

AREA 1

All styles except 1.25 story

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Table
003 01 0065 000	1981 BRYN DR	11/24/21	\$205,500	\$205,500	\$95,900	46.67	\$201,586	\$37,219	\$168,281	\$123,491	1.363	1,026	\$164.02	1	13.6671	AREA 1
003 02 0048 000	1974 ROSLYN	11/23/21	\$159,000	\$159,000	\$64,100	40.31	\$134,190	\$33,099	\$125,901	\$75,951	1.658	1,020	\$123.43	1	15.8292	AREA 1
003 02 0078 000	2045 ROSLYN	06/16/21	\$220,000	\$220,000	\$116,400	52.91	\$241,796	\$32,462	\$187,538	\$157,276	1.192	1,419	\$132.16	1	30.6950	AREA 1
003 02 0079 000	2051 ROSLYN	08/26/22	\$177,750	\$177,750	\$68,200	38.37	\$140,738	\$33,891	\$143,859	\$80,276	1.792	872	\$164.98	1	29.2695	AREA 1
003 02 0166 002	2174 HAMPTON	08/19/21	\$186,500	\$186,500	\$77,300	41.45	\$159,603	\$36,121	\$150,379	\$92,774	1.621	1,074	\$140.02	1	12.1555	AREA 1
003 02 0167 002	2168 HAMPTON	07/11/22	\$205,000	\$205,000	\$91,800	44.78	\$189,860	\$37,482	\$171,518	\$114,484	1.463	1,300	\$128.86	1	3.6120	AREA 1
003 02 0175 000	2110 HAMPTON	09/17/21	\$278,454	\$278,454	\$124,300	44.64	\$258,522	\$32,462	\$245,992	\$169,842	1.448	1,571	\$156.58	1	5.1009	AREA 1
003 02 0220 000	2023 HAMPTON	10/14/21	\$230,000	\$230,000	\$112,200	48.78	\$233,406	\$39,044	\$190,956	\$146,027	1.308	1,200	\$159.13	1	19.1690	AREA 1
003 02 0223 000	2045 HAMPTON	07/07/22	\$190,000	\$190,000	\$90,500	47.63	\$188,706	\$59,313	\$130,687	\$97,215	1.344	867	\$150.73	1	15.5055	AREA 1
003 02 0235 002	2147 HAMPTON	09/20/22	\$194,000	\$194,000	\$77,500	39.95	\$160,165	\$36,121	\$157,879	\$93,196	1.694	1,174	\$134.48	1	19.4686	AREA 1
003 02 0244 004	2209 HAMPTON	07/15/22	\$225,000	\$225,000	\$84,300	37.47	\$174,325	\$36,610	\$188,390	\$103,467	1.821	1,018	\$185.06	1	32.1403	AREA 1
003 03 0022 000	2044 RIDGEMONT RD	07/15/22	\$275,000	\$275,000	\$144,300	52.47	\$304,624	\$32,590	\$242,410	\$204,383	1.186	1,439	\$168.46	1	31.3309	AREA 1
003 03 0043 000	2202 RIDGEMONT RD	08/24/21	\$170,000	\$170,000	\$86,000	50.59	\$187,918	\$32,590	\$137,410	\$116,700	1.177	1,094	\$125.60	1	32.1904	AREA 1
003 03 0200 000	2188 HOLLYWOOD AVE	12/02/22	\$158,000	\$158,000	\$71,900	45.51	\$148,791	\$32,893	\$125,107	\$87,076	1.437	936	\$133.66	1	6.2607	AREA 1
003 03 0299 000	2175 HOLLYWOOD AVE	12/16/22	\$250,000	\$250,000	\$114,400	45.76	\$241,092	\$33,085	\$156,279	\$156,279	1.388	1,566	\$138.52	1	11.1365	AREA 1
003 04 0023 000	2064 HAWTHORNE RD	10/14/21	\$245,000	\$245,000	\$97,000	39.59	\$203,642	\$41,080	\$203,920	\$122,135	1.670	1,497	\$136.22	1	17.0259	AREA 4C
003 04 0038 000	2198 HAWTHORNE RD	08/29/22	\$225,000	\$225,000	\$100,900	44.84	\$211,737	\$44,063	\$180,937	\$125,976	1.436	1,075	\$168.31	1	6.3083	AREA 4C
003 04 0160 000	1936 ANITA	02/24/22	\$255,000	\$255,000	\$94,200	36.94	\$197,782	\$36,803	\$218,197	\$120,946	1.804	1,494	\$146.05	1	30.4722	AREA 1
003 07 0006 000	2005 HOLLYWOOD AVE	03/10/23	\$228,000	\$228,000	\$96,000	42.11	\$201,795	\$36,264	\$191,736	\$124,366	1.542	1,080	\$177.53	1	4.2343	AREA 1
003 07 0009 000	1981 HOLLYWOOD AVE	06/29/21	\$245,000	\$245,000	\$97,700	39.88	\$205,344	\$36,264	\$208,736	\$127,032	1.643	1,080	\$193.27	1	14.3807	AREA 1
Totals:			\$4,322,204	\$4,322,204	\$1,904,900	Sale. Ratio => 44.07	\$3,985,622	\$3,582,748	\$2,438,893	E.C.F. => 1.469	Std. Deviation=> 0.206563224	\$151.35	3.0359	Ave. Variance=> 17.4976	Coefficient of Var=> 11.67002268	
						Std. Dev. => 4.84			Ave. E.C.F. => 1.499							

003 02 0248 005	2227 HAMPTON	03/27/23	\$200,000	\$200,000	\$35,600	17.80	\$73,944	\$26,458	\$173,542	\$35,677	4.864	214	\$810.94	1	336.4898	2.00 STORY
003 04 0035 002	2182 HAWTHORNE RD	09/30/22	\$155,000	\$155,000	\$103,300	66.65	\$213,342	\$49,109	\$105,891	\$123,391	0.858	1,350	\$78.44	1	64.1189	2.00 STORY
003 04 0167 000	1992 ANITA	01/27/23	\$385,000	\$385,000	\$121,200	31.48	\$250,959	\$37,057	\$347,943	\$160,708	2.165	1,978	\$175.91	1	66.5701	2.00 STORY
003 03 0015 002	2002 RIDGEMONT RD	07/26/22	\$95,000	\$95,000	\$89,000	93.68	\$186,200	\$47,751	\$47,249	\$104,019	0.454	2,280	\$20.72	1	104.5130	1.75 STORY
003 03 0292 000	2223 HOLLYWOOD AVE	10/12/22	\$195,000	\$195,000	\$68,300	35.03	\$140,803	\$32,590	\$162,410	\$81,302	1.998	943	\$172.23	1	49.8248	1.75 STORY
003 04 0176 000	2064 ANITA	07/07/21	\$237,500	\$237,500	\$82,700	34.82	\$173,463	\$36,803	\$200,697	\$102,675	1.955	1,296	\$154.86	1	45.5323	1.50 STORY

1.25 story only

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Table
003 02 0037 000	2050 ROSLYN	06/30/22	\$167,500	\$167,500	\$77,600	46.33	\$162,831	\$32,375	\$135,125	\$81,535	1.657	986	\$137.04	1	1.7805	AREA 1
003 02 0068 000	1977 ROSLYN	01/26/22	\$160,000	\$160,000	\$85,300	53.31	\$176,393	\$32,462	\$127,538	\$89,957	1.418	914	\$139.54	1	25.7301	AREA 1
003 03 0151 000	2111 RIDGEMONT RD	09/30/21	\$191,500	\$191,500	\$88,600	46.27	\$216,916	\$66,039	\$125,461	\$75,076	1.671	949	\$132.20	1	0.3952	AREA 1
003 03 0154 000	2073 RIDGEMONT RD	09/09/22	\$167,000	\$167,000	\$84,600	50.66	\$176,127	\$57,372	\$109,628	\$74,222	1.477	1,056	\$103.81	1	19.8038	AREA 1
003 03 0158 000	2051 RIDGEMONT RD	10/20/21	\$180,000	\$180,000	\$71,200	39.56	\$146,733	\$32,632	\$147,368	\$71,313	2.066	1,017	\$144.90	1	39.1423	AREA 1
003 03 0192 000	2132 HOLLYWOOD AVE	07/01/22	\$225,000	\$225,000	\$105,700	46.98	\$219,000	\$33,389	\$191,611	\$116,007	1.652	1,086	\$176.44	1	2.3348	AREA 1
003 04 0141 000	1977 HAWTHORNE RD	04/21/22	\$233,000	\$233,000	\$96,900	41.59	\$200,358	\$42,108	\$190,892	\$98,906	1.930	1,076	\$177.41	1	25.4961	AREA 4C
003 04 0169 000	2008 ANITA	06/30/21	\$241,500	\$241,500	\$96,600	40.00	\$199,543	\$36,970	\$204,530	\$101,608	2.013	1,018	\$200.91	1	33.7861	AREA 1
003 04 0270 000	2183 ANITA	10/11/21	\$195,000	\$195,000	\$105,600	54.15	\$218,752	\$37,110	\$157,890	\$113,526	1.391	1,129	\$139.85	1	28.4289	AREA 1
003 04 0272 000	2167 ANITA	06/12/22	\$235,000	\$235,000	\$117,100	49.83	\$242,718	\$36,803	\$198,197	\$128,697	1.540	1,169	\$169.54	1	13.5039	AREA 1
003 04 0275 000	2143 ANITA	03/07/22	\$189,900	\$189,900	\$106,200	55.92	\$219,863	\$37,817	\$152,083	\$113,779	1.337	1,115	\$136.40	1	33.8413	AREA 1
003 04 0280 000	2089 ANITA	09/29/21	\$221,000	\$221,000	\$108,400	49.05	\$224,243	\$36,760	\$184,240	\$117,177	1.572	1,233	\$149.42	1	10.2745	AREA 1
003 04 0287 000	2033 ANITA	02/17/23	\$193,000	\$193,000	\$90,200	46.74	\$186,078	\$37,142	\$155,858	\$93,085	1.674	1,064	\$146.48	1	0.0707	AREA 1
003 04 0294 000	1977 ANITA	06/24/22	\$259,000	\$259,000	\$101,500	39.19	\$222,197	\$36,803	\$222,197	\$108,306	2.052	1,064	\$208.83	1	37.6493	AREA 1
003 04 0298 000	1945 ANITA	10/27/22	\$280,000	\$280,000	\$113,200	40.43	\$234,681	\$36,803	\$243,197	\$123,674	1.966	1,250	\$194.56	1	29.1371	AREA 1
003 05 0004 000	2050 BRYN DR	10/25/22	\$200,000	\$200,000	\$88,200	44.10	\$182,193	\$36,449	\$163,551	\$91,090	1.795	1,122	\$145.77	1	12.0419	AREA 1
003 05 0011 000	2112 BRYN DR	11/15/21	\$190,000	\$190,000	\$88,300	46.47	\$182,360	\$36,710	\$153,290	\$91,031	1.684	1,079	\$142.07	1	0.8858	AREA 1
003 05 0012 000	2120 BRYN DR	06/11/21	\$175,000	\$175,000	\$87,800	50.17	\$180,831	\$45,692	\$129,308	\$84,462	1.531	1,010	\$128.03	1	14.4106	AREA 1
003 05 0017 000	2171 EIGHT MILE RD	03/29/23	\$180,000	\$180,000	\$80,500	44.72	\$168,661	\$37,583	\$142,417	\$81,924	1.738	989	\$144.00	1	6.3340	AREA 1
003 07 0010 000	1973 HOLLYWOOD AVE	11/30/22	\$205,000	\$205,000	\$115,900	56.54	\$244,088	\$36,264	\$168,736	\$129,890	1.299	1,249	\$135.10	1	37.6000	AREA 1
003 07 0013 000	1972 HOLLYWOOD AVE	05/20/21	\$248,000	\$248,000	\$112,900	45.52	\$234,190	\$37,054	\$203,946	\$123,210	1.712	1,205	\$175.06	1	3.7016	AREA 1
Totals:			\$4,336,400	\$4,336,400	\$2,022,300	Sale. Ratio => 46.64	\$4,226,652	\$3,514,063	\$2,108,475	E.C.F. => 1.667	Std. Deviation=> 0.231468402	\$153.68	0.8432	Ave. Variance=> 17.9214	Coefficient of Var=> 10.69888006	
						Std. Dev. => 5.25			Ave. E.C.F. => 1.675							

003 04 0277 000	2127 ANITA	05/25/21	\$140,000	\$140,000	\$106,700	76.21	\$222,699	\$63,989	\$76,011	\$99,194	0.766	1,405	\$54.10	1	90.8781	1.25 STORY
003 05 0008 000	2090 BRYN DR	03/24/23	\$235,000	\$235,000	\$90,000	38.30	\$185,812	\$36,449	\$198,551	\$93,352	2.127	1,002	\$198.15	1	45.1841	1.25 STORY

AREA 2

1.00, 1+, BI-Level and TRI-Level styles

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. Asmnt.	Asd
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004 09 0419 000	1799 ALINE	07/16/21	\$245,000	\$245,000	\$128,900	52.61	\$270,072	\$59,967	\$185,033	\$172,076	1.075	1,523	\$121.49	2	25.7003	AREA 2
004 09 0422 000	1831 ALINE	05/17/22	\$276,000	\$276,000	\$113,400	41.09	\$273,362	\$68,634	\$217,366	\$146,378	1.485	1,235	\$176.00	2	15.2659	AREA 2
004 09 0423 000	1841 ALINE	11/29/22	\$219,900	\$219,900	\$104,500	47.52	\$215,560	\$59,405	\$160,495	\$127,891	1.255	1,133	\$141.65	2	7.7365	AREA 2
005 06 0007 002	20740 VIRGINIA LN	10/07/21	\$245,000	\$245,000	\$131,700	53.76	\$271,149	\$85,435	\$159,565	\$152,100	1.049	1,414	\$112.85	2	28.3220	AREA 2
Totals:			\$3,319,300	\$3,319,300	\$1,517,900		\$3,149,346	\$2,470,666	\$1,884,285	\$1,884,285			\$152.16		2.1105	
			Sale. Ratio => 45.73				E.C.F. => 1.311				Std. Deviation=> 0.188517663					
			Std. Dev. => 4.94				Ave. E.C.F. => 1.332				Ave. Variance=> 15.0650					
											Coefficient of Var=> 11.30751014					

All other styles

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. 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	Land Table
001 01 0001 000	1268 BRY'S DR	03/20/23	\$296,000	\$296,000	\$115,400	38.99	\$227,572	\$53,795	\$242,205	\$114,027	2.124	1,146	\$211.35	2	39.8643	1.25 STORY	AREA 2
001 01 0002 000	1258 BRY'S DR	05/07/21	\$260,000	\$260,000	\$130,400	50.15	\$257,064	\$54,953	\$205,047	\$132,619	1.546	1,521	\$134.81	2	17.9322	1.50 STORY	AREA 2
001 02 0077 000	1304 ALINE	05/11/22	\$265,000	\$265,000	\$105,000	39.62	\$206,994	\$49,545	\$215,455	\$103,313	2.085	1,050	\$205.20	2	35.9998	1.25 STORY	AREA 2
001 02 0099 000	1309 ALINE	09/30/21	\$215,000	\$215,000	\$126,800	58.98	\$253,506	\$48,831	\$166,169	\$134,301	1.237	1,260	\$131.88	2	48.8175	1.50 STORY	AREA 2
001 02 0117 000	1345 ALINE	12/15/21	\$227,000	\$227,000	\$103,300	45.51	\$203,747	\$48,767	\$178,233	\$101,693	1.753	1,050	\$169.75	2	2.7198	1.25 STORY	AREA 2
001 02 0145 000	1405 ALINE	06/06/22	\$235,000	\$235,000	\$103,200	43.91	\$206,395	\$49,210	\$185,790	\$103,140	1.801	1,050	\$176.94	2	7.5881	1.25 STORY	AREA 2
001 03 0369 002	1214 ALINE	09/27/22	\$222,000	\$222,000	\$109,800	49.46	\$219,586	\$53,308	\$168,692	\$109,106	1.546	1,100	\$153.36	2	17.9336	1.25 STORY	AREA 2
004 01 0013 000	1869 BRY'S DR	01/18/22	\$252,000	\$252,000	\$131,800	52.30	\$259,893	\$50,546	\$201,454	\$137,367	1.467	1,542	\$130.64	2	25.8920	2.00 STORY	AREA 2
004 01 0030 000	1733 BRY'S DR	06/24/21	\$190,550	\$190,550	\$123,300	64.71	\$246,199	\$49,929	\$140,621	\$128,786	1.092	1,342	\$104.78	2	63.3565	1.25 STORY	AREA 2
004 01 0033 000	1709 BRY'S DR	06/01/22	\$305,000	\$305,000	\$128,000	41.97	\$251,906	\$49,144	\$255,856	\$133,046	1.923	1,666	\$153.58	2	19.7604	1.50 STORY	AREA 2
004 01 0044 000	1609 BRY'S DR	11/10/22	\$280,000	\$280,000	\$101,800	36.36	\$230,178	\$49,880	\$230,120	\$100,589	2.288	1,196	\$192.41	2	56.2259	1.25 STORY	AREA 2
004 01 0061 000	1461 BRY'S DR	02/06/23	\$326,500	\$326,500	\$122,500	37.52	\$241,384	\$51,100	\$275,400	\$124,858	2.206	1,506	\$182.87	2	48.0240	1.50 STORY	AREA 2
004 01 0066 000	1421 BRY'S DR	04/15/22	\$289,900	\$289,900	\$120,900	41.70	\$238,037	\$49,684	\$240,216	\$123,591	1.944	1,446	\$166.12	2	21.8172	2.00 STORY	AREA 2
004 01 0071 000	1381 BRY'S DR	04/05/21	\$270,000	\$270,000	\$163,200	60.44	\$321,675	\$50,549	\$219,451	\$177,904	1.234	1,950	\$112.54	2	49.1926	2.00 STORY	AREA 2
004 01 0073 000	1363 BRY'S DR	05/23/22	\$262,000	\$262,000	\$103,600	39.54	\$207,210	\$49,144	\$212,856	\$103,718	2.052	1,240	\$171.66	2	32.6799	1.50 STORY	AREA 2
004 01 0077 000	1333 BRY'S DR	11/15/21	\$219,000	\$219,000	\$119,500	54.57	\$235,554	\$49,868	\$169,132	\$121,841	1.388	1,270	\$133.17	2	33.7327	1.25 STORY	AREA 2
004 01 0094 000	1324 BRY'S DR	08/15/22	\$283,000	\$283,000	\$128,400	45.37	\$256,815	\$44,433	\$238,567	\$139,358	1.712	1,379	\$173.00	2	1.3564	2.00 STORY	AREA 2
004 01 0101 000	1380 BRY'S DR	11/23/22	\$181,000	\$181,000	\$105,000	58.01	\$251,194	\$49,205	\$131,795	\$132,539	0.994	1,579	\$83.47	2	73.1072	2.00 STORY	AREA 2
004 01 0106 000	1420 BRY'S DR	10/22/21	\$275,000	\$275,000	\$102,400	37.24	\$204,701	\$51,864	\$223,136	\$100,287	2.225	1,249	\$178.65	2	49.9519	1.75 STORY	AREA 2
004 01 0109 000	1444 BRY'S DR	12/22/21	\$255,500	\$255,500	\$100,600	39.37	\$201,285	\$50,368	\$255,132	\$99,027	2.071	1,252	\$163.84	2	34.6016	2.00 STORY	AREA 2
004 01 0110 000	1452 BRY'S DR	11/30/21	\$181,900	\$181,900	\$80,600	44.31	\$158,635	\$44,329	\$137,571	\$75,004	1.834	1,045	\$131.65	2	10.8723	1.25 STORY	AREA 2
004 01 0111 000	1464 BRY'S DR	08/15/22	\$280,000	\$280,000	\$125,900	44.96	\$203,846	\$77,610	\$202,390	\$114,328	1.770	1,202	\$168.38	2	4.4795	1.50 STORY	AREA 2
004 01 0123 000	1568 BRY'S DR	07/08/22	\$250,000	\$250,000	\$116,600	46.64	\$229,794	\$49,505	\$200,495	\$118,300	1.695	1,275	\$157.25	2	3.0658	1.25 STORY	AREA 2
004 01 0123 000	1568 BRY'S DR	03/17/23	\$270,000	\$270,000	\$116,600	43.19	\$229,794	\$49,505	\$220,495	\$118,300	1.864	1,275	\$172.94	2	13.8404	1.25 STORY	AREA 2
004 01 0124 000	1576 BRY'S DR	03/17/23	\$285,000	\$285,000	\$132,900	46.63	\$265,814	\$50,197	\$234,803	\$141,481	1.660	1,658	\$141.62	2	6.5853	1.50 STORY	AREA 2
004 01 0133 000	1648 BRY'S DR	08/10/21	\$159,900	\$159,900	\$97,300	60.85	\$194,664	\$50,920	\$108,980	\$94,320	1.155	1,253	\$86.98	2	57.0035	1.25 STORY	AREA 2
004 01 0137 000	1692 BRY'S DR	05/06/22	\$285,000	\$285,000	\$122,700	43.05	\$241,906	\$50,007	\$234,993	\$125,918	1.866	1,332	\$176.42	2	14.0778	2.00 STORY	AREA 2
004 01 0150 000	1796 BRY'S DR	01/27/23	\$290,000	\$290,000	\$118,900	41.00	\$237,791	\$49,908	\$240,902	\$123,283	1.947	1,465	\$163.89	2	22.2029	1.50 STORY	AREA 2
004 01 0155 000	1836 BRY'S DR	12/16/22	\$207,000	\$207,000	\$126,500	61.11	\$253,069	\$49,964	\$157,036	\$133,271	1.178	1,547	\$101.51	2	54.7140	2.00 STORY	AREA 2
004 02 0026 000	1840 HAMPTON	04/20/22	\$340,000	\$340,000	\$119,300	35.09	\$238,604	\$51,067	\$288,933	\$123,056	2.348	1,518	\$190.34	2	62.2523	1.50 STORY	AREA 2
004 02 0040 000	1728 HAMPTON	08/25/22	\$230,000	\$230,000	\$125,000	54.35	\$263,979	\$51,276	\$178,724	\$139,569	1.281	1,470	\$121.58	2	44.4918	2.00 STORY	AREA 2
004 02 0054 000	1600 HAMPTON	10/19/21	\$395,000	\$395,000	\$151,200	38.28	\$302,450	\$52,613	\$342,387	\$163,935	2.089	1,823	\$187.82	2	36.3092	2.00 STORY	AREA 2
004 02 0055 000	1592 HAMPTON	06/29/21	\$255,000	\$255,000	\$113,600	44.55	\$223,467	\$52,787	\$202,213	\$111,995	1.806	1,271	\$159.10	2	8.0097	1.25 STORY	AREA 2
004 02 0058 000	1568 HAMPTON	05/05/21	\$225,000	\$225,000	\$125,000	55.56	\$246,017	\$51,067	\$173,933	\$127,920	1.360	1,476	\$117.84	2	36.5759	1.25 STORY	AREA 2
004 02 0065 000	1512 HAMPTON	11/16/21	\$240,000	\$240,000	\$109,900	45.79	\$216,141	\$51,625	\$188,375	\$107,950	1.745	1,228	\$153.40	2	1.9558	1.25 STORY	AREA 2
004 02 0069 000	1466 HAMPTON	02/01/23	\$285,000	\$285,000	\$118,700	41.65	\$228,623	\$56,377	\$228,623	\$116,191	1.968	1,269	\$180.16	2	24.2188	1.25 STORY	AREA 2
004 02 0086 000	1330 HAMPTON	09/15/22	\$279,000	\$279,000	\$110,500	39.61	\$217,491	\$51,067	\$227,933	\$109,202	2.087	1,170	\$194.81	2	36.1797	1.25 STORY	AREA 2
004 02 0089 000	1308 HAMPTON	07/15/21	\$280,000	\$280,000	\$115,500	41.25	\$227,669	\$52,235	\$227,765	\$115,114	1.979	1,170	\$194.67	2	25.3140	1.25 STORY	AREA 2
004 02 0091 000	1292 HAMPTON	10/07/21	\$260,000	\$260,000	\$109,400	42.08	\$215,251	\$59,143	\$200,857	\$102,433	1.961	1,219	\$164.77	2	23.5400	1.25 STORY	AREA 2
004 02 0091 000	1292 HAMPTON	06/23/22	\$283,750	\$283,750	\$109,400	38.56	\$215,251	\$59,143	\$224,607	\$102,433	2.193	1,219	\$184.26	2	46.7258	1.25 STORY	AREA 2
004 02 0098 000	1218 HAMPTON	07/09/21	\$227,000	\$227,000	\$96,900	42.69	\$193,693	\$52,772	\$174,228	\$92,468	1.884	1,303	\$133.71	2	15.8740	2.00 STORY	AREA 2
004 02 0100 000	1200 HAMPTON	11/09/21	\$366,000	\$366,000	\$248,800	67.98	\$490,945	\$107,444	\$258,556	\$251,641	1.027	2,832	\$91.30	2	69.7982	1.50 STORY	AREA 2
004 02 0113 000	1301 ROSLYN	05/11/22	\$279,900	\$279,900	\$129,500	46.27	\$259,040	\$51,067	\$228,833	\$136,465	1.677	1,598	\$143.20	2	4.8602	2.00 STORY	AREA 2
004 02 0130 000	1435 ROSLYN	04/22/22	\$195,000	\$195,000	\$100,300	51.44	\$197,593	\$52,418	\$142,582	\$95,259	1.497	1,169	\$121.97	2	22.8682	2.00 STORY	AREA 2
004 02 0140 000	1529 ROSLYN	06/03/22	\$317,500	\$317,500	\$109,000	34.33	\$214,475	\$51,576	\$265,924	\$106,889	2.488	1,151	\$231.04	2	76.2388	1.25 STORY	AREA 2
004 02 0141 000	1537 ROSLYN	07/25/22	\$250,000	\$250,000	\$103,100	41.24	\$206,101	\$51,246	\$198,754	\$101,611	1.956	1,186	\$167.58	2	23.0569	1.25 STORY	AREA 2
004 02 0148 000	1593 ROSLYN	05/13/22	\$270,000	\$270,000	\$109,500	40.56	\$215,689	\$52,799	\$217,201	\$106,883	2.032	1,450	\$149.79	2	30.6673	2.00 STORY	AREA 2
004 02 0202 000	1696 ROSLYN	05/19/22	\$221,388	\$221,388	\$133,700	60.39	\$263,609	\$50,347	\$171,041	\$139,936	1.222	1,566	\$109.22	2	50.3178	2.00 STORY	AREA 2
004 02 0229 000	1450 ROSLYN	10/01/21	\$331,000	\$331,000	\$152,700	46.13	\$301,414	\$50,507	\$280,493	\$164,637	1.704	1,520	\$184.53	2	2.1757	2.00 STORY	AREA 2
004 02 0230 000	1442 ROSLYN	09/09/21	\$385,000	\$385,000	\$162,000	42.08	\$323,858	\$55,099	\$329,901	\$176,351	1.871	2,085	\$158.23	2	14.5245	2.00 STORY	AREA 2
004 03 0121 000	1833 HAMPTON	06/29/21	\$205,000	\$205,000	\$95,500	46.59	\$190,926	\$53,763	\$151,237	\$90,002	1.680	1,035	\$146.12	2	4.5087	1.25 STORY	AREA 2
004 03 0128 000	1777 HAMPTON</																

004 04 0043 000	1327 HOLLYWOOD AVE	02/01/22	\$260,000	\$260,000	\$132,100	50.81	\$260,531	\$49,364	\$210,636	\$138,561	1.520	1,427	\$147.61	2	20.5293	2.00 STORY	AREA 2
004 05 0004 000	1833 HAWTHORNE RD	10/01/21	\$255,000	\$255,000	\$153,800	60.31	\$303,514	\$79,779	\$175,221	\$146,808	1.194	1,438	\$121.85	2	53.1921	1.50 STORY	AREA 2
004 05 0005 000	1817 HAWTHORNE RD	08/29/22	\$390,000	\$390,000	\$166,400	42.67	\$327,855	\$80,010	\$309,990	\$162,628	1.906	1,985	\$156.17	2	18.0669	2.00 STORY	AREA 2
004 05 0007 000	1791 HAWTHORNE RD	03/31/23	\$330,000	\$330,000	\$166,000	50.30	\$327,403	\$79,803	\$250,197	\$162,467	1.540	1,700	\$147.17	2	18.5476	2.00 STORY	AREA 2
004 05 0008 000	1777 HAWTHORNE RD	11/24/21	\$312,500	\$312,500	\$156,500	50.08	\$308,449	\$77,523	\$234,977	\$151,526	1.551	1,689	\$139.12	2	17.4727	2.00 STORY	AREA 2
004 05 0014 000	1697 HAWTHORNE RD	03/07/23	\$281,000	\$281,000	\$165,100	58.75	\$330,250	\$77,481	\$203,519	\$165,859	1.227	1,620	\$125.63	2	49.8400	1.50 STORY	AREA 2
004 05 0021 000	1583 HAWTHORNE RD	11/16/21	\$285,000	\$285,000	\$164,200	57.61	\$328,415	\$80,518	\$204,482	\$162,662	1.257	1,518	\$134.70	2	46.8364	1.50 STORY	AREA 2
004 05 0028 000	1469 HAWTHORNE RD	11/15/21	\$420,000	\$420,000	\$202,100	48.12	\$404,154	\$93,726	\$326,274	\$203,693	1.602	2,020	\$161.52	2	12.3667	1.25 STORY	AREA 2
004 05 0038 000	1327 HAWTHORNE RD	02/18/22	\$400,000	\$400,000	\$192,200	48.05	\$384,371	\$80,239	\$319,761	\$199,562	1.602	2,221	\$143.97	2	12.3145	1.50 STORY	AREA 2
004 05 0047 000	1382 HAWTHORNE RD	03/18/22	\$313,000	\$313,000	\$191,600	61.21	\$377,798	\$79,766	\$233,234	\$195,559	1.193	1,245	\$108.73	2	53.2809	1.50 STORY	AREA 2
004 05 0075 000	1810 HAWTHORNE RD	05/06/22	\$285,000	\$285,000	\$121,600	42.67	\$243,161	\$77,280	\$207,720	\$108,846	1.908	1,251	\$166.04	2	18.2927	1.25 STORY	AREA 2
004 05 0089 000	1771 HOLLYWOOD AVE	05/16/22	\$320,000	\$320,000	\$139,400	43.56	\$278,713	\$77,757	\$242,243	\$131,861	1.837	1,518	\$159.58	2	11.1649	2.00 STORY	AREA 2
004 05 0098 000	1740 HOLLYWOOD AVE	07/06/22	\$320,000	\$320,000	\$122,900	38.41	\$245,867	\$76,304	\$243,696	\$111,262	2.190	1,553	\$156.92	2	46.4832	2.00 STORY	AREA 2
004 06 0009 000	1804 ANITA	10/19/21	\$237,500	\$237,500	\$113,400	47.75	\$222,948	\$49,622	\$187,878	\$113,731	1.652	1,435	\$130.93	2	7.3510	1.25 STORY	AREA 2
004 06 0038 000	1562 ANITA	09/09/22	\$269,000	\$269,000	\$107,200	39.85	\$211,174	\$52,867	\$162,133	\$103,876	2.081	1,200	\$180.11	2	35.5222	1.50 STORY	AREA 2
004 06 0045 000	1506 ANITA	04/07/21	\$283,500	\$283,500	\$147,100	51.89	\$290,054	\$50,336	\$233,164	\$157,295	1.482	1,684	\$138.46	2	24.3128	1.75 STORY	AREA 2
004 06 0078 000	1351 ANITA	07/01/21	\$215,000	\$215,000	\$122,800	57.12	\$242,599	\$49,622	\$165,378	\$126,625	1.306	1,162	\$142.32	2	41.9419	1.50 STORY	AREA 2
004 06 0082 000	1383 ANITA	05/07/21	\$231,000	\$231,000	\$95,900	41.52	\$191,840	\$49,622	\$181,378	\$93,319	1.944	1,019	\$178.00	2	21.8175	1.25 STORY	AREA 2
004 06 0083 000	1391 ANITA	09/23/22	\$189,000	\$189,000	\$116,600	61.69	\$229,731	\$49,622	\$139,378	\$118,182	1.179	1,314	\$106.07	2	54.6108	1.25 STORY	AREA 2
004 06 0095 000	1499 ANITA	07/19/22	\$267,000	\$267,000	\$113,200	42.40	\$223,037	\$51,012	\$215,988	\$112,877	1.913	1,208	\$178.80	2	18.8015	1.25 STORY	AREA 2
004 06 0098 000	1523 ANITA	04/22/21	\$186,000	\$186,000	\$95,400	51.29	\$187,935	\$50,652	\$135,348	\$90,081	1.503	994	\$136.16	2	22.2942	1.25 STORY	AREA 2
004 06 0105 000	1579 ANITA	07/08/22	\$272,000	\$272,000	\$102,900	37.83	\$205,731	\$50,030	\$221,970	\$102,166	2.173	1,437	\$154.47	2	44.7179	1.50 STORY	AREA 2
004 06 0107 000	1595 ANITA	12/23/21	\$275,000	\$275,000	\$100,000	36.36	\$200,013	\$49,741	\$225,259	\$98,604	2.284	1,429	\$157.63	2	55.9028	1.50 STORY	AREA 2
004 06 0109 000	1611 ANITA	01/10/22	\$248,500	\$248,500	\$132,500	53.32	\$261,046	\$54,178	\$194,322	\$135,740	1.432	1,612	\$120.55	2	29.3888	1.75 STORY	AREA 2
004 06 0117 000	1687 ANITA	02/21/23	\$280,000	\$280,000	\$110,100	39.32	\$220,194	\$49,622	\$230,378	\$111,924	2.058	1,474	\$156.29	2	33.2884	1.75 STORY	AREA 2
004 07 0120 000	1713 ANITA	12/28/22	\$305,000	\$305,000	\$109,200	35.80	\$218,385	\$49,622	\$255,378	\$110,737	2.306	1,335	\$191.29	2	58.0708	1.25 STORY	AREA 2
004 07 0126 000	1761 ANITA	08/06/21	\$300,000	\$300,000	\$108,800	36.27	\$217,503	\$49,622	\$250,378	\$110,158	2.273	1,224	\$204.56	2	54.7435	2.00 STORY	AREA 2
004 07 0131 000	1799 ANITA	08/22/22	\$350,000	\$350,000	\$169,400	48.40	\$338,675	\$50,996	\$299,004	\$188,766	1.584	2,140	\$139.72	2	14.1466	2.00 STORY	AREA 2
004 07 0133 000	1817 ANITA	11/03/21	\$235,000	\$235,000	\$103,200	43.91	\$203,518	\$50,351	\$184,649	\$100,503	1.837	1,000	\$184.65	2	11.1782	1.25 STORY	AREA 2
004 08 0189 002	1525 ALINE	12/14/22	\$265,000	\$265,000	\$109,400	41.28	\$218,844	\$48,703	\$186,297	\$111,641	1.937	1,100	\$196.63	2	21.1971	1.25 STORY	AREA 2
004 08 0193 002	1535 ALINE	11/30/22	\$194,000	\$194,000	\$108,600	55.98	\$217,271	\$48,703	\$145,297	\$110,609	1.314	1,100	\$132.09	2	41.1851	1.25 STORY	AREA 2
005 02 0006 000	1168 VERNIER	05/24/22	\$240,000	\$240,000	\$103,700	43.21	\$207,340	\$52,977	\$187,023	\$101,288	1.846	1,186	\$157.69	2	12.0986	2.00 STORY	AREA 2
005 02 0011 000	1208 VERNIER	11/03/21	\$275,000	\$275,000	\$128,300	46.65	\$252,741	\$52,029	\$222,971	\$131,701	1.693	1,325	\$168.28	2	3.2449	1.25 STORY	AREA 2
005 02 0019 000	1316 VERNIER	07/30/21	\$172,000	\$172,000	\$99,600	57.91	\$199,101	\$50,432	\$121,568	\$97,552	1.246	1,326	\$91.68	2	47.9272	2.00 STORY	AREA 2
005 02 0019 000	1316 VERNIER	10/29/21	\$150,000	\$150,000	\$99,600	66.40	\$199,101	\$50,432	\$99,568	\$97,552	1.021	1,326	\$75.09	2	70.4794	2.00 STORY	AREA 2
005 02 0025 000	1372 VERNIER	08/20/21	\$260,000	\$260,000	\$124,600	47.92	\$249,077	\$52,010	\$207,990	\$129,309	1.608	1,522	\$136.66	2	11.6989	2.00 STORY	AREA 2
005 02 0033 000	1440 VERNIER	03/04/22	\$295,000	\$295,000	\$119,300	40.44	\$238,576	\$50,825	\$244,175	\$123,196	1.982	1,388	\$175.92	2	25.6540	2.00 STORY	AREA 2
005 02 0034 000	1448 VERNIER	12/07/21	\$182,000	\$182,000	\$101,100	55.55	\$202,222	\$51,604	\$130,396	\$98,831	1.319	1,097	\$118.87	2	40.6074	1.25 STORY	AREA 2
005 02 0036 000	1464 VERNIER	05/17/22	\$225,000	\$225,000	\$133,400	59.29	\$262,611	\$50,805	\$174,195	\$138,980	1.253	1,594	\$109.28	2	47.2082	1.50 STORY	AREA 2
005 02 0049 000	20739 TOLES LN	07/08/22	\$305,000	\$305,000	\$144,600	47.41	\$285,304	\$76,845	\$228,155	\$136,784	1.668	1,526	\$149.51	2	5.7468	2.00 STORY	AREA 2
005 02 0055 000	20735 MARTER RD	11/12/21	\$205,000	\$205,000	\$93,300	45.51	\$186,682	\$57,261	\$147,739	\$84,922	1.740	960	\$153.89	2	1.4243	1.25 STORY	AREA 2
005 02 0059 000	20739 WENDY LN	04/21/21	\$320,000	\$320,000	\$148,500	46.41	\$292,944	\$87,215	\$232,785	\$134,993	1.724	1,476	\$157.71	2	0.1036	2.00 STORY	AREA 2
Totals:			\$29,863,088	\$29,863,088	\$13,809,600		\$27,462,121	\$23,696,147	\$13,973,215	\$153.16	1.696	1.725	2.9635	0.350621959	28.7378	16.65513159	
			Sale. Ratio =>	46.24	Std. Dev. =>	7.90	E.C.F. =>	1.696	Std. Deviation=>	0.350621959	Ave. E.C.F. =>	1.725	Ave. Variance=>	28.7378	Coefficient of Var=>	16.65513159	

004 01 0031 000	1725 BRYD DR	04/13/21	\$118,450	\$118,450	\$116,200	98.10	\$232,387	\$49,144	\$69,306	\$120,238	0.576	1,391	\$49.82	2	114.9055	2.00 STORY	RESIDENTIAL SINGLE-FAMILY DWELLING
004 05 0021 000	1583 HAWTHORNE RD	05/28/21	\$205,000	\$205,000	\$164,200	80.10	\$328,415	\$80,518	\$124,482	\$162,662	0.765	1,518	\$82.00	2	96.0181	1.50 STORY	RESIDENTIAL SINGLE-FAMILY DWELLING
004 02 0070 000	1458 HAMPTON	07/01/22	\$350,000	\$350,000	\$116,800	33.37	\$230,046	\$52,055	\$297,945	\$116,792	2.551	1,317	\$226.23	2	82.5613	1.50 STORY	RESIDENTIAL SINGLE-FAMILY DWELLING
004 02 0163 000	1729 ROSLYN	02/11/22	\$340,000	\$340,000	\$0	0.00	\$331,582	\$52,242	\$287,758	\$117,677	2.445	1,486	\$193.65	2	71.9856	1.50 STORY	RESIDENTIAL SINGLE-FAMILY DWELLING
004 02 0107 000	1235 ROSLYN	05/18/22	\$380,000	\$380,000	\$128,200	33.74	\$256,329	\$51,764	\$328,236	\$134,229	2.445	1,421	\$230.99	2	71.9882	1.50 STORY	RESIDENTIAL SINGLE-FAMILY DWELLING

AREA 3

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. 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	Land Table
003 08 0002 002	2190 VERNIER	06/01/21	\$225,000	\$225,000	\$157,900	70.18	\$336,565	\$58,633	\$166,367	\$183,091	0.909	2,395	\$69.46	3	64.9376	2.00 STORY	AREA 3
003 08 0003 002	2180 VERNIER	01/10/22	\$323,000	\$323,000	\$149,100	46.16	\$313,097	\$56,438	\$266,562	\$169,077	1.577	2,138	\$124.68	3	1.8537	2.00 STORY	AREA 3
003 08 0011 001	2082 VERNIER	03/16/22	\$292,500	\$292,500	\$147,000	50.26	\$352,085	\$55,598	\$236,902	\$195,314	1.213	2,500	\$94.76	3	34.5107	2.00 STORY	AREA 3
003 08 0017 002	2022 -24 VERNIER	02/13/23	\$245,000	\$245,000	\$128,300	52.37	\$268,667	\$57,289	\$187,711	\$139,248	1.348	1,696	\$110.68	3	20.9997	1.75 STORY	AREA 3
003 08 0020 002	1992 VERNIER	07/30/21	\$255,000	\$255,000	\$144,800	56.78	\$303,842	\$55,649	\$199,351	\$163,500	1.219	2,122	\$93.94	3	33.8762	2.00 STORY	AREA 3
003 08 0021 002	1982 VERNIER	06/03/21	\$217,000	\$217,000	\$152,000	70.05	\$319,134	\$56,379	\$160,621	\$173,093	0.928	2,262	\$71.01	3	63.0087	2.00 STORY	AREA 3
007 01 1678 002	1985 VERNIER	10/19/22	\$335,000	\$335,000	\$114,000	34.03	\$239,215	\$47,026	\$287,974	\$126,607	2.275	1,850	\$155.66	3	71.6521	2.00 STORY	AREA 3
007 01 1692 002	2037 VERNIER	10/27/21	\$212,000	\$212,000	\$113,700	53.63	\$237,925	\$54,699	\$157,301	\$120,702							

007 02 1929 000	2126 BEAUFAIT DR	05/04/22	\$225,000	\$225,000	\$110,200	48.98	\$230,975	\$44,668	\$180,332	\$122,732	1.469	1,246	\$144.73	3	8.8717	1.25 STORY	AREA 3
007 02 1934 001	2166 BEAUFAIT DR	06/17/22	\$305,000	\$305,000	\$105,400	34.56	\$222,978	\$31,235	\$273,765	\$126,313	2.167	753	\$363.57	3	60.9321	1.50 STORY	AREA 3
007 02 1954 001	2159 BEAUFAIT DR	05/21/21	\$249,000	\$249,000	\$127,200	51.08	\$271,561	\$43,190	\$205,810	\$150,442	1.368	1,359	\$151.44	3	18.9999	1.25 STORY	AREA 3
007 02 1977 000	1961 BEAUFAIT DR	06/11/21	\$210,000	\$210,000	\$105,400	50.19	\$220,829	\$44,668	\$165,332	\$116,048	1.425	974	\$169.75	3	13.3349	1+ STORY	AREA 3
007 03 0048 000	1914 FLEETWOOD DR	01/28/22	\$222,000	\$222,000	\$113,600	51.17	\$238,055	\$44,668	\$177,332	\$127,396	1.392	1,291	\$137.36	3	16.6059	1.25 STORY	AREA 3
007 03 0051 000	1952 FLEETWOOD DR	09/22/21	\$240,000	\$240,000	\$103,800	43.25	\$220,667	\$46,379	\$193,621	\$114,814	1.686	1,261	\$153.55	3	12.8351	2.00 STORY	AREA 3
007 03 0141 000	2041 FLEETWOOD DR	06/15/21	\$235,000	\$235,000	\$103,600	44.09	\$216,940	\$44,515	\$190,485	\$113,587	1.677	1,250	\$152.39	3	11.8963	2.00 STORY	AREA 3
007 03 0146 000	2001 FLEETWOOD DR	07/29/21	\$319,000	\$319,000	\$153,200	48.03	\$327,699	\$44,515	\$274,485	\$186,551	1.471	1,892	\$145.08	3	8.6665	2.00 STORY	AREA 3
007 03 0147 000	1993 FLEETWOOD DR	12/01/21	\$202,000	\$202,000	\$94,900	46.98	\$198,487	\$45,298	\$156,702	\$100,915	1.553	1,020	\$153.63	3	0.5223	2.00 STORY	AREA 3
007 03 0156 000	1907 FLEETWOOD DR	05/28/21	\$200,000	\$200,000	\$83,200	41.60	\$176,223	\$44,770	\$155,230	\$86,596	1.793	910	\$170.58	3	23.4539	1.00 STORY	AREA 3
007 03 0168 000	1890 COUNTRY CLUB DR	12/22/22	\$285,000	\$285,000	\$138,300	48.53	\$291,087	\$44,201	\$204,799	\$162,639	1.481	1,628	\$147.91	3	7.7461	2.00 STORY	AREA 3
007 03 0181 000	2008 COUNTRY CLUB DR	09/30/21	\$290,000	\$290,000	\$121,000	41.72	\$253,879	\$45,714	\$244,286	\$137,131	1.781	1,558	\$156.79	3	22.3371	2.00 STORY	AREA 3
007 03 0188 000	2064 COUNTRY CLUB DR	11/22/21	\$213,000	\$213,000	\$109,600	51.46	\$233,433	\$44,665	\$168,335	\$124,353	1.354	1,278	\$131.72	3	20.4348	1.25 STORY	AREA 3
007 03 0277 000	1923 COUNTRY CLUB DR	06/30/21	\$225,000	\$225,000	\$108,400	48.18	\$226,974	\$46,038	\$178,962	\$119,194	1.501	1,216	\$147.17	3	5.6595	1.25 STORY	AREA 3
007 03 0292 000	1866 LOCHMOOR BLVD	05/10/21	\$325,000	\$325,000	\$124,000	38.15	\$259,434	\$48,781	\$276,219	\$138,770	1.990	1,399	\$197.44	3	43.2445	1.25 STORY	AREA 3
007 03 0301 000	1952 LOCHMOOR BLVD	05/09/22	\$243,000	\$243,000	\$102,600	42.22	\$214,354	\$46,776	\$196,224	\$110,394	1.777	1,282	\$153.06	3	21.9455	1.50 STORY	AREA 3
007 03 0307 000	2000 LOCHMOOR BLVD	09/10/21	\$220,000	\$220,000	\$115,700	52.59	\$242,487	\$44,824	\$175,176	\$130,213	1.345	1,431	\$122.42	3	21.2728	1.75 STORY	AREA 3
007 03 0386 000	2081 LOCHMOOR BLVD	06/20/22	\$290,000	\$290,000	\$111,100	38.31	\$232,773	\$44,254	\$245,746	\$124,189	1.979	1,146	\$214.44	3	42.0771	1.25 STORY	AREA 3
007 03 0387 000	2073 LOCHMOOR BLVD	02/18/22	\$315,000	\$315,000	\$140,300	44.54	\$295,125	\$44,254	\$207,746	\$165,264	1.638	1,731	\$156.41	3	8.0228	2.00 STORY	AREA 3
007 03 0397 000	1993 LOCHMOOR BLVD	07/26/21	\$250,000	\$250,000	\$109,500	43.80	\$233,081	\$44,254	\$205,746	\$124,392	1.654	1,332	\$154.46	3	9.5980	1.25 STORY	AREA 3
007 03 0410 000	1875 LOCHMOOR BLVD	07/18/22	\$218,000	\$218,000	\$125,100	57.39	\$262,516	\$44,640	\$173,360	\$143,528	1.208	1,536	\$112.86	3	35.0189	2.00 STORY	AREA 3
007 03 0422 000	1858 HUNT CLUB DR	11/01/22	\$192,500	\$192,500	\$93,300	48.47	\$194,929	\$45,081	\$147,419	\$98,714	1.493	895	\$164.71	3	6.4640	1.00 STORY	AREA 3
007 03 0427 000	1898 HUNT CLUB DR	06/17/21	\$160,000	\$160,000	\$105,000	65.63	\$223,395	\$45,455	\$114,545	\$117,220	0.977	1,185	\$96.66	3	58.0855	2.00 STORY	AREA 3
007 03 0428 000	1906 HUNT CLUB DR	02/11/22	\$205,000	\$205,000	\$96,700	47.17	\$205,505	\$44,670	\$160,330	\$105,952	1.513	1,043	\$153.72	3	4.4800	1.00 STORY	AREA 3
007 03 0431 000	1930 HUNT CLUB DR	04/06/22	\$265,000	\$265,000	\$128,500	48.49	\$270,007	\$47,748	\$217,252	\$146,416	1.484	1,767	\$122.95	3	7.4231	2.00 STORY	AREA 3
007 03 0533 000	1953 HUNT CLUB DR	03/31/23	\$320,000	\$320,000	\$118,000	36.88	\$247,438	\$44,891	\$275,109	\$133,430	2.062	1,490	\$184.64	3	50.3786	2.00 STORY	AREA 3
007 03 0544 000	1851 HUNT CLUB DR	11/29/21	\$205,000	\$205,000	\$116,500	56.83	\$244,368	\$44,201	\$160,799	\$131,862	1.219	1,246	\$129.05	3	33.8588	1.25 STORY	AREA 3
007 03 0554 000	1968 NORWOOD DR	06/30/22	\$325,000	\$325,000	\$139,000	42.77	\$296,902	\$44,201	\$280,799	\$166,470	1.687	1,781	\$157.66	3	12.8753	2.00 STORY	AREA 3
007 03 0559 000	2008 NORWOOD DR	06/30/21	\$291,000	\$291,000	\$118,700	40.79	\$248,986	\$45,383	\$245,617	\$134,126	1.831	1,449	\$169.51	3	27.3209	1.75 STORY	AREA 3
007 03 0565 000	2056 NORWOOD DR	12/20/21	\$239,900	\$239,900	\$119,100	49.65	\$250,030	\$44,201	\$195,699	\$135,592	1.443	1,216	\$160.94	3	11.4744	1.25 STORY	AREA 3
007 03 0565 000	2056 NORWOOD DR	02/15/23	\$258,000	\$258,000	\$119,100	46.16	\$250,030	\$44,201	\$213,799	\$135,592	1.577	1,216	\$175.82	3	1.8745	1.25 STORY	AREA 3
007 03 0647 000	2001 NORWOOD DR	01/20/22	\$235,000	\$235,000	\$106,900	45.49	\$223,916	\$44,886	\$190,114	\$117,938	1.612	1,187	\$160.16	3	5.3947	1.25 STORY	AREA 3
007 03 0652 000	1961 NORWOOD DR	06/02/22	\$335,000	\$335,000	\$134,100	40.03	\$286,374	\$45,665	\$289,335	\$158,570	1.825	1,938	\$149.30	3	26.6619	2.00 STORY	AREA 3
007 03 0658 002	1992 OXFORD	05/07/21	\$330,000	\$330,000	\$148,200	44.91	\$310,729	\$61,716	\$268,284	\$164,040	1.635	1,560	\$171.98	3	7.7443	1.25 STORY	AREA 3
007 03 0664 000	2032 OXFORD	05/03/21	\$210,500	\$210,500	\$101,900	48.41	\$213,520	\$44,201	\$166,299	\$111,541	1.491	1,029	\$161.61	3	6.7109	1.00 STORY	AREA 3
007 03 0665 000	2040 OXFORD	08/23/21	\$255,000	\$255,000	\$122,700	48.12	\$261,546	\$45,791	\$209,209	\$142,131	1.472	1,358	\$154.06	3	8.6090	2.00 STORY	AREA 3
007 03 0698 002	2050 KENMORE DR	07/13/22	\$235,000	\$235,000	\$115,400	49.11	\$240,358	\$73,332	\$161,668	\$110,030	1.469	1,154	\$140.09	3	8.8730	1.25 STORY	AREA 3
007 03 0708 000	1985 OXFORD	10/15/21	\$240,000	\$240,000	\$108,500	45.21	\$227,329	\$45,763	\$194,237	\$119,609	1.624	1,182	\$164.33	3	6.5903	1.25 STORY	AREA 3
007 03 0721 000	1991 KENMORE DR	10/26/21	\$233,000	\$233,000	\$113,400	48.67	\$241,521	\$45,732	\$187,268	\$128,978	1.452	1,185	\$158.03	3	10.6099	1.25 STORY	AREA 3
007 04 0018 000	1898 LANCASTER ST	05/18/21	\$252,000	\$252,000	\$106,700	42.34	\$227,092	\$45,056	\$206,944	\$119,918	1.726	1,288	\$160.67	3	16.7674	1.25 STORY	AREA 3
007 04 0033 002	2040 LANCASTER ST	04/28/21	\$374,000	\$374,000	\$149,300	39.32	\$313,237	\$57,568	\$316,432	\$168,425	1.879	1,922	\$164.64	3	32.0738	2.00 STORY	AREA 3
007 04 0040 000	2100 LANCASTER ST	02/10/23	\$245,000	\$245,000	\$105,200	42.94	\$219,512	\$53,223	\$191,777	\$109,545	1.751	1,212	\$158.23	3	19.2638	1.25 STORY	AREA 3
007 04 0045 001	2142 LANCASTER ST	07/20/21	\$211,323	\$211,323	\$111,500	52.76	\$234,091	\$42,647	\$168,676	\$126,116	1.337	1,114	\$151.41	3	22.0566	1.25 STORY	AREA 3
007 04 0159 001	2135 LANCASTER ST	11/05/21	\$240,000	\$240,000	\$110,700	46.13	\$232,131	\$43,263	\$196,737	\$124,419	1.581	1,394	\$141.13	3	3.2312	2.00 STORY	AREA 3
007 04 0172 000	2017 LANCASTER ST	07/26/22	\$276,500	\$276,500	\$109,500	39.60	\$233,048	\$44,566	\$231,934	\$124,165	1.868	1,216	\$190.74	3	30.9920	1.25 STORY	AREA 3
007 04 0189 000	1867 LANCASTER ST	06/16/22	\$235,000	\$235,000	\$95,500	40.64	\$199,410	\$46,268	\$188,732	\$100,884	1.871	1,164	\$162.14	3	31.2747	1.50 STORY	AREA 3
007 04 0191 000	1851 LANCASTER ST	11/17/21	\$225,000	\$225,000	\$99,400	44.18	\$207,936	\$47,092	\$177,908	\$105,958	1.679	1,268	\$140.31	3	12.1011	1.50 STORY	AREA 3
011 01 1523 000	1818 NORWOOD DR	02/15/22	\$199,900	\$199,900	\$101,000	50.53	\$211,524	\$44,975	\$154,925	\$109,716	1.412	1,047	\$147.97	3	14.5980	1.25 STORY	AREA 3
011 01 1540 000	1899 NORWOOD DR	05/14/21	\$305,000	\$305,000	\$153,900	50.46	\$324,256	\$44,780	\$260,220	\$184,108	1.413	1,833	\$141.96	3	14.4625	2.00 STORY	AREA 3
011 01 1541 000	1891 NORWOOD DR	06/10/21	\$284,000	\$284,000	\$132,100	46.51	\$277,745	\$45,447	\$238,553	\$153,029	1.559	1,560	\$152.92	3	0.0840	2.00 STORY	AREA 3
011 01 1542 000	1883 NORWOOD DR	09/02/22	\$300,000	\$300,000	\$121,400	40.47	\$258,934	\$44,201	\$255,799	\$141,458	1.808	1,580	\$161.90	3	25.0271	1.75 STORY	AREA 3
011 01 1549 000	1827 NORWOOD DR	04/14/21	\$265,000	\$265,000	\$136,900	51.66	\$287,912	\$44,703	\$220,297	\$160,217	1.375	1,630	\$135.15	3	18.3040	2.00 STORY	AREA 3
011 01 1565 000	1798 OXFORD	01/13/22	\$299,000	\$299,000	\$157,200	52.58	\$336,399	\$44,201	\$254,799	\$192,489	1.324	1,689	\$150.86	3	23.4326	2.00 STORY	AREA 3
011 01 1580 000	1914 OXFORD	10/24/22	\$255,000	\$255,000	\$91,800	36.00	\$194,927	\$44,774	\$210,226	\$98,915	2.125	1,014	\$207.32	3	56.7285	1.50 STORY	AREA 3
011 01 1588 000	1891 OXFORD	12/21/22	\$215,000	\$215,000	\$105,200	48.93	\$220,362	\$45,250	\$169,750	\$115,357	1.472	1,275	\$133.14	3	8.6516	2.00 STORY	AREA 3
011 01 1591 002	1859 OXFORD	05/24/22	\$290,000	\$290,000	\$161,600	55.72	\$337,674	\$83,339	\$206,661	\$167,546	1.233	1,688	\$122.43	3	32.4577	1.25 STORY	AREA 3
011 01 1593 002	1845 OXFORD	03/28/22	\$267,000	\$267,000	\$0	0.00	\$233,494	\$64,295	\$202,705	\$111,462	1.819	1,118	\$181.31	3	26.0571	1.25 STORY	AREA 3
011 01 1595 000	1837 OXFORD	05/07/21	\$255,000	\$255,000	\$112,600	44.16	\$235,893	\$48,620	\$206,380	\$123,368	1.673	1,246	\$165.63	3	11.4844	1.25 STORY	AREA 3
011 01 1600 000	1799 OXFORD	11/05/21	\$199,900	\$199,900	\$90,900	45.47	\$189,562	\$47,160	\$152,740	\$93,809	1.628	961					

005 08 0032 000	901 HOLLYWOOD AVE	08/11/21	\$450,000	\$450,000	\$242,100	53.80	\$477,958	\$75,590	\$374,410	\$299,158	1.252	3,012	\$124.31	5	16.9069	2.00 STORY	AREA 5
005 08 0038 000	983 HOLLYWOOD AVE	10/07/22	\$400,000	\$400,000	\$212,700	53.18	\$420,007	\$72,217	\$327,783	\$258,580	1.268	2,281	\$143.70	5	15.2986	2.00 STORY	AREA 5
005 08 0045 000	1071 HOLLYWOOD AVE	03/04/22	\$380,000	\$380,000	\$215,500	56.71	\$425,426	\$71,809	\$308,191	\$262,912	1.172	2,385	\$129.22	5	24.8394	2.00 STORY	AREA 5
005 08 0049 000	1123 HOLLYWOOD AVE	07/25/22	\$425,000	\$425,000	\$208,200	48.99	\$410,991	\$74,168	\$350,832	\$250,426	1.401	2,249	\$155.99	5	1.9673	2.00 STORY	AREA 5
005 08 0058 000	1241 HOLLYWOOD AVE	11/30/21	\$319,000	\$319,000	\$212,300	66.55	\$424,612	\$71,146	\$247,854	\$262,800	0.943	2,218	\$111.75	5	47.7486	2.00 STORY	AREA 5
005 99 0003 000	20720 MARTER RD	04/14/21	\$275,000	\$275,000	\$182,100	66.22	\$360,335	\$95,418	\$179,582	\$196,964	0.912	1,704	\$105.39	5	50.8865	2.00 STORY	AREA 5
006 01 0017 001	505 HAMPTON	10/07/22	\$375,000	\$375,000	\$167,000	44.53	\$328,691	\$78,409	\$296,591	\$186,083	1.594	2,112	\$140.43	5	17.3248	2.00 STORY	AREA 5
006 01 0028 000	681 HAMPTON	10/19/21	\$400,000	\$400,000	\$174,000	43.50	\$348,004	\$82,116	\$317,884	\$197,686	1.608	2,792	\$113.86	5	18.7409	1.75 STORY	AREA 5
006 01 0055 000	1035 HAMPTON	03/15/23	\$227,000	\$227,000	\$128,000	56.39	\$256,000	\$70,441	\$156,559	\$137,962	1.135	1,577	\$99.28	5	28.5816	2.00 STORY	AREA 5
006 01 0087 000	926 HAMPTON	08/29/22	\$325,000	\$325,000	\$129,200	39.75	\$254,364	\$72,268	\$252,732	\$135,387	1.867	1,762	\$143.43	5	44.6119	1.75 STORY	AREA 5
006 01 0171 000	857 ROSLYN	06/24/21	\$325,000	\$325,000	\$139,200	42.83	\$274,250	\$69,537	\$175,463	\$152,203	1.678	1,697	\$150.54	5	25.7823	2.00 STORY	AREA 5
006 01 0175 000	903 ROSLYN	12/31/21	\$360,000	\$360,000	\$161,600	44.89	\$323,169	\$74,969	\$285,031	\$184,535	1.545	2,092	\$136.25	5	12.3974	2.00 STORY	AREA 5
006 01 0180 000	963 ROSLYN	05/06/22	\$289,000	\$289,000	\$140,700	48.69	\$281,440	\$71,535	\$217,465	\$156,063	1.393	1,888	\$115.18	5	2.7172	1.75 STORY	AREA 5
006 01 0190 000	1083 ROSLYN	01/04/23	\$345,000	\$345,000	\$158,200	45.86	\$316,244	\$80,756	\$264,244	\$175,084	1.509	2,140	\$123.48	5	8.8628	2.00 STORY	AREA 5
006 01 0197 000	1154 ROSLYN	07/29/22	\$300,000	\$300,000	\$151,800	50.60	\$299,428	\$69,682	\$230,318	\$170,815	1.348	1,816	\$126.83	5	7.2265	1.50 STORY	AREA 5
006 01 0200 000	1120 ROSLYN	10/18/21	\$430,000	\$430,000	\$204,400	47.53	\$402,802	\$71,319	\$358,681	\$246,456	1.455	2,788	\$128.65	5	3.4743	2.00 STORY	AREA 5
006 01 0202 000	1094 ROSLYN	04/20/21	\$375,000	\$375,000	\$155,800	41.55	\$306,877	\$71,230	\$303,770	\$175,202	1.734	2,051	\$148.11	5	31.3211	2.00 STORY	AREA 5
006 01 0215 000	938 ROSLYN	08/27/21	\$362,000	\$362,000	\$141,400	39.06	\$282,709	\$69,537	\$292,463	\$158,492	1.845	1,626	\$179.87	5	42.4670	1.50 STORY	AREA 5
006 01 0245 001	100 ROSLYN	06/22/22	\$542,500	\$542,500	\$205,300	37.84	\$406,641	\$67,981	\$474,519	\$251,792	1.885	2,726	\$174.07	5	46.3955	2.00 STORY	AREA 5
006 02 0006 000	568 VERNIER	09/24/21	\$200,000	\$200,000	\$120,500	60.25	\$241,078	\$76,198	\$123,802	\$122,587	1.010	2,112	\$58.62	5	41.0705	2.00 STORY	AREA 5
006 02 0008 001	600 VERNIER	11/12/21	\$269,900	\$269,900	\$108,200	40.09	\$213,505	\$63,953	\$205,947	\$111,191	1.852	1,176	\$175.13	5	43.1576	2.00 STORY	AREA 5
006 03 0019 000	533 HAWTHORNE RD	12/09/22	\$379,000	\$379,000	\$200,200	52.82	\$394,938	\$90,417	\$288,583	\$226,410	1.275	1,933	\$149.29	5	14.6008	1.50 STORY	AREA 5
006 03 0020 000	549 HAWTHORNE RD	01/05/23	\$382,500	\$382,500	\$144,600	37.80	\$285,424	\$86,170	\$296,330	\$148,144	2.000	1,613	\$183.71	5	57.9667	2.00 STORY	AREA 5
006 03 0027 000	657 HAWTHORNE RD	09/30/22	\$445,000	\$445,000	\$153,200	34.43	\$301,269	\$65,602	\$379,398	\$175,217	2.165	2,296	\$165.24	5	74.4689	2.00 STORY	AREA 5
006 03 0027 000	657 HAWTHORNE RD	03/21/23	\$450,000	\$450,000	\$153,200	34.04	\$301,269	\$65,602	\$384,398	\$175,217	2.194	2,296	\$167.42	5	77.3225	2.00 STORY	AREA 5
006 03 0040 000	869 HAWTHORNE RD	01/04/23	\$285,000	\$285,000	\$142,500	50.00	\$281,492	\$87,583	\$197,417	\$144,170	1.369	1,453	\$135.87	5	5.1281	1.50 STORY	AREA 5
006 03 0071 000	580 HAWTHORNE RD	06/15/21	\$360,000	\$360,000	\$159,800	44.39	\$319,553	\$85,870	\$274,130	\$173,742	1.578	2,252	\$121.73	5	15.7186	1.50 STORY	AREA 5
006 07 0123 000	505 HOLLYWOOD AVE	11/01/22	\$320,000	\$320,000	\$219,700	68.66	\$432,805	\$73,342	\$246,658	\$267,259	0.923	2,676	\$92.17	5	49.7695	1.50 STORY	AREA 5
006 08 0009 000	20671 WEDGEWOOD DR	01/19/22	\$275,000	\$275,000	\$144,000	52.36	\$283,879	\$59,493	\$125,507	\$166,830	1.292	1,691	\$127.44	5	12.8835	1.50 STORY	AREA 5
006 08 0016 000	20601 WEDGEWOOD DR	09/16/22	\$214,900	\$214,900	\$154,600	71.94	\$309,006	\$62,749	\$152,151	\$183,091	0.831	2,007	\$75.81	5	58.9599	2.00 STORY	AREA 5
006 08 0019 000	20624 MAPLE LN	07/27/22	\$410,000	\$410,000	\$181,500	44.27	\$363,016	\$63,289	\$346,711	\$222,845	1.556	1,925	\$180.11	5	13.5223	2.00 STORY	AREA 5
006 08 0020 000	20632 MAPLE LN	04/30/21	\$325,000	\$325,000	\$149,800	46.09	\$299,573	\$63,985	\$261,015	\$175,158	1.490	1,745	\$149.58	5	6.9552	1.75 STORY	AREA 5
006 08 0022 000	20644 MAPLE LN	05/10/21	\$282,500	\$282,500	\$152,700	54.05	\$305,358	\$60,561	\$221,939	\$182,005	1.219	1,749	\$126.89	5	20.1203	1.75 STORY	AREA 5
006 08 0030 000	20662 WEDGEWOOD DR	07/19/21	\$265,000	\$265,000	\$132,500	50.00	\$285,804	\$58,609	\$206,391	\$168,918	1.222	1,671	\$123.51	5	19.8774	2.00 STORY	AREA 5
006 09 0009 000	739 ANITA	09/01/22	\$371,000	\$371,000	\$179,900	48.49	\$359,875	\$70,081	\$300,919	\$215,460	1.397	1,852	\$162.48	5	2.3980	1.75 STORY	AREA 5
006 09 0041 000	706 ANITA	03/07/23	\$295,000	\$295,000	\$203,900	69.12	\$407,764	\$70,299	\$224,701	\$250,903	0.896	2,380	\$94.41	5	52.5046	1.50 STORY	AREA 5
006 15 0007 000	20720 GREEN CT	04/15/22	\$525,000	\$525,000	\$224,100	42.69	\$442,956	\$76,262	\$448,738	\$272,635	1.646	3,075	\$145.93	5	22.5316	1.75 STORY	AREA 5
010 01 0265 003	1007 VERNIER	10/29/21	\$175,000	\$175,000	\$113,500	64.86	\$224,089	\$76,549	\$98,451	\$109,695	0.897	1,422	\$69.23	5	52.3117	2.00 STORY	AREA 5
Totals:			\$15,025,300	\$15,025,300	\$7,345,500		\$14,592,316		\$11,825,392	\$8,470,192			\$133.27		2.4495		
						Sale. Ratio =>	48.89			E.C.F. =>	1.396		Std. Deviation=>	0.348047726			
						Std. Dev. =>	9.75			Ave. E.C.F. =>	1.421		Ave. Variance=>	28.0931		Coefficient of Var=>	19.77534734

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006 05 0006 000	20635 VERNIER	10/05/22	\$405,000	\$405,000	\$113,400	28.00	\$226,828	\$62,877	\$342,123	\$121,897	2.807	1,514	\$225.97	5	138.6051	1.50 STORY	AREA 5
006 01 0187 000	1047 ROSLYN	08/04/22	\$342,500	\$342,500	\$115,700	33.78	\$227,869	\$69,537	\$272,963	\$117,719	2.319	1,420	\$192.23	5	89.8155	1.75 STORY	AREA 5
006 05 0006 000	20635 VERNIER	08/27/21	\$360,000	\$360,000	\$113,400	31.50	\$226,828	\$62,877	\$297,123	\$121,897	2.437	1,514	\$196.25	5	101.6886	1.50 STORY	AREA 5
006 01 0081 000	998 HAMPTON	02/16/22	\$200,000	\$200,000	\$145,900	72.95	\$291,822	\$69,702	\$130,298	\$165,145	0.789	1,886	\$69.09	5	63.1622	2.00 STORY	AREA 5

AREA 6

1.00, 1+, BI & TRI

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. 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	Land Table
012 01 0379 000	1626 HUNTINGTON BLVD	01/14/22	\$285,000	\$285,000	\$124,900	43.82	\$260,783	\$84,625	\$200,375	\$139,476	1.437	1,577	\$127.06	6	16.2627	1.00 STORY	AREA 6
012 08 0107 000	19993 HOLIDAY RD	04/26/21	\$432,500	\$432,500	\$173,900	40.21	\$359,440	\$75,693	\$356,807	\$224,661	1.588	2,160	\$165.19	6	31.4200	1.00 STORY	AREA 6
012 08 0148 000	19974 E EMORY CT	08/18/21	\$217,000	\$217,000	\$130,500	60.14	\$269,447	\$68,998	\$148,002	\$158,709	0.933	1,387	\$106.71	6	34.1462	1.00 STORY	AREA 6
012 10 0047 002	19849 HOLIDAY RD	07/15/22	\$260,000	\$260,000	\$135,800	52.23	\$280,563	\$62,049	\$197,951	\$173,012	1.144	1,427	\$138.72	6	12.9854	1.00 STORY	AREA 6
012 10 0111 000	19796 HOLIDAY RD	09/10/21	\$248,000	\$248,000	\$139,400	56.21	\$291,698	\$73,261	\$174,739	\$172,951	1.010	1,462	\$119.52	6	26.3663	1.00 STORY	AREA 6
012 12 0010 000	19641 W KINGS CT	12/21/22	\$276,550	\$276,550	\$135,000	48.82	\$279,188	\$59,350	\$127,200	\$174,060	1.248	1,586	\$136.95	6	2.6157	1.00 STORY	AREA 6
012 12 0029 000	19690 W KINGS CT	09/03/21	\$289,000	\$289,000	\$149,200	51.63	\$312,785	\$68,382	\$220,618	\$193,510	1.140	1,494	\$147.67	6	13.3915	1.00 STORY	AREA 6
012 13 0009 000	19823 W IDA LN	08/24/22	\$395,000	\$395,000	\$163,300	41.34	\$336,962	\$82,356	\$312,644	\$201,588	1.551	1,945	\$160.74	6	27.6902	1.00 STORY	AREA 6
012 13 0019 002	19866 E IDA LN	09/09/22	\$290,000	\$290,000	\$151,700	52.31	\$312,999	\$81,898	\$208,102	\$182,978	1.137	1,515	\$137.36	6	13.6694	1.00 STORY	AREA 6
012 13 0036 003	19817 E IDA LN	06/17/22	\$385,000	\$385,000	\$164,000	42.60	\$338,666	\$84,408	\$300,592	\$201,313	1.493	1,765	\$170.31	6	21.9158	1.00 STORY	AREA 6
013 02 0154 001	1081 TORREY RD	08/18/21	\$300,000	\$300,000	\$149,700	49.90	\$313,333	\$75,763	\$224,237	\$188,100	1.192	1,608	\$139.45	6	8.1884	1.00 STORY	AREA 6
013 02 0193 002	1224 ELFORD CT	05/11/22	\$309,900	\$309,900	\$136,800	44.14	\$285,527	\$82,663	\$227,237	\$160,621	1.415	1,676	\$135.58	6	14.0741	1.00 STORY	AREA 6
Totals:			\$3,687,950	\$3,687,950	\$1,754,200		\$3,64										

012 05 0059 000	20060 BALTREE CT	07/15/22	\$270,000	\$270,000	\$143,400	53.11	\$301,474	\$54,070	\$215,930	\$162,445	1.329	1,458	\$148.10	6	25.8001	1.25 STORY	AREA 6	
012 05 0060 000	20070 BALTREE CT	01/14/22	\$285,000	\$285,000	\$131,300	46.07	\$271,445	\$53,728	\$231,272	\$142,953	1.618	1,341	\$172.46	6	3.0572	1.25 STORY	AREA 6	
012 07 0105 000	20075 GHESQUIERE CT	04/28/22	\$395,000	\$395,000	\$170,200	43.09	\$358,033	\$60,804	\$334,196	\$195,160	1.712	1,692	\$197.52	6	12.5169	1.25 STORY	AREA 6	
012 07 0121 000	20040 BERNIS CT	09/16/22	\$355,000	\$355,000	\$144,000	40.56	\$302,041	\$66,291	\$288,709	\$154,793	1.865	1,427	\$202.32	6	27.7878	1.25 STORY	AREA 6	
012 08 0083 000	1387 TORREY RD	06/23/21	\$345,000	\$345,000	\$146,900	42.58	\$308,700	\$55,244	\$289,756	\$166,419	1.741	1,615	\$179.42	6	15.3875	1.25 STORY	AREA 6	
012 08 0131 000	19991 W EMORY CT	05/28/21	\$322,500	\$322,500	\$146,700	45.49	\$308,117	\$57,172	\$265,328	\$164,770	1.610	1,608	\$165.00	6	2.3042	1.25 STORY	AREA 6	
012 09 0013 000	19722 BLOSSOM LN	09/23/21	\$315,000	\$315,000	\$167,100	53.05	\$349,670	\$90,362	\$224,638	\$170,261	1.319	2,344	\$95.84	6	26.7878	1.25 STORY	AREA 6	
013 01 0146 000	1170 FAIRHOLME RD	11/02/22	\$335,000	\$335,000	\$160,700	47.97	\$337,861	\$59,493	\$275,507	\$182,776	1.507	1,719	\$160.27	6	7.9902	1.25 STORY	AREA 6	
013 01 0154 000	1090 FAIRHOLME RD	07/16/21	\$274,000	\$274,000	\$134,600	49.12	\$277,947	\$59,497	\$214,503	\$143,430	1.496	1,415	\$151.59	6	9.1726	1.25 STORY	AREA 6	
013 01 0172 000	1221 FAIRHOLME RD	04/29/21	\$400,000	\$400,000	\$169,300	42.33	\$349,323	\$83,176	\$316,824	\$174,752	1.813	1,557	\$203.48	6	22.5745	1.25 STORY	AREA 6	
013 01 0173 000	1201 FAIRHOLME RD	03/10/23	\$325,000	\$325,000	\$140,500	43.23	\$294,975	\$57,367	\$267,633	\$156,013	1.715	1,397	\$191.58	6	12.8202	1.25 STORY	AREA 6	
Totals:			\$5,001,500	\$5,001,500	\$2,317,800		\$4,832,260		\$4,062,899	\$2,556,572			\$165.93			0.1949		
						Sale. Ratio =>	46.34				E.C.F. =>	1.589		Std. Deviation=>	0.193752572			
						Std. Dev. =>	4.70				Ave. E.C.F. =>	1.587		Ave. Variance=>	16.4727		Coefficient of Var=>	10.37815039

013 01 0160 002	1161 PAGET CT	04/15/22	\$500,000	\$500,000	\$196,100	39.22	\$406,683	\$69,881	\$430,119	\$221,144	1.945	2,054	\$209.41	6	35.7725	1.25 STORY	AREA 6
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1.50, 1.75 & 2.00 Story

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. 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	Land Table	
012 02 0007 000	1610 FORD CT	10/26/21	\$450,000	\$450,000	\$170,400	37.87	\$353,189	\$53,206	\$396,794	\$216,594	1.832	2,488	\$159.48	6	26.8188	2.00 STORY	AREA 6	
012 03 0028 000	19961 NORTON CT	05/10/21	\$350,000	\$350,000	\$152,800	43.66	\$320,744	\$64,087	\$285,913	\$185,312	1.543	1,681	\$170.09	6	2.0907	1.75 STORY	AREA 6	
012 04 0002 000	1680 FAIRCOURT ST	02/08/22	\$290,000	\$290,000	\$155,100	53.48	\$321,729	\$52,587	\$237,413	\$194,326	1.222	1,808	\$131.31	6	34.2058	2.00 STORY	AREA 6	
012 05 0028 000	1675 FAIRHOLME RD	05/20/21	\$319,900	\$319,900	\$142,300	44.48	\$294,830	\$53,649	\$266,251	\$174,138	1.529	1,480	\$179.90	6	3.4815	2.00 STORY	AREA 6	
012 05 0040 000	1555 FAIRHOLME RD	06/24/22	\$360,000	\$360,000	\$160,200	44.50	\$332,015	\$55,689	\$304,311	\$199,513	1.525	2,080	\$146.30	6	3.8515	2.00 STORY	AREA 6	
012 05 0049 000	20060 MARFORD CT	04/05/22	\$505,000	\$505,000	\$207,700	41.13	\$431,840	\$61,210	\$443,790	\$267,603	1.658	2,529	\$175.48	6	9.4609	1.75 STORY	AREA 6	
012 05 0073 000	1520 FAIRHOLME RD	06/29/22	\$420,000	\$420,000	\$154,900	36.88	\$320,582	\$54,945	\$365,055	\$191,796	1.903	2,080	\$175.51	6	33.9572	2.00 STORY	AREA 6	
012 05 0089 000	1680 FAIRHOLME RD	12/20/21	\$270,000	\$270,000	\$134,000	49.63	\$277,166	\$53,306	\$216,694	\$161,632	1.341	2,000	\$108.35	6	22.3117	2.00 STORY	AREA 6	
012 06 0054 000	1560 TORREY RD	04/04/22	\$439,000	\$439,000	\$188,100	42.85	\$395,116	\$73,613	\$365,387	\$232,132	1.574	2,241	\$163.05	6	1.0266	1.75 STORY	AREA 6	
012 06 0057 000	19949 W CLAIRVIEW CT	06/01/22	\$425,000	\$425,000	\$174,900	41.15	\$363,142	\$54,510	\$370,490	\$222,839	1.663	2,098	\$176.59	6	9.8809	1.50 STORY	AREA 6	
012 07 0108 000	20045 GHESQUIERE CT	11/14/22	\$380,000	\$380,000	\$160,800	42.32	\$333,514	\$64,036	\$315,964	\$194,569	1.624	1,609	\$196.37	6	6.0137	1.50 STORY	AREA 6	
012 08 0089 000	1325 TORREY RD	08/25/22	\$290,000	\$290,000	\$153,200	52.83	\$317,614	\$52,434	\$237,566	\$191,466	1.241	1,835	\$129.46	6	32.3006	2.00 STORY	AREA 6	
012 08 0119 002	19950 HOLIDAY CT	06/24/22	\$540,000	\$540,000	\$210,400	38.96	\$442,204	\$83,273	\$456,727	\$259,156	1.762	2,478	\$184.31	6	19.8582	1.50 STORY	AREA 6	
012 08 0141 000	19965 E EMORY CT	04/28/21	\$504,000	\$504,000	\$186,800	37.06	\$387,502	\$57,693	\$446,307	\$238,129	1.874	2,480	\$179.96	6	31.0441	1.50 STORY	AREA 6	
012 13 0016 000	19879 W IDA LN	05/21/21	\$255,000	\$255,000	\$134,300	52.67	\$281,807	\$58,916	\$196,084	\$160,932	1.218	1,248	\$157.12	6	34.5355	1.50 STORY	AREA 6	
013 02 0177 000	1190 TORREY RD	03/22/23	\$368,000	\$368,000	\$165,500	44.97	\$442,734	\$64,895	\$303,105	\$200,606	1.511	2,112	\$143.52	6	5.2833	1.50 STORY	AREA 6	
Totals:			\$6,165,900	\$6,165,900	\$2,651,400		\$5,515,728		\$5,207,851	\$3,290,743			\$161.05			1.8795		
						Sale. Ratio =>	43.00				E.C.F. =>	1.583		Std. Deviation=>	0.22237949			
						Std. Dev. =>	5.53				Ave. E.C.F. =>	1.564		Ave. Variance=>	17.2576		Coefficient of Var=>	11.03578639

012 13 0040 004	19888 W IDA LN	07/01/22	\$217,500	\$217,500	\$140,000	64.37	\$312,210	\$57,445	\$160,055	\$183,946	0.870	1,540	\$103.93	6	69.3661	1.50 STORY	AREA 6
012 05 0047 000	20040 MARFORD CT	11/18/22	\$275,000	\$275,000	\$195,100	70.95	\$404,889	\$62,165	\$212,835	\$247,454	0.860	2,539	\$83.83	6	70.3683	1.75 STORY	AREA 6
013 01 0175 000	1181 FAIRHOLME RD	09/30/22	\$372,500	\$372,500	\$124,900	33.53	\$257,817	\$61,869	\$310,631	\$141,479	2.196	1,483	\$209.46	6	63.1821	1.50 STORY	AREA 6

AREA 7

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. 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	Land Table
013 04 0213 002	19969 FAIRWAY DR	04/18/22	\$349,500	\$349,500	\$191,900	54.91	\$397,745	\$63,690	\$285,810	\$279,778	1.022	2,422	\$118.01	7	20.4251	1.50 STORY	AREA 7
013 04 0218 000	19899 FAIRWAY DR	03/24/22	\$390,000	\$390,000	\$181,100	46.44	\$379,778	\$83,222	\$306,778	\$248,372	1.235	1,913	\$160.36	7	0.9345	1.00 STORY	AREA 7
013 04 0248 000	19958 E WILLIAM CT	04/15/21	\$338,000	\$338,000	\$140,500	41.57	\$294,687	\$64,335	\$273,665	\$192,925	1.419	1,764	\$155.14	7	19.2696	1.25 STORY	AREA 7
013 05 0198 000	20130 FAIRWAY DR	07/27/21	\$360,000	\$360,000	\$174,800	48.56	\$367,556	\$60,932	\$299,068	\$256,804	1.165	1,837	\$162.80	7	6.1234	1.00 STORY	AREA 7
013 05 0199 000	20114 FAIRWAY DR	09/22/21	\$355,000	\$355,000	\$189,900	53.49	\$393,740	\$60,505	\$294,495	\$279,091	1.055	2,309	\$127.54	7	17.0618	2.00 STORY	AREA 7
013 05 0207 000	20057 W BALLANTYNE	09/30/21	\$390,000	\$390,000	\$170,400	43.69	\$353,027	\$66,334	\$323,666	\$240,111	1.348	1,829	\$176.96	7	12.2172	1.00 STORY	AREA 7
013 05 0219 000	20072 E BALLANTYNE	07/12/21	\$350,000	\$350,000	\$163,100	46.60	\$337,773	\$61,417	\$288,583	\$231,454	1.247	1,831	\$157.61	7	2.1016	1.25 STORY	AREA 7
013 05 0222 000	774 FAIRFORD	06/03/21	\$410,000	\$410,000	\$195,700	47.73	\$404,958	\$81,988	\$328,012	\$270,494	1.213	1,996	\$164.33	7	1.3171	1.00 STORY	AREA 7
014 01 0276 000	19952 E DOYLE PL	09/30/21	\$625,000	\$625,000	\$250,300	40.05	\$518,925	\$84,362	\$540,638	\$363,956	1.485	3,301	\$163.78	7	25.9639	2.00 STORY	AREA 7
014 01 0280 000	19900 E DOYLE PL	01/07/22	\$385,000	\$385,000	\$203,300	52.81	\$427,316	\$77,510	\$307,490	\$292,970	1.050	2,309	\$133.17	7	17.6249	2.00 STORY	AREA 7
014 01 0305 000	19962 W DOYLE PL	05/07/21	\$309,000	\$309,000	\$181,400	58.71	\$376,039	\$60,893	\$248,107	\$263,941	0.940	2,131	\$116.43	7	28.5803	2.00 STORY	AREA 7
014 01 0328 000	19919 E DOYLE PL	07/14/22	\$354,900	\$354,900	\$169,400	47.73	\$356,266	\$61,483	\$293,417	\$246,887	1.188	1,703	\$172.29	7	3.7344	1.00 STORY	AREA 7
014 01 0332 000	19983 E DOYLE PL	05/03/22	\$360,000	\$360,000	\$160,600	44.61	\$337,456	\$63,003	\$296,997	\$229,860	1.292	1,800	\$165.00	7	6.6266	2.00 STORY	AREA 7
014 01 0339 000	19959 OMARA CT	06/30/22	\$335,000	\$335,000	\$196,300	58.60	\$406,811	\$73,865	\$261,135	\$278,849	0.936	2,032	\$128.51	7	28.9337	1.00 STORY	AREA 7
014 02 0017 002	933 CRESCENT LN	08/16/21	\$352,000	\$352,000	\$180,600	51.31	\$374,379	\$74,691	\$277,309	\$250,995	1.105	1,510	\$183.65	7	12.0972	1.00 STORY	AREA 7
014 02 0038 000	853 CRESCENT LN	12/15/21	\$357,000	\$357,000	\$183,100	51.29	\$380,088	\$65,640	\$291,360	\$263,357	1.106	1,722	\$169.20	7	11.9479	1.00 STORY	AREA 7
014 02 0065 002	850 CRESCENT LN	11/18/21	\$406,500	\$406,500	\$178,900	44.01	\$371,390	\$62,027	\$344,473	\$259,098	1.330	1,831	\$188.13	7	10.3698	2.00 STORY	AREA 7
014 02 0079 002	900 CRESCENT LN	06/30/21	\$343,000	\$343,000	\$172,700	50.35	\$357,962	\$73,696	\$269,304	\$238,079	1.131	1,474	\$182.70	7	9.4656	1.00 STORY	AREA 7
014 02 0100 000	919 COOK	07/06/21	\$435,000	\$435,000	\$187,900	43.20	\$395,756	\$57,866	\$377,134	\$282,990	1.333	2,449	\$154.00	7	10.6865	2.00 STORY	AREA 7
014 04 0350 002	611 S HIGBIE PL	02/10/23	\$370,000	\$370,000	\$195,700	52.89	\$405,717	\$69,367	\$300,633	\$281,700	1.067	2,284	\$131.6				

All Styles except 1.75 and 2.00 Story

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. 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	Land Table			
008 01 0074 000	1548 N RENAUD RD	01/09/23	\$440,000	\$440,000	\$174,400	39.64	\$344,101	\$80,019	\$359,981	\$225,711	1.595	1,993	\$180.62	8	30.6738	1.25 STORY	AREA 8			
008 01 0164 000	1451 N RENAUD RD	11/09/21	\$410,000	\$410,000	\$209,200	51.02	\$412,611	\$120,167	\$289,833	\$249,952	1.160	2,048	\$141.52	8	12.8583	1.00 STORY	AREA 8			
008 01 0184 000	1487 N RENAUD RD	08/19/22	\$299,900	\$299,900	\$169,100	56.39	\$338,243	\$97,838	\$202,062	\$205,474	0.983	1,511	\$133.73	8	30.4744	1.00 STORY	AREA 8			
008 01 0193 000	1499 N RENAUD RD	10/15/21	\$450,000	\$450,000	\$247,000	54.89	\$487,108	\$101,416	\$348,584	\$329,651	1.057	2,762	\$126.21	8	23.0704	1.50 STORY	AREA 8			
008 01 0257 000	1629 N RENAUD RD	03/15/22	\$356,000	\$356,000	\$184,900	51.94	\$364,541	\$70,187	\$285,813	\$251,585	1.136	1,880	\$152.03	8	15.2085	1.25 STORY	AREA 8			
008 01 0327 000	1476 S RENAUD RD	04/02/21	\$472,500	\$472,500	\$225,300	47.68	\$450,342	\$112,543	\$359,957	\$288,717	1.247	2,832	\$127.10	8	4.1390	1.00 STORY	AREA 8			
008 01 0388 000	1451 S RENAUD RD	09/01/22	\$455,000	\$455,000	\$201,200	44.22	\$402,341	\$105,953	\$349,047	\$253,323	1.378	1,839	\$189.80	8	8.9736	1.00 STORY	AREA 8			
008 01 0431 002	1535 S RENAUD RD	07/19/22	\$375,000	\$375,000	\$169,000	45.07	\$337,959	\$78,063	\$296,937	\$222,133	1.337	1,856	\$159.99	8	4.8615	1.50 STORY	AREA 8			
009 01 0293 004	1681 OXFORD	10/18/22	\$280,000	\$280,000	\$166,700	59.54	\$329,152	\$92,343	\$187,657	\$202,401	0.927	1,439	\$130.41	8	36.0981	1.00 STORY	AREA 8			
010 06 0093 000	621 SHOREHAM RD	11/29/22	\$300,000	\$300,000	\$178,500	59.50	\$351,861	\$92,968	\$207,032	\$221,276	0.936	1,567	\$132.12	8	35.2509	1.00 STORY	AREA 8			
010 06 0129 000	770 SHOREHAM RD	12/21/21	\$330,000	\$330,000	\$195,700	59.30	\$391,339	\$92,450	\$237,550	\$255,461	0.930	1,778	\$133.61	8	35.8248	1.00 STORY	AREA 8			
010 06 0157 000	664 SHOREHAM RD	10/03/22	\$285,000	\$285,000	\$128,200	44.98	\$256,386	\$94,813	\$190,187	\$138,097	1.377	1,200	\$158.49	8	8.9066	1.00 STORY	AREA 8			
010 06 0177 000	562 SHOREHAM RD	11/12/21	\$549,900	\$549,900	\$194,700	35.41	\$389,213	\$89,802	\$460,098	\$255,907	1.798	2,094	\$219.72	8	50.9775	1.50 STORY	AREA 8			
010 06 0181 000	540 SHOREHAM RD	03/16/22	\$446,000	\$446,000	\$181,200	40.63	\$357,325	\$86,758	\$359,242	\$231,254	1.553	1,532	\$234.49	8	26.5316	1.00 STORY	AREA 8			
010 07 1108 000	884 N RENAUD RD	07/06/21	\$512,500	\$512,500	\$211,600	41.29	\$422,981	\$96,072	\$416,428	\$279,409	1.490	2,252	\$184.91	8	20.2250	1.50 STORY	AREA 8			
010 07 1186 000	997 N RENAUD RD	08/26/21	\$340,000	\$340,000	\$186,400	54.82	\$367,635	\$89,443	\$250,557	\$237,771	1.054	1,500	\$167.04	8	23.4362	1.00 STORY	AREA 8			
010 07 1211 000	945 N RENAUD RD	12/02/22	\$420,000	\$420,000	\$200,000	47.62	\$403,044	\$90,500	\$329,500	\$267,132	1.233	1,871	\$176.11	8	5.4662	1.00 STORY	AREA 8			
010 07 1247 000	1011 S RENAUD RD	11/30/22	\$519,000	\$519,000	\$232,700	44.84	\$458,486	\$117,075	\$401,925	\$291,804	1.377	2,356	\$170.60	8	8.9242	1.00 STORY	AREA 8			
010 07 1319 000	871 N RENAUD RD	03/08/22	\$762,000	\$762,000	\$281,700	36.97	\$555,071	\$115,193	\$646,807	\$375,964	1.720	2,901	\$222.96	8	43.2259	1.00 STORY	AREA 8			
010 07 1366 000	790 S RENAUD RD	10/18/22	\$535,000	\$535,000	\$267,300	49.96	\$526,490	\$103,168	\$431,832	\$361,814	1.194	2,801	\$154.17	8	9.4616	1.00 STORY	AREA 8			
010 08 0030 000	715 S RENAUD RD	12/06/22	\$360,000	\$360,000	\$227,500	63.19	\$448,771	\$90,489	\$269,511	\$306,224	0.880	2,309	\$116.72	8	40.8026	1.25 STORY	AREA 8			
010 08 0201 000	20283 MORNINGSIDE DR	09/07/22	\$625,000	\$625,000	\$244,900	39.18	\$489,817	\$95,684	\$529,316	\$336,866	1.571	2,354	\$224.86	8	28.3160	1.00 STORY	AREA 8			
013 03 0005 000	850 SHOREHAM RD	08/20/21	\$316,000	\$316,000	\$147,700	46.74	\$291,093	\$82,124	\$233,876	\$178,606	1.309	1,339	\$174.66	8	2.1316	1.00 STORY	AREA 8			
013 03 0007 002	880 SHOREHAM RD	08/22/22	\$340,000	\$340,000	\$167,000	49.12	\$329,483	\$84,084	\$255,916	\$209,743	1.220	1,475	\$173.50	8	6.7994	1.00 STORY	AREA 8			
013 03 0024 001	20169 FAIRWAY DR	07/22/22	\$465,000	\$465,000	\$171,100	36.80	\$342,199	\$89,943	\$375,057	\$215,603	1.740	2,098	\$178.77	8	45.1432	1.50 STORY	AREA 8			
Totals:			\$10,643,800	\$10,643,800	\$4,963,000		\$9,847,592		\$8,274,705	\$6,391,878			\$166.57		0.6429					
											Sale. Ratio =>	46.63	E.C.F. =>	1.295	Std. Deviation=>	0.271661435				
											Std. Dev. =>	7.94	Ave. E.C.F. =>	1.288	Ave. Variance=>	22.3112	Coefficient of Var=>	17.32055661		
25																				
010 08 0104 000	707 N RENAUD RD	06/16/21	\$335,000	\$335,000	\$50,400	15.04	\$100,833	\$97,838	\$237,162	\$2,560	92.648	0	#DIV/0!	8	9135.9454	1.00 STORY	AREA 8			
008 01 0388 000	1451 S RENAUD RD	11/08/21	\$220,000	\$220,000	\$201,200	91.45	\$402,341	\$105,953	\$114,047	\$253,323	0.450	1,839	\$62.02	8	83.7933	1.00 STORY	AREA 8			
009 02 0524 000	1331 S RENAUD RD	10/29/21	\$307,000	\$307,000	\$253,300	82.51	\$506,535	\$128,921	\$178,079	\$322,747	0.552	2,150	\$82.83	8	73.6376	1.00 STORY	AREA 8			
008 01 0230 000	1583 N RENAUD RD	08/22/22	\$590,000	\$590,000	\$211,500	35.85	\$416,883	\$116,342	\$473,658	\$256,873	1.844	2,288	\$207.02	8	55.5804	1.00 STORY	AREA 8			

1.75 AND 2.00 Stories

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. 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	Land Table			
008 01 0097 000	1500 N RENAUD RD	11/05/21	\$469,000	\$469,000	\$250,900	53.50	\$519,990	\$90,773	\$378,227	\$376,837	1.004	3,023	\$125.12	8	19.2157	2.00 STORY	AREA 8			
009 01 0028 002	20160 HOLIDAY RD	05/07/21	\$440,000	\$440,000	\$254,700	57.89	\$529,173	\$84,236	\$355,764	\$390,638	0.911	3,111	\$114.36	8	28.5121	2.00 STORY	AREA 8			
009 01 0109 002	861 N OXFORD	07/30/21	\$480,000	\$480,000	\$234,700	48.90	\$485,990	\$87,162	\$392,838	\$350,156	1.122	2,562	\$153.33	8	7.3953	2.00 STORY	AREA 8			
009 01 0121 002	1011 N OXFORD	09/01/22	\$525,000	\$525,000	\$214,500	40.86	\$443,434	\$82,922	\$442,078	\$316,516	1.397	2,548	\$173.50	8	20.0853	2.00 STORY	AREA 8			
009 01 0191 002	810 S OXFORD	07/07/22	\$908,000	\$908,000	\$334,500	36.84	\$698,924	\$80,931	\$827,069	\$542,575	1.524	3,551	\$232.91	8	32.8494	2.00 STORY	AREA 8			
009 01 0193 002	790 S OXFORD	11/10/22	\$585,000	\$585,000	\$225,500	38.55	\$466,137	\$93,163	\$491,837	\$327,457	1.502	2,687	\$183.04	8	30.6142	2.00 STORY	AREA 8			
009 01 0195 002	740 S OXFORD	04/29/22	\$696,000	\$696,000	\$325,800	46.81	\$676,221	\$97,786	\$598,214	\$507,845	1.178	4,196	\$142.57	8	1.7899	2.00 STORY	AREA 8			
009 01 0196 002	730 S OXFORD	09/20/21	\$615,000	\$615,000	\$249,100	40.50	\$516,090	\$87,611	\$527,389	\$376,189	1.402	2,960	\$178.17	8	20.6080	2.00 STORY	AREA 8			
009 01 0211 002	711 S OXFORD	07/16/21	\$742,500	\$742,500	\$366,500	49.36	\$772,773	\$149,451	\$593,049	\$535,591	1.107	4,120	\$143.94	8	8.8566	2.00 STORY	AREA 8			
009 01 0253 002	1211 S OXFORD	05/03/21	\$440,000	\$440,000	\$230,000	52.27	\$483,864	\$81,231	\$358,769	\$353,497	1.015	2,663	\$134.72	8	18.0932	2.00 STORY	AREA 8			
009 01 0284 000	1561 OXFORD	07/07/22	\$330,000	\$330,000	\$178,200	54.00	\$369,615	\$60,763	\$269,237	\$271,161	0.993	2,003	\$134.42	8	20.2940	2.00 STORY	AREA 8			
Totals:			\$6,230,500	\$6,230,500	\$2,864,400		\$5,962,211		\$5,234,471	\$4,348,462			\$156.01		0.7906					
											Sale. Ratio =>	45.97	E.C.F. =>	1.204	Std. Deviation=>	0.221408004				
											Std. Dev. =>	7.08	Ave. E.C.F. =>	1.196	Ave. Variance=>	18.9376	Coefficient of Var=>	15.83616502		

AREA 9

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. 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	Land Table
015 01 0236 000	1955 SEVERN RD	09/15/21	\$309,000	\$309,000	\$140,000	45.31	\$290,506	\$52,708	\$256,292	\$211,564	1.211	1,812	\$141.44	9	2.7690	2.00 STORY	AREA 9
015 01 0262 002	1747 SEVERN RD	02/15/23	\$376,500	\$376,500	\$175,500	46.61	\$363,799	\$76,190	\$300,310	\$255,880	1.174	2,308	\$130.12	9	1.0089	2.00 STORY	AREA 9
015 01 0304 002	1822 SEVERN RD	10/07/22	\$375,000	\$375,000	\$177,900	47.44	\$368,715	\$77,756	\$297,244	\$258,860	1.148	2,469	\$120.39	9	3.5446	2.00 STORY	AREA 9
015 01 0324 000	1962 SEVERN RD	02/10/23	\$290,000	\$290,000	\$130,200	44.90	\$269,832	\$54,624	\$235,376	\$191,466	1.229	1,608	\$146.38	9	4.5609	2.00 STORY	AREA 9
015 01 0337 001	1953 BROADSTONE RD	09/09/22	\$285,000	\$285,000	\$138,300	48.53	\$286,923	\$52,520	\$232,480	\$208,544	1.115	1,826	\$127.32	9	6.8947	2.00 STORY	AREA 9
015 01 0345 002	1887 BROADSTONE RD	11/12/21	\$380,000	\$380,000	\$163,900	43.13	\$339,823	\$71,158	\$308,842	\$239,026	1.292	2,087	\$147.98	9	10.8361	2.00 STORY	AREA 9
015 01 0347 002	1861 BROADSTONE RD	05/25/22	\$350,000	\$350,000	\$142,400	40.69	\$294,960	\$63,041	\$268,959	\$206,334	1.391	1,806	\$158.89	9	20.7027	2.00 STORY	AREA 9
015 01 0364 002	1713 BROADSTONE RD	08/03/22	\$360,000	\$360,000	\$163,500	45.42	\$338,678	\$75,052	\$284,948	\$234,543	1.215	2,024	\$140.78	9	3.1183	2.00 STORY	AREA 9
015 01 0392 000	1760 BROADSTONE RD	07/12/21	\$337,500	\$337,500	\$145,500	43.11	\$301,751	\$58,584	\$228,916	\$216,341	1.289	1,790	\$155.82	9	10.5518	2.00 STORY	AREA 9
015 01 0394 000	1788 BROADSTONE RD	11/05/21	\$390,000	\$390,000	\$191,700	49.15	\$452,714	\$114,062	\$275,938	\$250,631	1.101	2,293	\$120.34	9	8.2752	2.00 STORY	AREA 9
015 01 0405 002	1876 BROADSTONE RD	06/04/21	\$330,000	\$330,000	\$143,400	43.45	\$296,783	\$69,663	\$260,337	\$202,06							

015 01 0425 000	1977 LITTLESTONE RD	12/01/22	\$285,000	\$285,000	\$136,200	47.79	\$282,402	\$52,788	\$232,212	\$204,283	1.137	1,726	\$134.54	9	4.7008	2.00 STORY	AREA 9
015 01 0435 000	1901 LITTLESTONE RD	06/04/21	\$355,500	\$355,500	\$148,500	41.77	\$307,380	\$71,223	\$284,277	\$210,104	1.353	1,781	\$159.62	9	16.9303	2.00 STORY	AREA 9
015 01 0445 000	1803 LITTLESTONE RD	04/09/21	\$315,000	\$315,000	\$146,500	46.51	\$303,683	\$57,945	\$257,055	\$218,628	1.176	1,770	\$145.23	9	0.7962	2.00 STORY	AREA 9
015 01 0464 000	1660 LITTLESTONE RD	05/19/21	\$320,000	\$320,000	\$140,800	44.00	\$291,985	\$54,566	\$265,434	\$211,227	1.257	1,826	\$145.36	9	7.2904	2.00 STORY	AREA 9
015 01 0466 000	1676 LITTLESTONE RD	09/14/21	\$240,000	\$240,000	\$138,400	57.67	\$286,846	\$56,672	\$183,328	\$204,781	0.895	1,782	\$102.88	9	28.8487	2.00 STORY	AREA 9
015 01 0473 000	1730 LITTLESTONE RD	11/14/22	\$275,000	\$275,000	\$143,500	52.18	\$297,766	\$56,539	\$218,461	\$214,615	1.018	1,792	\$121.91	9	16.5804	2.00 STORY	AREA 9
015 01 0488 000	1866 LITTLESTONE RD	08/13/21	\$275,000	\$275,000	\$139,700	50.80	\$292,957	\$64,176	\$210,824	\$203,542	1.036	1,700	\$124.01	9	14.7949	2.00 STORY	AREA 9
015 01 0504 000	1996 LITTLESTONE RD	12/08/22	\$275,000	\$275,000	\$140,400	51.05	\$291,321	\$53,181	\$221,819	\$211,868	1.047	1,849	\$119.97	9	13.6760	2.00 STORY	AREA 9

Totals:	\$6,470,400	\$6,470,400	\$2,994,100	\$6,265,498	\$5,184,331	\$4,379,436	\$137.77	0.0064	Sale. Ratio => 46.27	E.C.F. => 1.184	Std. Deviation=> 0.12464217	Ave. E.C.F. => 1.184	Ave. Variance=> 9.9120	Coefficient of Var=> 8.373598806			
									Std. Dev. => 4.13								

015 01 0470 000	1708 LITTLESTONE RD	11/29/21	\$150,000	\$150,000	\$138,500	92.33	\$287,209	\$53,160	\$96,840	\$208,229	0.465	1,803	\$53.71	9	71.8660	2.00 STORY	AREA 9
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AREA 10 A
1.00, 1+, 1.25 Story

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. 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	Land Table
002 04 0037 002	988 CANTERBURY RD	07/01/22	\$374,000	\$374,000	\$155,900	41.68	\$322,066	\$87,629	\$286,371	\$225,855	1.268	1,658	\$172.72	10A	11.7892	1.00 STORY	AREA 10AB
002 04 0061 002	1092 BLAIRMOR CT	02/07/22	\$375,000	\$375,000	\$192,000	51.20	\$397,067	\$100,411	\$274,589	\$285,796	0.961	2,379	\$115.42	10A	18.9265	1.00 STORY	AREA 10AB
002 04 0080 002	923 BLAIRMOR CT	06/23/21	\$375,000	\$375,000	\$181,600	48.43	\$375,581	\$97,031	\$277,969	\$268,353	1.036	2,096	\$132.62	10A	11.4217	1.00 STORY	AREA 10AB
002 07 0047 002	591 WOODS LN	07/08/22	\$430,000	\$430,000	\$174,500	40.58	\$360,763	\$90,786	\$339,214	\$260,093	1.304	2,047	\$165.71	10A	15.4148	1.00 STORY	AREA 10AB
002 08 0123 000	750 CANTERBURY RD	07/15/22	\$380,000	\$380,000	\$193,100	50.82	\$399,763	\$97,155	\$282,845	\$291,530	0.970	2,096	\$134.95	10A	17.9843	1.00 STORY	AREA 10AB
002 10 0001 000	854 AVON	06/03/22	\$450,000	\$450,000	\$180,500	40.11	\$372,536	\$114,000	\$336,000	\$249,071	1.349	1,973	\$170.30	10A	19.8959	1.00 STORY	AREA 10AB
002 11 0074 000	598 BRIARCLIFF DR	02/25/22	\$275,000	\$275,000	\$151,700	55.16	\$313,424	\$84,234	\$190,766	\$220,800	0.864	1,651	\$115.55	10A	28.6074	1.00 STORY	AREA 10AB
002 11 0074 000	598 BRIARCLIFF DR	11/10/22	\$435,000	\$435,000	\$151,700	34.87	\$313,424	\$84,234	\$190,766	\$220,800	1.589	1,651	\$212.46	10A	43.8565	2.00 STORY	AREA 10AB
002 12 0015 000	783 S ROSEDALE CT	03/09/23	\$290,000	\$290,000	\$182,200	62.83	\$376,432	\$103,599	\$186,401	\$262,845	0.709	2,094	\$89.02	10A	44.0885	1.00 STORY	AREA 10AB
002 12 0018 002	721 S ROSEDALE CT	02/02/23	\$470,000	\$470,000	\$176,800	37.62	\$365,343	\$102,162	\$367,838	\$253,546	1.451	1,995	\$184.38	10A	30.0720	1.00 STORY	AREA 10AB

Totals:	\$3,854,000	\$3,854,000	\$1,740,000	\$3,854,000	\$1,740,000	\$3,596,399	\$2,892,759	\$2,538,688	\$149.31	1.0582	Sale. Ratio => 45.15	E.C.F. => 1.139	Std. Deviation=> 0.282340427	Ave. E.C.F. => 1.150	Ave. Variance=> 24.2057	Coefficient of Var=> 21.04746792	
											Std. Dev. => 8.81						

1.50, 1.75, & 2.00 Story

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. 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	Land Table
002 01 0063 002	508 ROBERT JOHN RD	02/17/23	\$442,500	\$442,500	\$0	0.00	\$408,815	\$73,385	\$369,115	\$249,205	1.481	2,304	\$160.21	10A	15.7858	2.00 STORY	AREA 10AB
002 02 0118 000	21800 VAN K DR	03/31/22	\$430,000	\$430,000	\$201,000	46.74	\$434,634	\$113,952	\$316,048	\$238,248	1.327	2,085	\$151.58	10A	0.3238	2.00 STORY	AREA 10AB
002 03 0017 000	901 MOORLAND DR	12/07/21	\$360,000	\$360,000	\$216,200	60.06	\$471,083	\$87,626	\$272,374	\$284,886	0.956	2,701	\$100.84	10A	36.7232	2.00 STORY	AREA 10AB
002 03 0031 000	683 MOORLAND DR	05/16/22	\$465,000	\$465,000	\$222,700	47.89	\$484,250	\$98,622	\$366,378	\$286,499	1.279	2,702	\$135.60	10A	4.4502	1.50 STORY	AREA 10AB
002 04 0028 000	21441 RIVER RD	09/07/21	\$458,400	\$458,400	\$224,100	48.89	\$487,606	\$95,664	\$362,736	\$291,190	1.246	2,635	\$137.66	10A	7.7611	2.00 STORY	AREA 10AB
002 04 0043 000	872 CANTERBURY RD	03/23/22	\$443,000	\$443,000	\$209,200	47.22	\$454,813	\$92,673	\$350,327	\$269,049	1.302	2,471	\$141.78	10A	2.1218	2.00 STORY	AREA 10AB
002 04 0046 001	869 CANTERBURY RD	04/15/22	\$445,000	\$445,000	\$188,700	42.40	\$409,659	\$90,740	\$354,260	\$236,938	1.495	2,062	\$171.80	10A	17.1845	2.00 STORY	AREA 10AB
002 04 0081 002	939 BLAIRMOR CT	07/23/21	\$395,000	\$395,000	\$216,500	54.81	\$471,613	\$89,777	\$305,223	\$283,682	1.076	2,580	\$118.30	10A	24.7378	2.00 STORY	AREA 10AB
002 04 0091 000	1093 BLAIRMOR CT	05/07/21	\$325,000	\$325,000	\$187,800	57.78	\$405,968	\$105,548	\$219,452	\$223,195	0.983	1,876	\$116.98	10A	34.0081	2.00 STORY	AREA 10AB
002 05 0002 002	21837 RIVER RD	08/19/22	\$450,000	\$450,000	\$225,000	50.00	\$513,879	\$87,524	\$362,476	\$316,757	1.144	3,111	\$116.51	10A	17.8978	2.00 STORY	AREA 10AB
002 05 0007 002	950 MOORLAND DR	11/10/22	\$430,750	\$430,750	\$203,800	47.31	\$443,722	\$84,877	\$345,873	\$266,601	1.297	2,446	\$141.40	10A	2.5969	2.00 STORY	AREA 10AB
002 05 0024 001	660 MOORLAND DR	09/08/22	\$469,000	\$469,000	\$187,700	46.63	\$475,889	\$94,742	\$374,258	\$283,170	1.322	2,652	\$141.12	10A	0.1640	1.75 STORY	AREA 10AB
002 06 0010 002	641 BLAIRMOR CT	08/26/22	\$416,500	\$416,500	\$177,700	42.67	\$385,847	\$83,373	\$333,127	\$224,721	1.482	1,984	\$167.91	10A	15.9093	1.75 STORY	AREA 10AB
002 06 0014 002	695 BLAIRMOR CT	07/09/21	\$425,000	\$425,000	\$205,000	48.24	\$445,350	\$96,468	\$328,532	\$259,199	1.267	2,464	\$133.33	10A	5.5823	1.75 STORY	AREA 10AB
002 06 0016 002	733 BLAIRMOR CT	04/15/22	\$510,499	\$510,499	\$203,900	39.94	\$444,054	\$84,828	\$425,671	\$266,884	1.595	2,482	\$171.50	10A	27.1654	2.00 STORY	AREA 10AB
002 06 0018 001	771 BLAIRMOR CT	05/19/22	\$470,000	\$470,000	\$217,600	46.30	\$473,520	\$93,502	\$376,498	\$282,331	1.334	2,670	\$141.01	10A	1.0220	2.00 STORY	AREA 10AB
002 06 0023 001	844 BLAIRMOR CT	09/27/21	\$385,000	\$385,000	\$197,400	51.27	\$429,231	\$87,885	\$297,115	\$253,600	1.172	2,234	\$133.00	10A	15.1724	2.00 STORY	AREA 10AB
002 07 0047 001	575 WOODS LN	03/24/23	\$382,000	\$382,000	\$203,800	53.35	\$443,570	\$85,480	\$296,520	\$266,040	1.115	2,401	\$123.50	10A	20.8743	2.00 STORY	AREA 10AB
002 07 0053 000	685 WOODS LN	09/02/21	\$455,000	\$455,000	\$225,000	49.45	\$488,600	\$109,227	\$345,773	\$281,852	1.227	2,694	\$128.35	10A	9.6523	2.00 STORY	AREA 10AB
002 08 0093 002	821 CANTERBURY RD	12/14/21	\$565,000	\$565,000	\$160,100	28.34	\$346,470	\$84,688	\$480,312	\$194,489	2.470	2,642	\$181.80	10A	114.6300	2.00 STORY	AREA 10AB
002 08 0105 000	639 CANTERBURY RD	11/30/22	\$603,500	\$603,500	\$257,500	42.67	\$561,704	\$101,748	\$501,752	\$341,721	1.468	3,462	\$144.93	10A	14.4998	2.00 STORY	AREA 10AB
002 08 0119 002	692 CANTERBURY RD	05/17/22	\$496,000	\$496,000	\$221,300	44.62	\$482,281	\$89,319	\$406,681	\$291,948	1.393	2,843	\$143.05	10A	6.9679	2.00 STORY	AREA 10AB
002 09 0083 000	855 WOODS LN	11/10/22	\$425,000	\$425,000	\$212,500	52.12	\$482,413	\$91,549	\$333,451	\$290,389	1.148	2,746	\$121.43	10A	17.5022	2.00 STORY	AREA 10AB
002 09 0094 000	1021 WOODS LN	11/28/22	\$425,000	\$425,000	\$217,500	51.18	\$474,386	\$83,011	\$341,989	\$290,769	1.176	2,761	\$123.86	10A	14.7158	2.00 STORY	AREA 10AB
002 09 0107 000	940 WOODS LN	12/19/22	\$459,900	\$459,900	\$205,200	44.62	\$447,061	\$83,597	\$376,303	\$270,033	1.394	2,493	\$150.94	10A	7.0234	1.75 STORY	AREA 10AB
002 09 0108 000	928 WOODS LN	12/23/21	\$483,500	\$483,500	\$216,600	44.80	\$471,966	\$90,108	\$393,392	\$283,698	1.387	2,763	\$142.38	10A	6.3344	2.00 STORY	AREA 10AB
002 09 0113 000	854 WOODS LN	08/05/21	\$485,000	\$485,000	\$202,600	41.77	\$440,638	\$88,351	\$396,649	\$261,729	1.515	2,518	\$157.53	10A	19.2184	1.75 STORY	AREA 10AB
002 11 0041 000	572 PERRIEN PL	09/03/21	\$450,000	\$450,000	\$211,200	46.93	\$460,318	\$84,373	\$365,627	\$279,305	1.309	2,767	\$132.14	10A	1.4254	2.00 STORY	AREA 10AB
002 11 0062 000	639 PERRIEN PL	09/29/21	\$425,000	\$425,000	\$195,600	46.02	\$425,647	\$84,160	\$340,840	\$253,705	1.343	2,336	\$145.91	10A	2.0138	1.50 STORY	AREA 10AB
002 11 0086 002	559 BRIARCLIFF DR	07/25/22	\$529,000	\$529,000	\$223,200	42.19	\$485,986	\$97,483	\$431,517	\$288,635	1.495	2,806	\$153.78	10A	17.1714	2.00 STORY	AREA 10AB
002 11 0110 000	931 BRIARCLIFF DR	10/07/22	\$397,000	\$397,000	\$197,200	49.67	\$428,963	\$86,503	\$310,497	\$254,428	1.220	2,370	\$131.01	10A	10.2939	1.75 STORY	AREA 10AB
002 12 0013 002	801 S ROSEDALE CT	02/15/23	\$415,000	\$415,000	\$231,900	55.88	\$503,675	\$108,574	\$306,426	\$293,537	1.044	2,861</					

002 11 0068 000	555 PERRIER PL	12/20/21	\$640,000	\$640,000	\$205,100	32.05	\$446,724	\$83,844	\$556,156	\$269,599	2.063	2,508	\$221.75	10A	73.9590	1.75 STORY	AREA 10AB
002 12 0008 001	921 S ROSEDALE CT	05/18/22	\$480,000	\$480,000	\$122,500	25.52	\$259,491	\$87,739	\$392,261	\$127,708	3.072	1,530	\$256.38	10A	174.8234	2.00 STORY	AREA 10AB
002 07 0074 000	686 WOODS LN	09/21/22	\$400,000	\$400,000	\$254,900	63.73	\$554,914	\$111,338	\$288,662	\$329,551	0.876	3,082	\$93.66	10A	44.7387	2.00 STORY	AREA 10AB
002 01 0042 002	533 ROBERT JOHN RD	11/21/22	\$335,000	\$335,000	\$211,500	63.13	\$461,766	\$76,525	\$258,475	\$286,212	0.903	2,844	\$90.88	10A	42.0222	2.00 STORY	AREA 10AB

AREA 10 B

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. 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	Land Table			
001 05 0036 002	1365 BLAIRMOR CT	05/28/21	\$422,000	\$422,000	\$211,500	50.12	\$438,923	\$77,188	\$344,812	\$285,731	1.207	2,725	\$126.54	10B	13.2399	2.00 STORY	AREA 10AB			
001 05 0036 002	1365 BLAIRMOR CT	12/27/21	\$550,000	\$550,000	\$211,500	38.45	\$438,923	\$77,188	\$472,812	\$285,731	1.655	2,725	\$173.51	10B	31.5575	2.00 STORY	AREA 10AB			
001 05 0048 000	1517 BLAIRMOR CT	10/21/22	\$335,000	\$335,000	\$190,600	56.90	\$394,789	\$88,856	\$246,144	\$241,653	1.019	2,153	\$114.33	10B	32.0589	2.00 STORY	AREA 10AB			
001 05 0053 000	1593 BLAIRMOR CT	12/01/21	\$387,000	\$387,000	\$175,100	45.25	\$362,599	\$84,038	\$302,962	\$220,032	1.377	1,860	\$162.88	10B	3.7725	2.00 STORY	AREA 10AB			
001 05 0071 000	1500 BLAIRMOR CT	08/06/21	\$415,000	\$415,000	\$176,700	42.58	\$365,988	\$83,879	\$331,121	\$222,835	1.486	1,960	\$168.94	10B	14.6775	1.75 STORY	AREA 10AB			
001 05 0081 000	1364 BLAIRMOR CT	04/23/21	\$410,000	\$410,000	\$182,400	44.49	\$377,824	\$78,210	\$331,790	\$236,662	1.402	2,066	\$160.60	10B	6.2786	2.00 STORY	AREA 10AB			
001 05 0090 002	1240 BLAIRMOR CT	12/30/21	\$415,000	\$415,000	\$179,000	43.13	\$371,070	\$74,168	\$340,832	\$234,520	1.453	2,118	\$160.92	10B	11.4147	2.00 STORY	AREA 10AB			
001 05 0100 002	1327 EDMUNDTON DR	02/25/22	\$435,000	\$435,000	\$189,100	43.47	\$391,924	\$84,018	\$350,982	\$243,212	1.443	2,230	\$157.39	10B	10.3941	1.75 STORY	AREA 10AB			
001 05 0117 000	1549 EDMUNDTON DR	03/07/23	\$415,000	\$415,000	\$182,100	43.88	\$377,296	\$78,473	\$356,527	\$236,037	1.426	2,148	\$156.67	10B	8.6565	2.00 STORY	AREA 10AB			
001 05 0156 000	1212 EDMUNDTON DR	06/18/21	\$399,000	\$399,000	\$193,600	48.52	\$401,295	\$78,455	\$320,545	\$255,008	1.257	2,206	\$145.31	10B	8.2172	2.00 STORY	AREA 10AB			
001 05 0168 002	1265 BLAIRMOR CT	10/13/22	\$388,000	\$388,000	\$176,000	45.36	\$364,459	\$81,259	\$307,741	\$223,697	1.371	2,491	\$123.14	10B	3.2064	2.00 STORY	AREA 10AB			
001 06 0174 000	1445 YORKTOWN ST	04/27/21	\$375,000	\$375,000	\$190,500	50.80	\$394,814	\$84,543	\$290,457	\$245,080	1.185	2,251	\$129.03	10B	15.4019	2.00 STORY	AREA 10AB			
001 06 0181 000	1543 YORKTOWN ST	11/10/22	\$370,000	\$370,000	\$195,600	52.86	\$405,440	\$78,485	\$291,515	\$258,258	1.129	2,467	\$118.17	10B	21.0399	2.00 STORY	AREA 10AB			
Totals:			\$5,316,000	\$5,316,000	\$2,453,700		\$5,085,344		\$4,267,240	\$3,188,455			\$145.96		0.0831					
											Sale. Ratio =>	46.16			E.C.F. =>	1.338	Std. Deviation=>	0.171731229		
											Std. Dev. =>	4.99			Ave. E.C.F. =>	1.339	Ave. Variance=>	13.8397	Coefficient of Var=>	10.33449443

AREA 11 A

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. 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	Land Table			
010 01 0010 000	762 SUNNINGDALE DR	09/30/21	\$800,000	\$800,000	\$280,100	35.01	\$570,010	\$141,704	\$658,296	\$361,440	1.821	2,956	\$222.70	11A	59.5342	2.00 STORY	AREA 11A			
010 01 0019 000	562 SUNNINGDALE DR	06/11/21	\$865,000	\$865,000	\$384,200	44.42	\$770,643	\$162,310	\$702,690	\$513,361	1.369	4,339	\$161.95	11A	14.2828	2.00 STORY	AREA 11A			
010 01 0055 000	697 SUNNINGDALE DR	06/30/22	\$1,200,000	\$1,200,000	\$442,400	36.87	\$901,956	\$129,797	\$1,070,203	\$651,611	1.642	3,964	\$269.98	11A	41.6421	2.00 STORY	AREA 11A			
010 01 0056 000	717 SUNNINGDALE DR	05/17/21	\$590,000	\$590,000	\$256,900	43.54	\$522,515	\$129,797	\$460,203	\$331,408	1.389	2,822	\$163.08	11A	16.2657	2.00 STORY	AREA 11A			
010 01 0089 000	1527 SUNNINGDALE DR	04/16/21	\$781,750	\$781,750	\$345,400	44.18	\$703,236	\$145,590	\$636,160	\$470,587	1.352	3,528	\$180.32	11A	12.5868	1.25 STORY	AREA 11A			
010 01 0095 001	20363 SUNNINGDALE PARK	05/31/22	\$499,000	\$499,000	\$290,600	58.24	\$582,369	\$160,937	\$338,063	\$355,639	0.951	3,263	\$103.60	11A	27.5395	2.00 STORY	AREA 11A			
010 01 0143 000	1316 LOCHMOOR BLVD	12/29/21	\$680,000	\$680,000	\$334,700	49.22	\$681,880	\$146,775	\$533,225	\$451,565	1.181	3,128	\$170.47	11A	4.5138	2.00 STORY	AREA 11A			
010 01 0150 000	1152 LOCHMOOR BLVD	11/01/21	\$685,000	\$685,000	\$282,800	41.28	\$575,468	\$137,913	\$547,087	\$369,245	1.482	2,946	\$185.71	11A	25.5664	2.00 STORY	AREA 11A			
010 01 0152 000	1108 LOCHMOOR BLVD	05/28/21	\$439,900	\$439,900	\$251,000	57.06	\$510,550	\$144,294	\$595,606	\$309,077	0.956	2,414	\$122.45	11A	26.9558	2.00 STORY	AREA 11A			
010 01 0173 000	558 LOCHMOOR BLVD	03/07/22	\$625,000	\$625,000	\$294,800	47.17	\$591,200	\$133,554	\$491,446	\$386,199	1.273	2,876	\$170.88	11A	4.6545	2.00 STORY	AREA 11A			
010 01 0207 000	505 LOCHMOOR BLVD	07/19/22	\$490,000	\$490,000	\$283,300	57.82	\$567,041	\$130,569	\$395,431	\$368,331	0.976	2,780	\$129.29	11A	25.0137	1.50 STORY	AREA 11A			
010 01 0236 000	1153 LOCHMOOR BLVD	05/24/22	\$675,000	\$675,000	\$285,400	42.28	\$580,852	\$139,008	\$535,992	\$372,864	1.437	3,139	\$170.75	11A	21.1525	2.00 STORY	AREA 11A			
010 01 0245 000	1363 LOCHMOOR BLVD	09/24/21	\$790,000	\$790,000	\$437,700	55.41	\$882,351	\$144,941	\$645,059	\$622,287	1.037	3,765	\$171.33	11A	18.9380	1.25 STORY	AREA 11A			
010 01 0249 000	1457 LOCHMOOR BLVD	10/26/22	\$745,000	\$745,000	\$332,500	44.63	\$666,797	\$129,558	\$615,442	\$453,366	1.357	3,703	\$166.20	11A	13.1520	1.50 STORY	AREA 11A			
010 01 0262 000	1717 LOCHMOOR BLVD	05/19/22	\$365,000	\$365,000	\$253,200	69.37	\$507,258	\$134,168	\$230,832	\$314,844	0.733	2,463	\$93.72	11A	49.2811	1.50 STORY	AREA 11A			
010 01 0262 000	1717 LOCHMOOR BLVD	07/26/21	\$399,900	\$399,900	\$253,200	63.32	\$507,258	\$134,168	\$265,732	\$314,844	0.844	2,463	\$107.89	11A	38.1962	1.50 STORY	AREA 11A			
010 03 0015 000	521 RENAUD RD	06/07/21	\$730,000	\$730,000	\$404,000	55.34	\$811,662	\$135,023	\$594,977	\$571,003	1.042	4,121	\$144.38	11A	18.3989	2.00 STORY	AREA 11A			
Totals:			\$11,360,550	\$11,360,550	\$5,412,200		\$10,933,046		\$8,980,444	\$7,217,671			\$160.86		1.8256					
											Sale. Ratio =>	47.64			E.C.F. =>	1.244	Std. Deviation=>	0.294925217		
											Std. Dev. =>	9.57			Ave. E.C.F. =>	1.226	Ave. Variance=>	24.5691	Coefficient of Var=>	20.04043846

010 01 0249 000	1457 LOCHMOOR BLVD	12/17/21	\$415,000	\$415,000	\$332,500	80.12	\$666,797	\$129,558	\$285,442	\$453,366	0.630	3,703	\$77.08	11A	59.6369	1.50 STORY	AREA 11A
010 01 0220 000	799 LOCHMOOR BLVD	07/15/22	\$450,000	\$450,000	\$407,700	90.60	\$818,537	\$135,806	\$314,194	\$576,144	0.545	4,636	\$67.77	11A	68.0635	2.00 STORY	AREA 11A
010 01 0063 000	879 SUNNINGDALE DR	06/03/21	\$890,000	\$890,000	\$303,300	34.08	\$608,480	\$133,329	\$756,671	\$400,971	1.887	3,092	\$244.72	11A	66.1121	2.00 STORY	AREA 11A
010 01 0267 003	1008 LOCHMOOR BLVD	12/09/21	\$465,000	\$465,000	\$328,400	70.62	\$660,851	\$136,998	\$328,002	\$442,070	0.742	3,210	\$102.18	11A	48.4006	2.00 STORY	AREA 11A

AREA 11 B

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. 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	Land Table
006 13 0136 000	561 GLEN ARBOR LN	07/07/21	\$455,000	\$455,000	\$270,400	59.43	\$561,427	\$105,657	\$349,343	\$517,920	0.675	3,197	\$109.27	11B	30.3563	2.00 STORY	AREA 11B
006 14 0145 000	494 COVENTRY LN	05/27/22	\$895,000	\$895,000	\$509,400	56.92	\$1,064,906	\$95,647	\$799,353	\$1,101,431	0.726	5,274	\$151.56	11B	25.2333	2.00 STORY	AREA 11B
006 14 0146 000	488 COVENTRY LN	01/31/22	\$599,000	\$599,000	\$250,000	41.74	\$629,046	\$107,727	\$491,273	\$592,408	0.829	3,417	\$143.77	11B	14.8792	2.00 STORY	AREA 11B
006 14 0147 000	491 COVENTRY LN	12/21/22	\$685,000	\$685,000	\$309,900	45.24	\$652,219	\$104,621	\$580,379	\$622,270	0.933	3,781	\$153.50	11B	4.5394	2.00 STORY	AREA 11B
010 09 0017 000	780 HIDDEN LN	06/03/22	\$330,000	\$330,000	\$171,500	51.97	\$353,584	\$94,940	\$235,060	\$293,914	0.800	1,976	\$118.96	11B	17.8315	1.00 STORY	AREA 11B
010 09 0023 000	882 HIDDEN LN	08/16/21	\$345,000	\$345,000	\$151,800	44.00	\$312,734	\$93,038	\$251,962	\$249,655	1.009	1,607	\$156.79	11B	3.1169	1.00 STORY	AREA 11B
010 09 0029 001	980 HIDDEN LN	07/19/22	\$490,000	\$490,000	\$191,800	39.14	\$395,450	\$120,613	\$369,387	\$31							

014 03 0232 000	496 DEEPLANDS RD	01/27/22	\$415,000	\$415,000	\$227,900	54.92	\$479,169	\$81,609	\$333,391	\$361,418	0.922	2,610	\$127.74	20	20.0604	1.50 STORY	AREA 7
014 03 0234 000	552 THORN TREE RD	06/11/21	\$520,000	\$520,000	\$236,100	45.40	\$496,810	\$81,175	\$438,825	\$377,850	1.161	2,975	\$147.50	20	3.8318	1.75 STORY	AREA 7
014 03 0243 000	577 THORN TREE RD	02/02/22	\$465,000	\$465,000	\$230,600	49.59	\$485,789	\$71,622	\$393,378	\$376,515	1.045	2,284	\$172.23	20	7.8270	1.25 STORY	AREA 7
014 03 0253 000	545 PEAR TREE LN	07/19/21	\$540,000	\$540,000	\$227,600	42.15	\$472,372	\$69,650	\$470,350	\$366,111	1.285	2,862	\$164.34	20	16.1664	1.50 STORY	AREA 7
014 03 0266 000	505 THORN TREE RD	10/28/22	\$395,000	\$395,000	\$200,000	50.63	\$462,930	\$96,639	\$298,361	\$332,992	0.896	2,672	\$111.66	20	22.7055	1.50 STORY	AREA 7
014 03 0270 000	580 COOK	07/12/22	\$475,000	\$475,000	\$190,000	40.00	\$398,897	\$79,734	\$395,266	\$290,148	1.362	2,110	\$187.33	20	23.9234	1.25 STORY	AREA 7
Totals:			\$3,277,500	\$3,277,500	\$1,524,300		\$3,234,898		\$2,708,221	\$2,423,290			\$149.38		0.5476		
							Sale. Ratio =>	46.51		E.C.F. =>	1.118		Std. Deviation=>	0.176639433			
							Std. Dev. =>	5.17		Ave. E.C.F. =>	1.123		Ave. Variance=>	14.4551	Coefficient of Var=>	12.87121494	

AREA 21

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. 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	Land Table
014 07 0002 000	577 COOK	10/13/22	\$354,000	\$354,000	\$163,800	46.27	\$339,064	\$68,087	\$285,913	\$240,228	1.190	2,672	\$107.00	21	5.5833	TRI-LEVEL	AREA 7
014 07 0003 000	559 COOK	06/10/21	\$450,000	\$450,000	\$214,100	47.58	\$450,913	\$64,661	\$385,339	\$342,422	1.125	2,539	\$151.77	21	0.9008	2.00 STORY	AREA 7
014 07 0038 004	581 SADDLE	06/14/22	\$385,100	\$385,100	\$234,300	60.84	\$485,649	\$98,234	\$286,866	\$343,453	0.835	2,736	\$104.85	21	29.9100	2.00 STORY	AREA 7
014 07 0039 002	585 SADDLE	12/28/21	\$408,000	\$408,000	\$204,900	50.22	\$425,774	\$61,466	\$346,534	\$322,968	1.073	2,406	\$144.03	21	6.1375	2.00 STORY	AREA 7
014 07 0045 000	437 SADDLE	05/31/22	\$610,000	\$610,000	\$247,200	40.52	\$514,260	\$64,619	\$545,381	\$398,618	1.368	3,451	\$158.04	21	23.3839	2.00 STORY	AREA 7
014 07 0047 000	449 SADDLE	05/10/21	\$405,000	\$405,000	\$183,400	45.28	\$380,676	\$62,201	\$342,799	\$282,336	1.214	2,186	\$156.82	21	7.9811	1.75 STORY	AREA 7
Totals:			\$2,612,100	\$2,612,100	\$1,247,700		\$2,596,336		\$2,192,832	\$1,930,025			\$137.08		0.1826		
							Sale. Ratio =>	47.77		E.C.F. =>	1.136		Std. Deviation=>	0.17746925			
							Std. Dev. =>	6.86		Ave. E.C.F. =>	1.134		Ave. Variance=>	12.3161	Coefficient of Var=>	10.85748368	

AREA 22

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. 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	Land Table
014 06 0061 000	656 PEAR TREE LN	06/09/21	\$335,000	\$335,000	\$213,000	63.58	\$448,549	\$65,163	\$269,837	\$316,325	0.853	2,223	\$121.38	22	38.2762	2.00 STORY	AREA 7
014 06 0076 000	19811 WEDGEWOOD DR	04/29/21	\$565,000	\$565,000	\$220,700	39.06	\$458,569	\$66,523	\$498,477	\$323,470	1.541	2,581	\$193.13	22	30.5230	1.75 STORY	AREA 7
014 06 0080 000	19765 WEDGEWOOD DR	11/01/21	\$450,000	\$450,000	\$220,000	48.89	\$486,880	\$64,830	\$385,170	\$482,226	1.106	2,796	\$137.76	22	12.9707	2.00 STORY	AREA 7
014 06 0096 000	19766 EDSHIRE LN	10/15/21	\$430,000	\$430,000	\$196,100	45.60	\$412,247	\$72,180	\$357,820	\$280,583	1.275	2,304	\$155.30	22	3.9473	2.00 STORY	AREA 7
014 06 0106 000	669 PEAR TREE LN	06/29/21	\$522,500	\$522,500	\$211,000	40.38	\$461,250	\$68,291	\$454,209	\$324,224	1.401	2,492	\$182.27	22	16.5114	2.00 STORY	AREA 7
014 06 0107 000	657 PEAR TREE LN	02/17/22	\$575,000	\$575,000	\$272,900	47.46	\$575,658	\$72,144	\$502,856	\$415,441	1.210	3,595	\$139.88	22	2.5383	2.00 STORY	AREA 7
014 06 0113 000	628 PEACH TREE LN	12/06/21	\$474,400	\$474,400	\$204,800	43.17	\$431,173	\$70,841	\$403,559	\$297,304	1.357	2,330	\$173.20	22	12.1598	2.00 STORY	AREA 7
014 06 0123 000	700 PEACH TREE LN	09/30/22	\$355,000	\$355,000	\$177,300	49.94	\$372,274	\$72,173	\$282,827	\$247,608	1.142	2,379	\$118.88	22	9.3562	TRI-LEVEL	AREA 7
Totals:			\$3,706,900	\$3,706,900	\$1,715,800		\$3,646,600		\$3,154,755	\$2,553,181			\$152.73		0.0181		
							Sale. Ratio =>	46.29		E.C.F. =>	1.236		Std. Deviation=>	0.21027219			
							Std. Dev. =>	7.66		Ave. E.C.F. =>	1.236		Ave. Variance=>	15.7854	Coefficient of Var=>	12.77340165	

SHOREPOINTE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. 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	Land Table
003 12 0007 000	1979 SHOREPOINTE RD	05/07/21	\$285,000	\$285,000	\$142,600	50.04	\$296,011	\$54,865	\$230,135	\$252,245	0.912	1,533	\$150.12	13	8.4338	CONDO TOWNHOUSE	SHOREPOINTE CONDOMINIUMS
003 12 0014 000	2013 SHOREPOINTE RD	10/05/22	\$235,000	\$235,000	\$133,900	56.98	\$277,875	\$53,000	\$182,000	\$235,225	0.774	1,616	\$112.62	13	5.4282	CONDO TOWNHOUSE	SHOREPOINTE CONDOMINIUMS
003 12 0024 000	2061 SHOREPOINTE RD	02/03/23	\$290,000	\$290,000	\$159,900	55.14	\$336,430	\$55,583	\$234,417	\$293,773	0.798	2,055	\$114.07	13	3.0057	CONDO TOWNHOUSE	SHOREPOINTE CONDOMINIUMS
Totals:			\$810,000	\$810,000	\$436,400		\$910,316		\$646,552	\$781,243			\$125.61		0.0415		
							Sale. Ratio =>	53.88		E.C.F. =>	0.828		Std. Deviation=>	0.074036817			
							Std. Dev. =>	3.60		Ave. E.C.F. =>	0.828		Ave. Variance=>	5.6226	Coefficient of Var=>	6.790460536	

BERKSHIRE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. 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	Land Table
004 10 0004 000	1750 VERNIER	07/07/22	\$150,000	\$150,000	\$71,900	47.93	\$150,642	\$33,000	\$117,000	\$174,543	0.670	1,236	\$94.66	14	4.1095	CONDO 1ST FLAT	BERKSHIRES CONDOMINIUMS
004 10 0019 000	1750 VERNIER	07/26/21	\$138,500	\$138,500	\$71,900	51.91	\$150,642	\$33,000	\$105,500	\$174,543	0.604	1,236	\$85.36	14	10.6982	CONDO 2ND FLAT	BERKSHIRES CONDOMINIUMS
004 10 0039 000	1720 VERNIER	03/01/22	\$199,000	\$199,000	\$91,900	46.18	\$193,149	\$33,874	\$165,126	\$236,313	0.699	1,708	\$96.68	14	1.2658	CONDO RANCH	BERKSHIRES CONDOMINIUMS
004 10 0043 000	1780 VERNIER	10/13/22	\$239,975	\$239,975	\$91,900	38.30	\$193,149	\$33,874	\$206,101	\$236,313	0.872	1,708	\$120.67	14	16.0735	CONDO RANCH	BERKSHIRES CONDOMINIUMS
Totals:			\$727,475	\$727,475	\$327,600		\$687,582		\$593,727	\$821,712			\$99.34		1.1131		
							Sale. Ratio =>	45.03		E.C.F. =>	0.723		Std. Deviation=>	0.114207321			
							Std. Dev. =>	5.72		Ave. E.C.F. =>	0.711		Ave. Variance=>	8.0368	Coefficient of Var=>	11.29682177	

CONDO TOWNHOUSE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. 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	Land Table
004 10 0015 000	1706 VERNIER	06/10/21	\$260,000	\$260,000	\$87,100	33.50	\$183,070	\$33,000	\$227,000	\$222,656	1.020	1,625	\$139.69	14	6.7362	CONDO TOWNHOUSE	BERKSHIRES CONDOMINIUMS
004 10 0035 000	1700 VERNIER	09/08/21	\$251,000	\$251,000	\$94,600	37.69	\$199,065	\$33,000	\$218,000	\$246,387	0.885	1,884	\$115.71	14	6.7362	CONDO TOWNHOUSE	BERKSHIRES CONDOMINIUMS
Totals:			\$511,000	\$511,000	\$181,700		\$382,135		\$445,000	\$469,043			\$127.70		0.3408		
							Sale. Ratio =>	35.56		E.C.F. =>	0.949		Std. Deviation=>	0.095264833			
							Std. Dev. =>	2.96		Ave. E.C.F. =>	0.952		Ave. Variance=>	6.7362	Coefficient of Var=>	7.074779712	

VERNIER PLACE

NO SALES

LOCHMOOR VILLAGE CONDO

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. 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	Land Table
006 18 0006 000	935 LOCHMOOR PL	01/27/22	\$410,000	\$410,000	\$204,900	49.98	\$430,199	\$89,650	\$320,350	\$413,790	0.774	2,085	\$153.65	16	0.0000	2.00 STORY	LOCHMOOR VILLAGE-MORNINGSIDE
Totals:			\$410,000	\$410,000	\$204,900		\$430,199		\$320,350	\$413,790			\$153.65		0.0000		

Sale. Ratio => 49.98 E.C.F. => 0.774 Std. Deviation=> #DIV/0!
 Std. Dev. => #DIV/0! Ave. E.C.F. => 0.774 Ave. Variance=> 0.0000 Coefficient of Var=> 0

MORNINGSIDE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. 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	Land Table
006 20 0003 000	686 MORNINGSIDE LN	10/05/21	\$499,900	\$499,900	\$222,900	44.59	\$463,832	\$85,839	\$414,061	\$431,992	0.958	2,072	\$199.84	17	6.9532	1.50 STORY	LOCHMOOR VILLAGE-MORNINGSIDE
006 20 0005 000	690 MORNINGSIDE LN	02/18/22	\$429,000	\$429,000	\$208,100	48.51	\$432,179	\$88,198	\$340,802	\$393,121	0.867	2,230	\$152.83	17	2.2047	2.00 STORY	LOCHMOOR VILLAGE-MORNINGSIDE
006 20 0005 000	690 MORNINGSIDE LN	09/30/22	\$419,000	\$419,000	\$208,100	49.67	\$432,179	\$88,198	\$330,802	\$393,121	0.841	2,230	\$148.34	17	4.7485	2.00 STORY	LOCHMOOR VILLAGE-MORNINGSIDE
Totals:			\$1,347,900	\$1,347,900	\$639,100		\$1,328,190		\$1,085,665	\$1,218,234			\$167.00		0.2219		
						Sale. Ratio => 47.41				E.C.F. => 0.891	Std. Deviation=> 0.061544804				Coefficient of Var=> 5.214460004		
						Std. Dev. => 2.66				Ave. E.C.F. => 0.889	Ave. Variance=> 4.6354						

REMBRANDT CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. 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	Land Table
006 21 0009 000	20681 MONTAGUE LN	04/16/21	\$431,750	\$431,750	\$215,800	49.98	\$449,838	\$65,939	\$365,811	\$587,002	0.623	2,431	\$150.48	18	0.0000	CONDO TOWNHOUSE	REMBRANDT CONDOMINIUMS
Totals:			\$431,750	\$431,750	\$215,800		\$449,838		\$365,811	\$587,002			\$150.48		0.0000		
						Sale. Ratio => 49.98				E.C.F. => 0.623	Std. Deviation=> #DIV/0!						
						Std. Dev. => #DIV/0!				Ave. E.C.F. => 0.623	Ave. Variance=> 0.0000		Coefficient of Var=> 0				

RIVERS CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. 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	Land Table
014 02 0212 004	3 S RIVER CT	06/09/21	\$390,000	\$390,000	\$200,700	51.46	\$420,211	\$100,000	\$290,000	\$284,885	1.018	1,655	\$175.23	19	3.1622	CONDO RANCH	RIVERS RESIDENCE CLUB CONDOMINIUMS
014 02 0212 023	25 RIVER LN	03/31/23	\$505,150	\$505,150	\$212,000	41.97	\$444,262	\$100,000	\$405,150	\$306,283	1.323	2,024	\$200.17	19	27.3221	CONDO RANCH	RIVERS RESIDENCE CLUB CONDOMINIUMS
014 02 0212 027	24 RIVER LN	01/11/22	\$425,000	\$425,000	\$233,800	55.01	\$490,519	\$100,000	\$325,000	\$347,437	0.935	2,042	\$159.16	19	11.4154	CONDO RANCH	RIVERS RESIDENCE CLUB CONDOMINIUMS
014 02 0212 032	34 RIVER LN	03/24/23	\$355,000	\$355,000	\$196,300	55.30	\$410,824	\$100,000	\$255,000	\$276,534	0.922	1,564	\$163.04	19	12.7446	CONDO RANCH	RIVERS RESIDENCE CLUB CONDOMINIUMS
Totals:			\$1,675,150	\$1,675,150	\$842,800		\$1,765,816		\$1,275,150	\$1,215,139			\$174.40		0.0189		
						Sale. Ratio => 50.31				E.C.F. => 1.049	Std. Deviation=> 0.18701449				Coefficient of Var=> 13.01579524		
						Std. Dev. => 6.23				Ave. E.C.F. => 1.050	Ave. Variance=> 13.6611						