925,472	\$494,280	53.41	\$988,554	\$190,415	\$735,057	\$1,028,530	0.715	4,396	\$167.21	R3224	TWO STORY				
					\$13,195,126	\$6,558,830				\$10,548,731	\$13,240,588									
use .797 two story, use 1.05 one story								Sale. Ratio =>									49.71			
								Std. Dev. =>										4.09		
																		E.C.F. =>	0.797	
																			Ave. E.C.F. =>	0.806

R3250 SEC 32 ACREAGE

Other Parcels																		
Parcel Number	in Sale	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-32-200-018		48265 NINE MILE	10/27/21	PTA	03-ARM'S LENGTH	\$860,000	\$451,080	52.45	\$902,163	\$223,368	\$636,632	\$646,471	0.985	5,135	\$123.98	R3250	ONE STORY	
50-22-32-200-008	32-200-033	47707 NINE MILE	09/29/21	PTA	03-ARM'S LENGTH	\$405,000	\$146,990	36.29	\$293,980	\$124,838	\$280,162	\$102,957	2.721	1,014	\$276.29	R3250	ONE STORY B	
50-22-32-200-044		48245 NINE MILE	05/06/22	PTA	03-ARM'S LENGTH	\$560,000	\$293,790	52.46	\$587,579	\$206,829	\$353,171	\$253,833	1.391	2,448	\$144.27	R3250	ONE STORY B	
						\$1,825,000	\$891,860				\$1,269,965	\$1,003,262						
						Sale. Ratio =>		48.87			E.C.F. =>		1.266					
						Std. Dev. =>		9.33			Ave. E.C.F. =>		1.699					
50-22-32-200-041		47965 NINE MILE	11/18/22	PTA	03-ARM'S LENGTH	\$633,000	\$369,240	58.33	\$738,476	\$277,943	\$355,057	\$368,426	0.964	2,313	\$153.50	R3250	TWO STORY B	
50-22-32-200-043		48215 NINE MILE	04/23/21	PTA	03-ARM'S LENGTH	\$340,000	\$177,430	52.19	\$354,856	\$109,619	\$230,381	\$175,169	1.315	1,671	\$137.87	R3250	TWO STORY B	
50-22-32-200-046		48205 NINE MILE	06/21/22	PTA	03-ARM'S LENGTH	\$885,000	\$432,310	48.85	\$864,611	\$138,319	\$746,681	\$518,780	1.439	3,776	\$197.74	R3250	TWO STORY B	
						\$1,858,000	\$978,980				\$1,332,119	\$1,062,376						
						Sale. Ratio =>		52.69			E.C.F. =>		1.254					
						Std. Dev. =>		4.81			Ave. E.C.F. =>		1.239					

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.055	1.055
ONE STORY B	1.055	1.055	1.100	1.150	1.350	1.350
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.350
TWO STORY	1.080	1.080	1.100	1.150	1.350	1.350
TWO STORY B	1.000	1.080	1.100	1.150	1.350	1.350
TWO STORY C	1.000	1.080	1.100	1.150	1.000	1.000

R3250 SEC 32 ACREAGE

Other Parcels																		
Parcel Number	in Sale	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-32-200-018		48265 NINE MILE	10/27/21	PTA	03-ARM'S LENGTH	\$860,000	\$451,080	52.45	\$902,163	\$223,368	\$636,632	\$646,471	0.985	5,135	\$123.98	R3250	ONE STORY	
50-22-32-200-008	32-200-033	47707 NINE MILE	09/29/21	PTA	03-ARM'S LENGTH	\$405,000	\$146,990	36.29	\$293,971	\$139,535	\$265,465	\$102,957	2.578	1,014	\$261.80	R3250	ONE STORY B	
50-22-32-200-044		48245 NINE MILE	05/06/22	PTA	03-ARM'S LENGTH	\$560,000	\$293,790	52.46	\$587,579	\$206,829	\$353,171	\$253,833	1.391	2,448	\$144.27	R3250	ONE STORY B	
						\$1,825,000	\$891,860				\$1,255,268	\$1,003,262						
									Sale. Ratio =>	48.87			E.C.F. =>	1.251				
									Std. Dev. =>	9.33			Ave. E.C.F. =>	1.652				
50-22-32-200-041		47965 NINE MILE	11/18/22	PTA	03-ARM'S LENGTH	\$633,000	\$369,240	58.33	\$738,476	\$277,943	\$355,057	\$368,426	0.964	2,313	\$153.50	R3250	TWO STORY B	
50-22-32-200-043		48215 NINE MILE	04/23/21	PTA	03-ARM'S LENGTH	\$340,000	\$177,430	52.19	\$354,856	\$109,619	\$230,381	\$175,169	1.315	1,671	\$137.87	R3250	TWO STORY B	
50-22-32-200-046		48205 NINE MILE	06/21/22	PTA	03-ARM'S LENGTH	\$885,000	\$432,310	48.85	\$864,611	\$138,319	\$746,681	\$518,780	1.439	3,776	\$197.74	R3250	TWO STORY B	
						\$1,858,000	\$978,980				\$1,332,119	\$1,062,376						
									Sale. Ratio =>	52.69			E.C.F. =>	1.254				
									Std. Dev. =>	4.81			Ave. E.C.F. =>	1.239				

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.055	1.055
ONE STORY B	1.055	1.055	1.100	1.150	1.350	1.350
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.350
TWO STORY	1.080	1.080	1.100	1.150	1.350	1.350
TWO STORY B	1.000	1.080	1.100	1.150	1.350	1.350
TWO STORY C	1.000	1.080	1.100	1.150	1.000	1.000

R3301 BARCLAY ESTATES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style		
50-22-33-102-004	21955 YORK MILLS	05/26/21	PTA	03-ARM'S LENGTH	\$767,000	\$402,970	52.54	\$805,947	\$179,424	\$587,576	\$737,086	0.797	3,973	\$147.89	R3301	TWO STORY		
50-22-33-103-009	22119 BARCLAY	07/07/21	PTA	03-ARM'S LENGTH	\$680,000	\$324,010	47.65	\$648,020	\$175,222	\$504,778	\$556,233	0.907	3,072	\$164.32	R3301	TWO STORY		
50-22-33-152-016	21970 YORK MILLS	07/16/21	PTA	03-ARM'S LENGTH	\$825,000	\$402,690	48.81	\$805,387	\$125,996	\$699,004	\$799,284	0.875	3,763	\$185.76	R3301	TWO STORY		
50-22-33-129-010	22277 HAZELTON	07/29/21	PTA	03-ARM'S LENGTH	\$535,000	\$288,760	53.97	\$577,515	\$112,041	\$422,959	\$547,617	0.772	3,181	\$132.96	R3301	TWO STORY		
50-22-33-152-010	21940 BARCLAY	11/12/21	PTA	03-ARM'S LENGTH	\$610,000	\$301,650	49.45	\$603,291	\$126,108	\$483,892	\$561,392	0.862	3,101	\$156.04	R3301	TWO STORY		
50-22-33-152-011	21960 BARCLAY	12/03/21	PTA	03-ARM'S LENGTH	\$711,000	\$324,270	45.61	\$648,530	\$116,223	\$594,777	\$626,244	0.950	3,201	\$185.81	R3301	TWO STORY		
50-22-33-103-010	22099 BARCLAY	07/05/22	PTA	03-ARM'S LENGTH	\$750,000	\$376,880	50.25	\$753,757	\$128,717	\$621,283	\$735,341	0.845	3,187	\$194.94	R3301	TWO STORY		
50-22-33-129-007	22337 HAZELTON	09/07/22	PTA	03-ARM'S LENGTH	\$675,000	\$363,830	53.90	\$727,659	\$125,221	\$549,779	\$708,751	0.776	3,573	\$153.87	R3301	TWO STORY		
50-22-33-103-002	22339 BARCLAY	03/15/23	WD	03-ARM'S LENGTH	\$712,000	\$375,730	52.77	\$751,453	\$116,792	\$595,208	\$746,660	0.797	3,447	\$172.67	R3301	TWO STORY		
					\$6,265,000	\$3,160,790				\$5,059,256	\$6,018,606							
TWO STORY					0.840		Sale. Ratio =>		50.45			E.C.F. =>	0.841					
							Std. Dev. =>		2.94			Ave. E.C.F. =>	0.842					

R3302 BRADFORD of Novi 1, 2, 3

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-33-251-035	22364 CARLISLE	07/08/21	PTA	03-ARM'S LENGTH	\$675,000	\$281,470	41.70	\$562,948	\$121,556	\$553,444	\$573,236	0.965	3,130	\$176.82	R3303	TWO STORY
50-22-33-254-001	22293 ROXBURY	09/30/21	WD	03-ARM'S LENGTH	\$649,000	\$294,760	45.42	\$589,512	\$133,450	\$515,550	\$556,173	0.927	3,277	\$157.32	R3302	TWO STORY
50-22-33-126-001	46448 GALWAY	05/04/22	PTA	03-ARM'S LENGTH	\$890,000	\$381,490	42.86	\$762,984	\$127,726	\$762,274	\$825,010	0.924	4,307	\$176.98	R3303	TWO STORY B
50-22-33-251-034	22382 CARLISLE	06/24/22	PTA	03-ARM'S LENGTH	\$690,000	\$320,230	46.41	\$640,452	\$128,747	\$561,253	\$664,552	0.845	3,426	\$163.82	R3303	TWO STORY
50-22-33-128-005	22433 PADDINGTON	09/23/22	PTA	03-ARM'S LENGTH	\$690,000	\$294,080	42.62	\$588,151	\$122,990	\$567,010	\$604,105	0.939	3,080	\$184.09	R3303	TWO STORY
50-22-33-277-014	22228 ROXBURY	09/30/22	PTA	03-ARM'S LENGTH	\$608,500	\$311,300	51.16	\$622,595	\$125,941	\$482,559	\$605,676	0.797	3,638	\$132.64	R3302	TWO STORY
50-22-33-251-039	22309 CARLISLE	10/05/22	PTA	03-ARM'S LENGTH	\$760,000	\$338,870	44.59	\$677,745	\$123,235	\$636,765	\$720,143	0.884	3,755	\$169.58	R3303	TWO STORY
50-22-33-127-005	46499 GALWAY	10/13/22	PTA	03-ARM'S LENGTH	\$698,000	\$340,620	48.80	\$681,239	\$128,747	\$569,253	\$717,522	0.793	3,588	\$158.65	R3303	TWO STORY
					\$5,660,500	\$2,562,820				\$4,648,108	\$5,266,418					
								Sale. Ratio =>	45.28			E.C.F. =>	0.883			
								Std. Dev. =>	3.26			Ave. E.C.F. =>	0.884			
TWO STORY	0.850															
CUSTOM	0.850															
ONE STORY	0.885															

R3304 LEXINGTON GREEN

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-33-251-006	46120 GALWAY	06/23/21	PTA	03-ARM'S LENGTH	\$455,000	\$209,510	46.05	\$419,028	\$93,996	\$361,004	\$202,009	1.787	1,992	\$181.23	R3304	TWO STORY
50-22-33-253-005	45953 GALWAY	09/17/21	WD	03-ARM'S LENGTH	\$530,000	\$278,050	52.46	\$556,097	\$98,658	\$431,342	\$284,300	1.517	2,473	\$174.42	R3304	TWO STORY
50-22-33-251-003	21825 DALEVIEW	10/27/21	PTA	03-ARM'S LENGTH	\$425,000	\$228,730	53.82	\$457,458	\$99,420	\$325,580	\$222,522	1.463	2,464	\$132.13	R3304	TWO STORY
50-22-33-279-019	21735 WORCESTER	11/23/21	PTA	03-ARM'S LENGTH	\$505,000	\$240,560	47.64	\$481,126	\$99,825	\$405,175	\$236,980	1.710	2,544	\$159.27	R3304	TWO STORY
50-22-33-277-003	21894 ROXBURY	01/10/22	PTA	03-ARM'S LENGTH	\$527,500	\$276,080	52.34	\$552,159	\$97,108	\$430,392	\$282,816	1.522	3,096	\$139.02	R3304	TWO STORY
50-22-33-279-004	45767 SHEFFIELD	05/18/22	PTA	03-ARM'S LENGTH	\$575,000	\$274,720	47.78	\$549,448	\$102,614	\$472,386	\$277,709	1.701	2,578	\$183.24	R3304	TWO STORY
					\$3,017,500	\$1,507,650			\$2,425,879	\$1,506,336						
all styles					1.610		Sale. Ratio => 49.96		E.C.F. => 1.610							
							Std. Dev. => 3.23		Ave. E.C.F. => 1.617							

R3305

DELFINO ESTATES

NO SALES IN SALES STUDY RANGE

all styles

current .87 trend with most recent sale

See also R0224, R0305, R1025

0.900 For overall % change of approx. 8.5%

R3306 DUNNABECK ESTATES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-33-153-005	21882 DUNNABECK	06/15/22	PTA	03-ARM'S LENGTH	\$590,000	\$237,710	40.29	\$475,417	\$81,582	\$508,418	\$423,479	1.201	2,442	\$208.20	R3306	TWO STORY
50-22-33-153-013	21877 DUNNABECK	08/12/21	PTA	03-ARM'S LENGTH	\$460,000	\$234,100	50.89	\$468,207	\$83,018	\$376,982	\$414,182	0.910	2,422	\$155.65	R3306	TWO STORY
					\$1,050,000	\$471,810				\$885,400	\$837,660					
						Sale. Ratio =>	44.93					E.C.F. =>	1.057			
						Std. Dev. =>	7.50					Ave. E.C.F. =>	1.055			

all styles
greater weight on 2022 sale, and consideration of 1Q 2023 market.

1.10

R3350

Sec 33 Acreage

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-33-100-024	22126 BECK	09/02/22	PTA	03-ARM'S LENGTH	\$1,010,000	\$497,020	49.21	\$994,040	\$187,456	\$822,544	\$672,153	1.224	4,334	\$189.79	R3350	TWO STORY B
										\$822,544	\$672,153	1.224				

only one sale

See also R3401, R3306, R3402

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.400
ONE STORY B	1.000	0.970	1.020	1.020	1.400	1.400
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	0.900	1.010	1.200	1.200	1.000	1.000
TWO STORY B	1.000	1.000	1.200	1.250	1.300	1.350
TWO STORY C	1.000	1.000	1.000	1.000	1.000	1.000
BI-LEVEL	1.000	1.000	1.000	1.000	1.350	1.350
TRI-LEVEL	1.000	1.000	1.000	1.000	1.350	1.350

R3401 CONNEMARA HILLS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
BI-LEVEL		1.170	see trilevel													
50-22-34-154-016	21805 CONNEMARA	08/13/21	PTA	03-ARM'S LENGTH	\$360,000	\$166,240	46.18	\$332,471	\$88,202	\$271,798	\$196,991	1.380	1,693	\$160.54	R3401	ONE STORY
50-22-34-154-007	21710 RATHLONE	06/24/22	PTA	03-ARM'S LENGTH	\$704,000	\$317,880	45.15	\$635,750	\$82,994	\$621,006	\$445,771	1.393	2,660	\$233.46	R3401	ONE STORY
50-22-34-101-016	45030 MAYO	08/25/22	PTA	03-ARM'S LENGTH	\$395,000	\$181,480	45.94	\$362,956	\$89,165	\$305,835	\$220,799	1.385	1,677	\$182.37	R3401	ONE STORY
ONE STY		1.380				\$1,459,000	\$665,600	45.62			\$1,198,639	\$863,561				
						Sale. Ratio =>		45.62			E.C.F. =>		1.388			
						Std. Dev. =>		0.54			Ave. E.C.F. =>		1.386			
50-22-34-176-008	21724 CONNEMARA	04/30/21	PTA	03-ARM'S LENGTH	\$385,000	\$198,730	51.62	\$397,465	\$96,720	\$288,280	\$242,536	1.189	1,784	\$161.59	R3401	ONE STORY B
50-22-34-102-027	45134 BYRNE	08/06/21	PTA	03-ARM'S LENGTH	\$461,000	\$249,090	54.03	\$498,171	\$106,578	\$354,422	\$315,801	1.122	2,067	\$171.47	R3401	ONE STORY B
50-22-34-152-005	21740 KILRUSH	08/30/21	PTA	03-ARM'S LENGTH	\$435,000	\$225,750	51.90	\$451,509	\$89,383	\$345,617	\$292,037	1.183	2,383	\$145.03	R3401	ONE STORY B
50-22-34-126-004	22242 CONNEMARA	03/23/22	PTA	03-ARM'S LENGTH	\$420,000	\$223,010	53.10	\$446,027	\$93,335	\$326,665	\$284,429	1.148	1,689	\$193.41	R3401	ONE STORY B
50-22-34-101-010	45204 MAYO	08/16/22	PTA	03-ARM'S LENGTH	\$455,000	\$220,530	48.47	\$441,067	\$94,584	\$360,416	\$279,422	1.290	1,773	\$203.28	R3401	ONE STORY B
50-22-34-102-009	22030 TAFT	11/08/22	PTA	03-ARM'S LENGTH	\$330,000	\$179,490	54.39	\$358,979	\$78,755	\$251,245	\$225,987	1.112	1,515	\$165.84	R3401	ONE STORY B
ONE STY B & C		1.200				\$2,486,000	\$1,296,600			\$1,926,645	\$1,640,212					
			older sales, market trending up			Sale. Ratio =>		52.16			E.C.F. =>		1.175	1.18		
						Std. Dev. =>		2.16			Ave. E.C.F. =>		1.174			
50-22-34-154-015	21831 CONNEMARA	06/28/21	WD	03-ARM'S LENGTH	\$323,000	\$181,560	56.21	\$363,120	\$88,239	\$234,761	\$211,447	1.110	2,075	\$113.14	R3401	TRI-LEVEL
50-22-34-154-015	21831 CONNEMARA	08/09/21	PTA	03-ARM'S LENGTH	\$350,000	\$181,560	51.87	\$363,120	\$88,239	\$261,761	\$211,447	1.238	2,075	\$126.15	R3401	TRI-LEVEL
TRI-LEVEL		1.230				\$673,000	\$363,120			\$496,522	\$422,894					
			old sales, market trending up			Sale. Ratio =>		53.96			E.C.F. =>		1.174			
						Std. Dev. =>		3.07			Ave. E.C.F. =>		1.174			
50-22-34-154-012	45011 BYRNE	03/02/22	PTA	03-ARM'S LENGTH	\$470,000	\$222,560	47.35	\$445,120	\$94,067	\$375,933	\$283,107	1.328	2,114	\$177.83	R3401	TWO STORY B
50-22-34-153-006	21614 KILRUSH	04/15/22	PTA	03-ARM'S LENGTH	\$440,000	\$221,710	50.39	\$443,418	\$123,606	\$316,394	\$257,913	1.227	2,108	\$150.09	R3401	TWO STORY B
50-22-34-126-002	22328 CONNEMARA	02/13/23	PTA	03-ARM'S LENGTH	\$330,000	\$144,600	43.82	\$289,203	\$95,364	\$234,636	\$156,322	1.501	1,922	\$122.08	R3401	TWO STORY B
TWO STORY B		1.330				\$1,240,000	\$588,870			\$926,963	\$697,342					
						Sale. Ratio =>		47.49			E.C.F. =>		1.329			
						Std. Dev. =>		3.29			Ave. E.C.F. =>		1.352			

R3402 NORTH HILLS ESTATES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-34-179-001	44893 GALWAY	06/09/21	WD	03-ARM'S LENGTH	\$420,000	\$217,280	51.73	\$434,553	\$82,861	\$337,139	\$312,615	1.078	2,376	\$141.89	R3402	TWO STORY B	
50-22-34-128-007	21900 CENTER	07/22/21	PTA	03-ARM'S LENGTH	\$390,000	\$189,190	48.51	\$378,384	\$77,307	\$312,693	\$267,624	1.168	2,136	\$146.39	R3402	TWO STORY B	
50-22-34-201-006	22350 NORTH HILLS	08/13/21	PTA	03-ARM'S LENGTH	\$470,000	\$225,150	47.90	\$450,305	\$117,143	\$352,857	\$296,144	1.192	2,275	\$155.10	R3402	TWO STORY B	
50-22-34-177-048	21836 BEDFORD	08/08/22	PTA	03-ARM'S LENGTH	\$385,000	\$167,120	43.41	\$334,234	\$75,898	\$309,102	\$247,448	1.249	1,833	\$168.63	R3402	ONE STORY B	
50-22-34-128-005	21946 CENTER	01/13/23	WD	03-ARM'S LENGTH	\$339,900	\$161,240	47.44	\$322,479	\$80,037	\$259,863	\$232,224	1.119	1,699	\$152.95	R3402	ONE STORY B	
					\$2,004,900	\$959,980	47.88				\$1,571,654	\$1,356,056					
use							Sale. Ratio =>	47.88				E.C.F. =>	1.159				
for all styles					1.150		Std. Dev. =>	2.98				Ave. E.C.F. =>	1.161				

R3403 TIMBERIDGE ESTATES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj . Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-34-228-009	43452 SCENIC	06/07/21	PTA	03-ARM'S LENGTH	\$480,000	\$262,310	54.65	\$524,616	\$107,633	\$372,367	\$463,314	0.804	2,387	\$156.00	R3403	ONE STORY	
50-22-34-203-005	43564 SCENIC	05/26/22	PTA	03-ARM'S LENGTH	\$725,000	\$380,070	52.42	\$760,136	\$128,005	\$596,995	\$702,368	0.850	2,975	\$200.67	R3403	ONE STORY	
50-22-34-227-008	43521 SERENITY	12/19/22	WD	03-ARM'S LENGTH	\$465,000	\$256,060	55.07	\$512,122	\$104,461	\$360,539	\$452,957	0.796	2,620	\$137.61	R3403	ONE STORY	
					\$1,670,000	\$898,440					\$1,329,901	\$1,618,639					
ONE STORY							Sale. Ratio =>		53.80		E.C.F. =>		0.822				
							Std. Dev. =>		1.42		Ave. E.C.F. =>		0.817				
50-22-34-201-038	43530 SERENITY	09/13/21	PTA	03-ARM'S LENGTH	\$675,000	\$282,710	41.88	\$565,418	\$108,653	\$566,347	\$563,907	1.004	3,259	\$173.78	R3403	TWO STORY	
50-22-34-203-015	43593 SERENITY	04/15/21	PTA	03-ARM'S LENGTH	\$520,000	\$280,910	54.02	\$561,827	\$101,983	\$418,017	\$567,709	0.736	2,937	\$142.33	R3403	TWO STORY	
50-22-34-229-009	43451 SCENIC	03/09/22	PTA	03-ARM'S LENGTH	\$510,000	\$253,600	49.73	\$507,201	\$109,683	\$400,317	\$490,763	0.816	2,744	\$145.89	R3403	TWO STORY	
50-22-34-228-001	43481 SERENITY	06/07/22	PTA	03-ARM'S LENGTH	\$750,000	\$302,720	40.36	\$605,444	\$116,915	\$633,085	\$603,122	1.050	3,029	\$209.01	R3403	TWO STORY	
50-22-34-226-042	43498 SERENITY	07/01/22	PTA	03-ARM'S LENGTH	\$720,000	\$284,720	39.54	\$569,440	\$100,224	\$619,776	\$579,279	1.070	2,992	\$207.14	R3403	TWO STORY	
50-22-34-226-049	43442 SERENITY	09/07/22	PTA	03-ARM'S LENGTH	\$748,000	\$298,760	39.94	\$597,519	\$134,849	\$613,151	\$571,198	1.073	3,469	\$176.75	R3403	TWO STORY	
					\$3,923,000	\$1,703,420					\$3,250,693	\$3,375,978					
TWO STORY							Sale. Ratio =>		43.42		E.C.F. =>		0.963				
							Std. Dev. =>		6.11		Ave. E.C.F. =>		0.958				

R3404 SUN VALLEY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
50-22-34-226-057	43455 VERO	03/28/22	PTA	03-ARM'S LENGTH	\$980,000	\$504,150	51.44	\$1,008,295	\$144,156	\$835,844	\$960,154	0.871	4,722	\$177.01	R3404	TWO STORY
										\$835,844	\$960,154	0.871				

one older sale

NOTE: Percentages below represent overall Building Percent Good.

See field options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	0.850	0.900	0.900	0.950
ONE STORY B	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	1.000	1.000	0.900	0.900	0.900	0.900

R3405 WESTRIDGE DOWNS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-34-280-013	43525 GALWAY	06/30/21	PTA	03-ARM'S LENGTH	\$420,000	\$204,770	48.75	\$409,531	\$75,333	\$344,667	\$229,217	1.504	1,428	\$241.36	R3405	ONE STORY B	
50-22-34-279-016	43428 GALWAY	12/27/22	WD	03-ARM'S LENGTH	\$415,000	\$192,830	46.47	\$385,659	\$76,096	\$338,904	\$212,320	1.596	1,674	\$202.45	R3405	ONE STORY B	
50-22-34-280-012	43541 GALWAY	06/17/21	PTA	03-ARM'S LENGTH	\$421,000	\$213,830	50.79	\$427,653	\$75,513	\$345,487	\$237,451	1.455	2,186	\$158.05	R3405	TWO STORY B	
50-22-34-280-016	43411 GALWAY	09/14/21	PTA	03-ARM'S LENGTH	\$372,000	\$180,090	48.41	\$360,173	\$69,005	\$302,995	\$196,337	1.543	1,786	\$169.65	R3405	TWO STORY B	
50-22-34-278-007	43647 WESTRIDGE	07/20/22	PTA	03-ARM'S LENGTH	\$465,000	\$209,610	45.08	\$419,227	\$78,953	\$386,047	\$229,450	1.682	1,672	\$230.89	R3405	TWO STORY B	
50-22-34-277-003	43740 WESTRIDGE	03/22/23	PTA	03-ARM'S LENGTH	\$430,000	\$199,930	46.50	\$399,855	\$74,784	\$355,216	\$219,198	1.621	1,854	\$191.59	R3405	TWO STORY B	
					\$2,523,000	\$1,201,060				\$2,073,316	\$1,323,973						
all styles	1.5600						Sale. Ratio =>	47.60						E.C.F. =>	1.566		
						Std. Dev. =>	2.05						Ave. E.C.F. =>	1.567			

R3420 CHELSEA KNOLL OCCP 468

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
50-22-34-226-035	22311 CHELSEA	06/18/21	WD	03-ARM'S LENGTH	\$282,000	\$135,240	47.96	\$270,478	\$54,286	\$227,714	\$234,991	0.969	1,716	\$132.70	R3420	TWO STORY B	
50-22-34-226-041	22155 CHELSEA	09/15/21	PTA	03-ARM'S LENGTH	\$305,000	\$155,510	50.99	\$311,019	\$54,286	\$250,714	\$282,124	0.889	1,356	\$184.89	R3420	ONE STORY B	
					\$587,000	\$290,750				\$478,428	\$517,115						
					Sale. Ratio =>		49.53			E.C.F. =>		0.925					
					Std. Dev. =>		2.14			Ave. E.C.F. =>		0.929					
for all					0.93												

R3450 SEC 34 ACREAGE

NO SALES

See other section neighborhoods such as: R3550, R1050, R1550

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.000	1.000	1.000	1.000	1.000	1.000
ONE STORY B	1.000	1.000	1.250	1.250	1.350	1.350
ONE STORY C	1.000	1.000	1.000	1.000	1.000	1.000
TWO STORY	0.950	0.950	0.950	0.990	1.050	1.000
TWO STORY B	1.000	1.000	1.000	1.200	1.500	1.600
TWO STORY C	1.000	1.000	1.000	1.000	1.030	1.000
BI-LEVEL	1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL	1.000	1.000	1.000	1.150	1.150	1.150
CUSTOM	1.000	1.000	1.000	0.990	1.050	1.050