

**ECF ANALYSIS FOR 2024 VALUES
B1 - NORTH EAST CORNER (RESIDENTIAL)**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value		
H -08-01-100-034	4843 HIDDEN BROOK LN	01/10/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$361,900	48.25	\$768,654	\$229,922	\$520,078	\$673,415	0.772	3,254	\$159.83	B1	77.2299	2 STY CONTEMP	\$224,100		
H -08-01-300-007	3904 TUBBS RD	05/25/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$227,800	53.60	\$419,195	\$214,800	\$210,200	\$255,494	0.823	1,780	\$118.09	B1	82.2721	COLONIAL	\$214,800		
H -08-01-100-023	2900 STEIN CT	03/03/23	\$935,000	WD	03-ARM'S LENGTH	\$935,000	\$375,900	40.20	\$914,371	\$239,385	\$695,615	\$843,733	0.824	3,236	\$214.96	B1	15.7418	2 STY CONTEMP	\$230,000		
H -08-02-150-004	3877 DELHI OVERLOOK	01/03/22	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$435,500	37.87	\$1,089,655	\$240,224	\$909,776	\$1,061,789	0.857	4,395	\$207.00	B1	3.4926	2 STY CONTEMP	\$240,224		
H -08-12-200-029	3732 OAKMORE CT	06/25/21	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$413,500	42.41	\$920,386	\$250,000	\$725,000	\$837,983	0.865	3,330	\$217.72	B1	86.5173	2 STY CONTEMP	\$250,000		
H -08-01-100-009	4419 N MAPLE RD	06/10/21	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$299,800	32.41	\$799,874	\$218,144	\$706,856	\$727,163	0.972	3,280	\$215.50	B1	97.2074	COLONIAL	\$214,500		
H -08-12-200-028	3755 OAKMORE CT	07/07/21	\$1,075,000	WD	03-ARM'S LENGTH	\$1,075,000	\$432,100	40.20	\$850,930	\$256,032	\$818,968	\$743,623	1.101	2,710	\$302.20	B1	43.4291	2 STY CONTEMP	\$250,000		
Totals:			\$6,235,000			\$6,235,000	\$2,546,500		\$5,763,065		\$4,586,493	\$5,143,198			\$205.04		0.8759				
								Sale. Ratio =>	40.84					E.C.F. =>	0.892	Std. Deviation=>	0.112363822				
								Std. Dev. =>	6.94					Ave. E.C.F. =>	0.883	Ave. Variance=>	57.9843	Coefficient of Var=>	65.66740751		

USED ECF ANALYSIS 0.883

B2 - RIVER VALLEY SOUTH (RESIDENTIAL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value		
H -08-02-361-006	3692 BRIARLEE WAY	02/25/22	\$700,000	AFF	03-ARM'S LENGTH	\$700,000	\$402,800	57.54	\$765,339	\$220,000	\$480,000	\$727,119	0.660	3,684	\$130.29	B2	26.8455	2 STY CONTEMP	\$220,000		
H -08-02-375-001	3661 WEST ST	10/27/22	\$241,500	WD	03-ARM'S LENGTH	\$241,500	\$105,400	43.64	\$221,328	\$116,216	\$125,284	\$140,149	0.894	948	\$132.16	B2	3.4663	RANCH	\$80,000		
H -08-02-377-005	4162 RAILROAD ST	11/04/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$89,700	28.03	\$238,286	\$83,179	\$236,821	\$206,809	1.145	1,056	\$224.26	B2	21.6522	RANCH	\$80,000		
H -08-10-200-014	5412 RIVER RIDGE LN	12/19/22	\$1,260,000	WD	03-ARM'S LENGTH	\$1,260,000	\$493,900	39.20	\$848,928	\$229,132	\$1,030,868	\$826,395	1.247	2,656	\$388.13	B2	31.8833	2 STY CONTEMP	\$221,600		
H -08-10-200-016	2498 PETERS RD	05/25/22	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$481,500	41.87	\$859,560	\$236,500	\$913,500	\$830,747	1.100	2,515	\$363.22	B2	17.1018	2 STY CONTEMP	\$236,500		
H -08-10-300-026	2343 PETERS RD	10/13/22	\$822,500	WD	03-ARM'S LENGTH	\$822,500	\$303,500	36.90	\$792,328	\$215,000	\$607,500	\$769,771	0.789	2,747	\$221.15	B2	13.9399	COLONIAL	\$215,000		
H -08-11-300-018	4349 JONAS MARSH LN	09/09/21	\$688,500	WD	03-ARM'S LENGTH	\$688,500	\$266,900	38.77	\$591,014	\$223,400	\$465,100	\$490,152	0.949	2,510	\$185.30	B2	2.0294	2 STY CONTEMP	\$223,400		
H -08-11-300-028	2520 W DELHI RD	04/23/21	\$925,000	AFF	03-ARM'S LENGTH	\$925,000	\$524,500	56.70	\$1,020,900	\$339,496	\$585,504	\$908,539	0.644	3,759	\$155.76	B2	28.4149	1 STY CONTEMP	\$283,300		
Totals:			\$6,107,500			\$6,107,500	\$2,668,200		\$5,337,683		\$4,444,577	\$4,899,680			\$225.03		3.1595				
								Sale. Ratio =>	43.69					E.C.F. =>	0.897	Std. Deviation=>	0.224129482				
								Std. Dev. =>	9.96					Ave. E.C.F. =>	0.929	Ave. Variance=>	18.1667	Coefficient of Var=>	19.56361272		

USED ECF ANALYSIS 0.897

B3 - THE GLADES (RESIDENTIAL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value		
H -08-11-245-009	4397 SHERWOOD FOREST	08/30/22	\$699,900	WD	03-ARM'S LENGTH	\$699,900	\$306,900	43.85	\$696,268	\$220,000	\$479,900	\$595,335	0.806	2,957	\$162.29	B3	4.5674	COLONIAL	\$220,000		
H -08-11-245-014	4436 SHERWOOD FOREST	05/27/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$253,500	33.80	\$650,666	\$220,000	\$530,000	\$538,333	0.985	2,539	\$208.74	B3	13.2747	COLONIAL	\$220,000		
H -08-11-245-029	3326 W DELHI RD	12/13/21	\$810,000	WD	03-ARM'S LENGTH	\$810,000	\$331,900	40.98	\$744,728	\$220,000	\$590,000	\$655,910	0.900	3,075	\$191.87	B3	4.7739	COLONIAL	\$220,000		
H -08-11-245-039	4285 UPPER GLADE CT	05/10/21	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$405,000	45.00	\$898,035	\$220,000	\$680,000	\$847,544	0.802	4,007	\$169.70	B3	4.9456	2 STY CONTEMP	\$220,000		
H -08-11-310-007	4235 LITLEDOWN RD	11/18/21	\$1,264,000	WD	03-ARM'S LENGTH	\$1,264,000	\$664,700	52.59	\$1,307,545	\$270,221	\$993,779	\$1,296,655	0.766	5,539	\$179.41	B3	8.5357	2 STY CONTEMP	\$250,000		
Totals:			\$4,423,900			\$4,423,900	\$1,962,000		\$4,297,242		\$3,273,679	\$3,933,776			\$182.40		1.9577				
								Sale. Ratio =>	44.35					E.C.F. =>	0.832	Std. Deviation=>	0.089048652				
								Std. Dev. =>	6.80					Ave. E.C.F. =>	0.852	Ave. Variance=>	7.2195	Coefficient of Var=>	8.475789601		

USED ECF ANALYSIS 0.852

C1 - NORTH CENTRAL (RESIDENTIAL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
H -08-05-100-013	6750 W HURON RIVER DR	04/08/21	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$346,700	62.47	\$606,606	\$254,519	\$300,481	\$502,981	0.597	3,592	\$83.65	C1	8.7600	2 STY CONTEMP	\$250,000
H -08-05-110-009	3702 PINEVIEW DR EAST	03/23/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$235,100	34.83	\$622,759	\$160,000	\$515,000	\$661,084	0.779	2,885	\$178.51	C1	9.4023	CAPE COD	\$160,000
H -08-05-110-015	3828 PINEVIEW DR EAST	05/17/21	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$287,400	39.92	\$724,383	\$207,300	\$512,700	\$738,690	0.694	2,714	\$188.91	C1	0.9067	2 STY CONTEMP	\$207,300

H -08-05-186-010	3519 PINEVIEW DR EAST	07/20/21	\$406,455	WD	03-ARM'S LENGTH	\$406,455	\$164,600	40.50	\$417,954	\$120,000	\$286,455	\$425,649	0.673	2,427	\$118.03	C1	1.2015	1 STY CONTEMP	\$120,000	
Totals:			\$2,356,455			\$2,356,455	\$1,033,800		\$2,371,702		\$1,614,636	\$2,328,404			\$142.28		0.8452			
							Sale. Ratio =>	43.87				E.C.F. =>	0.693		Std. Deviation=>	0.074694279				
							Std. Dev. =>	12.29				Ave. E.C.F. =>	0.685		Ave. Variance=>	5.0676	Coefficient of Var=>	7.397998107		
													0.544							
													0.843							

USED ECF ANALYSIS 0.685

C2 - MID NORTH CENTRAL (RESIDENTIAL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	
H -08-08-100-041	2748 HICKORY RIDGE CT	09/30/21	\$749,900	WD	03-ARM'S LENGTH	\$749,900	\$333,200	44.43	\$728,410	\$232,000	\$517,900	\$667,936	0.775	2,096	\$247.09	C2	3.9627	2 STY CONTEMP	\$232,000	
H -08-09-300-047	1870 MEADOW RIDGE DR	01/31/23	\$1,013,688	WD	03-ARM'S LENGTH	\$1,013,688	\$382,300	37.71	\$828,004	\$272,137	\$741,551	\$794,096	0.934	3,465	\$214.01	C2	11.8831	2 STY CONTEMP	\$243,300	
H -08-16-300-015	6059 MARSHALL RD	12/17/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$134,300	35.34	\$376,952	\$233,000	\$147,000	\$205,646	0.715	1,292	\$113.78	C2	10.0178	ONE-STORY	\$233,000	
H -08-18-100-008	1285 BAKER RD	08/25/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$119,100	34.03	\$316,658	\$188,400	\$161,600	\$183,226	0.882	1,232	\$131.17	C2	6.6972	ONE-STORY	\$188,400	
H -08-18-100-043	1089 BAKER RD	08/12/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$222,900	44.58	\$472,417	\$167,933	\$332,067	\$434,977	0.763	2,730	\$121.64	C2	5.1587	COLONIAL	\$138,000	
Totals:			\$2,993,588			\$2,993,588	\$1,191,800		\$2,722,441		\$1,900,118	\$2,285,881			\$165.54		1.6241			
							Sale. Ratio =>	39.81				E.C.F. =>	0.831		Std. Deviation=>	0.090646355				
							Std. Dev. =>	5.00				Ave. E.C.F. =>	0.815		Ave. Variance=>	7.5439	Coefficient of Var=>	9.256334179		
													0.650							
													1.013							

USED ECF ANALYSIS 0.815

C3 - PRESERVES (RESIDENTIAL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	
H -08-03-350-006	3653 PRESERVE DR	03/03/22	\$790,000	AFF	03-ARM'S LENGTH	\$790,000	\$370,500	46.90	\$822,718	\$224,584	\$565,416	\$747,668	0.756	3,165	\$178.65	C3	2.2682	2 STY CONTEMP	\$220,000	
H -08-03-350-043	3821 PRESERVE DR	05/17/21	\$859,000	WD	03-ARM'S LENGTH	\$859,000	\$364,500	42.43	\$898,938	\$220,000	\$639,000	\$848,673	0.753	3,551	\$179.95	C3	2.5981	2 STY CONTEMP	\$220,000	
H -08-03-350-047	3807 PRESERVE DR	05/17/22	\$1,045,000	WD	03-ARM'S LENGTH	\$1,045,000	\$496,700	47.53	\$1,130,262	\$225,000	\$820,000	\$1,131,578	0.725	4,847	\$169.18	C3	5.4270	2 STY CONTEMP	\$220,000	
H -08-03-350-050	3892 LAKE VISTA DR	10/28/21	\$835,000	AFF	03-ARM'S LENGTH	\$835,000	\$422,800	50.63	\$943,018	\$220,000	\$615,000	\$903,773	0.680	4,095	\$150.18	C3	9.8441	2 STY CONTEMP	\$220,000	
H -08-03-350-086	4369 RED MESA CT	03/18/22	\$1,095,000	WD	03-ARM'S LENGTH	\$1,095,000	\$374,600	34.21	\$934,070	\$220,000	\$875,000	\$892,588	0.980	2,679	\$326.61	C3	20.1374	1 STY CONTEMP	\$220,000	
Totals:			\$4,624,000			\$4,624,000	\$2,029,100		\$4,729,006		\$3,514,416	\$4,524,278			\$200.91		0.2131			
							Sale. Ratio =>	43.88				E.C.F. =>	0.777		Std. Deviation=>	0.116594247				
							Std. Dev. =>	6.38				Ave. E.C.F. =>	0.779		Ave. Variance=>	8.0550	Coefficient of Var=>	10.34117086		
													0.544							
													1.010							

USED ECF ANALYSIS 0.779 ECF

D1 - EAST RIVER VALLEY (RESIDENTIAL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
H -08-12-425-015	3347 RIVERBEND DR	10/12/21	\$627,700	WD	03-ARM'S LENGTH	\$627,700	\$256,600	40.88	\$631,465	\$190,000	\$437,700	\$464,700	0.942	2,708	\$161.63	D1	1.1102	2 STY CONTEMP	\$190,000
H -08-12-445-002	2651 BYINGTON BLVD	12/16/22	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$233,500	34.85	\$609,778	\$160,000	\$510,000	\$473,451	1.077	2,411	\$211.53	D1	12.4198	COLONIAL	\$160,000
H -08-12-445-009	3132 DALEVIEW DR	10/28/22	\$702,500	WD	03-ARM'S LENGTH	\$702,500	\$226,000	32.17	\$716,549	\$250,000	\$452,500	\$491,104	0.921	2,362	\$191.57	D1	3.1607	COLONIAL	\$250,000
H -08-12-445-014	2776 DALEVIEW DR	07/09/21	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$208,900	30.72	\$695,521	\$190,000	\$490,000	\$532,127	0.921	2,548	\$192.31	D1	3.2168	BI LEVEL	\$190,000
H -08-13-105-002	2844 WHIPPOORWILL LN	11/18/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$249,200	43.34	\$585,316	\$250,000	\$325,000	\$352,964	0.921	1,536	\$211.59	D1	3.2227	RANCH	\$250,000
H -08-13-106-005	2632 PARKRIDGE DR	10/20/21	\$705,000	WD	03-ARM'S LENGTH	\$705,000	\$316,500	44.89	\$714,519	\$190,000	\$515,000	\$552,125	0.933	2,869	\$179.51	D1	2.0241	CAPE COD	\$190,000
H -08-13-127-003	2729 PARKRIDGE DR	11/28/22	\$963,500	WD	03-ARM'S LENGTH	\$963,500	\$285,800	29.66	\$942,349	\$190,000	\$773,500	\$791,946	0.977	2,490	\$310.64	D1	2.3708	RANCH	\$190,000
H -08-13-182-015	2525 BLUEBERRY LN	03/18/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$205,700	34.28	\$531,292	\$190,000	\$410,000	\$359,255	1.141	1,466	\$279.67	D1	18.8251	BI LEVEL	\$190,000
H -08-13-231-011	2756 N WAGNER RD	12/21/21	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$281,000	38.49	\$706,187	\$205,232	\$524,768	\$527,321	0.995	2,109	\$248.82	D1	4.2158	1 STY CONTEMP	\$190,000
H -08-13-260-002	3311 WOODLEA DR	11/10/22	\$1,420,000	WD	03-ARM'S LENGTH	\$1,420,000	\$394,100	27.75	\$1,373,649	\$196,925	\$1,223,075	\$1,238,657	0.987	3,434	\$356.17	D1	3.4420	COLONIAL	\$190,000
H -08-13-280-010	3399 ROBINWOOD DR	07/19/22	\$838,000	WD	03-ARM'S LENGTH	\$838,000	\$330,200	39.40	\$840,942	\$192,250	\$645,750	\$682,834	0.946	3,170	\$203.71	D1	0.7309	COLONIAL	\$190,000
H -08-13-300-045	3171 MILLER RD	11/21/22	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$472,500	54.00	\$851,654	\$225,450	\$649,550	\$659,162	0.985	4,361	\$148.95	D1	3.2418	2 STY CONTEMP	\$225,450
H -08-13-400-016	2202 STONE VALLEY DR	09/07/22	\$1,110,000	WD	03-ARM'S LENGTH	\$1,110,000	\$433,400	39.05	\$1,050,815	\$250,000	\$860,000	\$842,963	1.020	3,946	\$217.94	D1	6.7211	2 STY CONTEMP	\$250,000
H -08-14-100-013	2160 E DELHI RD	08/26/22	\$372,000	WD	03-ARM'S LENGTH	\$372,000	\$160,600	43.17	\$397,812	\$160,000	\$212,000	\$250,328	0.847	1,936	\$109.50	D1	10.6113	OTHER	\$160,000

H-08-14-186-001	3601 DEERFIELD	04/22/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$299,300	42.76	\$683,941	\$190,000	\$510,000	\$519,938	0.981	2,696	\$189.17	D1	2.7886	RANCH	\$190,000	
H-08-14-186-005	3673 PHEASANT DR	04/29/22	\$527,150	WD	03-ARM'S LENGTH	\$527,150	\$273,200	51.83	\$621,535	\$190,000	\$337,150	\$454,247	0.742	2,226	\$151.46	D1	21.0783	RANCH	\$190,000	
H-08-14-188-002	3648 DEERFIELD	01/13/23	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$288,900	45.50	\$642,742	\$190,000	\$445,000	\$476,571	0.934	2,307	\$192.89	D1	1.9245	COLONIAL	\$190,000	
Totals:			\$12,730,850			\$12,730,850	\$4,915,400		\$12,596,066		\$9,320,993	\$9,669,694			\$209.24		1.0939			
								Sale. Ratio =>	38.61			E.C.F. =>	0.964	Std. Deviation=>		0.086663315				
								Std. Dev. =>	7.43			Ave. E.C.F. =>	0.953	Ave. Variance=>		5.9473	Coefficient of Var=>	6.240629397		
													0.791							
													1.137							

USED ECF ANALYSIS 0.953

D2 - WEST MILLER RD (RESIDENTIAL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	
H-08-10-400-012	2250 PETERS RD	01/11/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$254,400	53.56	\$517,885	\$305,710	\$169,290	\$303,107	0.559	1,671	\$101.31	D2	29.6485	TRI LEVEL	\$257,100	
H-08-14-200-025	4091 MILLER RD	09/30/22	\$1,150,000	AFF	03-ARM'S LENGTH	\$1,150,000	\$494,400	42.99	\$1,002,399	\$234,035	\$915,965	\$1,097,663	0.834	4,123	\$222.16	D2	2.0532	1 STY CONTEMP	\$210,000	
H-08-14-285-007	1888 OAKLEIGH	04/23/21	\$940,000	WD	03-ARM'S LENGTH	\$940,000	\$376,900	40.10	\$693,412	\$250,000	\$690,000	\$633,446	1.089	2,313	\$298.31	D2	23.4280	1 STY CONTEMP	\$250,000	
Totals:			\$2,565,000			\$2,565,000	\$1,125,700		\$2,213,696		\$1,775,255	\$2,034,216			\$207.26		1.7698			
								Sale. Ratio =>	43.89			E.C.F. =>	0.873	Std. Deviation=>		0.26545271				
								Std. Dev. =>	7.09			Ave. E.C.F. =>	0.855	Ave. Variance=>		18.3766	Coefficient of Var=>	21.49304784		
													0.342							
													1.404							

USED ECF ANALYSIS 0.855

OUTLIERS

H-08-15-100-010	4945 MILLER RD	10/11/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$117,200	58.60	\$240,431	\$161,481	\$38,519	\$112,786	0.342	1,169	\$32.95	D2	34.1524	RANCH	\$160,000
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D3 - HOLDEN/PARKRIDGE (RESIDENTIAL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	
H-08-12-345-013	3354 TIMBERWOOD LN	05/04/22	\$898,500	WD	03-ARM'S LENGTH	\$898,500	\$367,100	40.86	\$806,967	\$250,000	\$648,500	\$618,852	1.048	3,071	\$211.17	D3	9.2912	2 STY CONTEMP	\$250,000	
H-08-14-300-026	4501 STONEMEADOW CT	09/15/21	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$501,700	47.78	\$1,085,186	\$250,000	\$800,000	\$927,984	0.862	3,470	\$230.55	D3	9.2912	2 STY CONTEMP	\$250,000	
Totals:			\$1,948,500			\$1,948,500	\$868,800		\$1,892,153		\$1,448,500	\$1,546,837			\$220.86		1.8568			
								Sale. Ratio =>	44.59			E.C.F. =>	0.936	Std. Deviation=>		0.131397563				
								Std. Dev. =>	4.90			Ave. E.C.F. =>	0.955	Ave. Variance=>		9.2912	Coefficient of Var=>	9.729062081		
													0.674							
													1.199							

USED ECF ANALYSIS 0.955

D4 WALNUT RIDGE (RESIDENTIAL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	
H-08-13-450-005	2214 GRAY FOX CT	06/25/21	\$993,000	WD	03-ARM'S LENGTH	\$993,000	\$503,900	50.75	\$1,026,704	\$240,000	\$753,000	\$874,116	0.861	4,273	\$176.22	D4	7.1672	2 STY CONTEMP	\$240,000	
H-08-13-450-007	2242 GRAY FOX CT	06/13/22	\$1,210,000	WD	03-ARM'S LENGTH	\$1,210,000	\$506,100	41.83	\$982,718	\$240,000	\$970,000	\$825,242	1.175	3,920	\$247.45	D4	24.2298	2 STY CONTEMP	\$240,000	
H-08-13-450-017	2751 WHISPERING WOOD!	07/30/21	\$1,085,000	WD	03-ARM'S LENGTH	\$1,085,000	\$494,900	45.61	\$1,011,478	\$240,000	\$845,000	\$857,198	0.986	4,273	\$197.75	D4	5.2656	2 STY CONTEMP	\$240,000	
H-08-13-450-027	2599 TIMBER HILL DR	03/28/22	\$1,159,000	AFF	03-ARM'S LENGTH	\$1,159,000	\$534,500	46.12	\$1,007,421	\$220,000	\$939,000	\$874,912	1.073	3,988	\$235.46	D4	14.0136	2 STY CONTEMP	\$220,000	
H-08-13-450-028	2619 TIMBER HILL DR	01/04/23	\$1,215,000	WD	03-ARM'S LENGTH	\$1,215,000	\$477,200	39.28	\$1,028,574	\$220,000	\$995,000	\$898,416	1.108	3,808	\$261.29	D4	17.4391	2 STY CONTEMP	\$220,000	
H-08-13-450-030	2663 TIMBER HILL DR	10/12/22	\$890,000	WD	03-ARM'S LENGTH	\$890,000	\$491,400	55.21	\$922,131	\$220,000	\$670,000	\$780,146	0.859	3,920	\$170.92	D4	7.4300	2 STY CONTEMP	\$220,000	
H-08-13-450-080	2982 WHISPERING WOOD!	07/29/22	\$1,425,000	WD	03-ARM'S LENGTH	\$1,425,000	\$548,800	38.51	\$1,449,434	\$220,000	\$1,205,000	\$1,366,038	0.882	4,347	\$277.20	D4	5.1001	2 STY CONTEMP	\$220,000	
H-08-13-450-084	2120 AUTUMN HILL DR	09/02/22	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$528,500	50.33	\$1,079,753	\$240,000	\$810,000	\$933,059	0.868	4,612	\$175.63	D4	6.5002	2 STY CONTEMP	\$240,000	
H-08-13-450-097	3104 WALNUT RIDGE DR	09/23/21	\$960,000	WD	03-ARM'S LENGTH	\$960,000	\$560,200	58.35	\$1,089,316	\$240,000	\$720,000	\$943,684	0.763	3,562	\$202.13	D4	17.0148	2 STY CONTEMP	\$240,000	
H-08-13-450-101	3037 WALNUT RIDGE DR	11/30/21	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000	\$541,900	52.87	\$1,174,824	\$240,000	\$785,000	\$1,038,693	0.756	4,379	\$179.26	D4	17.7357	2 STY CONTEMP	\$240,000	
Totals:			\$11,012,000			\$11,012,000	\$5,187,400		\$10,772,353		\$8,692,000	\$9,391,503			\$212.33		0.7597			
								Sale. Ratio =>	47.11			E.C.F. =>	0.926	Std. Deviation=>		0.14507501				
								Std. Dev. =>	6.74			Ave. E.C.F. =>	0.933	Ave. Variance=>		12.1896	Coefficient of Var=>	13.06336265		
													0.635							

USED ECF ANALYSIS 0.933

E - LOCH ALPINE (RESIDENTIAL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
H -08-02-225-006	4107 EASTGATE DR	01/03/22	\$545,000	AFF	03-ARM'S LENGTH	\$545,000	\$238,800	43.82	\$630,022	\$137,000	\$408,000	\$535,894	0.761	1,789	\$228.06	E	8.9655	1 STY CONTEMP	\$135,000
H -08-02-225-038	4411 CHRIS LN	07/20/21	\$552,411	WD	03-ARM'S LENGTH	\$552,411	\$231,600	41.93	\$537,305	\$120,000	\$432,411	\$453,592	0.953	2,549	\$169.64	E	10.2303	2 STY CONTEMP	\$120,000
H -08-02-225-041	4354 CHRIS LN	08/12/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$325,500	50.08	\$762,894	\$135,000	\$515,000	\$682,494	0.755	3,581	\$143.81	E	9.6414	2 STY CONTEMP	\$135,000
H -08-02-251-001	4200 LOCH ALPINE DR EAS	07/29/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$173,300	43.87	\$407,839	\$120,000	\$275,000	\$312,868	0.879	1,614	\$170.38	E	2.7964	RANCH	\$120,000
H -08-02-357-002	3955 LOCH ALPINE DR EAS	05/21/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$162,900	45.89	\$392,466	\$120,000	\$235,000	\$296,159	0.793	1,897	\$123.88	E	5.7506	TRI LEVEL	\$120,000
H -08-02-357-003	3965 LOCH ALPINE DR EAS	12/03/21	\$441,500	WD	03-ARM'S LENGTH	\$441,500	\$182,200	41.27	\$442,552	\$124,648	\$316,852	\$345,548	0.917	1,334	\$237.52	E	6.5956	RANCH	\$120,000
H -08-02-357-006	4601 MIDWAY DR	08/13/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$206,200	48.52	\$453,848	\$120,000	\$305,000	\$362,878	0.841	2,191	\$139.21	E	1.0498	COLONIAL	\$120,000
H -08-02-357-009	4671 MIDWAY DR	05/05/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$224,700	49.93	\$499,732	\$140,000	\$310,000	\$391,013	0.793	1,845	\$168.02	E	5.8188	RANCH	\$140,000
H -08-03-152-016	3990 LOCH ALPINE DR WE:	08/25/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$151,700	35.28	\$440,815	\$120,000	\$310,000	\$348,712	0.889	1,615	\$191.95	E	3.7986	BI LEVEL	\$120,000
H -08-03-155-003	4950 WESTGATE DR	03/01/22	\$417,500	WD	03-ARM'S LENGTH	\$417,500	\$177,700	42.56	\$420,431	\$120,000	\$297,500	\$326,555	0.911	2,140	\$139.02	E	6.0024	2 STY CONTEMP	\$120,000
H -08-03-410-006	3815 GREENOOK BLVD	10/19/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$125,200	39.13	\$314,491	\$121,908	\$198,092	\$209,329	0.946	1,415	\$139.99	E	9.5317	RANCH	\$120,000
H -08-03-411-006	3820 LOCH ALPINE DR WE:	08/22/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$148,700	33.04	\$435,549	\$120,000	\$330,000	\$342,988	0.962	2,026	\$162.88	E	11.1133	BI LEVEL	\$120,000
H -08-03-413-003	3734 GREENOOK BLVD	10/29/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$190,200	44.75	\$435,071	\$120,000	\$305,000	\$342,468	0.891	2,016	\$151.29	E	3.9593	COLONIAL	\$120,000
H -08-03-477-001	4889 GREENOOK CT	06/11/21	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$219,700	50.51	\$474,593	\$135,000	\$300,000	\$369,123	0.813	1,918	\$156.41	E	3.8262	2 STY CONTEMP	\$135,000
H -08-03-480-001	3696 HURON CT	05/11/22	\$541,000	WD	03-ARM'S LENGTH	\$541,000	\$181,500	33.55	\$515,203	\$135,000	\$406,000	\$413,264	0.982	1,821	\$222.95	E	13.1423	COLONIAL	\$135,000
Totals:			\$6,832,411			\$6,832,411	\$2,939,900		\$7,162,811		\$4,943,855	\$5,732,886			\$169.67		1.1368		
					Sale. Ratio =>		43.03		E.C.F. =>		0.862		Std. Deviation=>		0.075424026				
					Std. Dev. =>		5.76		Ave. E.C.F. =>		0.851		Ave. Variance=>		6.8148		Coefficient of Var=>		8.007998294
																			0.712
																			1.013

USED ECF ANALYSIS .851

OUTLIERS																			
H -08-02-357-011	4701 MIDWAY DR	12/03/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$187,500	37.50	\$440,135	\$140,485	\$359,515	\$325,707	1.104	1,979	\$181.66	E	25.2800	TRI LEVEL	\$140,000
H -08-03-480-005	3610 HURON CT	10/05/22	\$526,500	WD	03-ARM'S LENGTH	\$526,500	\$164,700	31.28	\$542,408	\$155,036	\$371,464	\$421,057	0.882	1,813	\$204.89	E	88.2219	COLONIAL	\$135,000

G - NORTHWEST CORNER (RESIDENTIAL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
H -08-06-360-020	2740 BENT TREE DR	09/30/22	\$849,000	WD	03-ARM'S LENGTH	\$849,000	\$291,700	34.36	\$752,632	\$157,428	\$691,572	\$850,291	0.813	3,461	\$199.82	G	6.8182	2 STY CONTEMP	\$150,000
H -08-06-360-021	2732 BENT TREE DR	11/22/22	\$568,500	WD	03-ARM'S LENGTH	\$568,500	\$251,600	44.26	\$596,149	\$150,000	\$418,500	\$637,356	0.657	2,680	\$156.16	G	8.8534	2 STY CONTEMP	\$150,000
H -08-07-100-009	2250 WEBER DR	03/25/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$192,000	36.23	\$542,667	\$173,958	\$356,042	\$526,727	0.676	2,876	\$123.80	G	6.9202	TRI LEVEL	\$169,800
H -08-07-100-047	2150 BAKER RD	07/12/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$196,100	36.65	\$468,198	\$159,000	\$376,000	\$441,711	0.851	1,949	\$192.92	G	10.6081	1 STY CONTEMP	\$159,000
H -08-07-155-005	7812 BAKER HEIGHTS CT	05/28/21	\$521,500	WD	03-ARM'S LENGTH	\$521,500	\$165,700	31.77	\$514,446	\$160,000	\$361,500	\$506,351	0.714	2,554	\$141.54	G	3.1223	RANCH	\$160,000
H -08-07-205-003	8045 SHIELD RD	03/07/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$186,900	37.38	\$472,900	\$155,945	\$344,055	\$452,793	0.760	2,385	\$144.26	G	1.4697	RANCH	\$150,000
Totals:			\$3,504,000			\$3,504,000	\$1,284,000		\$3,346,992		\$2,547,669	\$3,415,230			\$159.75		0.0819		
					Sale. Ratio =>		36.64		E.C.F. =>		0.746		Std. Deviation=>		0.077097351				
					Std. Dev. =>		4.18		Ave. E.C.F. =>		0.745		Ave. Variance=>		6.2986		Coefficient of Var=>		8.452813843
																			0.592
																			0.900

USED ECF ANALYSIS 0.745

OUTLIERS																			
H -08-06-200-022	8408 DEXTER-CHELSEA RD	11/02/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$159,100	46.79	\$409,758	\$151,200	\$188,800	\$369,369	0.511	1,780	\$106.07	G	28.3793	RANCH	\$151,200

H1 - SOUTH CENTRAL (RESIDENTIAL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value		
H -08-33-200-002	6121 W LIBERTY RD	04/23/21	\$655,000	WD	03-ARM'S LENGTH	\$655,000	\$329,200	50.26	\$698,522	\$302,520	\$352,480	\$495,003	0.712	2,203	\$160.00	H1	11.0341	2 STY CONTEMP	\$302,520		
H -08-33-300-002	6294 SCIO CHURCH RD	03/10/23	\$713,950	WD	03-ARM'S LENGTH	\$713,950	\$243,200	34.06	\$624,658	\$246,211	\$467,739	\$473,059	0.989	2,599	\$179.97	H1	16.6336	FARM STYLE	\$242,500		
H -08-33-300-011	1863 ENCORE LN	03/16/23	\$655,000	OTH	03-ARM'S LENGTH	\$655,000	\$361,400	55.18	\$657,516	\$260,050	\$394,950	\$496,833	0.795	2,918	\$135.35	H1	2.7482	COLONIAL	\$260,050		
H -08-34-200-019	1223 S ZEEB RD	04/13/22	\$820,000	WD	03-ARM'S LENGTH	\$820,000	\$316,900	38.65	\$770,494	\$179,800	\$640,200	\$738,368	0.867	2,857	\$224.08	H1	4.4630	2 STY CONTEMP	\$174,800		
H -08-34-200-025	5410 ARBOR MEADOW LN	08/08/22	\$809,000	WD	03-ARM'S LENGTH	\$809,000	\$327,800	40.52	\$731,562	\$216,000	\$593,000	\$644,453	0.920	2,931	\$202.32	H1	9.7743	2 STY CONTEMP	\$216,000		
H -08-34-204-009	1044 BANDERA DR	12/16/22	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$156,500	52.34	\$323,860	\$90,958	\$208,042	\$291,128	0.715	1,944	\$107.02	H1	10.7811	BI LEVEL	\$90,000		
H -08-34-310-003	1617 HIGH HOLLOW DR	04/15/21	\$539,000	WD	03-ARM'S LENGTH	\$539,000	\$231,000	42.86	\$571,501	\$200,000	\$339,000	\$464,376	0.730	2,275	\$149.01	H1	9.2407	COLONIAL	\$200,000		
H -08-34-310-004	1581 HIGH HOLLOW DR	06/21/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$288,200	44.34	\$641,114	\$180,000	\$470,000	\$576,393	0.815	2,880	\$163.19	H1	0.7002	COLONIAL	\$180,000		
H -08-35-165-007	1400 TAMMY LN	11/02/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$219,000	36.50	\$577,469	\$180,000	\$420,000	\$496,836	0.845	2,581	\$162.73	H1	2.2931	2 STY CONTEMP	\$180,000		
H -08-35-165-028	3949 MICHAEL RD SOUTH	11/07/22	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$296,000	43.53	\$741,471	\$208,014	\$471,986	\$666,821	0.708	2,785	\$169.47	H1	11.4604	COLONIAL	\$200,000		
H -08-35-175-002	3986 MICHAEL RD NORTH	06/22/22	\$955,000	WD	03-ARM'S LENGTH	\$955,000	\$364,200	38.14	\$832,339	\$180,000	\$775,000	\$815,424	0.950	3,023	\$256.37	H1	12.8008	1 STY CONTEMP	\$180,000		
Totals:			\$7,375,950			\$7,375,950	\$3,133,400		\$7,170,506		\$5,132,397	\$6,158,691			\$173.59		0.7582				
								Sale. Ratio =>	42.48				E.C.F. =>	0.830	Std. Deviation=>		0.10119313				
								Std. Dev. =>	6.78				Ave. E.C.F. =>	0.822	Ave. Variance=>		8.3572	Coefficient of Var=>	10.16174737		
														0.628							
														1.032							

USED ECF ANALYSIS 0.830

OUTLIERS

H -08-33-200-020	1751 ENCORE LN	02/15/22	\$1,750,000	WD	03-ARM'S LENGTH	\$1,750,000	\$874,800	49.99	\$1,769,805	\$343,553	\$1,406,447	\$1,782,815	0.789	6,249	\$225.07	H1	3.3527	2 STY CONTEMP	\$290,280
H -08-34-300-028	4989 HOBBITON LN	12/09/21	\$1,352,500	WD	03-ARM'S LENGTH	\$1,352,500	\$356,700	26.37	\$1,065,278	\$211,600	\$1,140,900	\$1,067,098	1.069	3,052	\$373.82	H1	24.6744	2 STY CONTEMP	\$206,600
H -08-34-300-032	5098 SCIO CHURCH RD	05/17/21	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$263,500	60.57	\$541,954	\$210,900	\$224,100	\$413,818	0.542	2,345	\$95.57	H1	28.0875	COLONIAL	\$210,900
H -08-34-300-015	1869 HIGH HOLLOW DR	08/17/21	\$705,000	WD	03-ARM'S LENGTH	\$705,000	\$285,200	40.45	\$682,677	\$322,767	\$382,233	\$449,888	0.850	3,843	\$99.46	H1	2.7201	CAPE COD	\$315,000

H2 - WEST FARMLAND (RESIDENTIAL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value		
H -08-31-400-008	7910 SCIO CHURCH RD	02/08/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$211,000	34.59	\$622,489	\$225,840	\$384,160	\$508,524	0.755	1,774	\$216.55	H2	1.0555	RANCH	\$220,840		
H -08-32-200-002	1121 STRIETER RD	09/01/22	\$837,000	WD	03-ARM'S LENGTH	\$837,000	\$315,100	37.65	\$846,815	\$261,092	\$575,908	\$750,927	0.767	3,684	\$156.33	H2	2.2044	2 STY CONTEMP	\$210,620		
H -08-32-200-052	7194 STILES DR	08/26/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$226,200	41.89	\$575,801	\$163,400	\$376,600	\$528,719	0.712	1,920	\$196.15	H2	3.2599	RANCH	\$163,400		
Totals:			\$1,987,000			\$1,987,000	\$752,300		\$2,045,105		\$1,336,668	\$1,788,171			\$189.67		66.4886				
								Sale. Ratio =>	37.86				E.C.F. =>	0.080	Std. Deviation=>		0.02880966				
								Std. Dev. =>	3.67				Ave. E.C.F. =>	0.745	Ave. Variance=>		2.1732	Coefficient of Var=>	2.917542599		
														0.022							
														0.138							

USED ECF ANALYSIS 0.800

J1 - POLO FIELDS (RESIDENTIAL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
H -08-27-230-013	240 HUNTERS TRAIL	02/18/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$209,000	39.07	\$530,196	\$130,000	\$405,000	\$500,245	0.810	2,463	\$164.43	J1	0.2796	2 STY CONTEMP	\$130,000
H -08-27-230-014	254 HUNTERS TRAIL	04/25/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$235,100	39.18	\$546,635	\$130,000	\$470,000	\$520,794	0.902	2,973	\$158.09	J1	9.0070	2 STY CONTEMP	\$130,000
H -08-27-230-017	314 HUNTERS TRAIL	04/02/21	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$222,300	41.17	\$579,559	\$120,000	\$420,000	\$574,449	0.731	3,073	\$136.67	J1	8.1263	2 STY CONTEMP	\$120,000
H -08-27-230-018	352 HUNTERS TRAIL	02/25/22	\$590,000	AFF	03-ARM'S LENGTH	\$590,000	\$197,600	33.49	\$515,133	\$120,000	\$470,000	\$493,916	0.952	2,478	\$189.67	J1	13.9179	2 STY CONTEMP	\$120,000
H -08-27-250-003	412 WILD FOX CT	05/07/21	\$757,000	WD	03-ARM'S LENGTH	\$757,000	\$353,800	46.74	\$832,578	\$200,000	\$557,000	\$790,723	0.704	3,371	\$165.23	J1	10.7980	2 STY CONTEMP	\$200,000
H -08-27-251-010	359 EAGLE RIDGE CT	11/15/21	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$428,900	43.99	\$997,587	\$232,893	\$742,107	\$955,868	0.776	3,372	\$220.08	J1	3.6029	1 STY CONTEMP	\$200,000
H -08-27-251-011	343 EAGLE RIDGE CT	04/02/21	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$423,300	44.56	\$986,025	\$200,000	\$750,000	\$982,531	0.763	4,610	\$162.69	J1	4.9064	2 STY CONTEMP	\$200,000
H -08-27-285-005	474 BURSWOOD CT	04/15/22	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$246,200	38.47	\$587,266	\$200,000	\$440,000	\$484,083	0.909	2,207	\$199.37	J1	9.6537	2 STY CONTEMP	\$200,000
H -08-27-285-007	514 BURSWOOD CT	05/19/22	\$762,000	WD	03-ARM'S LENGTH	\$762,000	\$296,600	38.92	\$669,103	\$200,000	\$562,000	\$586,379	0.958	2,932	\$191.68	J1	14.6026	2 STY CONTEMP	\$200,000
H -08-27-285-018	579 GLENMOORE DR	08/31/21	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$329,200	39.90	\$760,945	\$210,000	\$615,000	\$688,681	0.893	3,212	\$191.47	J1	8.0612	2 STY CONTEMP	\$210,000
H -08-27-285-031	5011 CAVENDISH CT	08/25/22	\$830,000	WD	03-ARM'S LENGTH	\$830,000	\$320,400	38.60	\$823,560	\$226,029	\$603,971	\$746,914	0.809	2,809	\$215.01	J1	0.3777	2 STY CONTEMP	\$210,000
H -08-27-285-033	5003 CAVENDISH CT	05/17/22	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$298,700	35.14	\$736,135	\$201,515	\$648,485	\$668,275	0.970	2,940	\$220.57	J1	15.7988	2 STY CONTEMP	\$200,000
H -08-27-285-070	5014 GULLANE DR	03/04/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$275,300	36.71	\$651,196	\$190,000	\$560,000	\$576,495	0.971	2,811	\$199.22	J1	15.8989	2 STY CONTEMP	\$190,000

H -08-28-175-054	5697 LEBLANC AVE	07/01/21	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$147,100	38.41	\$370,024	\$115,000	\$268,000	\$268,446	0.998	1,471	\$182.19	J2	99.8337	1 STY CONTEMP	\$115,000
H -08-28-175-056	5673 LEBLANC AVE	10/05/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$151,000	35.53	\$387,486	\$115,000	\$310,000	\$286,827	1.081	1,877	\$165.16	J2	12.8271	2 STY CONTEMP	\$115,000
H -08-28-175-061	5613 LEBLANC AVE	09/01/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$170,900	40.21	\$420,380	\$115,000	\$310,000	\$321,453	0.964	1,944	\$159.47	J2	1.1854	2 STY CONTEMP	\$115,000
H -08-28-175-062	5601 LEBLANC AVE	12/10/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$156,800	37.33	\$387,539	\$115,000	\$305,000	\$286,883	1.063	1,760	\$173.30	J2	11.0632	2 STY CONTEMP	\$115,000
H -08-28-175-064	5652 VILLA FRANCE AVE	05/11/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$174,000	40.47	\$438,219	\$115,000	\$315,000	\$340,231	0.926	1,927	\$163.47	J2	2.6675	2 STY CONTEMP	\$115,000
H -08-28-175-072	5776 VILLA FRANCE AVE	07/02/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$189,400	40.30	\$446,240	\$115,000	\$355,000	\$348,674	1.018	2,054	\$172.83	J2	6.5626	2 STY CONTEMP	\$115,000
H -08-28-175-076	5745 VILLA FRANCE AVE	12/15/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$200,900	47.27	\$477,694	\$120,000	\$305,000	\$376,520	0.810	1,798	\$169.63	J2	14.2468	2 STY CONTEMP	\$120,000
H -08-28-175-077	5731 VILLA FRANCE AVE	03/03/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$191,100	39.40	\$454,818	\$120,000	\$365,000	\$352,440	1.036	1,931	\$189.02	J2	8.3119	2 STY CONTEMP	\$120,000
H -08-28-175-091	5798 VERSAILLES AVE	06/04/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$198,900	47.93	\$466,294	\$120,000	\$295,000	\$364,520	0.809	2,290	\$128.82	J2	14.3235	2 STY CONTEMP	\$120,000
H -08-28-175-109	5807 VERSAILLES AVE	02/04/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$170,000	42.50	\$429,384	\$115,000	\$285,000	\$330,931	0.861	1,759	\$162.02	J2	9.1310	2 STY CONTEMP	\$115,000
H -08-28-175-123	5997 VERSAILLES AVE	06/01/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$159,300	39.83	\$423,128	\$115,000	\$285,000	\$324,345	0.879	1,728	\$164.93	J2	7.3825	2 STY CONTEMP	\$115,000
H -08-28-175-128	5976 QUEBEC AVE	05/28/21	\$434,000	WD	03-ARM'S LENGTH	\$434,000	\$174,400	40.18	\$419,144	\$115,000	\$319,000	\$320,152	0.996	1,779	\$179.31	J2	4.3885	2 STY CONTEMP	\$115,000
H -08-28-175-142	5800 QUEBEC AVE	04/02/21	\$422,500	WD	03-ARM'S LENGTH	\$422,500	\$190,900	45.18	\$461,175	\$115,000	\$307,500	\$364,395	0.844	1,998	\$153.90	J2	10.8653	2 STY CONTEMP	\$115,000
H -08-28-175-142	5800 QUEBEC AVE	01/18/22	\$469,000	WD	03-ARM'S LENGTH	\$469,000	\$190,900	40.70	\$461,175	\$115,000	\$354,000	\$364,395	0.971	1,998	\$177.18	J2	1.8956	2 STY CONTEMP	\$115,000
H -08-28-175-160	5964 VILLA FRANCE AVE	04/12/21	\$412,500	WD	03-ARM'S LENGTH	\$412,500	\$159,600	38.69	\$390,506	\$115,000	\$297,500	\$290,006	1.026	1,543	\$192.81	J2	102.5840	2 STY CONTEMP	\$115,000
H -08-28-175-165	5900 VILLA FRANCE AVE	08/02/22	\$556,000	AFF	03-ARM'S LENGTH	\$556,000	\$214,400	38.56	\$525,938	\$115,000	\$441,000	\$432,566	1.019	2,874	\$153.44	J2	6.6979	2 STY CONTEMP	\$115,000
H -08-28-175-189	5942 LAFAYETTE LN	07/28/21	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$176,900	46.31	\$430,384	\$115,000	\$267,000	\$331,983	0.804	1,449	\$184.27	J2	14.8261	1 STY CONTEMP	\$115,000
H -08-28-175-200	5853 LAFAYETTE LN	09/16/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$190,600	43.32	\$461,280	\$120,000	\$320,000	\$359,242	0.891	2,289	\$139.80	J2	6.1754	2 STY CONTEMP	\$120,000
H -08-28-175-203	5889 LAFAYETTE LN	09/21/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$165,000	41.77	\$385,265	\$120,000	\$275,000	\$279,226	0.985	1,701	\$161.67	J2	3.2346	2 STY CONTEMP	\$120,000
H -08-28-175-215	6015 GABRIELLE AVE	07/01/21	\$524,000	WD	03-ARM'S LENGTH	\$524,000	\$232,700	44.41	\$585,681	\$120,000	\$404,000	\$490,191	0.824	2,877	\$140.42	J2	12.8349	2 STY CONTEMP	\$120,000
H -08-28-175-217	6035 GABRIELLE AVE	04/04/22	\$562,000	WD	03-ARM'S LENGTH	\$562,000	\$231,200	41.14	\$520,085	\$120,000	\$442,000	\$421,142	1.050	2,764	\$159.91	J2	104.9527	2 STY CONTEMP	\$120,000
H -08-28-175-237	6052 QUEBEC AVE	06/24/22	\$479,900	WD	03-ARM'S LENGTH	\$479,900	\$173,600	36.17	\$417,813	\$115,000	\$364,900	\$318,751	1.145	1,956	\$186.55	J2	19.2264	2 STY CONTEMP	\$115,000

Totals: \$24,552,700 \$24,552,700 \$10,028,800 \$24,613,338 \$18,112,142 \$19,129,242 \$160.54 0.5688
 Sale. Ratio => 40.85 E.C.F. => 0.947 Std. Deviation=> 0.117827508
 Std. Dev. => 4.43 Ave. E.C.F. => 0.953 Ave. Variance=> 9.2702 Coefficient of Var=> 9.73231497

OUTLIERS

H -08-28-175-007	5587 VERSAILLES AVE	07/28/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$226,800	59.68	\$525,472	\$115,000	\$265,000	\$432,076	0.613	1,973	\$134.31	J2	37.1546	2 STY CONTEMP	\$115,000
H -08-28-175-193	5892 LAFAYETTE LN	05/14/21	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$170,200	45.03	\$470,506	\$115,000	\$263,000	\$374,217	0.703	1,772	\$148.42	J2	28.2063	2 STY CONTEMP	\$115,000
H -08-28-175-172	5816 VILLA FRANCE AVE	03/03/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$158,000	32.92	\$405,391	\$115,000	\$365,000	\$305,675	1.194	1,695	\$215.34	J2	24.1561	2 STY CONTEMP	\$115,000
H -08-28-175-038	5646 VERSAILLES AVE	07/11/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$165,300	34.08	\$409,485	\$120,000	\$365,000	\$304,721	1.198	1,694	\$215.47	J2	24.5299	2 STY CONTEMP	\$120,000
H -08-28-130-107	150 ROCKWOOD CT	04/01/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$193,800	35.24	\$454,220	\$120,000	\$430,000	\$351,811	1.222	2,253	\$190.86	J2	51.9448	2 STY CONTEMP	\$120,000
H -08-28-130-162	5947 REDSTONE CT	07/15/22	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$227,600	34.23	\$534,382	\$130,000	\$535,000	\$425,665	1.257	2,790	\$191.76	J2	55.4055	2 STY CONTEMP	\$130,000

USED ECF ANALYSIS .953

J3 - TRAILWOODS/SCIOVIEW (RESIDENTIAL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
H -08-21-375-019	6416 S TRAILWOODS DR	10/20/22	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$260,300	42.67	\$606,101	\$150,000	\$460,000	\$608,135	0.756	2,760	\$166.67	J3	12.7280	2 STY CONTEMP	\$145,000
H -08-21-375-024	288 BROOKDALE ST	11/17/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$227,800	49.52	\$495,441	\$145,000	\$315,000	\$467,255	0.674	2,192	\$143.70	J3	4.5019	2 STY CONTEMP	\$145,000
H -08-21-375-030	289 BROOKDALE ST	07/15/22	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$324,000	43.78	\$732,920	\$145,000	\$595,000	\$783,893	0.759	3,191	\$186.46	J3	12.9900	2 STY CONTEMP	\$145,000
H -08-21-375-034	294 PINEWAY DR	09/10/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$277,300	52.32	\$564,006	\$145,000	\$385,000	\$558,675	0.689	2,707	\$142.22	J3	5.9999	2 STY CONTEMP	\$145,000
H -08-21-375-037	282 PINEWAY DR	10/26/21	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$287,000	49.91	\$624,228	\$145,000	\$430,000	\$638,971	0.673	3,016	\$142.57	J3	4.3826	2 STY CONTEMP	\$145,000
H -08-21-375-059	6387 S TRAILWOODS DR	04/05/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$240,700	45.42	\$525,398	\$145,000	\$385,000	\$507,197	0.759	2,222	\$173.27	J3	12.9942	2 STY CONTEMP	\$145,000
H -08-21-375-062	6351 S TRAILWOODS DR	05/23/22	\$692,000	WD	03-ARM'S LENGTH	\$692,000	\$307,800	44.48	\$694,731	\$145,000	\$547,000	\$732,975	0.746	3,454	\$158.37	J3	2.4439	2 STY CONTEMP	\$145,000

Totals: \$7,961,997 \$7,961,997 \$2,843,300 \$8,202,070 \$5,983,386 \$8,297,945 \$157.10 0.0766
 Sale. Ratio => 35.71 E.C.F. => 0.721 Std. Deviation=> 0.042074598
 Std. Dev. => 12.85 Ave. E.C.F. => 0.722 Ave. Variance=> 3.4709 Coefficient of Var=> 4.808454158

OUTLIERS

H -08-21-375-013	6304 N TRAILWOODS DR	09/07/21	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$173,400	27.52	\$569,502	\$145,000	\$485,000	\$566,003	0.857	2,755	\$176.04	J3	22.7755	2 STY CONTEMP	\$145,000
H -08-21-375-065	6325 S TRAILWOODS DR	04/19/22	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$274,200	42.84	\$586,660	\$145,000	\$495,000	\$588,880	0.841	2,773	\$178.51	J3	21.1447	2 STY CONTEMP	\$145,000
H -08-21-375-004	6392 N TRAILWOODS DR	05/25/22	\$523,065	WD	03-ARM'S LENGTH	\$523,065	\$79,100	15.12	\$561,479	\$145,000	\$378,065	\$555,305	0.681	2,824	\$133.88	J3	5.1692	2 STY CONTEMP	\$145,000
H -08-21-375-114	426 PINEWAY DR	05/06/22	\$519,810	WD	03-ARM'S LENGTH	\$519,810	\$99,000	19.05	\$587,976	\$165,000	\$354,810	\$563,968	0.629	2,242	\$158.26	J3	0.0000	1 STY CONTEMP	\$165,000
H -08-21-375-118	431 PINEWAY DR	04/20/22	\$716,514	WD	03-ARM'S LENGTH	\$716,514	\$126,900	17.71	\$736,610	\$165,000	\$551,514	\$762,147	0.724	3,194	\$172.67	J3	9.4501	2 STY CONTEMP	\$165,000
H -08-21-375-088	428 BLOSSOM DR	04/27/22	\$679,000	AFF	03-ARM'S LENGTH	\$679,000	\$129,600	19.09	\$766,167	\$173,611	\$505,389	\$790,075	0.640	3,692	\$136.89	J3	1.0541	2 STY CONTEMP	\$165,000
H -08-21-375-097	6321 FERNRIDGE LN	04/06/22	\$649,520	WD	03-ARM'S LENGTH	\$649,520	\$132,700	20.43	\$678,514	\$165,000	\$484,520	\$684,685	0.708	3,579	\$135.38	J3	7.8522	2 STY CONTEMP	\$165,000

K1 - BUENA VISTA (RESIDENTIAL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	
H-08-19-200-012	21 S PARKER RD	11/15/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$124,500	44.46	\$271,570	\$114,678	\$165,322	\$217,906	0.759	1,488	\$111.10	K1	11.7113	CAPE COD	\$101,600	
H-08-22-392-015	123 LUELLA AVE	06/28/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$204,100	40.02	\$409,353	\$79,000	\$431,000	\$458,824	0.939	2,040	\$211.27	K1	6.3559	2 STY CONTEMP	\$79,000	
H-08-22-461-012	95 BURTON AVE	06/06/22	\$297,400	AFF	03-ARM'S LENGTH	\$297,400	\$105,700	35.54	\$235,387	\$80,929	\$216,471	\$214,525	1.009	1,346	\$160.83	K1	13.5460	RANCH	\$79,000	
H-08-22-392-041	101 LUELLA AVE	12/06/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$214,400	49.86	\$396,455	\$79,000	\$351,000	\$440,910	0.796	2,226	\$157.68	K1	7.7530	2 STY CONTEMP	\$79,000	
Totals:			\$1,517,400			\$1,517,400	\$648,700		\$1,312,765		\$1,163,793	\$1,332,164			\$160.22		0.2188			
								Sale. Ratio =>	42.75					E.C.F. =>	0.874	Std. Deviation=>		0.118140563		
								Std. Dev. =>	6.13					Ave. E.C.F. =>	0.876	Ave. Variance=>		9.8416	Coefficient of Var=>	11.23722397
														0.637						
														1.110						

USED ECF ANALYSIS 0.876

OUTLIERS

H-08-22-461-015	131 BURTON AVE	12/17/21	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$98,000	51.85	\$192,796	\$79,572	\$109,428	\$157,256	0.696	1,227	\$89.18	K1	#REF!	RANCH	\$79,000
H-08-22-461-007	37 BURTON AVE	06/07/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$64,300	28.58	\$158,327	\$79,000	\$146,000	\$110,176	1.325	747	\$195.45	K1	#REF!	RANCH	\$79,000
H-08-22-392-016	135 LUELLA AVE	01/31/23	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$66,000	26.61	\$183,952	\$80,672	\$167,328	\$143,444	1.167	1,021	\$163.89	K1	116.6500	CAPE COD	\$79,000
H-08-22-462-002	5015 JACKSON RD	08/16/21	\$150,000	LC	03-ARM'S LENGTH	\$150,000	\$61,900	41.27	\$154,873	\$82,000	\$68,000	\$101,213	0.672	573	\$118.67	K1	67.1854	ONE-STORY	\$82,000
H-08-22-461-025	74 MYRTLE AVE	09/29/22	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$101,800	32.22	\$234,436	\$79,000	\$237,000	\$215,883	1.098	1,698	\$139.58	K1	#REF!	COLONIAL	\$79,000

K2 - ARBOR CHASE (RESIDENTIAL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	
H-08-21-495-005	5510 ARBOR CHASE DR	01/13/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$139,300	44.22	\$355,887	\$82,000	\$233,000	\$342,359	0.681	1,420	\$164.08	K2	6.9427	MULTI FAMILY	\$82,000	
H-08-21-495-006	5512 ARBOR CHASE DR	06/13/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$143,000	42.06	\$337,881	\$82,000	\$258,000	\$319,851	0.807	1,420	\$181.69	K2	5.6625	MULTI FAMILY	\$82,000	
H-08-21-495-007	5516 ARBOR CHASE DR	04/16/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$150,600	49.38	\$341,302	\$82,000	\$223,000	\$324,128	0.688	1,564	\$142.58	K2	6.1999	MULTI FAMILY	\$82,000	
H-08-21-495-008	5518 ARBOR CHASE DR	01/25/22	\$331,000	AFF	03-ARM'S LENGTH	\$331,000	\$149,100	45.05	\$360,478	\$82,000	\$249,000	\$348,098	0.715	1,540	\$161.69	K2	3.4683	MULTI FAMILY	\$82,000	
H-08-21-495-009	5520 ARBOR CHASE DR	07/22/22	\$310,575	WD	03-ARM'S LENGTH	\$310,575	\$136,900	44.08	\$317,427	\$82,000	\$228,575	\$294,284	0.777	1,326	\$172.38	K2	2.6716	MULTI FAMILY	\$82,000	
H-08-21-495-012	5526 ARBOR CHASE DR	03/02/23	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$149,100	42.72	\$365,726	\$82,000	\$267,000	\$354,658	0.753	1,478	\$180.65	K2	0.2839	MULTI FAMILY	\$82,000	
H-08-21-495-016	5534 ARBOR CHASE DR	10/12/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$149,100	45.88	\$353,989	\$82,000	\$243,000	\$339,986	0.715	1,540	\$157.79	K2	3.5265	MULTI FAMILY	\$82,000	
H-08-21-495-017	5660 ARBOR CHASE DR	05/19/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$133,300	49.37	\$311,370	\$82,000	\$188,000	\$286,713	0.656	1,326	\$141.78	K2	9.4291	MULTI FAMILY	\$82,000	
H-08-21-495-021	5668 ARBOR CHASE DR	04/26/22	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$143,000	42.31	\$334,014	\$82,000	\$256,000	\$315,018	0.813	1,420	\$180.28	K2	6.2653	MULTI FAMILY	\$82,000	
H-08-21-495-036	5649 ARBOR CHASE DR	04/28/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$148,700	40.19	\$343,708	\$82,000	\$288,000	\$327,135	0.880	1,478	\$194.86	K2	13.0370	MULTI FAMILY	\$82,000	
H-08-21-495-042	5543 ARBOR CHASE DR	04/08/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$148,700	43.10	\$342,842	\$82,000	\$263,000	\$326,053	0.807	1,471	\$178.79	K2	5.6619	MULTI FAMILY	\$82,000	
H-08-21-495-048	5633 ARBOR CHASE DR	05/26/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$144,800	44.55	\$336,796	\$82,000	\$243,000	\$318,495	0.763	1,478	\$164.41	K2	1.2963	MULTI FAMILY	\$82,000	
H-08-21-495-049	5635 ARBOR CHASE DR	04/29/22	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$142,600	40.51	\$330,969	\$82,000	\$270,000	\$311,211	0.868	1,420	\$190.14	K2	11.7578	MULTI FAMILY	\$82,000	
H-08-21-495-052	5641 ARBOR CHASE DR	07/16/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$148,700	45.75	\$353,134	\$82,000	\$243,000	\$338,918	0.717	1,540	\$157.79	K2	3.3011	MULTI FAMILY	\$82,000	
H-08-21-495-053	5549 ARBOR CHASE DR	09/30/21	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$134,000	46.37	\$313,030	\$82,000	\$207,000	\$288,788	0.717	1,362	\$151.98	K2	3.3210	MULTI FAMILY	\$82,000	
H-08-21-495-062	5613 ARBOR CHASE DR	09/06/22	\$311,500	WD	03-ARM'S LENGTH	\$311,500	\$134,800	43.27	\$307,235	\$82,000	\$229,500	\$281,544	0.815	1,319	\$174.00	K2	6.5149	MULTI FAMILY	\$82,000	
H-08-21-495-067	5623 ARBOR CHASE DR	09/28/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$148,800	45.78	\$353,564	\$82,000	\$243,000	\$339,455	0.716	1,564	\$155.37	K2	3.4147	MULTI FAMILY	\$82,000	
H-08-21-495-069	5564 ARBOR CHASE DR	10/07/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$135,200	43.61	\$308,086	\$82,000	\$228,000	\$282,608	0.807	1,326	\$171.95	K2	5.6773	MULTI FAMILY	\$82,000	
H-08-21-495-071	5568 ARBOR CHASE DR	02/21/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$143,400	44.12	\$333,807	\$82,000	\$243,000	\$314,759	0.772	1,476	\$164.63	K2	2.2020	MULTI FAMILY	\$82,000	
H-08-21-495-072	5570 ARBOR CHASE DR	05/17/22	\$350,000	AFF	03-ARM'S LENGTH	\$350,000	\$147,300	42.09	\$334,031	\$82,000	\$268,000	\$315,039	0.851	1,477	\$181.45	K2	10.0689	MULTI FAMILY	\$82,000	
H-08-21-495-073	5572 ARBOR CHASE DR	01/19/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$141,300	47.10	\$328,319	\$82,000	\$218,000	\$307,899	0.708	1,420	\$153.52	K2	4.1975	MULTI FAMILY	\$82,000	
H-08-21-495-076	5578 ARBOR CHASE DR	12/22/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$147,300	46.03	\$350,250	\$82,000	\$238,000	\$335,313	0.710	1,540	\$154.55	K2	4.0214	MULTI FAMILY	\$82,000	
H-08-21-495-079	5584 ARBOR CHASE DR	09/17/21	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$143,400	44.40	\$333,807	\$82,000	\$241,000	\$314,759	0.766	1,476	\$163.28	K2	1.5666	MULTI FAMILY	\$82,000	
H-08-21-495-084	5594 ARBOR CHASE DR	08/05/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$151,300	43.86	\$350,250	\$82,000	\$263,000	\$335,313	0.784	1,540	\$170.78	K2	3.4343	MULTI FAMILY	\$82,000	
H-08-21-495-087	5600 ARBOR CHASE DR	08/26/22	\$332,500	WD	03-ARM'S LENGTH	\$332,500	\$147,200	44.27	\$333,807	\$82,000	\$250,500	\$314,759	0.796	1,476	\$169.72	K2	4.5848	MULTI FAMILY	\$82,000	
H-08-21-495-088	5602 ARBOR CHASE DR	09/28/21	\$325,900	WD	03-ARM'S LENGTH	\$325,900	\$143,400	44.00	\$334,031	\$82,000	\$243,900	\$315,039	0.774	1,477	\$165.13	K2	2.4190	MULTI FAMILY	\$82,000	
H-08-21-495-090	5606 ARBOR CHASE DR	04/27/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$136,000	40.60	\$319,630	\$82,000	\$253,000	\$297,038	0.852	1,419	\$178.29	K2	10.1744	MULTI FAMILY	\$82,000	
H-08-21-495-091	5608 ARBOR CHASE DR	10/29/21	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$148,800	45.37	\$353,564	\$82,000	\$246,000	\$339,455	0.725	1,564	\$157.29	K2	2.5309	MULTI FAMILY	\$82,000	
Totals:			\$9,120,475			\$9,120,475	\$4,029,100		\$9,438,934		\$6,824,475	\$8,928,668			\$167.17		1.4333			
								Sale. Ratio =>	44.18					E.C.F. =>	0.764	Std. Deviation=>		0.059442459		
								Std. Dev. =>	2.28					Ave. E.C.F. =>	0.750	Ave. Variance=>		5.1297	Coefficient of Var=>	6.839605468
														0.645						
														0.883						

O1 - UPLANDS/RAVINES (RESIDENTIAL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	
H-08-36-385-028	1940 HEDGENETTLE CT	04/29/22	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$287,000	41.00	\$633,585	\$150,000	\$550,000	\$566,923	0.970	2,429	\$226.43	O1	5.3251	2 STY CONTEMP	\$150,000	
H-08-36-385-029	1936 HEDGENETTLE CT	05/04/22	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$243,900	35.09	\$634,060	\$150,000	\$545,000	\$507,933	1.073	2,304	\$236.55	O1	15.6077	COLONIAL	\$150,000	
H-08-36-385-030	1932 HEDGENETTLE CT	07/12/22	\$655,000	WD	03-ARM'S LENGTH	\$655,000	\$336,900	51.44	\$685,567	\$151,695	\$503,305	\$625,876	0.804	3,303	\$152.38	O1	11.2738	2 STY CONTEMP	\$150,000	
H-08-36-385-096	1739 SNOWBERRY RIDGE F	04/16/21	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$273,500	40.52	\$690,008	\$118,000	\$557,000	\$600,218	0.928	2,851	\$195.37	O1	1.1097	COLONIAL	\$118,000	
H-08-36-385-107	1872 CHICORY RIDGE RD	09/13/21	\$582,500	WD	03-ARM'S LENGTH	\$582,500	\$263,800	45.29	\$545,736	\$118,000	\$464,500	\$501,449	0.926	2,425	\$191.55	O1	0.9416	2 STY CONTEMP	\$118,000	
H-08-36-385-109	1893 CHICORY RIDGE RD	01/21/22	\$641,000	WD	03-ARM'S LENGTH	\$641,000	\$317,300	49.50	\$631,058	\$125,000	\$516,000	\$593,268	0.870	2,704	\$190.83	O1	4.7141	2 STY CONTEMP	\$125,000	
H-08-36-385-116	1815 CRANBERRY CT	07/16/21	\$710,560	WD	03-ARM'S LENGTH	\$710,560	\$261,700	36.83	\$702,005	\$161,000	\$549,560	\$634,238	0.866	2,756	\$199.40	O1	5.0410	2 STY CONTEMP	\$150,000	
H-08-36-435-004	1675 SCIO RIDGE RD	09/10/21	\$373,000	WD	03-ARM'S LENGTH	\$373,000	\$140,500	37.67	\$376,875	\$125,000	\$248,000	\$264,297	0.938	1,479	\$167.68	O1	2.1439	COLONIAL	\$125,000	
H-08-36-435-016	1751 SCIO RIDGE RD	02/04/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$204,200	41.25	\$451,870	\$125,000	\$370,000	\$383,200	0.966	2,248	\$164.59	O1	4.8653	2 STY CONTEMP	\$125,000	
H-08-36-435-026	1714 RESERVE CT	11/17/21	\$476,100	WD	03-ARM'S LENGTH	\$476,100	\$183,900	38.63	\$417,356	\$125,000	\$351,100	\$342,739	1.024	2,129	\$164.91	O1	10.7497	2 STY CONTEMP	\$125,000	
H-08-36-435-045	1695 ABIGAIL WAY	05/07/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$161,300	34.69	\$480,157	\$118,000	\$347,000	\$380,018	0.913	2,278	\$152.33	O1	0.3784	COLONIAL	\$118,000	
H-08-36-435-048	1741 RESERVE WAY	04/11/22	\$457,500	WD	03-ARM'S LENGTH	\$457,500	\$185,400	40.52	\$447,226	\$118,000	\$339,500	\$385,963	0.880	2,260	\$150.22	O1	3.7280	2 STY CONTEMP	\$118,000	
H-08-36-435-056	1692 SCIO RIDGE RD	12/20/21	\$451,500	WD	03-ARM'S LENGTH	\$451,500	\$155,100	34.35	\$418,463	\$118,000	\$333,500	\$352,243	0.947	2,079	\$160.41	O1	2.9891	2 STY CONTEMP	\$118,000	
H-08-36-435-058	1680 SCIO RIDGE RD	05/03/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$152,700	34.70	\$459,036	\$118,000	\$322,000	\$357,855	0.900	2,017	\$159.64	O1	1.7094	COLONIAL	\$118,000	
H-08-36-435-060	1668 SCIO RIDGE RD	07/12/21	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$173,600	39.91	\$434,590	\$118,000	\$317,000	\$332,204	0.954	1,895	\$167.28	O1	3.7335	COLONIAL	\$118,000	
H-08-36-435-062	1652 SCIO RIDGE RD	02/15/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$151,900	29.50	\$494,374	\$118,000	\$397,000	\$394,936	1.005	2,033	\$195.28	O1	8.8327	2 STY CONTEMP	\$118,000	
H-08-36-435-063	1644 SCIO RIDGE RD	07/19/22	\$510,000	AFF	03-ARM'S LENGTH	\$510,000	\$186,100	36.49	\$481,724	\$118,000	\$392,000	\$381,662	1.027	2,205	\$177.78	O1	11.0187	CAPE COD	\$118,000	
H-08-36-435-076	1526 SCIO RIDGE RD	12/17/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$156,300	38.12	\$358,438	\$118,000	\$292,000	\$281,873	1.036	1,713	\$170.46	O1	11.9027	2 STY CONTEMP	\$118,000	
H-08-36-435-083	1603 ABIGAIL WAY	02/24/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$154,100	35.02	\$374,335	\$118,000	\$322,000	\$300,510	1.072	1,668	\$193.05	O1	15.4613	2 STY CONTEMP	\$118,000	
H-08-36-435-095	1675 ABIGAIL WAY	05/27/22	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$153,100	33.95	\$378,407	\$118,000	\$333,000	\$305,284	1.091	1,668	\$199.64	O1	17.3890	2 STY CONTEMP	\$118,000	
H-08-36-435-104	1642 ABIGAIL WAY	10/22/21	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$178,400	41.01	\$431,402	\$125,000	\$310,000	\$359,205	0.863	2,065	\$150.12	O1	5.3882	2 STY CONTEMP	\$125,000	
H-08-36-435-127	1485 SCIO RIDGE CT	11/03/22	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$185,200	37.11	\$448,098	\$125,000	\$374,000	\$378,778	0.987	2,001	\$186.91	O1	7.0486	2 STY CONTEMP	\$125,000	
H-08-36-435-133	1521 SCIO RIDGE RD	08/20/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$190,600	42.83	\$424,821	\$125,000	\$320,000	\$351,490	0.910	1,824	\$175.44	O1	0.6489	2 STY CONTEMP	\$125,000	
H-08-36-465-050	1788 HARLEY DR	08/27/21	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$234,100	45.02	\$581,546	\$125,000	\$395,000	\$535,224	0.738	2,589	\$152.57	O1	17.8890	2 STY CONTEMP	\$125,000	
H-08-36-465-061	1797 HARLEY DR	12/06/22	\$482,500	WD	03-ARM'S LENGTH	\$482,500	\$215,100	44.58	\$541,203	\$125,000	\$357,500	\$487,929	0.733	2,490	\$143.57	O1	18.4210	2 STY CONTEMP	\$125,000	
H-08-36-465-065	1821 HARLEY DR	12/01/21	\$513,000	WD	03-ARM'S LENGTH	\$513,000	\$193,800	37.78	\$508,453	\$125,000	\$388,000	\$449,535	0.863	2,315	\$167.60	O1	5.3784	2 STY CONTEMP	\$125,000	
H-08-36-465-076	1887 HARLEY DR	04/28/22	\$514,000	WD	03-ARM'S LENGTH	\$514,000	\$218,800	42.57	\$556,942	\$125,000	\$389,000	\$506,380	0.768	2,522	\$154.24	O1	14.8701	2 STY CONTEMP	\$125,000	
H-08-36-465-079	1905 HARLEY DR	06/15/22	\$498,888	WD	03-ARM'S LENGTH	\$498,888	\$208,700	41.83	\$531,485	\$125,000	\$373,888	\$476,536	0.785	2,446	\$152.86	O1	13.2303	2 STY CONTEMP	\$125,000	
Totals:			\$14,895,548			\$14,895,548	\$5,950,300		\$14,566,918		\$11,241,853	\$12,416,543			\$173.85		1.1506			
								Sale. Ratio =>	39.95					E.C.F. =>	0.905	Std. Deviation=>		0.102628195		
								Std. Dev. =>	4.88					Ave. E.C.F. =>	0.917	Ave. Variance=>		8.2151	Coefficient of Var=>	8.959637775
																0.700				
																1.111				

OUTLIERS

H-08-36-465-059	1785 HARLEY DR	04/19/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$210,100	47.21	\$528,071	\$125,000	\$320,000	\$472,533	0.677	2,315	\$138.23	O1	23.9698	2 STY CONTEMP	\$125,000
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O2 - WALNUT/SUMMERFIELD/SCIO VILLAGE (RESIDENTIAL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
H-08-25-475-009	811 E SUMMERFIELD GLEN	01/07/22	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$107,400	45.32	\$227,310	\$66,000	\$171,000	\$201,638	0.848	1,231	\$138.91	O2	0.6943	MULTI FAMILY	\$66,000
H-08-25-475-010	813 E SUMMERFIELD GLEN	06/03/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$108,900	45.38	\$230,193	\$66,000	\$174,000	\$205,241	0.848	1,260	\$138.10	O2	0.7217	MULTI FAMILY	\$66,000
H-08-25-475-020	843 E SUMMERFIELD GLEN	04/01/22	\$247,500	WD	03-ARM'S LENGTH	\$247,500	\$108,900	44.00	\$230,193	\$66,000	\$181,500	\$205,241	0.884	1,260	\$144.05	O2	2.9325	MULTI FAMILY	\$66,000
H-08-25-475-025	933 E SUMMERFIELD GLEN	02/22/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$105,000	42.00	\$222,725	\$66,000	\$184,000	\$195,906	0.939	1,188	\$154.88	O2	8.4225	MULTI FAMILY	\$66,000
H-08-25-475-029	921 E SUMMERFIELD GLEN	09/23/22	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$107,400	45.22	\$227,310	\$66,000	\$171,500	\$201,638	0.851	1,231	\$139.32	O2	0.4464	MULTI FAMILY	\$66,000
H-08-25-475-040	953 E SUMMERFIELD GLEN	07/29/22	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$108,900	41.90	\$230,193	\$66,000	\$193,900	\$205,241	0.945	1,260	\$153.89	O2	8.9742	MULTI FAMILY	\$66,000
H-08-25-475-043	1009 E SUMMERFIELD GLE	08/03/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$115,500	39.83	\$250,092	\$66,000	\$224,000	\$230,115	0.973	1,385	\$161.73	O2	11.8426	MULTI FAMILY	\$66,000
H-08-25-475-061	1064 W SUMMERFIELD GL	08/20/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$115,200	46.08	\$236,346	\$66,000	\$184,000	\$212,933	0.864	1,196	\$153.85	O2	0.9124	MULTI FAMILY	\$66,000
H-08-25-475-068	1078 W SUMMERFIELD GL	09/03/21	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$118,500	46.29	\$242,458	\$66,000	\$190,000	\$220,573	0.861	1,256	\$151.27	O2	0.6395	MULTI FAMILY	\$66,000
H-08-25-475-076	1044 W SUMMERFIELD GL	01/20/22	\$242,000	AFF	03-ARM'S LENGTH	\$242,000	\$108,200	44.71	\$228,711	\$66,000	\$176,000	\$203,389	0.865	1,240	\$141.94	O2	1.0338	MULTI FAMILY	\$66,000
H-08-25-475-082	1006 W SUMMERFIELD GL	07/09/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$105,700	42.28	\$219,681	\$66,000	\$184,000	\$192,101	0.958	1,196	\$153.85	O2	10.2828	MULTI FAMILY	\$66,000
H-08-25-475-084	1010 W SUMMERFIELD GL	12/30/22	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$107,100	42.42	\$222,281	\$66,000	\$186,500	\$195,351	0.955	1,227	\$152.00	O2	9.9691	MULTI FAMILY	\$66,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
H -08-25-475-089	1000 W SUMMERFIELD GL	05/03/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$107,400	45.70	\$222,786	\$66,000	\$169,000	\$195,983	0.862	1,231	\$137.29	O2	0.7322	MULTI FAMILY	\$66,000
H -08-25-475-115	852 W SUMMERFIELD GLE	04/29/21	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$132,500	54.64	\$218,370	\$66,000	\$176,500	\$190,463	0.927	1,188	\$148.57	O2	7.1692	MULTI FAMILY	\$66,000
H -08-25-475-121	814 W SUMMERFIELD GLE	07/29/22	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$135,500	53.56	\$228,310	\$66,000	\$187,000	\$202,888	0.922	1,236	\$151.29	O2	6.6693	MULTI FAMILY	\$66,000
H -08-25-475-129	810 W SUMMERFIELD GLE	07/11/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$134,900	53.96	\$227,310	\$66,000	\$184,000	\$201,638	0.913	1,231	\$149.47	O2	5.7529	MULTI FAMILY	\$66,000
H -08-36-230-028	1238 JOYCE LN	06/04/21	\$232,000	AFF	03-ARM'S LENGTH	\$232,000	\$104,200	44.91	\$236,114	\$82,000	\$150,000	\$192,643	0.779	1,251	\$119.90	O2	7.6356	MULTI FAMILY	\$82,000
H -08-36-230-031	1205 JOYCE LN	09/07/21	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$97,500	44.83	\$227,285	\$82,000	\$135,500	\$181,606	0.746	1,160	\$116.81	O2	10.8880	MULTI FAMILY	\$82,000
H -08-36-230-035	1213 JOYCE LN	06/09/21	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$97,500	42.03	\$227,285	\$82,000	\$150,000	\$181,606	0.826	1,160	\$129.31	O2	2.9037	MULTI FAMILY	\$82,000
H -08-36-230-040	1203 JOYCE LN	10/08/21	\$237,750	WD	03-ARM'S LENGTH	\$237,750	\$109,100	45.89	\$243,034	\$82,000	\$155,750	\$201,293	0.774	1,375	\$113.27	O2	8.1250	MULTI FAMILY	\$82,000
H -08-36-230-052	1157 JOYCE LN	04/29/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$99,200	41.33	\$226,762	\$82,000	\$158,000	\$180,953	0.873	1,160	\$136.21	O2	1.8157	MULTI FAMILY	\$82,000
H -08-36-230-061	1125 JOYCE LN	07/29/22	\$221,500	WD	03-ARM'S LENGTH	\$221,500	\$98,900	44.65	\$227,285	\$82,000	\$139,500	\$181,606	0.768	1,160	\$120.26	O2	8.6855	MULTI FAMILY	\$82,000
H -08-36-230-085	1083 JOYCE LN	09/23/22	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$101,000	44.10	\$227,285	\$82,000	\$147,000	\$181,606	0.809	1,160	\$126.72	O2	4.5556	MULTI FAMILY	\$82,000
H -08-36-230-088	1089 JOYCE LN	09/16/22	\$264,500	WD	03-ARM'S LENGTH	\$264,500	\$134,700	50.93	\$236,114	\$82,000	\$182,500	\$192,643	0.947	1,251	\$145.88	O2	9.2351	MULTI FAMILY	\$82,000
H -08-36-230-089	1071 JOYCE LN	06/28/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$110,500	44.20	\$248,006	\$82,000	\$168,000	\$207,508	0.810	1,375	\$122.18	O2	4.5391	MULTI FAMILY	\$82,000
H -08-36-230-091	1054 JOYCE LN	09/10/21	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$99,500	45.64	\$227,285	\$82,000	\$136,000	\$181,606	0.749	1,160	\$117.24	O2	10.6127	MULTI FAMILY	\$82,000
Totals:			\$6,335,150			\$6,335,150	\$2,879,100		\$5,990,724	\$4,459,150	\$5,143,405	\$139.16			1.1965				
							Sale. Ratio =>	45.45				E.C.F. =>	0.867	Std. Deviation=>	0.068719783				
							Std. Dev. =>	3.82				Ave. E.C.F. =>	0.855	Ave. Variance=>	5.6227	Coefficient of Var=>	6.576308249		
													0.730						
													1.004						

OUTLIERS

H -08-25-475-027	937 E SUMMERFIELD GLEN	06/08/22	\$314,500	WD	03-ARM'S LENGTH	\$314,500	\$117,300	37.30	\$246,004	\$66,000	\$248,500	\$225,005	1.104	1,412	\$175.99	O2	24.9420	MULTI FAMILY	\$66,000
H -08-25-475-083	1008 W SUMMERFIELD GL	09/24/21	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$115,500	39.69	\$237,978	\$66,000	\$225,000	\$214,973	1.047	1,385	\$162.45	O2	19.1646	MULTI FAMILY	\$66,000

USED ECF ANALYSIS 0.855

03 - WALNUT VIEW (RESIDENTIAL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
H -08-36-280-009	3223 CHAMBERLAIN	03/03/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$160,400	40.10	\$437,094	\$134,000	\$266,000	\$341,707	0.778	1,521	\$174.88	O3	0.6615	DUPLEX	\$134,000
H -08-36-280-020	3251 CHAMBERLAIN	01/03/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$157,700	38.46	\$427,336	\$134,000	\$276,000	\$330,706	0.835	1,521	\$181.46	O3	6.2749	DUPLEX	\$134,000
H -08-36-495-014	2524 OXFORD	03/06/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$246,600	40.43	\$622,720	\$134,000	\$476,000	\$550,981	0.864	2,259	\$210.71	O3	9.2084	DUPLEX	\$134,000
H -08-36-495-023	2604 OXFORD	05/24/21	\$424,900	WD	03-ARM'S LENGTH	\$424,900	\$222,200	52.29	\$513,694	\$134,000	\$290,900	\$428,065	0.680	1,925	\$151.12	O3	9.2261	DUPLEX	\$134,000
H -08-36-495-046	1860 KENSINGTON BLVD	11/21/22	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$281,600	45.42	\$684,001	\$134,000	\$486,000	\$620,069	0.784	2,549	\$190.66	O3	1.1954	DUPLEX	\$134,000
H -08-36-495-047	2689 OXFORD	04/15/22	\$584,000	WD	03-ARM'S LENGTH	\$584,000	\$273,800	46.88	\$661,084	\$134,000	\$450,000	\$594,232	0.757	2,416	\$186.26	O3	1.4550	DUPLEX	\$134,000
H -08-36-495-050	2667 OXFORD	02/08/22	\$578,500	WD	03-ARM'S LENGTH	\$578,500	\$276,500	47.80	\$654,492	\$134,000	\$444,500	\$586,800	0.757	2,587	\$171.82	O3	1.4332	DUPLEX	\$134,000
H -08-36-495-053	2659 OXFORD	09/12/22	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$274,700	46.56	\$661,975	\$134,000	\$456,000	\$595,237	0.766	2,370	\$192.41	O3	0.5748	DUPLEX	\$134,000
H -08-36-495-065	2589 OXFORD	12/14/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$271,700	47.25	\$659,695	\$134,000	\$441,000	\$592,666	0.744	2,165	\$203.70	O3	2.7735	DUPLEX	\$134,000
H -08-36-495-070	2515 OXFORD	02/24/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$327,500	46.79	\$800,675	\$134,000	\$566,000	\$751,607	0.753	2,560	\$221.09	O3	1.8776	DUPLEX	\$134,000
Totals:			\$5,492,400			\$5,492,400	\$2,492,700		\$6,122,766	\$4,152,400	\$5,392,070	\$188.41			0.2830				
							Sale. Ratio =>	45.38				E.C.F. =>	0.769	Std. Deviation=>	0.050207955				
							Std. Dev. =>	4.25				Ave. E.C.F. =>	0.772	Ave. Variance=>	3.4680	Coefficient of Var=>	4.493279345		
													0.669						
													0.869						

OUTLIERS

H -08-36-280-051	1331 NOTTINGTON	01/03/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$195,200	45.40	\$544,181	\$139,568	\$290,432	\$456,159	0.637	1,535	\$189.21	O3	13.5140	DUPLEX	\$134,000
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USED ECF ANALYSIS 0.769

04 - HOMETOWN VILLAGE (RESIDENTIAL)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
H -08-36-295-007	1349 TIMMINS DR	07/12/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$230,800	48.08	\$483,196	\$118,000	\$362,000	\$405,773	0.892	2,255	\$160.53	O4	4.3154	2 STY CONTEMP	\$118,000
H -08-36-295-014	1348 TIMMINS DR	05/27/21	\$392,300	WD	03-ARM'S LENGTH	\$392,300	\$172,600	44.00	\$382,192	\$125,000	\$267,300	\$285,769	0.935	1,865	\$143.32	O4	0.0094	2 STY CONTEMP	\$125,000
H -08-36-295-018	1380 TIMMINS DR	06/01/22	\$519,000	WD	03-ARM'S LENGTH	\$519,000	\$196,800	37.92	\$494,923	\$125,000	\$394,000	\$411,026	0.959	2,260	\$174.34	O4	2.3301	2 STY CONTEMP	\$125,000
H -08-36-295-025	1484 CHAPLEAU DR	06/22/21	\$446,000	WD	03-ARM'S LENGTH	\$446,000	\$215,400	48.30	\$473,477	\$125,000	\$321,000	\$387,197	0.829	2,730	\$117.58	O4	10.6241	2 STY CONTEMP	\$125,000
H -08-36-295-123	1273 TIMMINS DR	08/09/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$183,900	40.87	\$415,887	\$123,540	\$326,460	\$324,830	1.005	1,842	\$177.23	O4	6.9741	2 STY CONTEMP	\$118,000
H -08-36-295-139	1318 NORTH BAY DR	03/07/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$186,400	40.09	\$433,257	\$121,157	\$343,843	\$346,778	0.992	2,112	\$162.80	O4	5.6260	2 STY CONTEMP	\$118,000
Totals:			\$2,752,300			\$2,752,300	\$1,185,900		\$2,682,932	\$2,014,603	\$2,161,372	\$155.97			2.5277				
							Sale. Ratio =>	43.09				E.C.F. =>	0.910	Std. Deviation=>	0.065910966				

Std. Dev. =>

4.32

Ave. E.C.F. =>

0.935

Ave. Variance=>

4.9798

Coefficient of Var=>

5.324441668

0.778

1.042

OUTLIERS

H-08-36-295-018	1380 TIMMINS DR	03/15/22	\$405,000	AFF	03-ARM'S LENGTH	\$405,000	\$194,700	48.07	\$494,923	\$125,000	\$280,000	\$411,026	0.681	2,260	\$123.89	O4	25.4054	2 STY CONTEMP	\$125,000
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USED ECF ANALYSIS 0.910