CITY OF GROSSE POINTE WOODS

2024 Land Value Summary

Table Number	Land Table/Neighborhood Name	2023 Value	Value Type	Per Analysis 2024	Final 2024	Value Type	Comments
1	MAP AREA 1	$ 890	FF	$ 977	**$ 890**	FF	
2	MAP AREA 2	$ 1,200	FF	$ 1,131	**$ 1,200**	FF	
3	MAP AREA 3	$ 1,074	FF	$ 1,159	**$ 1,074**	FF	
4A	MAP AREA 4A	$ 980	FF	$ 963	**$ 980**	FF	
4B	MAP AREA 4B	$ 1,100	FF	$ 1,108	**$ 1,100**	FF	
4C	MAP AREA 4C	$ 1,027	FF	$ 1,301	**$ 1,027**	FF	
5	MAP AREA 5	$ 1,103	FF	$ 1,066	**$ 1,103**	FF	
6	MAP AREA 6	$ 970	FF	$ 967	**$ 970**	FF	
7	MAP AREA 7	$ 920	FF	$ 957	**$ 920**	FF	
8	MAP AREA 8	$ 1,113	FF	$ 1,120	**$ 1,113**	FF	
9	MAP AREA 9	$ 1,313	FF	-	**$ 1,313**	FF	
10AB	MAP AREA 10AB	$ 1,180	FF	$ 1,196	**$ 1,180**	FF	
11A	MAP AREA 11A	$ 1,300	FF	$ 999	**$ 1,300**	FF	
11B	MAP AREA 11B	$ 1,200	FF	$ 1,677	**$ 1,200**	FF	
13	SHOREPOINTE CONDO	$ 53,000	SITE	$ 52,894	**$ 53,000**	SITE	
14	BERKSHIRE CONDO	$ 33,000	SITE	$ 32,918	**$ 33,000**	SITE	
15	VERNIER PLACE CONDO	$ 30,000	SITE	-	**$ 30,000**	SITE	
16	LOCHMOOR VILLAGE-MORNINGSIDE	$ 83,000	SITE	-	**$ 83,000**	SITE	
18	REMBRANDT CONDO	$ 65,000	SITE	$ 65,109	**$ 65,000**	SITE	
19	RIVERS CLUB CONDO	$ 100,000	SITE	**$ 100,118**	**$ 100,000**	SITE	

AREA 1

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fron	ECF Area	Land Table
003 01 0065 000	1981 BRYS DR	11/24/21	$205,500	$205,500	$95,900	46.67	$218,627	$23,322	$36,449	41.0	120.0	0.11	0.11	$569	$212,018	$4.87	40.00	1	AREA 1
003 02 0030 000	2110 ROSLYN	07/25/22	$185,000	$185,000	$73,700	39.84	$159,710	$57,708	$32,418	36.4	112.0	0.09	0.09	$1,584	$641,200	$14.72	35.00	1	AREA 1
003 02 0037 000	2050 ROSLYN	06/30/22	$167,500	$167,500	$77,600	46.33	$168,294	$31,581	$32,375	36.4	111.0	0.09	0.09	$868	$354,843	$8.15	35.00	1	AREA 1
003 02 0048 000	1974 ROSLYN	11/23/21	$159,000	$159,000	$64,100	40.31	$144,671	$46,660	$32,331	36.3	110.0	0.09	0.09	$1,284	$530,227	$12.17	35.00	1	AREA 1
003 02 0068 000	1977 ROSLYN	01/26/22	$160,000	$160,000	$85,300	53.31	$182,420	$10,042	$32,462	36.5	113.0	0.09	0.09	$275	$110,352	$2.53	35.00	1	AREA 1
003 02 0079 000	2051 ROSLYN	08/26/22	$177,750	$177,750	$68,200	38.37	$151,816	$58,396	$32,462	36.5	113.0	0.09	0.09	$1,601	$641,714	$14.73	35.00	1	AREA 1
003 02 0082 000	2073 ROSLYN	05/24/22	$160,000	$160,000	$59,400	37.13	$133,595	$58,867	$32,462	36.5	113.0	0.09	0.09	$1,614	$646,890	$14.85	35.00	1	AREA 1
003 02 0223 000	2045 HAMPTON	07/07/22	$190,000	$190,000	$90,500	47.63	$202,122	$44,397	$56,519	63.5	113.0	0.18	0.18	$699	$243,940	$5.60	70.00	1	AREA 1
003 03 0043 000	2202 RIDGEMONT RD	08/24/21	$170,000	$170,000	$86,000	50.59	$204,022	($1,432)	$32,590	36.6	116.0	0.09	0.09	($39)	($15,398)	($0.35)	35.00	1	AREA 1
003 03 0151 000	2111 RIDGEMONT RD	09/30/21	$191,500	$191,500	$78,100	40.78	$165,970	$90,940	$65,410	73.3	234.0	0.19	0.09	$1,240	$483,723	$11.10	70.00	1	AREA 1
003 03 0154 000	2073 RIDGEMONT RD	09/09/22	$167,000	$167,000	$84,600	50.66	$181,100	$42,715	$56,815	63.8	117.0	0.19	0.19	$669	$227,207	$5.22	70.00	1	AREA 1
003 03 0158 000	2051 RIDGEMONT RD	10/20/21	$180,000	$180,000	$71,200	39.56	$152,898	$59,734	$32,632	36.7	117.0	0.09	0.09	$1,629	$635,468	$14.59	35.00	1	AREA 1
003 03 0192 000	2132 HOLLYWOOD AVE	07/01/22	$225,000	$225,000	$105,700	46.98	$226,773	$30,859	$32,632	36.7	117.0	0.09	0.09	$842	$328,287	$7.54	35.00	1	AREA 1
003 03 0200 000	2188 HOLLYWOOD AVE	12/02/22	$158,000	$158,000	$71,900	45.51	$160,808	$29,824	$32,632	36.7	117.0	0.09	0.09	$813	$317,277	$7.28	35.00	1	AREA 1
003 04 0038 000	2198 HAWTHORNE RD	08/29/22	$225,000	$225,000	$100,900	44.84	$229,122	$36,958	$41,080	40.0	128.0	0.12	0.12	$924	$313,203	$7.19	40.00	1	AREA 4C
003 04 0141 000	1977 HAWTHORNE RD	04/21/22	$233,000	$233,000	$96,900	41.59	$206,984	$67,096	$41,080	40.0	128.0	0.12	0.12	$1,677	$568,610	$13.05	40.00	1	AREA 4C
003 04 0160 000	1936 ANITA	02/24/22	$255,000	$255,000	$94,200	36.94	$214,473	$77,330	$36,803	41.4	128.0	0.12	0.12	$1,870	$655,339	$15.04	40.00	1	AREA 1
003 04 0169 000	2008 ANITA	06/30/21	$241,500	$241,500	$96,600	40.00	$206,351	$71,952	$36,803	41.4	128.0	0.12	0.12	$1,740	$609,763	$14.00	40.00	1	AREA 1
003 04 0176 000	2064 ANITA	07/07/21	$237,500	$237,500	$82,700	34.82	$187,633	$86,670	$36,803	41.4	128.0	0.12	0.12	$2,096	$734,492	$16.86	40.00	1	AREA 1
003 04 0270 000	2183 ANITA	06/11/21	$195,000	$195,000	$105,600	54.15	$226,358	$5,445	$36,803	41.4	128.0	0.12	0.12	$132	$46,144	$1.06	40.00	1	AREA 1
003 04 0272 000	2167 ANITA	10/12/22	$235,000	$235,000	$117,100	49.83	$251,341	$20,462	$36,803	41.4	128.0	0.12	0.12	$495	$173,407	$3.98	40.00	1	AREA 1
003 04 0275 000	2143 ANITA	03/07/22	$189,900	$189,900	$106,200	55.92	$227,487	($784)	$36,803	41.4	128.0	0.12	0.12	($19)	($6,644)	($0.15)	40.00	1	AREA 1
003 04 0277 000	2127 ANITA	05/25/21	$140,000	$140,000	$106,700	76.21	$229,345	($26,552)	$62,793	70.6	128.0	0.23	0.23	($376)	($115,948)	($2.66)	78.00	1	AREA 1
003 04 0280 000	2089 ANITA	09/29/21	$221,000	$221,000	$108,400	49.05	$232,094	$25,666	$36,760	41.3	127.0	0.12	0.12	$621	$219,368	$5.04	40.00	1	AREA 1
003 04 0287 000	2033 ANITA	02/17/23	$193,000	$193,000	$90,200	46.74	$192,315	$37,488	$36,803	41.4	128.0	0.12	0.12	$907	$317,695	$7.29	40.00	1	AREA 1
003 04 0294 000	1977 ANITA	06/24/22	$259,000	$259,000	$101,500	39.19	$217,349	$78,454	$36,803	41.4	128.0	0.12	0.12	$1,897	$664,864	$15.26	40.00	1	AREA 1
003 04 0298 000	1945 ANITA	10/27/22	$280,000	$280,000	$113,200	40.43	$242,968	$73,835	$36,803	41.4	128.0	0.12	0.12	$1,786	$625,720	$14.36	40.00	1	AREA 1

003 05 0004 000	2050 BRYS DR	10/25/22	$200,000	$200,000	$88,200	44.10	$188,296	$48,153	$36,449	41.0	120.0	0.11	0.11	$1,176	$437,755	$10.05	40.00	1	AREA 1	
003 05 0008 000	2090 BRYS DR	03/24/23	$235,000	$235,000	$90,000	38.30	$192,067	$79,382	$36,449	41.0	120.0	0.11	0.11	$1,938	$721,655	$16.57	40.00	1	AREA 1	
003 05 0011 000	2112 BRYS DR	11/15/21	$190,000	$190,000	$88,300	46.47	$188,459	$38,031	$36,490	41.0	106.0	0.10	0.10	$928	$380,310	$8.73	41.00	1	AREA 1	
003 05 0012 000	2120 BRYS DR	06/11/21	$175,000	$175,000	$87,800	50.17	$186,490	$34,202	$45,692	51.3	90.0	0.12	0.12	$666	$294,845	$6.77	56.00	1	AREA 1	
003 05 0017 000	2171 EIGHT MILE RD	03/29/23	$180,000	$180,000	$80,500	44.72	$174,150	$42,299	$36,449	41.0	120.0	0.11	0.11	$1,033	$384,536	$8.83	40.00	1	AREA 1	
003 07 0006 000	2005 HOLLYWOOD AVE	03/10/23	$228,000	$228,000	$96,000	42.11	$218,958	$45,306	$36,264	40.7	116.0	0.11	0.11	$1,112	$423,421	$9.72	40.00	1	AREA 1	
003 07 0009 000	1981 HOLLYWOOD AVE	06/29/21	$245,000	$245,000	$97,700	39.88	$222,874	$58,390	$36,264	40.7	116.0	0.11	0.11	$1,433	$545,701	$12.53	40.00	1	AREA 1	
003 07 0010 000	1973 HOLLYWOOD AVE	11/30/22	$205,000	$205,000	$115,900	56.54	$252,791	($11,527)	$36,264	40.7	116.0	0.11	0.11	($283)	($107,729)	($2.47)	40.00	1	AREA 1	
003 07 0013 000	1972 HOLLYWOOD AVE	05/20/21	$248,000	$248,000	$112,900	45.52	$242,445	$42,486	$36,931	41.5	131.0	0.12	0.12	$1,024	$354,050	$8.13	40.00	1	AREA 1	
		Totals:	**$7,307,150**	**$7,307,150**	**$3,289,700**		**$7,183,176**	**$1,514,355**	**$1,390,381**	**1,549.7**		**4.21**	**4.12**							
					Sale. Ratio =>	**45.02**			**Average**			**Average**			**Average**					
					Std. Dev. =>	**7.67**			**per FF=>**	**$977**		**per Net Ac**	**359,362.84**		**per SqFt=>**	**$8.25**				

AREA 2

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fron	ECF Area		Land Table
001 01 0001 000	1268 BRYS DR	03/20/23	$296,000	$296,000	$115,400	38.99	$259,272	$90,523	$53,795	44.8	117.0	0.12	0.12	$2,019	$748,124	$17.17	45.00	2	AREA 2	
001 01 0002 000	1258 BRYS DR	05/07/21	$260,000	$260,000	$130,400	50.15	$294,022	$19,773	$53,795	44.8	117.0	0.12	0.12	$441	$163,413	$3.75	45.00	2	AREA 2	
001 02 0047 000	1364 ALINE	07/27/21	$247,500	$247,500	$103,900	41.98	$229,081	$73,902	$55,483	46.2	114.0	0.12	0.12	$1,598	$600,829	$13.79	47.00	2	AREA 2	
001 02 0067 000	1324 ALINE	01/27/23	$225,000	$225,000	$123,000	54.67	$272,145	$8,411	$55,556	46.3	115.0	0.12	0.12	$182	$67,831	$1.56	47.00	2	AREA 2	
001 02 0077 000	1304 ALINE	05/11/22	$265,000	$265,000	$105,000	39.62	$235,759	$78,072	$48,831	40.7	115.0	0.11	0.11	$1,919	$736,528	$16.91	40.00	2	AREA 2	
001 02 0089 000	1290 ALINE	05/13/22	$212,000	$212,000	$94,200	44.43	$207,404	$54,402	$49,806	41.5	115.0	0.11	0.11	$1,311	$503,722	$11.56	41.00	2	AREA 2	
001 02 0099 000	1309 ALINE	09/30/21	$215,000	$215,000	$126,800	58.98	$290,820	($26,989)	$48,831	40.7	115.0	0.11	0.11	($663)	($254,613)	($5.85)	40.00	2	AREA 2	
001 02 0117 000	1345 ALINE	12/15/21	$227,000	$227,000	$103,300	45.51	$232,016	$43,751	$48,767	40.6	114.0	0.11	0.11	$1,077	$416,676	$9.57	40.00	2	AREA 2	
001 02 0145 000	1405 ALINE	06/06/22	$235,000	$235,000	$103,200	43.91	$238,338	$45,429	$48,767	40.6	114.0	0.11	0.11	$1,118	$432,657	$9.93	40.00	2	AREA 2	
001 03 0369 002	1214 ALINE	09/27/22	$222,000	$222,000	$109,800	49.46	$250,203	$20,628	$48,831	40.7	115.0	0.11	0.11	$507	$194,604	$4.47	40.00	2	AREA 2	
004 01 0033 000	1709 BRYS DR	06/01/22	$305,000	$305,000	$128,000	41.97	$288,863	$65,281	$49,144	41.0	120.0	0.11	0.11	$1,594	$593,464	$13.62	40.00	2	AREA 2	
004 01 0044 000	1609 BRYS DR	11/10/22	$280,000	$280,000	$101,800	36.36	$231,191	$97,953	$49,144	41.0	120.0	0.11	0.11	$2,392	$890,482	$20.44	40.00	2	AREA 2	
004 01 0061 000	1461 BRYS DR	02/06/23	$326,500	$326,500	$122,500	37.52	$276,090	$101,510	$51,100	42.6	120.0	0.12	0.12	$2,384	$875,086	$20.09	42.00	2	AREA 2	
004 01 0073 000	1363 BRYS DR	05/23/22	$262,000	$262,000	$103,600	39.54	$236,031	$75,113	$49,144	41.0	120.0	0.11	0.11	$1,834	$682,845	$15.68	40.00	2	AREA 2	
004 01 0077 000	1333 BRYS DR	11/15/21	$219,000	$219,000	$119,500	54.57	$269,474	($1,330)	$49,144	41.0	120.0	0.11	0.11	($32)	($12,091)	($0.28)	40.00	2	AREA 2	
004 01 0110 000	1452 BRYS DR	11/30/21	$181,900	$181,900	$80,600	44.31	$179,495	$46,734	$44,329	36.9	123.0	0.10	0.10	$1,265	$472,061	$10.84	35.00	2	AREA 2	
004 01 0111 000	1464 BRYS DR	08/15/22	$280,000	$280,000	$125,900	44.96	$283,659	$73,522	$77,181	64.3	123.0	0.20	0.20	$1,143	$371,323	$8.52	70.00	2	AREA 2	
004 01 0123 000	1568 BRYS DR	07/08/22	$250,000	$250,000	$116,600	46.64	$262,680	$36,825	$49,505	41.3	126.0	0.12	0.12	$893	$317,457	$7.29	40.00	2	AREA 2	
004 01 0123 000	1568 BRYS DR	03/17/23	$270,000	$270,000	$116,600	43.19	$262,680	$56,825	$49,505	41.3	126.0	0.12	0.12	$1,377	$489,871	$11.25	40.00	2	AREA 2	
004 01 0124 000	1576 BRYS DR	03/17/23	$285,000	$285,000	$132,900	46.63	$305,179	$29,326	$49,505	41.3	126.0	0.12	0.12	$711	$252,810	$5.80	40.00	2	AREA 2	
004 01 0133 000	1648 BRYS DR	08/10/21	$159,900	$159,900	$97,300	60.85	$220,909	($10,338)	$50,671	42.2	129.0	0.12	0.12	($245)	($85,438)	($1.96)	41.00	2	AREA 2	
004 01 0150 000	1796 BRYS DR	01/27/23	$290,000	$290,000	$118,900	41.00	$272,098	$67,810	$49,908	41.6	133.0	0.12	0.12	$1,630	$555,820	$12.76	40.00	2	AREA 2	
004 02 0026 000	1840 HAMPTON	04/20/22	$340,000	$340,000	$119,300	35.09	$272,802	$118,265	$51,067	42.6	155.0	0.14	0.14	$2,779	$832,852	$19.12	40.00	2	AREA 2	
004 02 0055 000	1592 HAMPTON	06/29/21	$255,000	$255,000	$113,600	44.55	$254,706	$51,361	$51,067	42.6	155.0	0.14	0.14	$1,207	$361,697	$8.30	40.00	2	AREA 2	
004 02 0058 000	1568 HAMPTON	05/05/21	$225,000	$225,000	$125,000	55.56	$281,591	($5,524)	$51,067	42.6	155.0	0.14	0.14	($130)	($38,901)	($0.89)	40.00	2	AREA 2	
004 02 0065 000	1512 HAMPTON	11/16/21	$240,000	$240,000	$109,900	45.79	$246,215	$44,852	$51,067	42.6	155.0	0.14	0.14	$1,054	$315,859	$7.25	40.00	2	AREA 2	
004 02 0069 000	1466 HAMPTON	02/01/23	$285,000	$285,000	$118,700	41.65	$265,886	$73,223	$54,109	45.1	155.0	0.15	0.15	$1,624	$478,582	$10.99	43.00	2	AREA 2	
004 02 0070 000	1458 HAMPTON	07/01/22	$350,000	$350,000	$116,800	33.37	$262,579	$138,488	$51,067	42.6	155.0	0.14	0.14	$3,254	$975,268	$22.39	40.00	2	AREA 2	
004 02 0086 000	1330 HAMPTON	09/15/22	$279,000	$279,000	$110,500	39.61	$247,835	$82,232	$51,067	42.6	155.0	0.14	0.14	$1,932	$579,099	$13.29	40.00	2	AREA 2	
004 02 0089 000	1308 HAMPTON	07/15/21	$280,000	$280,000	$115,500	41.25	$259,761	$71,306	$51,067	42.6	155.0	0.14	0.14	$1,676	$502,155	$11.53	40.00	2	AREA 2	
004 02 0091 000	1292 HAMPTON	10/07/21	$260,000	$260,000	$109,400	42.08	$243,780	$74,320	$58,100	48.4	155.0	0.17	0.17	$1,535	$445,030	$10.22	47.00	2	AREA 2	
004 02 0091 000	1292 HAMPTON	06/23/22	$283,750	$283,750	$109,400	38.56	$243,780	$98,070	$58,100	48.4	155.0	0.17	0.17	$2,026	$587,246	$13.48	47.00	2	AREA 2	
004 02 0107 000	1235 ROSLYN	05/18/22	$380,000	$380,000	$128,200	33.74	$293,678	$137,389	$51,067	42.6	155.0	0.14	0.14	$3,228	$967,528	$22.21	40.00	2	AREA 2	
004 02 0109 000	1253 ROSLYN	05/11/21	$182,000	$182,000	$73,300	40.27	$157,651	$75,416	$51,067	42.6	155.0	0.14	0.14	$1,772	$531,099	$12.19	40.00	2	AREA 2	
004 02 0140 000	1529 ROSLYN	06/03/22	$317,500	$317,500	$109,000	34.33	$244,230	$124,337	$51,067	42.6	155.0	0.14	0.14	$2,922	$875,613	$20.10	40.00	2	AREA 2	
004 02 0141 000	1537 ROSLYN	07/25/22	$250,000	$250,000	$103,100	41.24	$234,357	$66,710	$51,067	42.6	155.0	0.14	0.14	$1,568	$469,789	$10.78	40.00	2	AREA 2	
004 02 0161 000	1713 ROSLYN	08/23/21	$235,000	$235,000	$105,700	44.98	$230,533	$55,534	$51,067	42.6	155.0	0.14	0.14	$1,305	$391,085	$8.98	40.00	2	AREA 2	
004 02 0163 000	1729 ROSLYN	02/11/22	$340,000	$340,000	$0	0.00	$264,361	$126,706	$51,067	42.6	155.0	0.14	0.14	$2,977	$892,296	$20.48	40.00	2	AREA 2	
004 03 0121 000	1833 HAMPTON	06/29/21	$205,000	$205,000	$95,500	46.59	$216,050	$41,088	$52,138	43.4	178.0	0.16	0.16	$946	$252,074	$5.79	40.00	2	AREA 2	
004 03 0128 000	1777 HAMPTON	11/29/21	$242,500	$242,500	$113,800	46.93	$259,103	$35,491	$52,094	43.4	177.0	0.16	0.16	$818	$217,736	$5.00	40.00	2	AREA 2	
004 03 0128 000	1777 HAMPTON	09/07/22	$267,000	$267,000	$113,800	42.62	$259,103	$59,991	$52,094	43.4	177.0	0.16	0.16	$1,382	$368,043	$8.45	40.00	2	AREA 2	
004 03 0178 000	1347 HAMPTON	05/06/22	$175,000	$175,000	$92,000	52.57	$205,074	$19,606	$49,680	41.4	129.0	0.12	0.12	$474	$166,153	$3.81	40.00	2	AREA 2	
004 04 0008 000	1619 HOLLYWOOD AVE	08/24/21	$196,900	$196,900	$89,100	45.25	$193,550	$52,432	$49,082	40.9	119.0	0.11	0.11	$1,282	$481,028	$11.04	40.00	2	AREA 2	
004 04 0011 000	1597 HOLLYWOOD AVE	12/15/21	$209,000	$209,000	$104,900	50.19	$235,493	$22,589	$49,082	40.9	119.0	0.11	0.11	$552	$207,239	$4.76	40.00	2	AREA 2	

004 04 0033 000	1407 HOLLYWOOD AVE	05/21/21	$292,000	$292,000	$104,000	35.62	$233,200	$107,882	$49,082	40.9	119.0	0.11	0.11	$2,638	$989,743	$22.72	40.00	2	AREA 2	
004 05 0004 000	1833 HAWTHORNE RD	10/01/21	$255,000	$255,000	$153,800	60.31	$344,353	($10,080)	$79,273	66.1	147.0	0.24	0.24	($153)	($42,712)	($0.98)	70.00	2	AREA 2	
004 05 0014 000	1697 HAWTHORNE RD	03/07/23	$281,000	$281,000	$165,100	58.75	$376,322	($17,867)	$77,455	64.5	147.0	0.23	0.23	($277)	($78,022)	($1.79)	68.00	2	AREA 2	
004 05 0021 000	1583 HAWTHORNE RD	11/16/21	$285,000	$285,000	$164,200	57.61	$373,700	($9,427)	$79,273	66.1	147.0	0.24	0.24	($143)	($39,945)	($0.92)	70.00	2	AREA 2	
004 05 0028 000	1469 HAWTHORNE RD	11/15/21	$420,000	$420,000	$202,100	48.12	$460,932	$49,914	$90,846	75.7	147.0	0.28	0.28	$659	$178,264	$4.09	83.00	2	AREA 2	
004 05 0038 000	1327 HAWTHORNE RD	02/18/22	$400,000	$400,000	$192,200	48.05	$439,862	$39,411	$79,273	66.1	147.0	0.24	0.24	$597	$166,996	$3.83	70.00	2	AREA 2	
004 05 0047 000	1382 HAWTHORNE RD	03/18/22	$313,000	$313,000	$191,600	61.21	$432,188	($39,915)	$79,273	66.1	147.0	0.24	0.24	($604)	($169,131)	($3.88)	70.00	2	AREA 2	
004 05 0075 000	1810 HAWTHORNE RD	05/06/22	$285,000	$285,000	$121,600	42.67	$286,699	$75,197	$76,896	64.1	120.0	0.19	0.19	$1,173	$389,622	$8.94	70.00	2	AREA 2	
004 06 0009 000	1804 ANITA	10/19/21	$237,500	$237,500	$113,400	47.75	$254,563	$32,559	$49,622	41.4	128.0	0.12	0.12	$787	$275,924	$6.33	40.00	2	AREA 2	
004 06 0038 000	1562 ANITA	09/09/22	$269,000	$269,000	$107,200	39.85	$240,250	$78,372	$49,622	41.4	128.0	0.12	0.12	$1,895	$664,169	$15.25	40.00	2	AREA 2	
004 06 0078 000	1351 ANITA	07/01/21	$215,000	$215,000	$122,800	57.12	$277,815	($13,193)	$49,622	41.4	128.0	0.12	0.12	($319)	($111,805)	($2.57)	40.00	2	AREA 2	
004 06 0082 000	1383 ANITA	05/07/21	$231,000	$231,000	$95,900	41.52	$217,785	$62,837	$49,622	41.4	128.0	0.12	0.12	$1,520	$532,517	$12.22	40.00	2	AREA 2	
004 06 0083 000	1391 ANITA	09/23/22	$189,000	$189,000	$116,600	61.69	$262,604	($23,982)	$49,622	41.4	128.0	0.12	0.12	($580)	($203,237)	($4.67)	40.00	2	AREA 2	
004 06 0095 000	1499 ANITA	07/19/22	$267,000	$267,000	$113,200	42.40	$254,493	$62,129	$49,622	41.4	128.0	0.12	0.12	$1,502	$526,517	$12.09	40.00	2	AREA 2	
004 06 0098 000	1523 ANITA	04/22/21	$186,000	$186,000	$95,400	51.29	$213,043	$22,579	$49,622	41.4	128.0	0.12	0.12	$546	$191,347	$4.39	40.00	2	AREA 2	
004 06 0105 000	1579 ANITA	07/08/22	$272,000	$272,000	$102,900	37.83	$234,125	$87,497	$49,622	41.4	128.0	0.12	0.12	$2,116	$741,500	$17.02	40.00	2	AREA 2	
004 06 0107 000	1595 ANITA	12/23/21	$275,000	$275,000	$100,000	36.36	$227,395	$97,227	$49,622	41.4	128.0	0.12	0.12	$2,351	$823,958	$18.92	40.00	2	AREA 2	
004 07 0120 000	1713 ANITA	12/28/22	$305,000	$305,000	$109,200	35.80	$249,161	$105,461	$49,622	41.4	128.0	0.12	0.12	$2,550	$893,737	$20.52	40.00	2	AREA 2	
004 07 0133 000	1817 ANITA	11/03/21	$235,000	$235,000	$103,200	43.91	$231,510	$53,112	$49,622	41.4	128.0	0.12	0.12	$1,284	$450,102	$10.33	40.00	2	AREA 2	
004 08 0189 002	1525 ALINE	12/14/22	$265,000	$265,000	$109,400	41.28	$249,886	$63,817	$48,703	40.6	113.0	0.10	0.10	$1,572	$613,625	$14.09	40.00	2	AREA 2	
004 08 0193 002	1535 ALINE	11/30/22	$194,000	$194,000	$108,600	55.98	$252,728	($10,025)	$48,703	40.6	113.0	0.10	0.10	($247)	($96,394)	($2.21)	40.00	2	AREA 2	
004 08 0262 000	1656 ALINE	11/18/22	$305,000	$305,000	$129,300	42.39	$282,975	$106,709	$84,684	70.6	112.0	0.21	0.21	$1,512	$518,005	$11.89	80.00	2	AREA 2	
004 08 0280 002	1614 ALINE	10/18/22	$220,000	$220,000	$96,100	43.68	$208,252	$69,892	$58,144	48.5	112.0	0.13	0.13	$1,442	$541,798	$12.44	50.00	2	AREA 2	
004 08 0318 000	1536 ALINE	02/24/23	$240,000	$240,000	$107,100	44.63	$232,872	$65,350	$58,222	48.5	113.0	0.13	0.13	$1,347	$502,692	$11.54	50.00	2	AREA 2	
004 08 0328 000	1522 ALINE	03/31/23	$255,000	$255,000	$102,100	40.04	$221,680	$91,542	$58,222	48.5	113.0	0.13	0.13	$1,887	$704,169	$16.17	50.00	2	AREA 2	
004 09 0414 000	1745 ALINE	08/22/22	$227,000	$227,000	$109,800	48.37	$242,188	$44,316	$59,504	49.6	106.0	0.13	0.13	$894	$348,945	$8.01	52.00	2	AREA 2	
004 09 0419 000	1799 ALINE	07/16/21	$245,000	$245,000	$128,900	52.61	$285,559	$18,945	$59,504	49.6	106.0	0.13	0.13	$382	$149,173	$3.42	52.00	2	AREA 2	
004 09 0422 000	1831 ALINE	05/17/22	$276,000	$276,000	$113,400	41.09	$250,536	$83,130	$57,666	48.1	106.0	0.12	0.12	$1,730	$681,393	$15.64	50.00	2	AREA 2	
004 09 0423 000	1841 ALINE	11/29/22	$219,900	$219,900	$104,500	47.52	$227,070	$50,496	$57,666	48.1	106.0	0.12	0.12	$1,051	$413,902	$9.50	50.00	2	AREA 2	
005 02 0011 000	1208 VERNIER	11/03/21	$275,000	$275,000	$128,300	46.65	$289,479	$35,953	$50,432	42.0	125.0	0.12	0.12	$855	$304,686	$6.99	41.00	2	AREA 2	
005 02 0034 000	1448 VERNIER	12/07/21	$182,000	$182,000	$101,100	55.55	$229,766	$2,666	$50,432	42.0	125.0	0.12	0.12	$63	$22,593	$0.52	41.00	2	AREA 2	
005 02 0036 000	1464 VERNIER	05/17/22	$225,000	$225,000	$133,400	59.29	$301,289	($25,857)	$50,432	42.0	125.0	0.12	0.12	($615)	($219,127)	($5.03)	41.00	2	AREA 2	
005 02 0055 000	20735 MARTER RD	11/12/21	$205,000	$205,000	$93,300	45.51	$210,286	$51,925	$57,211	47.7	125.0	0.14	0.14	$1,089	$376,268	$8.64	48.00	2	AREA 2	
005 06 0007 002	20740 VIRGINIA LN	10/07/21	$245,000	$245,000	$131,700	53.76	$284,838	$44,629	$84,467	70.4	135.0	0.24	0.24	$634	$186,732	$4.29	77.00	2	AREA 2	
		Totals:	**$20,102,850**	**$20,102,850**	**$8,927,100**		**$20,348,931**	**$4,064,216**	**$4,310,297**	**3,591.9**		**10.81**	**10.81**							
					Sale. Ratio =>	**44.41**			**Average**			**Average**			**Average**					
					Std. Dev. =>	**8.93**			**per FF=>**	**$1,131**		**per Net Ac**	**375,898.63**		**per SqFt=>**	**$8.63**				

AREA 3

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fron	ECF Area	Land Table
007 01 1692 002	2037 VERNIER	10/27/21	$212,000	$212,000	$113,700	53.63	$240,942	$25,469	$54,411	50.7	100.0	0.12	0.12	$503	$205,395	$4.72	54.00	3	AREA 3
007 01 1703 001	2101 VERNIER	01/03/22	$195,000	$195,000	$94,800	48.62	$201,451	$36,346	$42,797	39.8	100.0	0.09	0.09	$912	$395,065	$9.07	40.00	3	AREA 3
007 01 1772 000	1899 VAN ANTWERP ST	06/14/22	$233,000	$233,000	$92,000	39.48	$197,427	$83,101	$47,528	44.3	121.0	0.12	0.12	$1,878	$681,156	$15.64	44.00	3	AREA 3
007 01 1783 000	2001 VAN ANTWERP ST	05/28/21	$249,000	$249,000	$108,900	43.73	$231,169	$61,870	$44,039	41.0	121.0	0.11	0.11	$1,509	$557,387	$12.80	40.00	3	AREA 3
007 02 1818 000	1960 LENNON ST	06/15/21	$237,000	$237,000	$117,200	49.45	$251,514	$30,154	$44,668	41.6	133.0	0.12	0.12	$725	$247,164	$5.67	40.00	3	AREA 3
007 02 1824 000	2008 LENNON ST	09/10/21	$210,000	$210,000	$117,300	55.86	$249,494	$5,174	$44,668	41.6	133.0	0.12	0.12	$124	$42,410	$0.97	40.00	3	AREA 3
007 02 1883 000	1969 LENNON ST	07/01/22	$251,000	$251,000	$127,800	50.92	$274,842	$37,941	$61,783	57.5	133.0	0.18	0.18	$660	$207,328	$4.76	60.00	3	AREA 3
007 02 1929 000	2126 BEAUFAIT DR	05/04/22	$225,000	$225,000	$110,200	48.98	$234,043	$35,625	$44,668	41.6	133.0	0.12	0.12	$857	$292,008	$6.70	40.00	3	AREA 3
007 02 1954 001	2159 BEAUFAIT DR	05/21/21	$249,000	$249,000	$127,200	51.08	$275,322	$15,645	$41,967	39.1	133.0	0.11	0.11	$400	$138,451	$3.18	37.00	3	AREA 3
007 02 1977 000	1961 BEAUFAIT DR	06/11/21	$210,000	$210,000	$105,400	50.19	$223,730	$30,938	$44,668	41.6	133.0	0.12	0.12	$744	$253,590	$5.82	40.00	3	AREA 3
007 03 0048 000	1914 FLEETWOOD DR	01/28/22	$222,000	$222,000	$113,600	51.17	$241,240	$25,428	$44,668	41.6	133.0	0.12	0.12	$611	$208,426	$4.78	40.00	3	AREA 3
007 03 0156 000	1907 FLEETWOOD DR	05/28/21	$200,000	$200,000	$83,200	41.60	$178,388	$66,127	$44,515	41.4	130.0	0.12	0.12	$1,595	$555,689	$12.76	40.00	3	AREA 3
007 03 0188 000	2064 COUNTRY CLUB DR	11/22/21	$213,000	$213,000	$109,600	51.46	$236,542	$20,659	$44,201	41.2	124.0	0.11	0.11	$502	$181,219	$4.16	40.00	3	AREA 3
007 03 0277 000	1923 COUNTRY CLUB DR	06/30/21	$225,000	$225,000	$108,400	48.18	$229,954	$39,247	$44,201	41.2	124.0	0.11	0.11	$954	$344,272	$7.90	40.00	3	AREA 3
007 03 0292 000	1866 LOCHMOOR BLVD	05/10/21	$325,000	$325,000	$124,000	38.15	$262,903	$110,724	$48,627	45.3	125.0	0.13	0.13	$2,446	$858,326	$19.70	45.00	3	AREA 3
007 03 0301 000	1952 LOCHMOOR BLVD	05/09/22	$243,000	$243,000	$102,600	42.22	$217,114	$70,140	$44,254	41.2	125.0	0.12	0.12	$1,702	$609,913	$14.00	40.00	3	AREA 3
007 03 0386 000	2081 LOCHMOOR BLVD	06/20/22	$290,000	$290,000	$111,100	38.31	$235,878	$98,376	$44,254	41.2	125.0	0.12	0.12	$2,387	$855,443	$19.64	40.00	3	AREA 3
007 03 0397 000	1993 LOCHMOOR BLVD	07/26/21	$250,000	$250,000	$109,500	43.80	$236,191	$58,063	$44,254	41.2	125.0	0.12	0.12	$1,409	$504,896	$11.59	40.00	3	AREA 3

007 03 0422 000	1858 HUNT CLUB DR	11/01/22	$192,500	$192,500	$93,300	48.47	$197,397	$39,304	$44,201	41.2	124.0	0.11	0.11	$955	$344,772	$7.91	40.00	3	AREA 3	
007 03 0428 000	1906 HUNT CLUB DR	02/11/22	$205,000	$205,000	$96,700	47.17	$210,206	$38,995	$44,201	41.2	124.0	0.11	0.11	$948	$342,061	$7.85	40.00	3	AREA 3	
007 03 0544 000	1851 HUNT CLUB DR	11/29/21	$205,000	$205,000	$116,500	56.83	$247,664	$1,537	$44,201	41.2	124.0	0.11	0.11	$37	$13,482	$0.31	40.00	3	AREA 3	
007 03 0565 000	2056 NORWOOD DR	12/20/21	$239,900	$239,900	$119,100	49.65	$253,419	$30,682	$44,201	41.2	124.0	0.11	0.11	$746	$269,140	$6.18	40.00	3	AREA 3	
007 03 0565 000	2056 NORWOOD DR	02/15/23	$258,000	$258,000	$119,100	46.16	$253,419	$48,782	$44,201	41.2	124.0	0.11	0.11	$1,185	$427,912	$9.82	40.00	3	AREA 3	
007 03 0647 000	2001 NORWOOD DR	01/20/22	$235,000	$235,000	$106,900	45.49	$226,864	$52,337	$44,201	41.2	124.0	0.11	0.11	$1,272	$459,096	$10.54	40.00	3	AREA 3	
007 03 0658 002	1992 OXFORD	05/07/21	$330,000	$330,000	$148,200	44.91	$314,830	$76,307	$61,137	56.9	124.0	0.17	0.17	$1,340	$446,240	$10.24	60.00	3	AREA 3	
007 03 0664 000	2032 OXFORD	05/03/21	$210,500	$210,500	$101,900	48.41	$216,309	$38,392	$44,201	41.2	124.0	0.11	0.11	$933	$336,772	$7.73	40.00	3	AREA 3	
007 03 0698 002	2050 KENMORE DR	07/13/22	$235,000	$235,000	$115,400	49.11	$243,108	$63,954	$72,062	67.1	80.0	0.15	0.15	$953	$435,061	$9.99	80.00	3	AREA 3	
007 03 0708 000	1985 OXFORD	10/15/21	$240,000	$240,000	$108,500	45.21	$230,320	$53,881	$44,201	41.2	124.0	0.11	0.11	$1,309	$472,640	$10.85	40.00	3	AREA 3	
007 03 0721 000	1991 KENMORE DR	10/26/21	$233,000	$233,000	$113,400	48.67	$244,745	$33,658	$45,403	42.3	130.0	0.12	0.12	$796	$275,885	$6.33	41.00	3	AREA 3	
007 03 0723 000	2005 KENMORE DR	04/28/21	$139,900	$139,900	$101,000	72.19	$217,518	($32,215)	$45,403	42.3	130.0	0.12	0.12	($762)	($264,057)	($6.06)	41.00	3	AREA 3	
007 04 0015 000	1874 LANCASTER ST	04/21/22	$265,000	$265,000	$89,300	33.70	$188,628	$120,887	$44,515	41.4	130.0	0.12	0.12	$2,917	$1,015,857	$23.32	40.00	3	AREA 3	
007 04 0018 000	1898 LANCASTER ST	05/18/21	$252,000	$252,000	$106,700	42.34	$230,089	$66,426	$44,515	41.4	130.0	0.12	0.12	$1,603	$558,202	$12.81	40.00	3	AREA 3	
007 04 0040 000	2100 LANCASTER ST	02/10/23	$245,000	$245,000	$105,200	42.94	$222,251	$74,314	$51,565	48.0	131.0	0.14	0.14	$1,548	$516,069	$11.85	48.00	3	AREA 3	
007 04 0045 001	2142 LANCASTER ST	07/20/21	$211,323	$211,323	$111,500	52.76	$237,244	$15,951	$41,872	39.0	131.0	0.11	0.11	$409	$143,703	$3.30	37.00	3	AREA 3	
007 04 0172 000	2017 LANCASTER ST	07/26/22	$276,500	$276,500	$109,500	39.60	$236,153	$84,913	$44,566	41.5	131.0	0.12	0.12	$2,046	$707,608	$16.24	40.00	3	AREA 3	
007 04 0189 000	1867 LANCASTER ST	06/16/22	$235,000	$235,000	$95,500	40.64	$201,932	$77,634	$44,566	41.5	131.0	0.12	0.12	$1,871	$646,950	$14.85	40.00	3	AREA 3	
007 04 0191 000	1851 LANCASTER ST	11/17/21	$225,000	$225,000	$99,400	44.18	$210,585	$60,861	$46,446	43.2	133.0	0.13	0.13	$1,407	$475,477	$10.92	42.00	3	AREA 3	
011 01 1523 000	1818 NORWOOD DR	02/15/22	$199,900	$199,900	$101,000	50.53	$214,267	$29,834	$44,201	41.2	124.0	0.11	0.11	$725	$261,702	$6.01	40.00	3	AREA 3	
011 01 1580 000	1914 OXFORD	10/24/22	$255,000	$255,000	$91,800	36.00	$197,400	$101,801	$44,201	41.2	124.0	0.11	0.11	$2,474	$892,991	$20.50	40.00	3	AREA 3	
011 01 1591 002	1859 OXFORD	05/24/22	$290,000	$290,000	$161,600	55.72	$341,862	$28,096	$79,958	74.4	160.0	0.29	0.29	$377	$95,565	$2.19	80.00	3	AREA 3	
011 01 1593 002	1845 OXFORD	03/28/22	$267,000	$267,000	$0	0.00	$236,281	$94,705	$63,986	59.6	168.0	0.23	0.23	$1,590	$409,978	$9.41	60.00	3	AREA 3	
011 01 1595 000	1837 OXFORD	05/07/21	$255,000	$255,000	$112,600	44.16	$238,977	$62,447	$46,424	43.2	172.0	0.16	0.16	$1,445	$395,234	$9.07	40.00	3	AREA 3	
011 01 1600 000	1799 OXFORD	11/05/21	$199,900	$199,900	$90,900	45.47	$191,907	$55,153	$47,160	43.9	191.0	0.18	0.18	$1,256	$315,160	$7.24	40.00	3	AREA 3	
011 01 1623 000	1770 KENMORE DR	07/07/22	$255,000	$255,000	$118,600	46.51	$254,478	$62,998	$62,476	58.2	207.0	0.27	0.27	$1,083	$236,835	$5.44	56.00	3	AREA 3	
011 01 1624 000	1782 KENMORE DR	04/23/21	$213,900	$213,900	$119,300	55.77	$253,597	$8,701	$48,398	45.1	199.0	0.19	0.19	$193	$46,529	$1.07	41.00	3	AREA 3	
011 01 1636 000	1874 KENMORE DR	11/30/21	$259,900	$259,900	$109,100	41.98	$235,160	$71,267	$46,527	43.3	153.0	0.14	0.14	$1,645	$494,910	$11.36	41.00	3	AREA 3	
011 01 1640 000	1906 KENMORE DR	12/30/21	$239,000	$239,000	$113,100	47.32	$243,976	$40,786	$45,762	42.6	137.0	0.13	0.13	$957	$316,171	$7.26	41.00	3	AREA 3	
011 01 1658 000	1821 KENMORE DR	02/25/22	$380,000	$380,000	$137,300	36.13	$297,433	$127,082	$44,515	41.4	130.0	0.12	0.12	$3,066	$1,067,916	$24.52	40.00	3	AREA 3	
		Totals:	**$11,487,223**	**$11,487,223**	**$5,188,900**		**$11,306,163**	**$2,480,497**	**$2,299,437**	**2,141.0**		**6.44**	**6.44**							
					Sale. Ratio =>	**45.17**			**Average**			**Average**			**Average**					
					Std. Dev. =>	**9.46**			**per FF=>**	**$1,159**		**per Net Ac**	**385,050.76**		**per SqFt=>**	**$8.84**				

007 03 0730 001	2061 KENMORE DR	12/19/22	$195,000	$195,000	$31,900	16.36	$66,828	$153,589	$25,417	23.7	125.0	0.06	0.06	$6,490	$2,694,544	$61.86	20.00	3	AREA 3	
007 02 1934 001	2166 BEAUFAIT DR	06/17/22	$305,000	$305,000	$105,400	34.56	$226,136	$108,548	$29,684	27.6	133.0	0.07	0.07	$3,927	$1,486,959	$34.14	24.00	3	AREA 3	
007 04 0174 000	2001 LANCASTER ST	02/18/22	$321,800	$321,800	$104,300	32.41	$220,894	$145,472	$44,566	41.5	131.0	0.12	0.12	$3,506	$1,212,267	$27.83	40.00	3	AREA 3	
007 03 0072 000	2134 FLEETWOOD DR	06/20/22	$251,000	$251,000	$80,300	31.99	$169,344	$126,324	$44,668	41.6	133.0	0.12	0.12	$3,037	$1,035,443	$23.77	40.00	3	AREA 3	

AREA 4 A

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fron	ECF Area	Land Table
011 02 0189 002	1768 HUNTINGTON BLVD	06/16/22	$266,500	$266,500	$110,700	41.54	$245,187	$62,772	$41,459	42.3	149.0	0.14	0.14	$1,484	$458,190	$10.52	40.00	4A	AREA 4A
011 02 0222 002	1974 HUNTINGTON BLVD	05/03/21	$239,000	$239,000	$110,400	46.19	$240,979	$39,480	$41,459	42.3	149.0	0.14	0.14	$933	$288,175	$6.62	40.00	4A	AREA 4A
011 02 0228 002	2010 HUNTINGTON BLVD	12/01/21	$299,000	$299,000	$150,500	50.33	$329,859	$15,504	$46,363	47.3	149.0	0.16	0.16	$328	$98,752	$2.27	46.00	4A	AREA 4A
011 02 0294 000	1991 HUNTINGTON BLVD	03/21/22	$237,500	$237,500	$106,100	44.67	$231,411	$47,548	$41,459	42.3	149.0	0.14	0.14	$1,124	$347,066	$7.97	40.00	4A	AREA 4A
011 02 0300 002	1949 HUNTINGTON BLVD	06/27/22	$290,000	$290,000	$126,300	43.55	$276,275	$55,184	$41,459	42.3	149.0	0.14	0.14	$1,304	$402,803	$9.25	40.00	4A	AREA 4A
011 02 0306 000	1919 HUNTINGTON BLVD	08/23/22	$250,000	$250,000	$110,600	44.24	$240,844	$53,084	$43,928	44.8	149.0	0.15	0.15	$1,184	$361,116	$8.29	43.00	4A	AREA 4A
011 03 0030 002	1799 MANCHESTER BLVD	01/26/22	$270,000	$270,000	$99,400	36.81	$216,075	$95,086	$41,161	42.0	142.0	0.13	0.13	$2,264	$731,431	$16.79	40.00	4A	AREA 4A
011 03 0043 002	1885 MANCHESTER BLVD	06/07/21	$250,000	$250,000	$110,300	44.12	$244,226	$48,573	$42,799	43.7	142.0	0.14	0.14	$1,112	$354,547	$8.14	42.00	4A	AREA 4A
011 03 0051 000	1933 MANCHESTER BLVD	05/18/21	$285,000	$285,000	$118,500	41.58	$245,272	$100,425	$60,697	61.9	142.0	0.21	0.21	$1,621	$473,703	$10.87	65.00	4A	AREA 4A
011 03 0053 002	1945 MANCHESTER BLVD	09/27/22	$310,000	$310,000	$141,600	45.68	$310,755	$40,406	$41,161	42.0	142.0	0.13	0.13	$962	$310,815	$7.14	40.00	4A	AREA 4A
011 03 0056 000	1963 MANCHESTER BLVD	12/10/21	$249,000	$249,000	$132,600	53.25	$293,747	$4,458	$49,205	50.2	142.0	0.16	0.16	$89	$27,350	$0.63	50.00	4A	AREA 4A
011 03 0116 002	1922 MANCHESTER BLVD	06/03/21	$238,500	$238,500	$112,500	47.17	$248,517	$35,211	$45,228	46.2	142.0	0.15	0.15	$763	$239,531	$5.50	45.00	4A	AREA 4A
011 03 0126 002	1862 MANCHESTER BLVD	04/22/22	$250,000	$250,000	$107,200	42.88	$237,461	$53,700	$41,161	42.0	142.0	0.13	0.13	$1,279	$413,077	$9.48	40.00	4A	AREA 4A
011 04 0523 000	2368 STANHOPE ST	07/01/22	$235,000	$235,000	$96,500	41.06	$209,662	$67,326	$41,988	42.8	125.0	0.12	0.12	$1,571	$556,413	$12.77	42.00	4A	AREA 4A
011 04 0525 000	2352 STANHOPE ST	08/02/22	$245,000	$245,000	$108,100	44.12	$238,609	$52,333	$45,942	46.9	125.0	0.14	0.14	$1,116	$387,652	$8.90	47.00	4A	AREA 4A
011 04 0526 002	2344 STANHOPE ST	11/23/21	$138,000	$138,000	$79,500	57.61	$166,455	$18,267	$46,722	47.7	125.0	0.14	0.14	$383	$132,370	$3.04	48.00	4A	AREA 4A
011 04 0534 002	2286 STANHOPE ST	09/16/22	$220,000	$220,000	$124,100	56.41	$270,889	($4,167)	$46,722	47.7	125.0	0.14	0.14	($87)	($30,196)	($0.69)	48.00	4A	AREA 4A

011 04 0574 002	1946 STANHOPE ST	12/06/22	$231,000	$231,000	$110,900	48.01	$241,434	$33,937	$44,371	45.3	125.0	0.13	0.13	$750	$263,078	$6.04	45.00	4A	AREA 4A	
011 04 0581 002	1892 STANHOPE ST	09/07/21	$289,000	$289,000	$117,500	40.66	$256,129	$77,242	$44,371	45.3	125.0	0.13	0.13	$1,706	$598,775	$13.75	45.00	4A	AREA 4A	
011 04 0598 002	1742 STANHOPE ST	01/20/22	$242,000	$242,000	$110,800	45.79	$241,404	$44,967	$44,371	45.3	125.0	0.13	0.13	$993	$348,581	$8.00	45.00	4A	AREA 4A	
011 04 0641 002	1937 ALLARD	08/30/22	$212,500	$212,500	$108,700	51.15	$236,474	$20,681	$44,655	45.6	116.0	0.12	0.12	$454	$169,516	$3.89	46.00	4A	AREA 4A	
011 04 0658 004	2079 ALLARD	12/22/22	$200,000	$200,000	$104,500	52.25	$226,780	$23,233	$50,013	51.0	116.0	0.14	0.14	$455	$164,773	$3.78	53.00	4A	AREA 4A	
011 04 0660 000	2087 ALLARD	03/31/23	$165,000	$165,000	$100,800	61.09	$222,151	($7,895)	$49,256	50.3	116.0	0.14	0.14	($157)	($57,210)	($1.31)	52.00	4A	AREA 4A	
011 04 0679 002	2265 ALLARD	01/05/22	$230,000	$230,000	$106,400	46.26	$220,459	$58,038	$48,497	49.5	116.0	0.14	0.14	$1,173	$426,750	$9.80	51.00	4A	AREA 4A	
011 04 0684 002	2307 ALLARD	06/22/22	$255,000	$255,000	$111,400	43.69	$241,776	$65,489	$52,265	53.3	116.0	0.15	0.15	$1,228	$439,523	$10.09	56.00	4A	AREA 4A	
011 04 0699 002	2328 ALLARD	10/08/21	$205,000	$205,000	$96,200	46.93	$198,855	$58,066	$51,921	53.0	111.0	0.14	0.14	$1,096	$406,056	$9.32	56.00	4A	AREA 4A	
011 04 0707 002	2270 ALLARD	03/18/22	$245,000	$245,000	$111,400	45.47	$242,723	$46,637	$44,360	45.3	111.0	0.12	0.12	$1,030	$398,607	$9.15	46.00	4A	AREA 4A	
011 04 0710 002	2246 ALLARD	05/13/22	$230,000	$230,000	$111,500	48.48	$234,195	$49,204	$53,399	54.5	111.0	0.15	0.15	$903	$332,459	$7.63	58.00	4A	AREA 4A	
011 04 0710 002	2246 ALLARD	06/13/22	$259,000	$259,000	$111,500	43.05	$234,195	$78,204	$53,399	54.5	111.0	0.15	0.15	$1,435	$528,405	$12.13	58.00	4A	AREA 4A	
011 04 0726 000	2112 ALLARD	01/27/22	$210,000	$210,000	$113,300	53.95	$247,140	$6,447	$43,587	44.5	111.0	0.12	0.12	$145	$56,061	$1.29	45.00	4A	AREA 4A	
011 04 0737 000	2010 ALLARD	05/10/22	$240,000	$240,000	$99,300	41.38	$208,301	$83,620	$51,921	53.0	111.0	0.14	0.14	$1,578	$584,755	$13.42	56.00	4A	AREA 4A	
011 04 0737 000	2010 ALLARD	08/26/22	$242,000	$242,000	$99,300	41.03	$208,301	$85,620	$51,921	53.0	111.0	0.14	0.14	$1,616	$598,741	$13.75	56.00	4A	AREA 4A	
011 04 0750 002	1900 ALLARD	03/21/22	$264,000	$264,000	$109,900	41.63	$239,079	$70,818	$45,897	46.8	111.0	0.12	0.12	$1,512	$580,475	$13.33	48.00	4A	AREA 4A	
011 05 0816 000	1845 STANHOPE ST	08/27/21	$289,000	$289,000	$114,500	39.62	$248,563	$89,995	$49,558	50.6	134.0	0.16	0.16	$1,780	$573,217	$13.16	51.00	4A	AREA 4A	
011 06 0136 001	1714 HUNTINGTON BLVD	03/11/22	$186,000	$186,000	$82,600	44.41	$170,584	$60,971	$45,555	46.5	149.0	0.15	0.15	$1,312	$395,916	$9.09	45.00	4A	AREA 4A	
016 01 0831 001	1993 STANHOPE ST	05/19/22	$325,000	$325,000	$132,900	40.89	$290,877	$79,754	$45,631	46.6	134.0	0.14	0.14	$1,713	$561,648	$12.89	46.00	4A	AREA 4A	
016 01 0838 000	2051 STANHOPE ST	11/19/21	$240,000	$240,000	$143,700	59.88	$315,077	($30,241)	$44,836	45.8	134.0	0.14	0.14	($661)	($219,138)	($5.03)	45.00	4A	AREA 4A	
016 01 0852 000	2205 STANHOPE ST	06/07/22	$245,888	$245,888	$119,600	48.64	$260,844	$30,675	$45,631	46.6	134.0	0.14	0.14	$659	$216,021	$4.96	46.00	4A	AREA 4A	
016 01 0856 000	2237 STANHOPE ST	04/29/22	$190,000	$190,000	$94,500	49.74	$198,413	$37,218	$45,631	46.6	134.0	0.14	0.14	$799	$262,099	$6.02	46.00	4A	AREA 4A	
016 01 0861 000	2287 STANHOPE ST	12/10/21	$251,000	$251,000	$113,200	45.10	$246,679	$49,157	$44,836	45.8	134.0	0.14	0.14	$1,074	$356,210	$8.18	45.00	4A	AREA 4A	
016 01 0866 000	2329 STANHOPE ST	05/20/22	$160,540	$160,540	$104,200	64.91	$215,971	($9,800)	$45,631	46.6	134.0	0.14	0.14	($210)	($69,014)	($1.58)	46.00	4A	AREA 4A	
016 01 0871 000	2369 STANHOPE ST	03/29/23	$190,000	$190,000	$101,500	53.42	$210,129	$32,515	$52,644	53.7	134.0	0.17	0.17	$605	$192,396	$4.42	55.00	4A	AREA 4A	
	Totals:		**$10,069,428**	**$10,069,428**	**$4,675,000**		**$10,102,756**	**$1,919,742**	**$1,953,070**	**1,992.9**		**5.91**	**5.91**							
					Sale. Ratio =>	**46.43**			**Average**			**Average**			**Average**					
					Std. Dev. =>	**6.27**			**per FF=>**	**$963**		**per Net Ac**	**324,884.41**		**per SqFt=>**	**$7.46**				

011 02 0320 002	1821 HUNTINGTON BLVD	04/17/21	$180,000	$180,000	$150,300	83.50	$333,953	($104,391)	$49,562	50.6	149.0	0.17	0.17	($2,064)	($610,474)	($14.01)	50.00	4A	AREA 4A	
011 04 0587 002	1836 STANHOPE ST	05/20/22	$179,000	$179,000	$125,600	70.17	$278,659	($53,717)	$45,942	46.9	125.0	0.14	0.14	($1,146)	($397,904)	($9.13)	47.00	4A	AREA 4A	
011 04 0680 002	2273 ALLARD	03/31/23	$127,500	$127,500	$101,100	79.29	$209,201	($29,436)	$52,265	53.3	116.0	0.15	0.15	($552)	($197,557)	($4.54)	56.00	4A	AREA 4A	
011 04 0668 002	2163 ALLARD	12/22/22	$162,500	$162,500	$105,200	64.74	$232,523	($26,147)	$43,876	44.8	116.0	0.12	0.12	($584)	($217,892)	($5.00)	45.00	4A	AREA 4A	

AREA 4 B

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fron	ECF Area	Land Table
015 05 0204 000	1794 BOURNEMOUTH RD	10/21/22	$268,000	$268,000	$109,800	40.97	$246,975	$67,867	$46,842	42.6	120.0	0.12	0.12	$1,594	$585,060	$13.43	42.00	4B	AREA 4B
015 05 0207 000	1818 BOURNEMOUTH RD	09/30/22	$217,500	$217,500	$105,800	48.64	$237,881	$26,461	$46,842	42.6	120.0	0.12	0.12	$621	$228,112	$5.24	42.00	4B	AREA 4B
	Totals:		**$485,500**	**$485,500**	**$215,600**		**$484,856**	**$94,328**	**$93,684**	**85.2**		**0.23**	**0.23**						
					Sale. Ratio =>	**44.41**			**Average**			**Average**			**Average**				
					Std. Dev. =>	**5.43**			**per FF=>**	**$1,108**		**per Net Ac**	**406,586.21**		**per SqFt=>**	**$9.33**			

015 05 0194 000	1843 NEWCASTLE RD	11/07/22	$92,000	$92,000	$113,800	123.70	$260,071	($120,339)	$47,732	43.4	120.0	0.12	0.12	($2,773)	($1,019,822)	($23.41)	43.00	4B	AREA 4B
015 05 0212 000	1858 BOURNEMOUTH RD	09/20/21	$235,000	$235,000	$122,200	52.00	$276,327	$5,515	$46,842	42.6	120.0	0.12	0.12	$130	$47,543	$1.09	42.00	4B	AREA 4B

AREA 4 C

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fron	ECF Area	Land Table
003 04 0038 000	2198 HAWTHORNE RD	08/29/22	$225,000	$225,000	$100,900	44.84	$229,122	$36,958	$41,080	40.0	128.0	0.12	0.12	$924	$313,203	$7.19	40.00	1	AREA 4C
003 04 0141 000	1977 HAWTHORNE RD	04/21/22	$233,000	$233,000	$96,900	41.59	$206,984	$67,096	$41,080	40.0	128.0	0.12	0.12	$1,677	$568,610	$13.05	40.00	1	AREA 4C
	Totals:		**$458,000**	**$458,000**	**$197,800**		**$436,106**	**$104,054**	**$82,160**	**80.0**		**0.24**	**0.24**						
					Sale. Ratio =>	**43.19**			**Average**			**Average**			**Average**				
					Std. Dev. =>	**2.30**			**per FF=>**	**$1,301**		**per Net Ac**	**440,906.78**		**per SqFt=>**	**$10.12**			

AREA 5

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fron	ECF Area	Land Table
001 04 0041 002	853 N BRYS DR	02/15/23	$278,000	$278,000	$157,800	56.76	$335,474	$17,348	$74,822	67.8	116.0	0.18	0.18	$256	$94,283	$2.16	69.00	5 AREA 5	
001 04 0053 000	972 N BRYS DR	04/22/22	$366,000	$366,000	$143,400	39.18	$319,370	$131,348	$84,718	76.8	93.0	0.18	0.18	$1,710	$733,788	$16.85	84.00	5 AREA 5	
001 04 0055 000	1012 N BRYS DR	07/09/21	$365,000	$365,000	$157,800	43.23	$354,052	$87,996	$77,048	69.9	165.0	0.25	0.25	$1,260	$346,441	$7.95	67.00	5 AREA 5	
001 04 0059 000	1072 N BRYS DR	06/17/22	$370,000	$370,000	$148,700	40.19	$337,816	$107,872	$75,688	68.6	116.0	0.19	0.19	$1,572	$579,957	$13.31	70.00	5 AREA 5	
001 04 0065 000	21229 RIVER RD	10/11/22	$629,000	$629,000	$225,900	35.91	$512,527	$195,136	$78,663	71.3	150.0	0.24	0.24	$2,736	$809,693	$18.59	70.00	5 AREA 5	
001 04 0078 000	1059 N BRYS DR	09/09/21	$240,000	$240,000	$156,900	65.38	$352,008	($34,595)	$77,413	70.2	116.0	0.19	0.19	($493)	($180,182)	($4.14)	72.00	5 AREA 5	
005 01 0104 000	1111 HAWTHORNE RD	06/21/21	$297,000	$297,000	$119,100	40.10	$255,541	$109,753	$68,294	61.9	133.0	0.18	0.18	$1,773	$599,743	$13.77	60.00	5 AREA 5	
005 01 0111 000	1197 HAWTHORNE RD	05/19/21	$281,000	$281,000	$125,200	44.56	$268,895	$80,399	$68,294	61.9	133.0	0.18	0.18	$1,299	$439,339	$10.09	60.00	5 AREA 5	
005 01 0116 000	1242 HAWTHORNE RD	03/31/23	$290,000	$290,000	$149,200	51.45	$321,950	$36,031	$67,981	61.6	129.0	0.18	0.18	$585	$202,421	$4.65	60.00	5 AREA 5	
005 05 0067 000	947 ANITA	10/06/22	$310,000	$310,000	$134,600	43.42	$307,276	$61,342	$58,618	53.1	127.0	0.15	0.15	$1,154	$420,151	$9.65	50.00	5 AREA 5	
005 05 0232 000	1210 ANITA	08/25/22	$275,000	$275,000	$119,900	43.60	$268,188	$68,050	$61,238	55.5	170.0	0.20	0.20	$1,226	$348,974	$8.01	50.00	5 AREA 5	
006 01 0019 000	535 HAMPTON	10/08/21	$265,550	$265,550	$160,400	60.40	$395,693	($46,850)	$83,293	75.5	152.0	0.26	0.26	($620)	($178,817)	($4.11)	75.00	5 AREA 5	
006 01 0062 000	1121 HAMPTON	11/24/21	$510,000	$510,000	$146,900	28.80	$329,820	$250,060	$69,880	63.4	155.0	0.21	0.21	$3,947	$1,173,991	$26.95	60.00	5 AREA 5	
006 01 0197 000	1154 ROSLYN	07/29/22	$300,000	$300,000	$151,800	50.60	$323,040	$46,497	$69,537	63.0	150.0	0.21	0.21	$738	$224,623	$5.16	60.00	5 AREA 5	
006 01 0215 000	938 ROSLYN	08/27/21	$362,000	$362,000	$141,400	39.06	$304,605	$126,932	$69,537	63.0	150.0	0.21	0.21	$2,013	$613,198	$14.08	60.00	5 AREA 5	
006 02 0007 002	588 VERNIER	05/20/21	$240,000	$240,000	$121,400	50.58	$271,396	$35,906	$67,302	61.0	319.0	0.37	0.37	$588	$98,104	$2.25	50.00	5 AREA 5	
006 03 0019 000	533 HAWTHORNE RD	12/09/22	$379,000	$379,000	$200,200	52.82	$426,528	$38,439	$85,967	77.9	133.0	0.24	0.24	$493	$157,537	$3.62	80.00	5 AREA 5	
006 03 0040 000	869 HAWTHORNE RD	01/04/23	$285,000	$285,000	$142,500	50.00	$301,559	$69,408	$85,967	77.9	133.0	0.24	0.24	$891	$284,459	$6.53	80.00	5 AREA 5	
006 03 0055 000	834 HAWTHORNE RD	11/29/22	$200,000	$200,000	$100,800	50.40	$226,849	$36,780	$63,629	57.7	132.0	0.17	0.17	$638	$220,240	$5.06	55.00	5 AREA 5	
006 03 0071 000	580 HAWTHORNE RD	06/15/21	$360,000	$360,000	$159,800	44.39	$343,650	$102,220	$85,870	77.9	132.0	0.24	0.24	$1,313	$422,397	$9.70	80.00	5 AREA 5	
006 05 0006 000	20635 VERNIER	08/27/21	$360,000	$360,000	$113,400	31.50	$243,900	$175,388	$59,288	53.8	137.0	0.16	0.16	$3,263	$1,117,121	$25.65	50.00	5 AREA 5	
006 05 0006 000	20635 VERNIER	10/05/22	$405,000	$405,000	$113,400	28.00	$243,900	$220,388	$59,288	53.8	137.0	0.16	0.16	$4,100	$1,403,745	$32.23	50.00	5 AREA 5	
006 07 0123 000	505 HOLLYWOOD AVE	11/01/22	$320,000	$320,000	$219,700	68.66	$469,829	($77,715)	$72,114	65.4	115.0	0.17	0.17	($1,189)	($446,638)	($10.25)	66.00	5 AREA 5	
006 07 0133 002	561 HOLLYWOOD AVE	09/03/21	$410,000	$410,000	$163,500	39.88	$372,053	$117,826	$79,879	72.4	115.0	0.20	0.20	$1,627	$595,081	$13.66	75.00	5 AREA 5	
006 08 0009 000	20671 WEDGEWOOD DR	01/19/22	$275,000	$275,000	$144,000	52.36	$306,910	$27,583	$59,493	53.9	93.0	0.12	0.12	$511	$239,852	$5.51	54.00	5 AREA 5	
006 09 0022 000	561 ANITA	03/18/22	$372,000	$372,000	$174,500	46.91	$398,206	$53,073	$79,279	71.9	158.0	0.25	0.25	$738	$208,949	$4.80	70.00	5 AREA 5	
006 09 0023 000	547 ANITA	05/26/22	$349,900	$349,900	$162,200	46.36	$368,940	$60,239	$79,279	71.9	158.0	0.25	0.25	$838	$237,161	$5.44	70.00	5 AREA 5	
006 09 0038 000	658 ANITA	12/01/22	$280,000	$280,000	$147,300	52.61	$331,018	$17,729	$68,747	62.3	139.0	0.19	0.19	$284	$92,822	$2.13	60.00	5 AREA 5	
006 09 0041 000	706 ANITA	03/07/23	$295,000	$295,000	$203,900	69.12	$442,497	($77,835)	$69,662	63.2	139.0	0.20	0.20	($1,232)	($399,154)	($9.16)	61.00	5 AREA 5	
006 09 0042 000	716 ANITA	09/15/21	$299,900	$299,900	$142,400	47.48	$324,214	$45,348	$69,662	63.2	139.0	0.20	0.20	$718	$232,554	$5.34	61.00	5 AREA 5	
006 09 0050 000	814 ANITA	07/13/22	$375,000	$375,000	$150,200	40.05	$342,083	$104,264	$71,347	64.7	163.0	0.23	0.23	$1,612	$457,298	$10.50	61.00	5 AREA 5	
006 10 0005 000	20739 LEE CT	09/28/22	$261,500	$261,500	$135,200	51.70	$303,806	$22,157	$64,463	58.4	99.0	0.13	0.13	$379	$165,351	$3.80	59.00	5 AREA 5	
006 15 0003 000	20714 MORNINGSIDE DR	08/05/22	$531,000	$531,000	$215,900	40.66	$491,399	$109,143	$69,542	63.0	126.0	0.18	0.18	$1,731	$609,737	$14.00	62.00	5 AREA 5	
006 99 0015 000	671 VERNIER	08/23/22	$350,000	$350,000	$161,600	46.17	$373,011	$38,469	$61,480	55.7	272.3	0.29	0.29	$690	$133,573	$3.07	46.00	5 AREA 5	
	Totals:		**$11,486,850**	**$11,486,850**	**$5,210,900**		**$11,568,003**	**$2,356,129**	**$2,437,282**	**2,209.7**		**6.99**	**6.99**						
					Sale. Ratio =>	**45.36**			**Average**			**Average**			**Average**				
					Std. Dev. =>	**9.87**			**per FF=>**	**$1,066**		**per Net Ac**	**336,974.97**		**per SqFt=>**	**$7.74**			
001 04 0045 000	886 N BRYS DR	07/29/21	$295,000	$295,000	$107,300	36.37	$504,753	($133,102)	$76,651	69.5	117.0	0.00	0.00	($1,915)	#DIV/0!	#DIV/0!	71.00	5 AREA 5	
001 04 0045 000	886 N BRYS DR	02/03/22	$330,000	$330,000	$107,300	32.52	$504,753	($98,102)	$76,651	69.5	117.0	0.00	0.00	($1,412)	#DIV/0!	#DIV/0!	71.00	5 AREA 5	
006 06 0042 000	681 HOLLYWOOD AVE	09/09/22	$220,000	$220,000	$157,100	71.41	$353,691	($62,452)	$71,239	64.6	115.0	0.17	0.17	($967)	($363,093)	($8.34)	65.00	5 AREA 5	
006 06 0042 000	681 HOLLYWOOD AVE	09/09/22	$450,000	$450,000	$157,100	34.91	$353,691	$167,548	$71,239	64.6	115.0	0.17	0.17	$2,594	$974,116	$22.36	65.00	5 AREA 5	

AREA 6

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fron	ECF Area	Land Table
012 01 0379 000	1626 HUNTINGTON BLVD	01/14/22	$285,000	$285,000	$124,900	43.82	$263,712	$93,159	$71,871	74.1	149.0	0.26	0.26	$1,257	$362,486	$8.32	75.00	6 AREA 6	
012 01 0420 002	1577 HUNTINGTON BLVD	08/30/21	$180,000	$180,000	$136,100	75.61	$286,933	($17,305)	$89,628	92.4	140.0	0.32	0.32	($187)	($53,910)	($1.24)	100.00	6 AREA 6	
012 01 0420 002	1577 HUNTINGTON BLVD	09/19/22	$358,000	$358,000	$136,100	38.02	$286,933	$160,695	$89,628	92.4	140.0	0.32	0.32	$1,739	$500,607	$11.49	100.00	6 AREA 6	
012 02 0020 000	1645 FORD CT	08/02/21	$265,000	$265,000	$133,800	50.49	$286,945	$28,036	$49,981	51.5	115.0	0.13	0.13	$544	$212,394	$4.88	50.00	6 AREA 6	
012 04 0004 000	1660 FAIRCOURT ST	06/24/22	$415,000	$415,000	$168,900	40.70	$362,844	$102,935	$50,779	52.3	115.0	0.14	0.14	$1,966	$762,481	$17.50	51.00	6 AREA 6	
012 04 0014 000	1565 FAIRCOURT ST	11/08/21	$420,000	$420,000	$207,600	49.43	$446,609	$34,508	$61,117	63.0	100.0	0.15	0.15	$548	$227,026	$5.21	66.00	6 AREA 6	
012 05 0051 000	1505 FAIRHOLME RD	02/09/23	$280,000	$280,000	$152,800	54.57	$325,307	$27,488	$72,795	75.0	115.0	0.21	0.21	$366	$130,275	$2.99	80.00	6 AREA 6	
012 05 0059 000	20060 BALTREE CT	07/15/22	$270,000	$270,000	$143,400	53.11	$314,452	$8,682	$53,134	54.8	104.0	0.13	0.13	$158	$66,275	$1.52	55.00	6 AREA 6	
012 05 0060 000	20070 BALTREE CT	01/14/22	$285,000	$285,000	$131,300	46.07	$280,880	$57,848	$53,728	55.4	112.0	0.14	0.14	$1,044	$410,270	$9.42	55.00	6 AREA 6	
012 06 0057 000	19949 W CLAIRVIEW CT	06/01/22	$425,000	$425,000	$174,900	41.15	$407,264	$71,677	$53,941	55.6	115.0	0.15	0.15	$1,289	$494,324	$11.35	55.00	6 AREA 6	
012 07 0105 000	20075 GHESQUIERE CT	04/28/22	$395,000	$395,000	$170,200	43.09	$370,913	$82,431	$58,344	60.1	122.0	0.17	0.17	$1,370	$490,661	$11.26	60.00	6 AREA 6	
012 07 0108 000	20045 GHESQUIERE CT	11/14/22	$380,000	$380,000	$160,800	42.32	$372,039	$71,227	$63,266	65.2	92.0	0.15	0.15	$1,092	$481,264	$11.05	70.00	6 AREA 6	

012 07 0121 000	20040 BERNS CT	09/16/22	$355,000	$355,000	$144,000	40.56	$312,257	$107,451	$64,708	66.7	92.0	0.15	0.15	$1,611	$706,914	$16.23	72.00	6	AREA 6	
012 08 0083 000	1387 TORREY RD	06/23/21	$345,000	$345,000	$146,900	42.58	$319,684	$79,044	$53,728	55.4	112.0	0.14	0.14	$1,427	$560,596	$12.87	55.00	6	AREA 6	
012 08 0107 000	19993 HOLIDAY RD	04/26/21	$432,500	$432,500	$173,900	40.21	$364,158	$144,035	$75,693	78.0	115.0	0.22	0.22	$1,846	$648,806	$14.89	84.00	6	AREA 6	
012 08 0119 002	19950 HOLIDAY RD	06/24/22	$540,000	$540,000	$210,400	38.96	$493,517	$124,585	$78,102	80.5	125.0	0.25	0.25	$1,547	$504,393	$11.58	86.00	6	AREA 6	
012 08 0131 000	19991 W EMORY CT	05/28/21	$322,500	$322,500	$146,700	45.49	$318,992	$59,028	$55,520	57.2	105.0	0.14	0.14	$1,031	$421,629	$9.68	58.00	6	AREA 6	
012 08 0148 000	19974 E EMORY CT	08/18/21	$217,000	$217,000	$130,500	60.14	$272,780	$12,000	$67,780	69.9	170.0	0.27	0.27	$172	$45,283	$1.04	68.00	6	AREA 6	
012 09 0013 000	19722 BLOSSOM LN	09/23/21	$315,000	$315,000	$167,100	53.05	$360,907	$39,564	$85,471	88.1	120.0	0.27	0.27	$449	$148,180	$3.40	97.00	6	AREA 6	
012 10 0047 002	19849 HOLIDAY RD	07/15/22	$260,000	$260,000	$135,800	52.23	$284,196	$37,853	$62,049	64.0	120.0	0.18	0.18	$592	$211,469	$4.85	65.00	6	AREA 6	
012 10 0111 000	19796 HOLIDAY RD	09/10/21	$248,000	$248,000	$139,400	56.21	$295,330	$25,931	$73,261	75.5	120.0	0.22	0.22	$343	$117,868	$2.71	80.00	6	AREA 6	
012 12 0010 000	19641 W KINGS CT	12/21/22	$276,550	$276,550	$135,000	48.82	$282,843	$51,842	$58,135	59.9	100.0	0.14	0.14	$865	$365,085	$8.38	62.00	6	AREA 6	
012 12 0018 000	19702 E KINGS CT	12/09/22	$190,500	$190,500	$130,800	68.66	$277,851	($29,521)	$57,830	59.6	115.0	0.16	0.16	($495)	($186,842)	($4.29)	60.00	6	AREA 6	
012 12 0029 000	19690 W KINGS CT	09/03/21	$289,000	$289,000	$149,200	51.63	$316,849	$37,571	$65,420	67.4	115.0	0.19	0.19	$557	$203,086	$4.66	70.00	6	AREA 6	
012 13 0009 000	19823 W IDA LN	08/24/22	$395,000	$395,000	$163,300	41.34	$341,195	$133,064	$79,259	81.7	102.0	0.21	0.21	$1,628	$624,714	$14.34	91.00	6	AREA 6	
012 13 0016 000	19879 W IDA LN	05/21/21	$255,000	$255,000	$134,300	52.67	$313,671	$5	$58,676	60.5	116.0	0.16	0.16	$0	$31	$0.00	61.00	6	AREA 6	
012 13 0019 002	19866 E IDA LN	09/09/22	$290,000	$290,000	$151,700	52.31	$316,842	$55,056	$81,898	84.4	113.0	0.24	0.24	$652	$228,448	$5.24	93.00	6	AREA 6	
012 13 0036 003	19817 E IDA LN	06/17/22	$385,000	$385,000	$164,000	42.60	$356,059	$110,600	$81,659	84.2	132.0	0.27	0.27	$1,314	$405,128	$9.30	90.00	6	AREA 6	
012 13 0040 004	19888 W IDA LN	07/01/22	$217,500	$217,500	$140,000	64.37	$348,632	($73,687)	$57,445	59.2	110.0	0.15	0.15	($1,244)	($484,783)	($11.13)	60.00	6	AREA 6	
013 01 0146 000	1170 FAIRHOLME RD	11/02/22	$335,000	$335,000	$160,700	47.97	$349,924	$42,981	$57,905	59.7	116.0	0.16	0.16	$720	$268,631	$6.17	60.00	6	AREA 6	
013 01 0154 000	1090 FAIRHOLME RD	07/16/21	$274,000	$274,000	$134,600	49.12	$287,407	$46,090	$59,497	61.3	139.0	0.19	0.19	$751	$241,309	$5.54	60.00	6	AREA 6	
013 01 0160 002	1161 PAGET CT	04/15/22	$500,000	$500,000	$196,100	39.22	$421,279	$147,299	$68,578	70.7	109.0	0.19	0.19	$2,083	$783,505	$17.99	75.00	6	AREA 6	
013 01 0172 000	1221 FAIRHOLME RD	04/29/21	$400,000	$400,000	$169,300	42.33	$361,530	$120,038	$81,568	84.1	110.0	0.24	0.24	$1,427	$510,800	$11.73	93.00	6	AREA 6	
013 01 0173 000	1201 FAIRHOLME RD	03/10/23	$325,000	$325,000	$140,500	43.23	$305,272	$77,095	$57,367	59.1	109.0	0.15	0.15	$1,304	$513,967	$11.80	60.00	6	AREA 6	
013 01 0175 000	1181 FAIRHOLME RD	09/30/22	$372,500	$372,500	$124,900	33.53	$288,415	$141,452	$57,367	59.1	109.0	0.15	0.15	$2,392	$943,013	$21.65	60.00	6	AREA 6	
013 02 0154 001	1081 TORREY RD	08/18/21	$300,000	$300,000	$149,700	49.90	$317,283	$58,094	$75,377	77.7	105.0	0.21	0.21	$748	$283,385	$6.51	85.00	6	AREA 6	
013 02 0177 000	1190 TORREY RD	03/22/23	$368,000	$368,000	$165,500	44.97	$382,454	$44,103	$58,557	60.4	125.0	0.17	0.17	$731	$256,413	$5.89	60.00	6	AREA 6	
013 02 0186 000	1161 ELFORD CT	06/20/22	$370,000	$370,000	$129,700	35.05	$270,493	$172,700	$73,193	75.5	98.0	0.19	0.19	$2,289	$923,529	$21.20	83.00	6	AREA 6	
013 02 0193 002	1224 ELFORD CT	05/11/22	$309,900	$309,900	$136,800	44.14	$288,900	$102,752	$81,752	84.3	133.0	0.28	0.28	$1,219	$373,644	$8.58	90.00	6	AREA 6	
	Totals:		**$12,845,950**	**$12,845,950**	**$5,911,600**		**$12,853,551**	**$2,588,406**	**$2,596,007**	**2,676.3**		**7.53**	**7.53**							
					Sale. Ratio =>	**46.02**			**Average**			**Average**			**Average**					
					Std. Dev. =>	**8.83**			**per FF=>**	**$967**		**per Net Ac**	**343,563.31**		**per SqFt=>**	**$7.89**				

AREA 7

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fron	ECF Area		Land Table
013 04 0213 002	19969 FAIRWAY DR	04/18/22	$349,500	$349,500	$191,900	54.91	$406,978	$6,212	$63,690	69.2	128.0	0.21	0.21	$90	$30,155	$0.69	70.00	7	AREA 7	
013 04 0218 000	19899 FAIRWAY DR	03/24/22	$390,000	$390,000	$181,100	46.44	$387,974	$78,361	$76,335	83.0	152.0	0.30	0.30	$944	$263,842	$6.06	85.00	7	AREA 7	
013 04 0248 000	19958 E WILLIAM CT	04/15/21	$338,000	$338,000	$140,500	41.57	$301,054	$97,451	$60,505	65.8	135.0	0.20	0.20	$1,482	$484,831	$11.13	65.00	7	AREA 7	
013 05 0198 000	20130 FAIRWAY DR	07/27/21	$360,000	$360,000	$174,800	48.56	$376,031	$44,474	$60,505	65.8	135.0	0.20	0.20	$676	$221,264	$5.08	65.00	7	AREA 7	
013 05 0207 000	20057 W BALLANTYNE	09/30/21	$390,000	$390,000	$170,400	43.69	$360,950	$88,809	$59,759	65.0	135.0	0.20	0.20	$1,367	$448,530	$10.30	64.00	7	AREA 7	
013 05 0219 000	20072 E BALLANTYNE	07/12/21	$350,000	$350,000	$163,100	46.60	$345,411	$64,348	$59,759	65.0	135.0	0.20	0.20	$991	$324,990	$7.46	64.00	7	AREA 7	
013 05 0222 000	774 FAIRFORD	06/03/21	$410,000	$410,000	$195,700	47.73	$413,884	$75,310	$79,194	86.1	135.0	0.28	0.28	$875	$267,057	$6.13	91.00	7	AREA 7	
014 01 0328 000	19919 E DOYLE PL	07/14/22	$354,900	$354,900	$169,400	47.73	$364,413	$50,651	$60,164	65.4	130.0	0.19	0.19	$775	$261,088	$5.99	65.00	7	AREA 7	
014 02 0017 002	933 CRESCENT LN	08/16/21	$352,000	$352,000	$180,600	51.31	$382,662	$43,153	$73,815	80.2	101.0	0.20	0.20	$538	$211,534	$4.86	88.00	7	AREA 7	
014 02 0038 000	853 CRESCENT LN	12/15/21	$357,000	$357,000	$183,100	51.29	$388,779	$31,786	$63,565	69.1	101.0	0.17	0.17	$460	$188,083	$4.32	73.00	7	AREA 7	
014 02 0079 002	900 CRESCENT LN	06/30/21	$343,000	$343,000	$172,700	50.35	$365,819	$45,475	$68,294	74.2	100.0	0.18	0.18	$613	$247,147	$5.67	80.00	7	AREA 7	
014 05 0253 000	20145 WEDGEWOOD DR	06/04/21	$506,000	$506,000	$206,500	40.81	$437,788	$140,497	$72,285	78.6	120.0	0.23	0.23	$1,788	$613,524	$14.08	83.00	7	AREA 7	
014 05 0267 000	680 BIRCH LN	03/02/22	$477,000	$477,000	$194,100	40.69	$410,412	$148,058	$81,470	88.6	116.0	0.26	0.26	$1,672	$573,868	$13.17	97.00	7	AREA 7	
	Totals:		**$4,977,400**	**$4,977,400**	**$2,323,900**		**$4,942,155**	**$914,585**	**$879,340**	**955.8**		**2.82**	**2.82**							
					Sale. Ratio =>	**46.69**			**Average**			**Average**			**Average**					
					Std. Dev. =>	**4.41**			**per FF=>**	**$957**		**per Net Ac**	**324,205.96**		**per SqFt=>**	**$7.44**				
014 01 0337 000	19946 OMARA CT	12/16/22	$310,000	$310,000	$195,300	63.00	$423,347	($42,023)	$71,324	77.5	125.0	0.23	0.23	($542)	($181,134)	($4.16)	81.00	7	AREA 7	
014 01 0339 000	19959 OMARA CT	06/30/22	$335,000	$335,000	$196,300	58.60	$421,516	($16,328)	$70,188	76.3	120.0	0.22	0.22	($214)	($74,218)	($1.70)	80.00	7	AREA 7	

AREA 8

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fron	ECF Area		Land Table
008 01 0074 000	1548 N RENAUD RD	01/09/23	$440,000	$440,000	$174,400	39.64	$390,579	$129,440	$80,019	71.9	145.0	0.23	0.23	$1,800	$555,536	$12.75	70.00	8	AREA 8	

008 01 0164 000	1451 N RENAUD RD	11/09/21	$410,000	$410,000	$209,200	51.02	$464,402	$60,473	$114,875	103.2	145.0	0.37	0.37	$586	$165,227	$3.79	110.00	8	AREA 8	
008 01 0184 000	1487 N RENAUD RD	08/19/22	$299,900	$299,900	$169,100	56.39	$380,556	$17,182	$97,838	87.9	145.0	0.30	0.30	$195	$57,273	$1.31	90.00	8	AREA 8	
008 01 0193 000	1499 N RENAUD RD	10/15/21	$450,000	$450,000	$247,000	54.89	$555,243	($7,405)	$97,838	87.9	145.0	0.30	0.30	($84)	($24,683)	($0.57)	90.00	8	AREA 8	
008 01 0230 000	1583 N RENAUD RD	08/22/22	$590,000	$590,000	$211,500	35.85	$469,874	$235,001	$114,875	103.2	145.0	0.37	0.37	$2,277	$642,079	$14.74	110.00	8	AREA 8	
008 01 0257 000	1629 N RENAUD RD	03/15/22	$356,000	$356,000	$184,900	51.94	$416,428	$8,067	$68,495	61.5	117.0	0.16	0.16	$131	$50,106	$1.15	60.00	8	AREA 8	
008 01 0327 000	1476 S RENAUD RD	04/02/21	$472,500	$472,500	$225,300	47.68	$510,164	$68,778	$106,442	95.6	145.0	0.33	0.33	$719	$206,541	$4.74	100.00	8	AREA 8	
008 01 0388 000	1451 S RENAUD RD	09/01/22	$455,000	$455,000	$201,200	44.22	$454,919	$97,919	$97,838	87.9	145.0	0.30	0.30	$1,114	$326,397	$7.49	90.00	8	AREA 8	
008 01 0431 002	1535 S RENAUD RD	07/19/22	$375,000	$375,000	$169,000	45.07	$383,759	$68,504	$77,263	69.4	145.0	0.22	0.22	$987	$307,193	$7.05	67.00	8	AREA 8	
009 01 0293 004	1681 OXFORD	10/18/22	$280,000	$280,000	$166,700	59.54	$370,847	$1,222	$92,069	82.7	86.0	0.18	0.18	$15	$6,714	$0.15	92.00	8	AREA 8	
010 06 0093 000	621 SHOREHAM RD	11/29/22	$300,000	$300,000	$178,500	59.50	$245,215	$147,582	$92,797	83.4	191.0	0.35	0.35	$1,770	$420,462	$9.65	80.00	8	AREA 8	
010 06 0157 000	664 SHOREHAM RD	10/03/22	$285,000	$285,000	$128,200	44.98	$284,971	$92,753	$92,724	83.3	190.0	0.35	0.35	$1,113	$265,768	$6.10	80.00	8	AREA 8	
010 06 0177 000	562 SHOREHAM RD	11/12/21	$549,900	$549,900	$194,700	35.41	$442,097	$194,351	$86,548	77.8	120.0	0.22	0.22	$2,499	$883,414	$20.28	80.00	8	AREA 8	
010 06 0181 000	540 SHOREHAM RD	03/16/22	$446,000	$446,000	$181,200	40.63	$404,986	$127,562	$86,548	77.8	120.0	0.22	0.22	$1,640	$579,827	$13.31	80.00	8	AREA 8	
010 07 1108 000	884 N RENAUD RD	07/06/21	$512,500	$512,500	$211,600	41.29	$481,202	$116,491	$85,193	76.5	142.0	0.25	0.25	$1,522	$469,722	$10.78	76.00	8	AREA 8	
010 07 1186 000	997 N RENAUD RD	08/26/21	$340,000	$340,000	$186,400	54.82	$416,626	$12,414	$89,040	80.0	145.0	0.27	0.27	$155	$46,669	$1.07	80.00	8	AREA 8	
010 07 1211 000	945 N RENAUD RD	12/02/22	$420,000	$420,000	$200,000	47.62	$458,103	$52,002	$90,105	81.0	121.0	0.23	0.23	$642	$223,185	$5.12	84.00	8	AREA 8	
010 07 1247 000	1011 S RENAUD RD	11/30/22	$519,000	$519,000	$232,700	44.84	$518,680	$116,030	$115,710	104.0	145.0	0.37	0.37	$1,116	$314,444	$7.22	111.00	8	AREA 8	
010 07 1319 000	871 N RENAUD RD	03/08/22	$762,000	$762,000	$281,700	36.97	$633,075	$235,367	$106,442	95.6	145.0	0.33	0.33	$2,461	$706,808	$16.23	100.00	8	AREA 8	
010 07 1366 000	790 S RENAUD RD	10/18/22	$535,000	$535,000	$267,300	49.96	$601,325	$32,012	$98,337	88.4	150.0	0.31	0.31	$362	$103,265	$2.37	90.00	8	AREA 8	
010 08 0201 000	20283 MORNINGSIDE DR	09/07/22	$625,000	$625,000	$244,900	39.18	$559,153	$161,531	$95,684	86.0	125.0	0.26	0.26	$1,879	$626,089	$14.37	90.00	8	AREA 8	
013 03 0005 000	850 SHOREHAM RD	08/20/21	$316,000	$316,000	$147,700	46.74	$328,208	$64,458	$76,666	68.9	109.0	0.18	0.18	$936	$368,331	$8.46	70.00	8	AREA 8	
013 03 0007 002	880 SHOREHAM RD	08/22/22	$340,000	$340,000	$167,000	49.12	$372,728	$50,840	$83,568	75.1	95.0	0.17	0.17	$677	$292,184	$6.71	80.00	8	AREA 8	
013 03 0024 001	20169 FAIRWAY DR	07/22/22	$465,000	$465,000	$171,100	36.80	$386,748	$166,850	$88,598	79.6	150.0	0.27	0.27	$2,096	$613,419	$14.08	79.00	8	AREA 8	
	Totals:		**$10,543,800**	**$10,543,800**	**$4,751,300**		**$10,529,888**	**$2,249,424**	**$2,235,512**	**2,008.5**		**6.54**	**6.54**							
					Sale. Ratio =>	**45.06**			**Average**			**Average**			**Average**					
					Std. Dev. =>	**7.35**			**per FF=>**	**$1,120**		**per Net Ac**	**343,843.47**		**per SqFt=>**	**$7.89**				

009 02 0524 000	1331 S RENAUD RD	10/29/21	$307,000	$307,000	$253,300	82.51	$573,328	($143,171)	$123,157	110.7	145.0	0.40	0.40	($1,294)	($358,825)	($8.24)	120.00	8	AREA 8	
008 01 0388 000	1451 S RENAUD RD	11/08/21	$220,000	$220,000	$201,200	91.45	$454,919	($137,081)	$97,838	87.9	145.0	0.30	0.30	($1,559)	($456,937)	($10.49)	90.00	8	AREA 8	
010 06 0129 000	770 SHOREHAM RD	12/21/21	$330,000	$330,000	$195,700	59.30	$444,007	($22,306)	$91,701	82.4	145.0	0.28	0.28	($271)	($80,819)	($1.86)	83.00	8	AREA 8	
010 08 0030 000	715 S RENAUD RD	12/06/22	$360,000	$360,000	$227,500	63.19	$511,942	($62,902)	$89,040	80.0	145.0	0.27	0.27	($786)	($236,474)	($5.43)	80.00	8	AREA 8	
010 08 0104 000	707 N RENAUD RD	06/16/21	$335,000	$335,000	$50,400	15.04	$359,709	$73,129	$97,838	87.9	145.0	0.30	0.30	$832	$243,763	$5.60	90.00	8	AREA 8	

AREA 10 AB

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fron	ECF Area	Land Table
002 03 0031 000	683 MOORLAND DR	05/16/22	$465,000	$465,000	$222,700	47.89	$474,795	$87,976	$97,771	82.9	103.0	0.20	0.20	$1,062	$433,379	$9.95	86.00	10A	AREA 10AB
002 04 0037 002	988 CANTERBURY RD	07/01/22	$374,000	$374,000	$155,900	41.68	$344,878	$116,192	$87,070	73.8	106.0	0.18	0.18	$1,575	$645,511	$14.82	74.00	10A	AREA 10AB
002 04 0061 002	1092 BLAIRMOOR CT	02/07/22	$375,000	$375,000	$192,000	51.20	$425,933	$47,120	$98,053	83.1	105.0	0.21	0.21	$567	$227,633	$5.23	86.00	10A	AREA 10AB
002 04 0080 002	923 BLAIRMOOR CT	06/23/21	$375,000	$375,000	$181,600	48.43	$402,685	$67,622	$95,307	80.8	105.0	0.20	0.20	$837	$338,110	$7.76	83.00	10A	AREA 10AB
002 07 0047 002	591 WOODS LN	07/08/22	$430,000	$430,000	$174,500	40.58	$387,032	$133,654	$90,686	76.9	105.0	0.19	0.19	$1,739	$710,926	$16.32	78.00	10A	AREA 10AB
002 08 0123 000	750 CANTERBURY RD	07/15/22	$380,000	$380,000	$193,100	50.82	$429,208	$46,099	$95,307	80.8	105.0	0.20	0.20	$571	$230,495	$5.29	83.00	10A	AREA 10AB
002 10 0001 000	854 AVON	06/03/22	$450,000	$450,000	$180,500	40.11	$397,692	$163,750	$111,442	94.4	85.0	0.21	0.21	$1,734	$798,780	$18.34	105.00	10A	AREA 10AB
002 11 0062 000	639 PERRIEN PL	09/29/21	$425,000	$425,000	$195,600	46.02	$417,275	$90,651	$82,926	70.3	103.0	0.17	0.17	$1,290	$546,090	$12.54	70.00	10A	AREA 10AB
002 11 0074 000	598 BRIARCLIFF DR	02/25/22	$275,000	$275,000	$151,700	55.16	$335,725	$22,201	$82,926	70.3	103.0	0.17	0.17	$316	$133,741	$3.07	70.00	10A	AREA 10AB
002 12 0018 002	721 S ROSEDALE CT	02/02/23	$470,000	$470,000	$176,800	37.62	$390,951	$177,562	$98,513	83.5	85.0	0.18	0.18	$2,127	$1,008,875	$23.16	90.00	10A	AREA 10AB
	Totals:		**$4,019,000**	**$4,019,000**	**$1,824,400**		**$4,006,174**	**$952,827**	**$940,001**	**796.6**		**1.89**	**1.89**						
					Sale. Ratio =>	**45.39**			**Average**			**Average**			**Average**				
					Std. Dev. =>	**5.74**			**per FF=>**	**$1,196**		**per Net Ac**	**503,874.67**		**per SqFt=>**	**$11.57**			

002 12 0015 000	783 S ROSEDALE CT	03/09/23	$290,000	$290,000	$182,200	62.83	$402,979	($10,112)	$102,867	87.2	85.0	0.19	0.19	($116)	($54,659)	($1.25)	95.00	10A	AREA 10AB
002 12 0018 002	721 S ROSEDALE CT	04/11/22	$330,770	$330,770	$176,800	53.45	$390,951	$38,332	$98,513	83.5	85.0	0.18	0.18	$459	$217,795	$5.00	90.00	10A	AREA 10AB
002 11 0074 000	598 BRIARCLIFF DR	11/10/22	$435,000	$435,000	$151,700	34.87	$335,725	$182,201	$82,926	70.3	103.0	0.17	0.17	$2,593	$1,097,596	$25.20	70.00	10A	AREA 10AB

AREA 11A

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fron	ECF Area	Land Table
010 01 0089 000	1527 SUNNINGDALE DR	04/16/21	$781,750	$781,750	$345,400	44.18	$731,000	$193,554	$142,804	109.8	310.0	0.71	0.71	$1,762	$271,846	$6.24	100.00	11A	AREA 11A

010 01 0207 000	505 LOCHMOOR BLVD	07/19/22	$490,000	$490,000	$283,300	57.82	$588,773	$30,785	$129,558	99.7	162.0	0.37	0.37	$309	$82,755	$1.90	100.00	11A	AREA 11A	
010 01 0245 000	1363 LOCHMOOR BLVD	09/24/21	$790,000	$790,000	$437,700	55.41	$919,066	$10,757	$139,823	107.6	162.0	0.41	0.41	$100	$26,301	$0.60	110.00	11A	AREA 11A	
010 01 0249 000	1457 LOCHMOOR BLVD	10/26/22	$745,000	$745,000	$332,500	44.63	$693,545	$181,013	$129,558	99.7	162.0	0.37	0.37	$1,816	$486,594	$11.17	100.00	11A	AREA 11A	
		Totals:	**$2,806,750**	**$2,806,750**	**$1,398,900**		**$2,932,384**	**$416,109**	**$541,743**	**416.7**		**1.87**	**1.87**							
					Sale. Ratio =>	**49.84**			**Average**			**Average**			**Average**					
					Std. Dev. =>	**7.12**			**per FF=>**	**$999**		**per Net Ac**	**223,114.75**		**per SqFt=>**	**$5.12**				
010 01 0249 000	1457 LOCHMOOR BLVD	12/17/21	$415,000	$415,000	$332,500	80.12	$693,545	($148,987)	$129,558	99.7	162.0	0.37	0.37	($1,495)	($400,503)	($9.19)	100.00	11A	AREA 11A	
010 01 0262 000	1717 LOCHMOOR BLVD	05/19/22	$365,000	$365,000	$253,200	69.37	$525,834	($30,107)	$130,727	100.6	172.0	0.40	0.40	($299)	($76,220)	($1.75)	100.00	11A	AREA 11A	
010 01 0262 000	1717 LOCHMOOR BLVD	07/26/21	$399,900	$399,900	$253,200	63.32	$525,834	$4,793	$130,727	100.6	172.0	0.40	0.40	$48	$12,134	$0.28	100.00	11A	AREA 11A	

AREA 11 B

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fron	ECF Area	Land Table
010 09 0017 000	780 HIDDEN LN	06/03/22	$330,000	$330,000	$171,500	51.97	$360,932	$63,345	$94,277	78.6	173.0	0.30	0.30	$806	$212,567	$4.88	75.00	11B	AREA 11B
010 09 0023 000	882 HIDDEN LN	08/16/21	$345,000	$345,000	$151,800	44.00	$318,975	$117,454	$91,429	76.2	141.0	0.24	0.24	$1,542	$483,350	$11.10	75.00	11B	AREA 11B
010 09 0029 001	980 HIDDEN LN	07/19/22	$490,000	$490,000	$191,800	39.14	$403,258	$197,623	$110,881	92.4	153.0	0.33	0.33	$2,139	$598,858	$13.75	94.00	11B	AREA 11B
010 09 0035 000	889 HIDDEN LN	12/06/22	$425,000	$425,000	$185,900	43.74	$391,240	$137,134	$103,374	86.1	164.0	0.32	0.32	$1,592	$428,544	$9.84	85.00	11B	AREA 11B
010 09 0042 000	753 HIDDEN LN	08/13/21	$447,000	$447,000	$172,500	38.59	$362,313	$188,949	$104,262	86.9	128.0	0.26	0.26	$2,175	$715,716	$16.43	90.00	11B	AREA 11B
		Totals:	**$2,037,000**	**$2,037,000**	**$873,500**		**$1,836,718**	**$704,505**	**$504,223**	**420.2**		**1.46**	**1.46**						
					Sale. Ratio =>	**42.88**			**Average**			**Average**			**Average**				
					Std. Dev. =>	**5.36**			**per FF=>**	**$1,677**		**per Net Ac**	**484,195.88**		**per SqFt=>**	**$11.12**			
010 09 0041 000	775 HIDDEN LN	08/03/22	$510,000	$510,000	$174,200	34.16	$366,078	$248,306	$104,384	87.0	129.0	0.27	0.27	$2,855	$929,985	$21.35	90.00	11B	AREA 11B

SHORECREST

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fron	ECF Area	Land Table
003 12 0007 000	1979 SHOREPOINTE RD	05/07/21	$285,000	$285,000	$142,600	50.04	$263,724	$74,276	$53,000	0.0	0.0	0.10	0.10	#DIV/0!	$714,192	$16.40	0.00	13	SHOREPOINTE CONDOMINIUMS
003 12 0014 000	2013 SHOREPOINTE RD	10/05/22	$235,000	$235,000	$133,900	56.98	$247,766	$40,234	$53,000	0.0	0.0	0.10	0.10	#DIV/0!	$386,865	$8.88	0.00	13	SHOREPOINTE CONDOMINIUMS
003 12 0024 000	2061 SHOREPOINTE RD	02/03/23	$290,000	$290,000	$159,900	55.14	$298,827	$44,173	$53,000	0.0	0.0	0.10	0.10	#DIV/0!	$424,740	$9.75	0.00	13	SHOREPOINTE CONDOMINIUMS
		Totals:	**$810,000**	**$810,000**	**$436,400**		**$810,317**	**$158,683**	**$159,000**	**0.0**		**0.31**	**0.31**						
					Sale. Ratio =>	**53.88**			**Average**			**Average**			**Average**				
					Std. Dev. =>	**3.60**	**SITE VALUE**	**$52,894**	**per FF=>**	**#DIV/0!**		**per Net Ac**	**508,599.36**		**per SqFt=>**	**$11.68**			

BERKSHIRES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fron	ECF Area	Land Table
004 10 0004 000	1750 VERNIER	07/07/22	$150,000	$150,000	$71,900	47.93	$159,195	$23,805	$33,000	0.0	0.0	0.08	0.08	#DIV/0!	$293,889	$6.75	0.00	14	BERKSHIRES CONDOMINIUMS
004 10 0015 000	1706 VERNIER	06/10/21	$260,000	$260,000	$87,100	33.50	$244,301	$48,699	$33,000	0.0	0.0	0.08	0.08	#DIV/0!	$601,222	$13.80	0.00	14	BERKSHIRES CONDOMINIUMS
004 10 0019 000	1750 VERNIER	07/26/21	$138,500	$138,500	$71,900	51.91	$159,195	$12,305	$33,000	0.0	0.0	0.08	0.08	#DIV/0!	$151,914	$3.49	0.00	14	BERKSHIRES CONDOMINIUMS
004 10 0035 000	1700 VERNIER	09/08/21	$251,000	$251,000	$94,600	37.69	$266,821	$17,179	$33,000	0.0	0.0	0.08	0.08	#DIV/0!	$212,086	$4.87	0.00	14	BERKSHIRES CONDOMINIUMS
004 10 0039 000	1720 VERNIER	03/01/22	$199,000	$199,000	$91,900	46.18	$204,728	$27,272	$33,000	0.0	0.0	0.08	0.08	#DIV/0!	$336,691	$7.73	0.00	14	BERKSHIRES CONDOMINIUMS
004 10 0043 000	1780 VERNIER	10/13/22	$239,975	$239,975	$91,900	38.30	$204,728	$68,247	$33,000	0.0	0.0	0.08	0.08	#DIV/0!	$842,556	$19.34	0.00	14	BERKSHIRES CONDOMINIUMS
		Totals:	**$1,238,475**	**$1,238,475**	**$509,300**		**$1,238,968**	**$197,507**	**$198,000**	**0.0**		**0.49**	**0.49**						
					Sale. Ratio =>	**41.12**			**Average**			**Average**			**Average**				
					Std. Dev. =>	**7.12**	**SITE VALUE**	**$32,918**	**per FF=>**	**#DIV/0!**		**per Net Ac**	**406,393.00**		**per SqFt=>**	**$9.33**			

VERNIER
NO SALES

Lochomoor

REMBRANDT

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fron	ECF Area	Land Table
006 21 0009 000	20681 MONTAGUE LN	04/16/21	$431,750	$431,750	$215,800	49.98	$431,641	$65,109	$65,000	0.0	0.0	0.16	0.16	#DIV/0!	$417,365	$9.58	0.00	18	REMBRANDT CONDOMINIUMS
		Totals:	**$431,750**	**$431,750**	**$215,800**		**$431,641**	**$65,109**	**$65,000**	**0.0**		**0.16**	**0.16**						
					Sale. Ratio =>	**49.98**			**Average**			**Average**			**Average**				
					Std. Dev. =>	**#DIV/0!**	**SITE VALUE**	**$65,109**	**per FF=>**	**#DIV/0!**		**per Net Ac**	**417,365.38**		**per SqFt=>**	**$9.58**			

RIVERS CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fron	ECF Area	Land Table
014 02 0212 004	3 S RIVER CT	06/09/21	$390,000	$390,000	$200,700	51.46	$398,844	$91,156	$100,000	0.0	0.0	0.15	0.15	#DIV/0!	$591,922	$13.59	0.00	19	RIVERS RESIDENCE CLUB CONDOMINIUMS
014 02 0212 023	25 RIVER LN	03/31/23	$505,150	$505,150	$212,000	41.97	$421,291	$183,859	$100,000	0.0	0.0	0.15	0.15	#DIV/0!	$1,193,890	$27.41	0.00	19	RIVERS RESIDENCE CLUB CONDOMINIUMS
014 02 0212 027	24 RIVER LN	01/11/22	$425,000	$425,000	$233,800	55.01	$464,461	$60,539	$100,000	0.0	0.0	0.15	0.15	#DIV/0!	$393,110	$9.02	0.00	19	RIVERS RESIDENCE CLUB CONDOMINIUMS
014 02 0212 032	34 RIVER LN	03/24/23	$355,000	$355,000	$196,300	55.30	$390,084	$64,916	$100,000	0.0	0.0	0.15	0.15	#DIV/0!	$421,532	$9.68	0.00	19	RIVERS RESIDENCE CLUB CONDOMINIUMS
		Totals:	**$1,675,150**	**$1,675,150**	**$842,800**		**$1,674,680**	**$400,470**	**$400,000**	**0.0**		**0.62**	**0.62**						
					Sale. Ratio =>	**50.31**			**Average**			**Average**			**Average**				
					Std. Dev. =>	**6.23**	**SITE VALUE**	**$100,118**	**per FF=>**	**#DIV/0!**		**per Net Ac**	**650,113.64**		**per SqFt=>**	**$14.92**			

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