

AREA 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 Value	Land Table	
003 04 0287 000	2033 ANITA	08/20/24	\$290,000	\$290,000	\$102,800	35.45	\$208,751	\$38,157	\$251,843	\$94,880	2.654	1,064	\$236.69	1	93.1597	1.25 STORY	\$37,837	AREA 1	
003 03 0156 000	2065 RIDGEMONT RD	03/01/24	\$193,500	\$193,500	\$88,700	45.84	\$182,167	\$34,091	\$159,409	\$82,356	1.936	1,056	\$150.96	1	21.2871	1.25 STORY	\$33,548	AREA 1	
003 05 0013 000	2139 EIGHT MILE RD	06/29/23	\$210,000	\$210,000	\$98,000	46.67	\$199,150	\$37,472	\$172,528	\$89,921	1.919	987	\$174.80	1	19.5923	1.25 STORY	\$37,472	AREA 1	
003 05 0017 000	2171 EIGHT MILE RD	04/26/24	\$195,000	\$195,000	\$91,500	46.92	\$186,853	\$38,545	\$156,455	\$82,485	1.897	989	\$158.20	1	17.4031	1.25 STORY	\$37,472	AREA 1	
003 04 0188 000	2174 ANITA	09/27/23	\$249,900	\$249,900	\$118,900	47.58	\$243,199	\$37,837	\$212,063	\$114,217	1.857	1,166	\$181.87	1	13.3930	1.25 STORY	\$37,837	AREA 1	
003 04 0187 000	2166 ANITA	10/17/24	\$267,500	\$267,500	\$129,700	48.49	\$268,089	\$37,837	\$229,663	\$128,060	1.793	1,135	\$202.35	1	7.0662	1.25 STORY	\$37,837	AREA 1	
003 04 0033 000	2158 HAWTHORNE RD	04/28/23	\$281,000	\$281,000	\$140,600	50.04	\$290,652	\$54,895	\$226,105	\$131,122	1.724	1,543	\$146.54	1	0.1650	1.25 STORY	\$54,895	AREA 4C	
003 05 0009 000	2098 BRYs DR	05/26/23	\$195,000	\$195,000	\$98,100	50.31	\$202,660	\$42,570	\$152,430	\$89,038	1.712	997	\$152.89	1	1.0770	1.25 STORY	\$37,472	AREA 1	
003 04 0121 000	2151 HAWTHORNE RD	09/13/23	\$230,000	\$230,000	\$121,400	52.78	\$246,217	\$45,920	\$184,080	\$111,400	1.652	1,170	\$157.33	1	7.0313	1.25 STORY	\$45,920	AREA 4C	
003 04 0145 000	1945 HAWTHORNE RD	08/02/24	\$216,000	\$216,000	\$118,900	55.05	\$245,901	\$45,920	\$170,080	\$111,224	1.529	1,072	\$158.66	1	19.3574	1.25 STORY	\$45,920	AREA 4C	
003 07 0010 000	1973 HOLLYWOOD AVE	10/30/24	\$225,485	\$225,485	\$133,300	59.12	\$271,597	\$37,282	\$188,203	\$130,320	1.444	1,249	\$150.68	1	27.8576	1.25 STORY	\$37,282	AREA 1	
003 07 0010 000	1973 HOLLYWOOD AVE	06/11/24	\$219,100	\$219,100	\$133,300	60.84	\$271,597	\$37,282	\$181,818	\$130,320	1.395	1,249	\$145.57	1	32.7571	1.25 STORY	\$37,282	AREA 1	
003 03 0202 000	2202 HOLLYWOOD AVE	04/04/24	\$180,000	\$180,000	\$108,800	60.44	\$225,635	\$35,520	\$144,480	\$105,737	1.366	1,340	\$107.82	1	35.6329	1.25 STORY	\$33,548	AREA 1	
003 04 0286 000	2041 ANITA	07/19/24	\$150,000	\$150,000	\$98,300	65.53	\$200,469	\$38,077	\$111,923	\$90,318	1.239	1,076	\$104.02	1	48.3530	1.25 STORY	\$37,837	AREA 1	
14			\$3,102,485	\$3,102,485	\$1,582,300		\$3,242,937		\$2,541,080	\$1,491,397			\$159.17						
Sale. Ratio ==>						51.00				ECF =		1.704		STDEV =		0.454		0.9080	
Std. Dev. ==>						7.83				AVG ECF =		1.723		AVG VAR =		24.5809		COEFFICIENT OF VAR = 14.26850482	
1.8914																			
003 04 0286 000	2041 ANITA	03/11/25	\$300,000	\$300,000	\$98,300	32.77	\$200,469	\$38,077	\$261,923	\$90,318	2.900	1,076	\$243.42	1	117.7266	1.25 STORY	\$37,837	AREA 1	

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 Value	Land Table	
003 02 0069 000	1981 ROSLYN	03/03/25	\$215,000	\$215,000	\$84,800	39.44	\$172,675	\$33,374	\$181,626	\$87,391	2.078	1,070	\$169.74	1	53.4354	1.50 STORY	\$33,374	AREA 1	
003 02 0246 000	2217 HAMPTON	07/27/23	\$220,000	\$220,000	\$90,900	41.32	\$183,666	\$37,136	\$182,864	\$91,926	1.989	1,019	\$179.45	1	44.5289	2.00 STORY	\$37,136	AREA 1	
003 02 0244 004	2209 HAMPTON	03/19/24	\$242,000	\$242,000	\$99,700	41.20	\$203,932	\$37,598	\$204,402	\$104,350	1.959	1,018	\$200.79	1	41.4846	2.00 STORY	\$37,136	AREA 1	
003 02 0167 002	2168 HAMPTON	04/19/23	\$249,000	\$249,000	\$108,700	43.65	\$223,530	\$38,424	\$210,576	\$116,127	1.813	1,300	\$161.98	1	26.9365	2.00 STORY	\$37,136	AREA 1	
003 03 0135 000	2223 RIDGEMONT RD	01/31/24	\$159,900	\$159,900	\$72,900	45.59	\$148,796	\$33,813	\$126,087	\$72,135	1.748	720	\$175.12	1	20.3970	1.00 STORY	\$33,548	AREA 1	
003 02 0223 000	2045 HAMPTON	10/15/24	\$224,900	\$224,900	\$106,400	47.31	\$215,221	\$60,753	\$164,147	\$96,906	1.694	867	\$189.33	1	14.9916	1.00 STORY	\$58,107	AREA 1	
003 04 0035 002	2182 HAWTHORNE RD	04/12/23	\$270,000	\$270,000	\$124,000	45.93	\$258,607	\$54,895	\$215,105	\$127,799	1.683	1,350	\$159.34	1	13.9183	2.00 STORY	\$54,895	AREA 4C	
003 02 0085 000	2105 ROSLYN	10/16/23	\$281,000	\$281,000	\$136,800	48.68	\$285,822	\$33,374	\$247,626	\$158,374	1.564	1,508	\$164.21	1	1.9589	1.50 STORY	\$33,374	AREA 1	
003 04 0189 000	2182 ANITA	06/08/23	\$314,000	\$314,000	\$162,800	51.85	\$333,408	\$38,446	\$275,554	\$185,045	1.489	1,729	\$159.37	1	5.4847	1.00 STORY	\$37,837	AREA 1	
003 03 0140 000	2189 RIDGEMONT RD	10/30/24	\$180,000	\$180,000	\$95,300	52.94	\$192,752	\$33,695	\$146,305	\$99,785	1.466	932	\$156.98	1	7.7759	1.00 STORY	\$33,548	AREA 1	
003 04 0034 002	2174 HAWTHORNE RD	05/29/24	\$300,000	\$300,000	\$157,600	52.53	\$323,710	\$64,204	\$235,796	\$162,802	1.448	1,692	\$139.36	1	9.5601	1.50 STORY	\$63,515	AREA 4C	
003 03 0141 000	2181 RIDGEMONT RD	05/02/23	\$160,000	\$160,000	\$86,000	53.75	\$174,757	\$36,171	\$123,829	\$86,942	1.424	932	\$132.86	1	11.9698	1.00 STORY	\$33,548	AREA 1	
003 03 0184 000	2066 HOLLYWOOD AVE	01/29/25	\$190,000	\$190,000	\$103,600	54.53	\$212,634	\$50,574	\$139,426	\$101,669	1.371	1,515	\$92.03	1	17.2589	1.00 STORY	\$48,162	AREA 1	
003 02 0221 002	2039 HAMPTON	12/19/24	\$229,000	\$229,000	\$140,600	61.40	\$287,679	\$57,489	\$171,511	\$144,410	1.188	1,099	\$156.06	1	35.6300	1.00 STORY	\$56,106	AREA 1	
003 05 0022 000	2211 EIGHT MILE RD	10/02/24	\$190,000	\$190,000	\$119,600	62.95	\$243,652	\$37,234	\$152,766	\$129,497	1.180	1,334	\$114.52	1	36.4275	1.00 STORY	\$37,234	AREA 1	
003 02 0228 000	2079 HAMPTON	12/18/23	\$275,000	\$275,000	\$176,000	64.00	\$361,873	\$59,461	\$215,539	\$189,719	1.136	1,565	\$137.72	1	40.7868	1.00 STORY	\$58,107	AREA 1	
003 02 0093 002	2169 ROSLYN	03/21/25	\$120,000	\$120,000	\$78,800	65.67	\$161,763	\$46,512	\$73,488	\$72,303	1.016	632	\$116.28	1	52.7575	1.00 STORY	\$46,512	AREA 1	
17			\$3,819,800	\$3,819,800	\$1,944,500		\$3,984,477		\$3,066,647	\$2,027,179			\$153.24						
Sale. Ratio =>						50.91				ECF =		1.513		STDEV =		0.314		0.6283	
Std. Dev. =>						8.33				AVG ECF =		1.544		AVG VAR =		25.6060		COEFFICIENT OF VAR = 16.58459617	
3.1199																			
003 04 0160 000	1936 ANITA	01/30/25	\$328,750	\$328,750	\$115,300	35.07	\$239,427	\$37,837	\$290,913	\$126,468	2.300	1,494	\$194.72	1	75.6325	1.50 STORY	\$37,837	AREA 1	

AREA 2

1.00, 1+, BI AND TRI LEVEL

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 Value	Land Table
001 03 0381 000	1215 ALINE	07/16/24	\$299,000	\$299,000	\$120,600	40.33	\$247,038	\$64,881	\$234,119	\$126,939	1.844	1,063	\$220.24	2	44.2194	1.00 STORY	\$64,345	AREA 2
004 02 0056 000	1584 HAMPTON	05/24/23	\$205,000	\$205,000	\$90,600	44.20	\$187,307	\$56,217	\$148,783	\$91,352	1.629	933	\$159.47	2	22.6526	1.00 STORY	\$56,217	AREA 2
005 07 0008 000	20737 CHRISTINE CT	10/07/24	\$330,000	\$330,000	\$148,000	44.85	\$304,005	\$63,480	\$266,520	\$167,613	1.590	1,505	\$177.09	2	18.7936	1.00 STORY	\$63,480	AREA 2
004 09 0418 000	1789 ALINE	12/23/24	\$307,000	\$307,000	\$140,500	45.77	\$289,214	\$65,894	\$241,106	\$155,624	1.549	1,288	\$187.19	2	14.7135	1.00 STORY	\$65,504	AREA 2
001 03 0381 000	1215 ALINE	08/01/23	\$260,000	\$260,000	\$120,600	46.38	\$247,038	\$64,881	\$195,119	\$126,939	1.537	1,063	\$183.56	2	13.4959	1.00 STORY	\$64,345	AREA 2
005 06 0007 002	20740 VIRGINIA LN	06/27/24	\$335,000	\$335,000	\$154,100	46.00	\$319,420	\$93,900	\$241,100	\$157,157	1.534	1,414	\$170.51	2	13.1983	1.00 STORY	\$92,985	AREA 2
004 01 0028 000	1749 BRYs DR	09/27/24	\$277,500	\$277,500	\$129,900	46.81	\$267,047	\$54,350	\$223,150	\$148,221	1.506	1,225	\$182.16	2	10.3370	1.00 STORY	\$54,100	AREA 2
004 08 0248 002	1635 ALINE	06/17/24	\$285,000	\$285,000	\$137,600	48.28	\$282,724	\$64,575	\$220,425	\$152,020	1.450	1,315	\$167.62	2	4.7818	1.00 STORY	\$64,007	AREA 2
005 07 0010 000	20721 CHRISTINE CT	05/23/23	\$285,000	\$285,000	\$137,800	48.35	\$284,469	\$64,271	\$220,729	\$153,448	1.438	1,783	\$123.80	2	3.6307	TRI-LEVEL	\$63,480	AREA 2
004 09 0413 000	1735 ALINE	05/26/23	\$262,000	\$262,000	\$127,000	48.47	\$264,270	\$66,019	\$195,981	\$138,154	1.419	1,133	\$172.98	2	1.6416	1.00 STORY	\$65,504	AREA 2
004 09 0435 000	1740 ALINE	07/07/23	\$274,000	\$274,000	\$135,100	49.31	\$276,882	\$67,804	\$206,196	\$145,699	1.415	1,175	\$175.49	2	1.3066	1.00 STORY	\$66,481	AREA 2
004 08 0323 000	1530 ALINE	07/21/23	\$243,500	\$243,500	\$126,700	52.03	\$258,954	\$64,507	\$178,993	\$135,503	1.321	1,063	\$168.38	2	8.1203	1.00 STORY	\$64,092	AREA 2
004 09 0441 000	1676 ALINE	01/19/24	\$245,000	\$245,000	\$135,300	55.22	\$281,973	\$67,224	\$177,776	\$149,651	1.188	1,255	\$141.65	2	21.4215	1.00 STORY	\$66,566	AREA 2
004 09 0412 000	1723 ALINE	09/20/24	\$225,000	\$225,000	\$126,400	56.18	\$262,564	\$67,087	\$157,913	\$136,221	1.159	1,133	\$139.38	2	24.2911	1.00 STORY	\$65,504	AREA 2
004 06 0054 000	1420 ANITA	12/05/24	\$225,000	\$225,000	\$115,000	51.11	\$266,027	\$75,869	\$149,131	\$132,514	1.125	1,256	\$118.73	2	27.6758	1.00 STORY	\$75,556	AREA 2
005 06 0002 000	1084 VERNIER	10/10/23	\$225,000	\$225,000	\$132,300	58.80	\$275,212	\$59,067	\$165,933	\$150,624	1.102	1,200	\$138.28	2	30.0514	1.00 STORY	\$59,067	AREA 2
004 03 0129 000	1769 HAMPTON	10/11/24	\$270,000	\$270,000	\$135,000	50.00	\$353,603	\$57,347	\$212,653	\$206,450	1.030	1,498	\$141.96	2	37.2108	1.00 STORY	\$57,347	AREA 2
17			\$4,553,000	\$4,553,000	\$2,212,500		\$4,667,747		\$3,435,627	\$2,474,128			\$162.85					

Sale. Ratio =>	48.59	ECF =	1.389	STDEV =	0.322	0.6440
Std. Dev. =>	4.67	AVG ECF =	1.402	AVG VAR =	17.5025	COEFFICIENT OF VAR = 12.48255826
			1.3532			

004 02 0109 000	1253 ROSLYN	09/19/24	\$240,000	\$240,000	\$86,400	36.00	\$175,857	\$56,330	\$183,670	\$83,294	2.205	990	\$185.53	2	80.2925	1.00 STORY	\$56,217	AREA 2
004 06 0006 000	1828 ANITA	11/01/24	\$338,644	\$338,644	\$117,800	34.79	\$243,015	\$55,657	\$282,987	\$130,563	2.167	1,650	\$171.51	2	76.5282	1+ STORY	\$54,626	AREA 2

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 Value	Land Table
004 02 0174 000	1817 ROSLYN	03/29/24	\$160,000	\$160,000	\$112,900	70.56	\$228,727	\$56,217	\$103,783	\$95,099	1.091	1,052	\$98.65	2	70.8977	1.25 STORY	\$56,217	AREA 2
004 02 0173 000	1809 ROSLYN	03/20/24	\$200,000	\$200,000	\$135,900	67.95	\$281,312	\$57,357	\$142,643	\$123,459	1.155	1,363	\$104.65	2	64.4904	1.25 STORY	\$56,217	AREA 2
004 01 0132 000	1640 BRYs DR	07/25/23	\$230,000	\$230,000	\$153,900	66.91	\$314,769	\$55,793	\$174,207	\$142,765	1.220	1,442	\$120.81	2	58.0055	2.00 STORY	\$54,626	AREA 2
004 02 0232 000	1426 ROSLYN	01/05/24	\$235,000	\$235,000	\$154,400	65.70	\$320,570	\$55,657	\$179,343	\$146,038	1.228	1,579	\$113.58	2	57.2232	2.00 STORY	\$55,657	AREA 2
004 02 0093 000	1258 HAMPTON	10/10/24	\$320,000	\$320,000	\$205,300	64.16	\$425,438	\$56,739	\$263,261	\$203,252	1.295	2,002	\$131.50	2	50.5044	2.00 STORY	\$56,217	AREA 2
004 01 0075 000	1349 BRYs DR	07/26/23	\$210,000	\$210,000	\$112,500	53.57	\$260,483	\$55,646	\$154,354	\$112,920	1.367	1,287	\$119.93	2	43.3358	1.25 STORY	\$54,100	AREA 2
004 05 0087 000	1799 HOLLYWOOD AVE	02/26/24	\$385,000	\$385,000	\$234,200	60.83	\$479,785	\$85,617	\$299,383	\$217,292	1.378	2,222	\$134.74	2	42.2499	2.00 STORY	\$84,649	AREA 2
004 02 0034 000	1776 HAMPTON	04/06/23	\$235,100	\$235,100	\$139,500	59.34	\$289,298	\$58,876	\$176,224	\$127,024	1.387	1,218	\$144.68	2	41.2964	1.50 STORY	\$56,217	AREA 2
001 01 0018 000	1229 BRYs DR	05/04/23	\$252,000	\$252,000	\$150,500	59.72	\$307,853	\$58,584	\$193,416	\$137,414	1.408	1,552	\$124.62	2	39.2747	1.50 STORY	\$58,459	AREA 2
004 05 0064 000	1636 HAWTHORNE RD	08/23/24	\$355,000	\$355,000	\$204,700	57.66	\$419,808	\$89,103	\$265,897	\$182,307	1.459	1,644	\$161.74	2	34.1778	1.50 STORY	\$87,266	AREA 2
004 02 0096 000	1234 HAMPTON	07/29/24	\$385,000	\$385,000	\$224,600	58.34	\$463,982	\$56,217	\$328,783	\$224,788	1.463	1,943	\$169.21	2	33.7652	2.00 STORY	\$56,217	AREA 2
004 02 0234 000	1410 ROSLYN	11/25/24	\$240,000	\$240,000	\$136,500	56.88	\$278,890	\$56,147	\$183,853	\$122,791	1.497	1,236	\$148.75	2	30.3006	1.50 STORY	\$55,657	AREA 2
004 05 0006 000	1803 HAWTHORNE RD	05/08/23	\$290,500	\$290,500	\$160,800	55.35	\$331,182	\$85,265	\$205,235	\$135,566	1.514	1,201	\$170.89	2	28.6379	1.25 STORY	\$85,265	AREA 2
005 02 0035 000	1456 VERNIER	10/27/23	\$300,000	\$300,000	\$168,800	56.27	\$344,410	\$57,484	\$242,516	\$158,173	1.533	1,936	\$125.27	2	26.7058	2.00 STORY	\$55,518	AREA 2
004 01 0043 000	1617 BRYs DR	09/13/24	\$315,500	\$315,500	\$175,200	55.53	\$362,647	\$54,931	\$260,569	\$169,634	1.536	1,624	\$160.45	2	26.4223	2.00 STORY	\$54,100	AREA 2
004 03 0134 000	1729 HAMPTON	07/17/24	\$405,500	\$405,500	\$224,600	55.39	\$467,151	\$60,342	\$345,158	\$224,261	1.539	2,126	\$162.35	2	26.1197	1.75 STORY	\$57,298	AREA 2
004 01 0098 000	1356 BRYs DR	04/10/23	\$255,000	\$255,000	\$142,500	55.88	\$289,803	\$54,355	\$200,645	\$129,795	1.546	1,278	\$157.00	2	25.4428	1.25 STORY	\$54,100	AREA 2
005 02 0029 000	1400 VERNIER	09/13/24	\$245,000	\$245,000	\$132,400	54.04	\$273,401	\$56,468	\$188,532	\$119,588	1.577	1,266	\$148.92	2	22.3779	1.75 STORY	\$55,518	AREA 2
004 02 0072 000	1442 HAMPTON	07/25/24	\$275,000	\$275,000	\$147,800	53.75	\$303,422	\$78,920	\$196,080	\$123,761	1.584	1,400	\$140.06	2	21.5942	2.00 STORY	\$77,757	AREA 2
004 05 0027 000	1497 HAWTHORNE RD	04/28/23	\$475,000	\$475,000	\$253,100	53.28	\$523,503	\$120,341	\$354,659	\$222,250	1.596	2,980	\$119.01	2	20.4525	2.00 STORY	\$111,415	AREA 2
005 02 0049 000	20739 TOLES LN	03/08/24	\$325,000	\$325,000	\$162,500	50.00	\$354,849	\$84,269	\$240,731	\$149,162	1.614	1,526	\$157.75	2	18.6401	2.00 STORY	\$80,893	AREA 2
004 01 0099 000	1364 BRYs DR	04/21/23	\$250,000	\$250,000	\$130,700	52.28	\$269,470	\$54,828	\$195,172	\$118,325	1.649	1,278	\$152.72	2	15.0836	1.75 STORY	\$54,100	AREA 2
004 02 0037 000	1752 HAMPTON	02/05/25	\$285,000	\$285,000	\$147,900	51.89	\$307,211	\$58,308	\$226,692	\$137,212	1.652	1,378	\$164.51	2	14.8163	2.00 STORY	\$56,217	AREA 2
004 03 0136 000	1713 HAMPTON	05/25/23	\$236,000	\$236,000	\$122,200	51.78	\$251,727	\$57,250	\$178,750	\$107,209	1.667	1,046	\$170.89	2	13.2984	1.25 STORY	\$57,250	AREA 2

004 05 0092 000	1727 HOLLYWOOD AVE	02/02/24	\$393,000	\$393,000	\$203,700	51.83	\$416,759	\$85,989	\$307,011	\$182,343	1.684	1,708	\$179.75	2	11.6588	2.00 STORY	\$84,649	AREA 2
004 03 0189 000	1318 HOLLYWOOD AVE	05/08/23	\$339,000	\$339,000	\$175,900	51.89	\$359,506	\$55,458	\$283,542	\$167,612	1.692	1,890	\$150.02	2	10.8631	2.00 STORY	\$54,562	AREA 2
001 02 0085 000	1292 ALINE	01/03/24	\$245,000	\$245,000	\$125,200	51.10	\$258,349	\$53,755	\$191,245	\$112,786	1.696	1,050	\$182.14	2	10.4646	1.25 STORY	\$53,755	AREA 2
004 03 0135 000	1721 HAMPTON	05/11/23	\$300,000	\$300,000	\$154,100	51.37	\$314,845	\$57,250	\$242,750	\$142,004	1.709	1,514	\$160.34	2	9.0829	2.00 STORY	\$57,250	AREA 2
004 02 0135 000	1489 ROSLYN	04/09/24	\$320,000	\$320,000	\$162,400	50.75	\$334,841	\$61,771	\$258,229	\$150,535	1.715	1,571	\$164.37	2	8.4878	1.25 STORY	\$61,771	AREA 2
005 02 0025 000	1372 VERNIER	10/05/23	\$295,000	\$295,000	\$150,600	51.05	\$306,853	\$57,103	\$237,897	\$137,679	1.728	1,522	\$156.31	2	7.2381	2.00 STORY	\$55,518	AREA 2
004 06 0069 000	1302 ANITA	06/30/23	\$220,000	\$220,000	\$112,200	51.00	\$227,509	\$54,936	\$165,064	\$95,134	1.735	969	\$170.34	2	6.5220	1.25 STORY	\$54,626	AREA 2
004 05 0093 000	1713 HOLLYWOOD AVE	07/15/24	\$340,000	\$340,000	\$171,800	50.53	\$350,103	\$85,455	\$254,545	\$145,892	1.745	1,494	\$170.38	2	5.5539	2.00 STORY	\$84,649	AREA 2
004 04 0021 000	1517 HOLLYWOOD AVE	07/17/23	\$367,500	\$367,500	\$182,300	49.61	\$378,845	\$56,127	\$311,373	\$177,904	1.750	1,820	\$171.08	2	5.0060	2.00 STORY	\$54,032	AREA 2
004 04 0003 000	1659 HOLLYWOOD AVE	05/16/24	\$292,500	\$292,500	\$147,700	50.50	\$300,605	\$59,370	\$233,130	\$132,985	1.753	1,232	\$189.23	2	4.7236	1.25 STORY	\$59,370	AREA 2
004 02 0087 000	1322 HAMPTON	07/09/24	\$392,000	\$392,000	\$193,200	49.29	\$401,553	\$56,788	\$335,212	\$190,058	1.764	2,124	\$157.82	2	3.6553	2.00 STORY	\$56,217	AREA 2
004 06 0074 000	1319 ANITA	10/30/24	\$235,000	\$235,000	\$115,500	49.15	\$237,370	\$54,626	\$180,374	\$100,741	1.790	1,003	\$179.83	2	0.9815	1.25 STORY	\$54,626	AREA 2
004 01 0113 000	1488 BRYs DR	10/19/23	\$255,000	\$255,000	\$123,800	48.55	\$256,207	\$60,003	\$194,997	\$108,161	1.803	1,163	\$167.67	2	0.2551	2.00 STORY	\$59,738	AREA 2
004 03 0178 000	1347 HAMPTON	02/21/25	\$225,000	\$225,000	\$110,400	49.07	\$223,807	\$55,005	\$169,995	\$93,055	1.827	1,020	\$166.66	2	2.6531	1.25 STORY	\$54,690	AREA 2
004 02 0258 000	1200 ROSLYN	06/03/24	\$300,000	\$300,000	\$145,400	48.47	\$297,202	\$56,595	\$243,405	\$132,639	1.835	1,420	\$171.41	2	3.4806	2.00 STORY	\$55,772	AREA 2
004 03 0174 000	1379 HAMPTON	01/12/24	\$356,000	\$356,000	\$172,600	48.48	\$350,770	\$59,191	\$296,809	\$160,738	1.847	1,594	\$186.20	2	4.6248	1.75 STORY	\$54,690	AREA 2
004 02 0024 000	1856 HAMPTON	03/03/25	\$282,500	\$282,500	\$137,100	48.53	\$278,471	\$57,943	\$224,557	\$121,570	1.847	1,156	\$194.25	2	4.6852	1.25 STORY	\$56,217	AREA 2
004 02 0121 000	1365 ROSLYN	02/21/24	\$270,000	\$270,000	\$127,300	47.15	\$264,069	\$56,217	\$213,783	\$114,582	1.866	1,126	\$189.86	2	6.5473	2.00 STORY	\$56,217	AREA 2
004 02 0112 000	1291 ROSLYN	06/28/23	\$455,000	\$455,000	\$213,400	46.90	\$441,958	\$60,486	\$394,514	\$210,293	1.876	2,341	\$168.52	2	7.5729	2.00 STORY	\$56,217	AREA 2
004 02 0068 000	1488 HAMPTON	06/29/23	\$301,000	\$301,000	\$141,000	46.84	\$292,884	\$62,689	\$238,311	\$126,899	1.878	1,298	\$183.60	2	7.7667	2.00 STORY	\$61,771	AREA 2
004 06 0050 000	1452 ANITA	10/20/23	\$199,999	\$199,999	\$94,800	47.40	\$195,065	\$55,226	\$144,773	\$77,089	1.878	910	\$159.09	2	7.7715	1.25 STORY	\$54,626	AREA 2
001 01 0016 000	1209 BRYs DR	05/16/24	\$288,000	\$288,000	\$134,100	46.56	\$277,421	\$59,806	\$228,194	\$119,964	1.902	1,146	\$199.12	2	10.1895	1.25 STORY	\$58,459	AREA 2
004 01 0070 000	1389 BRYs DR	06/14/24	\$290,000	\$290,000	\$133,400	46.00	\$276,130	\$54,100	\$235,900	\$122,398	1.927	1,224	\$192.73	2	12.7030	2.00 STORY	\$54,100	AREA 2
004 01 0155 000	1836 BRYs DR	09/14/23	\$329,900	\$329,900	\$153,500	46.53	\$313,258	\$55,002	\$274,898	\$142,368	1.931	1,547	\$177.70	2	13.0605	2.00 STORY	\$55,002	AREA 2
004 01 0055 000	1521 BRYs DR	02/24/25	\$258,000	\$258,000	\$120,200	46.59	\$244,038	\$54,100	\$203,900	\$104,707	1.947	1,078	\$189.15	2	14.7055	1.25 STORY	\$54,100	AREA 2
004 01 0114 000	1496 BRYs DR	09/23/24	\$304,000	\$304,000	\$140,800	46.32	\$286,353	\$57,707	\$246,293	\$126,045	1.954	1,402	\$175.67	2	15.3716	2.00 STORY	\$54,366	AREA 2
004 02 0064 000	1520 HAMPTON	01/12/24	\$360,000	\$360,000	\$165,000	45.83	\$337,349	\$58,530	\$301,470	\$153,704	1.961	1,553	\$194.12	2	16.1078	2.00 STORY	\$56,217	AREA 2
005 02 0056 000	20743 MARTER RD	06/17/24	\$340,000	\$340,000	\$153,600	45.18	\$317,497	\$64,027	\$275,973	\$139,730	1.975	1,614	\$170.99	2	17.4757	1.25 STORY	\$64,027	AREA 2
004 02 0125 000	1395 ROSLYN	03/31/25	\$390,000	\$390,000	\$177,700	45.56	\$362,434	\$58,551	\$331,449	\$167,521	1.979	1,764	\$187.90	2	17.8263	1.75 STORY	\$56,217	AREA 2
004 02 0156 000	1657 ROSLYN	05/23/24	\$325,000	\$325,000	\$146,400	45.05	\$302,391	\$64,138	\$260,862	\$131,341	1.986	1,416	\$184.22	2	18.5850	1.25 STORY	\$61,771	AREA 2
004 04 0039 000	1359 HOLLYWOOD AVE	10/08/24	\$310,000	\$310,000	\$138,700	44.74	\$287,859	\$56,238	\$253,762	\$127,685	1.987	1,274	\$199.19	2	18.7114	2.00 STORY	\$54,032	AREA 2
004 01 0069 000	1397 BRYs DR	09/19/23	\$310,000	\$310,000	\$139,800	45.10	\$284,758	\$55,057	\$254,943	\$126,627	2.013	1,400	\$182.10	2	21.3052	2.00 STORY	\$54,100	AREA 2
004 02 0146 000	1577 ROSLYN	03/21/24	\$321,000	\$321,000	\$144,400	44.98	\$293,550	\$56,217	\$264,783	\$130,834	2.024	1,339	\$197.75	2	22.3518	1.25 STORY	\$56,217	AREA 2
004 02 0189 000	1800 ROSLYN	03/07/25	\$295,000	\$295,000	\$129,700	43.97	\$269,524	\$55,365	\$239,635	\$118,059	2.030	1,428	\$167.81	2	22.9501	1.50 STORY	\$55,365	AREA 2
001 03 0402 000	1259 ALINE	04/28/23	\$289,000	\$289,000	\$127,200	44.01	\$262,401	\$57,296	\$231,704	\$113,068	2.049	1,050	\$220.67	2	24.8959	1.25 STORY	\$57,031	AREA 2
004 02 0220 000	1536 ROSLYN	03/28/25	\$265,000	\$265,000	\$118,000	44.53	\$238,811	\$56,076	\$208,924	\$100,736	2.074	1,028	\$203.23	2	27.3687	1.25 STORY	\$55,541	AREA 2
004 04 0011 000	1597 HOLLYWOOD AVE	06/03/24	\$290,000	\$290,000	\$126,700	43.69	\$259,718	\$54,032	\$235,968	\$113,388	2.081	899	\$262.48	2	28.0776	1.25 STORY	\$54,032	AREA 2
004 02 0225 000	1496 ROSLYN	10/06/23	\$300,000	\$300,000	\$131,900	43.97	\$267,416	\$55,599	\$244,401	\$116,768	2.093	1,356	\$180.24	2	29.2760	1.25 STORY	\$55,599	AREA 2
004 01 0105 000	1412 BRYs DR	09/27/24	\$328,800	\$328,800	\$143,100	43.52	\$292,026	\$56,135	\$272,665	\$130,039	2.097	1,410	\$193.38	2	29.6502	2.00 STORY	\$54,234	AREA 2
004 02 0138 000	1513 ROSLYN	06/29/24	\$330,000	\$330,000	\$142,100	43.06	\$291,977	\$56,217	\$273,783	\$129,967	2.107	1,278	\$214.23	2	30.6270	2.00 STORY	\$56,217	AREA 2
004 01 0145 000	1756 BRYs DR	07/14/23	\$346,650	\$346,650	\$150,200	43.33	\$305,577	\$54,879	\$291,771	\$138,202	2.111	1,705	\$171.13	2	31.0907	1.75 STORY	\$54,879	AREA 2
004 01 0107 000	1428 BRYs DR	06/12/23	\$302,500	\$302,500	\$129,900	42.94	\$266,215	\$56,352	\$246,148	\$115,691	2.128	1,224	\$201.10	2	32.7349	2.00 STORY	\$54,234	AREA 2
004 02 0174 000	1817 ROSLYN	02/14/25	\$260,000	\$260,000	\$112,900	43.42	\$228,727	\$56,217	\$203,783	\$95,099	2.143	1,052	\$193.71	2	34.2557	1.25 STORY	\$56,217	AREA 2
004 03 0119 000	1849 HAMPTON	02/19/25	\$355,000	\$355,000	\$149,300	42.06	\$308,091	\$58,430	\$296,570	\$137,630	2.155	1,259	\$235.56	2	35.4545	1.25 STORY	\$57,444	AREA 2
004 01 0069 000	1397 BRYs DR	01/17/25	\$340,000	\$340,000	\$139,800	41.12	\$284,758	\$55,057	\$284,943	\$126,627	2.250	1,400	\$203.53	2	44.9969	2.00 STORY	\$54,100	AREA 2
004 02 0176 000	1833 ROSLYN	09/12/24	\$275,000	\$275,000	\$111,200	40.44	\$228,791	\$58,389	\$216,611	\$93,937	2.306	1,192	\$181.72	2	50.5625	1.25 STORY	\$56,217	AREA 2
004 02 0210 000	1616 ROSLYN	12/03/24	\$374,000	\$374,000	\$147,000	39.30	\$300,687	\$55,483	\$318,517	\$135,173	2.356	1,408	\$226.22	2	55.6075	2.00 STORY	\$55,483	AREA 2
004 01 0020 000	1813 BRYs DR	02/13/25	\$315,000	\$315,000	\$123,000	39.05	\$251,233	\$54,100	\$260,900	\$108,673	2.401	1,242	\$210.06	2	60.0489	1.50 STORY	\$54,100	AREA 2
001 03 0398 000	1255 ALINE	01/30/25	\$339,000	\$339,000	\$129,700	38.26	\$267,306	\$57,031	\$281,969	\$115,918	2.432	1,050	\$268.54	2	63.2200	1.25 STORY	\$57,031	AREA 2
004 06 0097 000	1515 ANITA	08/23/23	\$283,500	\$283,500	\$109,000	38.45	\$224,357	\$55,169	\$228,331	\$93,268	2.448	1,119	\$204.05	2	64.7830	1.50 STORY	\$54,626	AREA 2

74			\$22,362,449	\$22,362,449	\$11,062,100		\$22,767,915		\$17,890,452	\$10,085,953			\$173.11					
Sale . Ratio =>						49.47			ECF =		1.774		STDEV =		0.353		0.7060	
Std. Dev. =>						7.03			AVG ECF =		1.800		AVG VAR =		24.5770		COEFFICIENT OF VAR =	
											2.6490						13.65171685	

004 06 0097 000	1515 ANITA	02/26/25	\$315,000	\$315,000	\$109,000	34.60	\$224,357	\$55,169	\$259,831	\$93,268	2.786	1,119	\$232.20	2	98.5567	1.50 STORY	\$54,626	AREA 2
004 01 0042 000	1625 BRYs DR	08/09/23	\$375,000	\$375,000	\$140,900	37.57	\$287,045	\$55,031	\$319,969	\$127,902	2.502	1,298	\$246.51	2	70.1386	1.25 STORY	\$54,100	AREA 2

004 02 0156 000	1657 ROSLYN	09/05/23	\$190,000	\$190,000	\$146,400	77.05	\$302,391	\$64,138	\$125,862	\$131,341	0.958	1,416	\$88.89	2	84.2007	1.25 STORY	\$61,771	AREA 2
004 01 0157 000	1852 BRYS DR	04/26/23	\$202,000	\$202,000	\$154,200	76.34	\$319,045	\$55,549	\$146,451	\$145,257	1.008	1,379	\$106.20	2	79.2069	2.00 STORY	\$55,064	AREA 2

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 Value	Land Table
003 08 0008 002	2132 VERNIER	05/04/23	\$214,300	\$214,300	\$138,700	64.72	\$282,879	\$58,081	\$156,219	\$136,241	1.147	1,556	\$100.40	3	51.5686	1.50 STORY	\$58,081	AREA 3
007 01 1686 000	2013 VERNIER	10/04/23	\$234,900	\$234,900	\$147,500	62.79	\$301,995	\$49,801	\$185,099	\$152,845	1.211	1,878	\$98.56	3	45.1296	2.00 STORY	\$49,801	AREA 3
007 01 1788 000	2041 VAN ANTWERP ST	06/20/23	\$230,000	\$230,000	\$141,300	61.43	\$294,178	\$48,067	\$181,933	\$149,158	1.220	1,608	\$113.14	3	44.2590	2.00 STORY	\$47,483	AREA 3
011 01 1630 000	1828 KENMORE DR	05/31/24	\$235,000	\$235,000	\$143,800	61.19	\$298,110	\$51,230	\$183,770	\$149,624	1.228	1,353	\$135.82	3	43.4112	2.00 STORY	\$51,230	AREA 3
003 08 0012 002	2062 VERNIER	08/05/24	\$237,000	\$237,000	\$143,300	60.46	\$296,841	\$58,081	\$178,919	\$144,703	1.236	1,936	\$92.42	3	42.5865	1.50 STORY	\$58,081	AREA 3
003 08 0015 002	2032 VERNIER	05/17/24	\$255,000	\$255,000	\$152,700	59.88	\$315,777	\$61,769	\$193,231	\$153,944	1.255	1,802	\$107.23	3	40.7120	2.00 STORY	\$61,769	AREA 3
011 01 1599 000	1805 OXFORD	04/07/23	\$199,900	\$199,900	\$115,500	57.78	\$240,491	\$50,728	\$149,172	\$115,008	1.297	1,005	\$148.43	3	36.5263	1.00 STORY	\$50,728	AREA 3
007 03 0059 000	2016 FLEETWOOD DR	12/19/24	\$224,500	\$224,500	\$130,200	58.00	\$267,210	\$48,161	\$176,339	\$132,757	1.328	1,356	\$130.04	3	33.4037	2.00 STORY	\$48,161	AREA 3
007 03 0411 000	1867 LOCHMOOR BLVD	12/20/23	\$215,000	\$215,000	\$124,200	57.77	\$253,305	\$47,715	\$167,285	\$124,600	1.343	1,390	\$120.35	3	31.9745	1.50 STORY	\$47,715	AREA 3
003 08 0021 002	1982 VERNIER	05/08/24	\$302,500	\$302,500	\$151,250	50.00	\$354,934	\$60,449	\$242,051	\$178,476	1.356	2,262	\$107.01	3	30.6109	2.00 STORY	\$58,019	AREA 3
007 03 0265 000	2033 COUNTRY CLUB DR	12/28/23	\$267,500	\$267,500	\$146,200	54.65	\$298,955	\$48,333	\$219,167	\$151,892	1.443	1,635	\$134.05	3	21.9409	2.00 STORY	\$47,658	AREA 3
007 03 0132 000	2127 FLEETWOOD DR	08/02/23	\$205,000	\$205,000	\$109,200	53.27	\$225,695	\$47,997	\$157,003	\$107,696	1.458	1,222	\$128.48	3	20.4483	2.00 STORY	\$47,997	AREA 3
011 01 1584 000	1925 OXFORD	04/04/23	\$212,000	\$212,000	\$113,100	53.35	\$230,423	\$49,580	\$162,420	\$109,602	1.482	1,000	\$162.42	3	18.0412	1.00 STORY	\$47,941	AREA 3
007 03 0560 000	2016 NORWOOD DR	11/09/23	\$295,000	\$295,000	\$154,700	52.44	\$321,842	\$47,658	\$247,342	\$166,172	1.488	1,498	\$165.11	3	17.3853	2.00 STORY	\$47,658	AREA 3
007 03 0654 000	1952 OXFORD	02/23/24	\$235,000	\$235,000	\$125,400	53.36	\$255,259	\$47,658	\$187,342	\$125,819	1.489	1,156	\$162.06	3	17.3339	1.25 STORY	\$47,658	AREA 3
007 03 0413 000	1851 LOCHMOOR BLVD	04/28/23	\$279,000	\$279,000	\$148,200	53.12	\$302,549	\$52,430	\$226,570	\$151,587	1.495	1,602	\$141.43	3	16.7671	2.00 STORY	\$52,430	AREA 3
007 02 1836 000	2118 LENNON ST	03/17/25	\$270,000	\$270,000	\$143,000	52.96	\$292,102	\$48,161	\$221,839	\$147,843	1.501	1,500	\$147.89	3	16.1818	1.25 STORY	\$48,161	AREA 3
007 03 0065 000	2064 FLEETWOOD DR	01/12/24	\$250,000	\$250,000	\$131,400	52.56	\$269,301	\$50,435	\$199,565	\$132,646	1.504	1,418	\$140.74	3	15.7829	2.00 STORY	\$48,161	AREA 3
007 03 0069 000	2110 FLEETWOOD DR	01/12/24	\$299,000	\$299,000	\$155,600	52.04	\$318,576	\$48,161	\$250,839	\$163,888	1.531	1,693	\$148.16	3	13.1769	2.00 STORY	\$48,161	AREA 3
007 02 1823 000	2000 LENNON ST	12/18/23	\$267,900	\$267,900	\$136,300	50.88	\$281,791	\$48,161	\$219,739	\$141,594	1.552	1,180	\$186.22	3	11.0426	1.25 STORY	\$48,161	AREA 3
007 03 0385 000	2101 LOCHMOOR BLVD	06/08/23	\$321,000	\$321,000	\$163,700	51.00	\$332,833	\$59,032	\$261,968	\$165,940	1.579	1,483	\$176.65	3	8.3630	1+ STORY	\$55,208	AREA 3
011 01 1631 000	1830 KENMORE DR	09/28/23	\$285,000	\$285,000	\$143,500	50.35	\$292,366	\$55,900	\$229,100	\$143,313	1.599	1,398	\$163.88	3	6.3720	2.00 STORY	\$51,054	AREA 3
007 03 0396 000	2001 LOCHMOOR BLVD	03/21/25	\$280,000	\$280,000	\$140,300	50.11	\$287,070	\$48,592	\$231,408	\$144,532	1.601	1,547	\$149.59	3	6.1238	2.00 STORY	\$47,715	AREA 3
007 02 1913 000	1984 BEAUFIT DR	09/17/24	\$275,000	\$275,000	\$136,100	49.49	\$277,074	\$49,212	\$225,788	\$138,098	1.635	1,460	\$154.65	3	2.7340	1.25 STORY	\$48,161	AREA 3
007 03 0294 000	1882 LOCHMOOR BLVD	10/06/23	\$232,000	\$232,000	\$111,100	47.89	\$230,806	\$53,070	\$178,930	\$107,719	1.661	956	\$187.17	3	0.1237	1.00 STORY	\$52,430	AREA 3
007 03 0159 000	1883 FLEETWOOD DR	03/13/25	\$335,000	\$335,000	\$162,700	48.57	\$333,064	\$48,932	\$286,068	\$172,201	1.661	1,868	\$153.14	3	0.1079	2.00 STORY	\$47,997	AREA 3
007 03 0563 000	2040 NORWOOD DR	06/17/24	\$340,000	\$340,000	\$164,000	48.24	\$336,552	\$47,658	\$292,342	\$175,087	1.670	1,657	\$176.43	3	0.7372	2.00 STORY	\$47,658	AREA 3
007 01 1758 002	1922 VAN ANTWERP ST	08/23/23	\$240,000	\$240,000	\$114,500	47.71	\$237,638	\$51,444	\$188,556	\$112,845	1.671	1,424	\$132.41	3	0.8610	2.00 STORY	\$50,122	AREA 3
007 04 0037 002	2072 LANCASTER ST	01/15/25	\$309,000	\$309,000	\$147,700	47.80	\$304,515	\$58,906	\$250,094	\$148,854	1.680	1,209	\$206.86	3	1.7809	1.25 STORY	\$57,443	AREA 3
007 01 1729 002	2174 VAN ANTWERP ST	10/03/24	\$258,000	\$258,000	\$122,500	47.48	\$254,135	\$47,885	\$210,115	\$125,000	1.681	1,268	\$165.71	3	1.8598	2.00 STORY	\$47,885	AREA 3
011 01 1564 000	1786 OXFORD	03/04/24	\$205,900	\$205,900	\$98,200	47.69	\$201,715	\$45,797	\$160,103	\$94,496	1.694	949	\$168.71	3	3.1966	1.25 STORY	\$45,797	AREA 3
007 03 0538 000	1899 HUNT CLUB DR	06/27/23	\$324,900	\$324,900	\$152,600	46.97	\$317,395	\$48,184	\$276,716	\$163,158	1.696	1,939	\$142.71	3	3.3677	1.75 STORY	\$47,658	AREA 3
007 03 0519 000	2065 HUNT CLUB DR	08/29/23	\$275,000	\$275,000	\$128,400	46.69	\$266,712	\$48,438	\$226,562	\$132,287	1.713	1,457	\$155.50	3	5.0330	2.00 STORY	\$47,658	AREA 3
007 02 1814 000	1910 LENNON ST	08/22/23	\$300,000	\$300,000	\$141,500	47.17	\$287,886	\$58,549	\$241,451	\$138,992	1.737	1,308	\$184.60	3	7.4834	1.25 STORY	\$57,574	AREA 3
007 03 0530 000	1977 HUNT CLUB DR	05/30/23	\$320,000	\$320,000	\$147,800	46.19	\$302,239	\$48,411	\$271,589	\$153,835	1.765	1,609	\$168.79	3	10.3133	2.00 STORY	\$47,658	AREA 3
007 03 0307 000	2000 LOCHMOOR BLVD	11/30/23	\$285,000	\$285,000	\$131,200	46.04	\$267,400	\$48,255	\$236,745	\$132,815	1.783	1,431	\$165.44	3	12.0193	1.75 STORY	\$47,715	AREA 3
007 03 0643 000	2033 NORWOOD DR	08/01/24	\$325,000	\$325,000	\$145,700	44.83	\$303,189	\$47,658	\$277,342	\$154,867	1.791	1,514	\$183.18	3	12.8515	2.00 STORY	\$47,658	AREA 3
007 03 0443 000	2040 HUNT CLUB DR	01/21/25	\$345,000	\$345,000	\$153,300	44.43	\$313,351	\$48,084	\$296,916	\$160,768	1.847	1,574	\$188.64	3	18.4540	1.25 STORY	\$47,658	AREA 3
011 01 1648 000	1899 KENMORE DR	09/12/23	\$265,000	\$265,000	\$115,000	43.40	\$237,333	\$47,997	\$217,003	\$114,749	1.891	1,150	\$188.70	3	22.8787	1.25 STORY	\$47,997	AREA 3
007 03 0531 000	1969 HUNT CLUB DR	04/25/24	\$300,000	\$300,000	\$129,800	43.27	\$265,215	\$49,138	\$250,862	\$130,956	1.916	1,231	\$203.79	3	25.3303	1.25 STORY	\$47,658	AREA 3
007 03 0312 000	2040 LOCHMOOR BLVD	02/19/25	\$263,500	\$263,500	\$114,100	43.30	\$232,162	\$47,715	\$215,785	\$111,786	1.930	1,137	\$189.78	3	26.8017	1.25 STORY	\$47,715	AREA 3
007 03 0169 000	1898 COUNTRY CLUB DR	08/16/24	\$282,000	\$282,000	\$120,000	42.55	\$247,759	\$48,538	\$233,462	\$120,740	1.934	1,172	\$199.20	3	27.1271	1.25 STORY	\$47,658	AREA 3
007 02 1882 000	1977 LENNON ST	02/26/25	\$315,000	\$315,000	\$131,500	41.75	\$273,997	\$48,161	\$266,839	\$136,870	1.950	1,486	\$179.57	3	28.7254	1.50 STORY	\$48,161	AREA 3
007 04 0029 000	2000 LANCASTER ST	04/03/23	\$249,000	\$249,000	\$107,400	43.13	\$217,882	\$48,480	\$200,520	\$102,668	1.953	1,080	\$185.67	3	29.0772	1.25 STORY	\$48,052	AREA 3
011 01 1656 000	1837 KENMORE DR	05/20/24	\$313,000	\$313,000	\$130,700	41.76	\$268,009	\$49,419	\$263,581	\$132,479	1.990	1,250	\$210.86	3	32.7288	2.00 STORY	\$47,997	AREA 3
007 02 1926 001	2100 BEAUFIT DR	09/12/23	\$352,500	\$352,500	\$145,200	41.19	\$300,930	\$54,275	\$298,225	\$149,488	1.995	1,420	\$210.02	3	33.2656	1.50 STORY	\$53,859	AREA 3
007 01 1746 000	2032 VAN ANTWERP ST	05/30/24	\$310,000	\$310,000	\$125,100	40.35	\$260,237	\$49,128	\$260,872	\$127,945	2.039	1,250	\$208.70	3	37.6619	2.00 STORY	\$47,305	AREA 3
007 04 0161 000	2119 LANCASTER ST	07/11/23	\$315,000	\$315,000	\$126,600	40.19	\$263,011	\$48,052	\$266,948	\$130,278	2.049	1,433	\$186.29	3	38.6740	2.00 STORY	\$48,052	AREA 3
007 04 0018 000	1898 LANCASTER ST	05/08/24	\$310,000	\$310,000	\$121,200	39.10	\$250,425	\$48,508	\$261,492	\$122,374	2.137	1,288	\$203.02	3	47.4506	1.25 STORY	\$47,997	AREA 3
007 03 0257 000	2111 COUNTRY CLUB DR	08/23/24	\$315,000	\$315,000	\$122,600	38.92	\$253,093	\$48,538	\$266,462	\$123,973	2.149	1,164	\$228.92	3	48.7038	1.25 STORY	\$47,658	AREA 3
007 04 0177 000	1977 LANCASTER ST	05/12/23	\$312,000	\$312,000	\$119,500	38.30	\$246,582	\$48,052	\$263,948	\$120,321	2.194	1,151	\$229.32	3	53.1373	1.25 STORY	\$48,052	AREA 3
011 01 1589 000	1883 OXFORD	10/15/24	\$279,000	\$279,000	\$104,000	37.28	\$215,056	\$49,734	\$229,266	\$100,195	2.288	956	\$239.82	3	62.5873	1.50 STORY	\$48,989	AREA 3
52			\$14,365,300	\$14,365,300	\$6,969,050		\$14,379,844		\$11,742,902	\$7,125,725			\$164.57					

Sale. Ratio => 48.51
Std. Dev. => 6.87

ECF = 1.648
AVG ECF = 1.662

STDEV = 0.324
AVG VAR = 22.7734

COEFFICIENT OF VAR = 0.6480
13.6997389

															1.4363			
007 04 0174 000	2001 LANCASTER ST	07/18/24	\$366,000	\$366,000	\$118,300	32.32	\$244,948	\$48,052	\$317,948	\$119,331	2.664	1,346	\$236.22	3	100.2101	1.50 STORY	\$48,052	AREA 3
007 04 0015 000	1874 LANCASTER ST	08/30/24	\$278,000	\$278,000	\$101,100	36.37	\$208,349	\$47,997	\$230,003	\$97,183	2.367	1,072	\$214.56	3	70.4378	1.25 STORY	\$47,997	AREA 3

AREA 4A

1.00, 1+, BI & TRI LEVEL

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 Value	Land Table
011 04 0680 002	2273 ALLARD	07/17/23	\$204,000	\$204,000	\$111,700	54.75	\$232,026	\$58,931	\$145,069	\$131,431	1.104	1,086	\$133.58	4A	38.8373	1.00 STORY	\$58,931	AREA 4A
016 01 0864 000	2313 STANHOPE ST	07/26/24	\$239,900	\$239,900	\$126,400	52.69	\$259,347	\$53,258	\$186,642	\$156,484	1.193	1,256	\$148.60	4A	29.9411	1.00 STORY	\$51,452	AREA 4A
011 04 0690 002	2355 ALLARD	06/14/24	\$265,500	\$265,500	\$132,750	50.00	\$286,329	\$60,236	\$205,264	\$171,673	1.196	1,575	\$130.33	4A	29.6466	1.00 STORY	\$59,772	AREA 4A
011 04 0683 002	2289 ALLARD	05/23/23	\$215,000	\$215,000	\$106,900	49.72	\$218,453	\$60,580	\$154,420	\$119,873	1.288	1,093	\$141.28	4A	20.3942	1.00 STORY	\$58,931	AREA 4A
011 04 0556 002	2104 STANHOPE ST	02/12/25	\$251,000	\$251,000	\$119,900	47.77	\$245,894	\$54,450	\$196,550	\$145,364	1.352	1,312	\$149.81	4A	14.0011	1.00 STORY	\$52,681	AREA 4A
011 04 0702 002	2312 ALLARD	07/24/23	\$272,000	\$272,000	\$129,300	47.54	\$265,057	\$58,543	\$213,457	\$156,806	1.361	1,383	\$154.34	4A	13.0859	1.00 STORY	\$58,543	AREA 4A
011 04 0566 002	2010 STANHOPE ST	08/28/23	\$271,000	\$271,000	\$119,700	44.17	\$249,171	\$52,485	\$218,515	\$149,344	1.463	1,270	\$172.06	4A	2.8970	1.00 STORY	\$51,802	AREA 4A
011 03 0047 002	1915 MANCHESTER BLVD	08/05/24	\$269,000	\$269,000	\$116,800	43.42	\$239,348	\$55,781	\$213,219	\$139,383	1.530	1,331	\$160.19	4A	3.7602	1.00 STORY	\$55,481	AREA 4A
016 01 0846 000	2137 STANHOPE ST	08/09/24	\$259,000	\$259,000	\$107,900	41.66	\$221,018	\$51,452	\$207,548	\$128,752	1.612	992	\$209.22	4A	11.9866	1.00 STORY	\$51,452	AREA 4A
011 04 0660 000	2087 ALLARD	01/26/24	\$299,000	\$299,000	\$118,400	39.60	\$245,290	\$55,908	\$243,092	\$143,798	1.691	1,186	\$204.97	4A	19.8374	1.00 STORY	\$55,539	AREA 4A
016 01 0860 000	2279 STANHOPE ST	07/03/24	\$275,000	\$275,000	\$106,300	38.65	\$220,783	\$53,017	\$221,983	\$127,385	1.743	1,115	\$199.09	4A	25.0479	1.00 STORY	\$51,452	AREA 4A
011 04 0731 002	2060 ALLARD	02/03/25	\$280,000	\$280,000	\$107,300	38.32	\$222,967	\$52,612	\$227,388	\$129,351	1.758	1,099	\$206.90	4A	26.5781	1.00 STORY	\$52,612	AREA 4A
011 04 0595 000	1774 STANHOPE ST	06/07/24	\$320,000	\$320,000	\$122,600	38.31	\$251,029	\$59,656	\$260,344	\$145,310	1.792	1,157	\$225.02	4A	29.9512	1.00 STORY	\$59,596	AREA 4A
016 01 0866 000	2329 STANHOPE ST	05/01/23	\$310,000	\$310,000	\$115,000	37.10	\$239,728	\$51,452	\$258,548	\$142,958	1.809	1,286	\$201.05	4A	31.6420	1.00 STORY	\$51,452	AREA 4A
14			\$3,730,400	\$3,730,400	\$1,640,950		\$3,396,440		\$2,952,039	\$1,987,911			\$174.03					

Sale. Ratio =>	43.99	ECF =	1.485	STDEV =	0.286	0.5720
Std. Dev. =>	5.87	AVG ECF =	1.492	AVG VAR =	21.2576	COEFFICIENT OF VAR = 14.24642081
			0.7141			

011 04 0731 002	2060 ALLARD	04/03/24	\$165,000	\$165,000	\$107,300	65.03	\$222,967	\$52,612	\$112,388	\$129,351	0.869	1,099	\$102.26	4A	62.3274	1.00 STORY	\$52,612	AREA 4A
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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 Value	Land Table
016 01 0868 000	2345 STANHOPE ST	11/25/24	\$224,500	\$224,500	\$142,700	63.56	\$290,759	\$51,452	\$173,048	\$148,638	1.164	1,392	\$124.32	4A	49.4942	1.25 STORY	\$51,452	AREA 4A
011 04 0534 002	2286 STANHOPE ST	02/05/24	\$223,500	\$223,500	\$141,800	63.45	\$288,477	\$52,681	\$170,819	\$146,457	1.166	1,389	\$122.98	4A	49.2826	1.25 STORY	\$52,681	AREA 4A
011 05 0818 002	1889 STANHOPE ST	07/21/23	\$375,000	\$375,000	\$211,900	56.51	\$431,531	\$71,548	\$303,452	\$223,592	1.357	2,333	\$130.07	4A	30.1998	2.00 STORY	\$71,166	AREA 4A
011 04 0573 002	1954 STANHOPE ST	05/04/23	\$280,000	\$280,000	\$150,300	53.68	\$311,011	\$50,466	\$229,534	\$161,829	1.418	1,408	\$163.02	4A	24.0795	1.50 STORY	\$50,030	AREA 4A
011 04 0606 002	1676 STANHOPE ST	11/04/24	\$239,000	\$239,000	\$123,600	51.72	\$254,990	\$51,802	\$187,198	\$126,204	1.483	1,314	\$142.46	4A	17.5867	1.25 STORY	\$51,802	AREA 4A
011 04 0610 000	1677 ALLARD	08/09/24	\$320,000	\$320,000	\$161,000	50.31	\$330,087	\$48,688	\$271,312	\$174,782	1.552	1,624	\$167.06	4A	10.6879	2.00 STORY	\$46,816	AREA 4A
011 04 0605 002	1694 STANHOPE ST	12/19/23	\$245,000	\$245,000	\$121,300	49.51	\$250,653	\$50,855	\$194,145	\$124,098	1.564	1,241	\$156.44	4A	9.4719	1.25 STORY	\$50,030	AREA 4A
011 04 0608 000	1668 STANHOPE ST	03/06/25	\$356,000	\$356,000	\$177,500	49.86	\$364,089	\$70,428	\$285,572	\$182,398	1.566	1,727	\$165.36	4A	9.3515	1.50 STORY	\$70,428	AREA 4A
011 04 0634 002	1881 ALLARD	07/12/24	\$352,000	\$352,000	\$168,700	47.93	\$351,565	\$50,862	\$301,138	\$186,772	1.612	1,686	\$178.61	4A	4.6838	2.00 STORY	\$50,350	AREA 4A
011 02 0183 000	1726 HUNTINGTON BLVD	08/15/24	\$286,000	\$286,000	\$138,900	48.57	\$283,621	\$46,747	\$239,253	\$147,127	1.626	1,262	\$189.58	4A	3.2997	1.25 STORY	\$46,747	AREA 4A
011 04 0618 002	1741 ALLARD	02/14/25	\$298,000	\$298,000	\$142,400	47.79	\$291,402	\$51,444	\$246,556	\$149,042	1.654	1,412	\$174.61	4A	0.4898	2.00 STORY	\$51,224	AREA 4A
011 04 0586 000	1846 STANHOPE ST	07/14/23	\$275,000	\$275,000	\$130,400	47.42	\$265,191	\$52,231	\$222,769	\$132,273	1.684	1,246	\$178.79	4A	2.4990	1.25 STORY	\$50,918	AREA 4A
011 04 0733 000	2040 ALLARD	05/22/24	\$305,000	\$305,000	\$143,800	47.15	\$291,657	\$61,564	\$243,436	\$142,915	1.703	1,378	\$176.66	4A	4.4196	1.25 STORY	\$57,705	AREA 4A
011 03 0144 002	1746 MANCHESTER BLVD	02/06/25	\$310,000	\$310,000	\$141,800	45.74	\$292,641	\$45,480	\$264,520	\$153,516	1.723	1,170	\$226.09	4A	6.3909	1.25 STORY	\$45,480	AREA 4A
011 03 0128 000	1850 MANCHESTER BLVD	04/06/23	\$325,000	\$325,000	\$150,100	46.18	\$306,138	\$64,786	\$260,214	\$149,908	1.736	1,474	\$176.54	4A	7.6657	1.25 STORY	\$64,194	AREA 4A
011 04 0588 002	1830 STANHOPE ST	04/21/23	\$345,000	\$345,000	\$158,600	45.97	\$324,718	\$67,142	\$277,858	\$159,985	1.737	1,581	\$175.75	4A	7.7607	1.50 STORY	\$67,142	AREA 4A
011 03 0044 002	1891 MANCHESTER BLVD	09/18/24	\$322,000	\$322,000	\$136,100	42.27	\$282,278	\$48,258	\$273,742	\$145,354	1.883	1,375	\$199.09	4A	22.4111	2.00 STORY	\$48,258	AREA 4A
011 02 0336 000	1729 HUNTINGTON BLVD	08/28/24	\$310,000	\$310,000	\$131,000	42.26	\$267,342	\$48,804	\$261,196	\$135,738	1.924	1,218	\$214.45	4A	26.5101	1.25 STORY	\$46,747	AREA 4A
011 03 0116 002	1922 MANCHESTER BLVD	06/27/24	\$310,000	\$310,000	\$128,100	41.32	\$260,056	\$54,393	\$255,607	\$127,741	2.001	1,192	\$214.44	4A	34.1812	1.25 STORY	\$50,997	AREA 4A
011 04 0587 002	1836 STANHOPE ST	10/04/24	\$367,000	\$367,000	\$143,500	39.10	\$296,545	\$51,865	\$315,135	\$151,975	2.074	1,379	\$228.52	4A	41.4429	1.25 STORY	\$51,802	AREA 4A
011 05 0820 000	1897 STANHOPE ST	10/27/23	\$350,000	\$350,000	\$131,600	37.60	\$268,655	\$51,331	\$298,669	\$134,984	2.213	1,281	\$233.15	4A	55.3461	1.25 STORY	\$50,555	AREA 4A
21			\$6,418,000	\$6,418,000	\$3,075,100		\$6,303,406		\$5,275,173	\$3,205,329			\$178.00					

Sale. Ratio =>	47.91	ECF =	1.646	STDEV =	0.294	0.5880
Std. Dev. =>	6.77	AVG ECF =	1.659	AVG VAR =	19.8693	COEFFICIENT OF VAR = 11.97544475
			1.3416			

011 04 0769 002	1748 ALLARD	07/05/23	\$306,000	\$306,000	\$113,000	36.93	\$229,859	\$49,080	\$256,920	\$112,285	2.288	1,246	\$206.20	4A	62.8937	1.25 STORY	\$49,080	AREA 4A
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AREA 4B

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 Value	Land Table
015 02 0062 000	19291 LINVILLE ST	10/02/23	\$185,009	\$185,009	\$111,900	60.48	\$228,986	\$45,421	\$139,588	\$121,486	1.149	1,257	\$111.05	4B	36.3485	2.00 STORY	\$45,421	AREA 4B
015 02 0020 000	19234 RAYMOND ST	04/23/24	\$206,300	\$206,300	\$123,900	60.06	\$253,975	\$46,327	\$159,973	\$137,424	1.164	1,818	\$87.99	4B	34.8410	2.00 STORY	\$46,327	AREA 4B
015 02 0050 000	19202 LINVILLE ST	07/26/24	\$200,000	\$200,000	\$115,600	57.80	\$236,011	\$49,192	\$150,808	\$123,639	1.220	1,598	\$94.37	4B	29.2750	2.00 STORY	\$48,126	AREA 4B
015 01 0133 000	1614 NEWCASTLE RD	11/15/24	\$280,000	\$280,000	\$158,700	56.68	\$326,073	\$50,096	\$229,904	\$182,645	1.259	1,814	\$126.74	4B	25.3745	2.00 STORY	\$49,545	AREA 4B
015 03 0074 000	1661 BOURNEMOUTH RD	04/26/24	\$210,000	\$210,000	\$117,100	55.76	\$241,769	\$48,201	\$161,799	\$128,106	1.263	1,442	\$112.20	4B	24.9482	2.00 STORY	\$47,555	AREA 4B
015 05 0194 000	1843 NEWCASTLE RD	08/29/24	\$246,550	\$246,550	\$125,000	50.70	\$280,957	\$47,775	\$198,775	\$154,323	1.288	1,262	\$157.51	4B	22.4446	1.00 STORY	\$47,775	AREA 4B
015 02 0028 000	19229 RAYMOND ST	05/19/23	\$225,000	\$225,000	\$121,900	54.18	\$250,798	\$49,710	\$175,290	\$133,083	1.317	1,458	\$120.23	4B	19.5341	2.00 STORY	\$46,327	AREA 4B
015 02 0035 000	19283 RAYMOND ST	04/05/24	\$240,000	\$240,000	\$128,500	53.54	\$267,193	\$46,327	\$193,673	\$146,172	1.325	1,682	\$115.14	4B	18.7526	2.00 STORY	\$46,327	AREA 4B
015 03 0070 000	1629 BOURNEMOUTH RD	04/30/24	\$206,000	\$206,000	\$111,400	54.08	\$227,352	\$47,857	\$158,143	\$118,792	1.331	1,471	\$107.51	4B	18.1234	2.00 STORY	\$47,555	AREA 4B
015 03 0066 000	1599 BOURNEMOUTH RD	05/31/24	\$200,000	\$200,000	\$106,300	53.15	\$217,244	\$48,514	\$151,486	\$111,668	1.357	1,450	\$104.47	4B	15.5914	2.00 STORY	\$47,555	AREA 4B
015 03 0076 000	1677 BOURNEMOUTH RD	05/24/24	\$175,000	\$175,000	\$91,500	52.29	\$186,817	\$48,480	\$126,520	\$91,553	1.382	1,250	\$101.22	4B	13.0564	2.00 STORY	\$48,480	AREA 4B
015 05 0170 000	1831 PRESTWICK RD	05/22/24	\$243,900	\$243,900	\$127,000	52.07	\$260,984	\$48,495	\$195,405	\$140,628	1.390	1,148	\$170.21	4B	12.2975	1.00 STORY	\$47,835	AREA 4B
015 01 0108 002	1755 NEWCASTLE RD	06/21/23	\$325,000	\$325,000	\$164,000	50.46	\$341,950	\$51,238	\$273,762	\$192,397	1.423	1,908	\$143.48	4B	8.9591	2.00 STORY	\$49,545	AREA 4B
015 01 0207 000	1870 PRESTWICK RD	11/08/24	\$385,000	\$385,000	\$193,500	50.26	\$397,653	\$48,335	\$336,665	\$231,183	1.456	2,097	\$160.55	4B	5.6223	2.00 STORY	\$46,625	AREA 4B
015 05 0166 000	1863 PRESTWICK RD	08/12/24	\$257,000	\$257,000	\$128,900	50.16	\$264,819	\$47,835	\$209,165	\$143,603	1.457	1,148	\$182.20	4B	5.5940	1.00 STORY	\$47,835	AREA 4B
015 02 0023 000	19210 RAYMOND ST	05/03/24	\$210,000	\$210,000	\$105,400	50.19	\$215,337	\$46,327	\$163,673	\$111,853	1.463	1,437	\$113.90	4B	4.9206	2.00 STORY	\$46,327	AREA 4B
015 02 0022 000	19216 RAYMOND ST	12/03/24	\$210,000	\$210,000	\$105,100	50.05	\$214,768	\$46,780	\$163,220	\$111,177	1.468	1,442	\$113.19	4B	4.4378	2.00 STORY	\$46,327	AREA 4B
015 01 0143 000	1694 NEWCASTLE RD	11/08/23	\$345,000	\$345,000	\$168,400	48.81	\$351,469	\$51,827	\$293,173	\$198,307	1.478	1,968	\$148.97	4B	3.4113	2.00 STORY	\$50,424	AREA 4B
015 01 0149 002	1750 NEWCASTLE RD	06/06/23	\$315,000	\$315,000	\$155,800	49.46	\$319,843	\$49,292	\$265,708	\$179,054	1.484	1,720	\$154.48	4B	2.8539	2.00 STORY	\$48,662	AREA 4B
015 03 0079 000	1705 BOURNEMOUTH RD	08/21/24	\$210,000	\$210,000	\$104,300	49.67	\$212,773	\$48,480	\$161,520	\$108,731	1.485	1,257	\$128.50	4B	2.6995	2.00 STORY	\$48,480	AREA 4B
015 01 0196 000	1772 PRESTWICK RD	06/26/23	\$350,000	\$350,000	\$169,700	48.49	\$353,317	\$74,158	\$275,842	\$184,751	1.493	1,831	\$150.65	4B	1.9445	2.00 STORY	\$70,993	AREA 4B
015 02 0015 000	19276 RAYMOND ST	03/26/24	\$260,000	\$260,000	\$127,000	48.85	\$259,618	\$46,327	\$213,673	\$141,159	1.514	1,956	\$109.24	4B	0.1215	2.00 STORY	\$46,327	AREA 4B
015 03 0065 000	1591 BOURNEMOUTH RD	01/30/25	\$210,000	\$210,000	\$100,700	47.95	\$205,574	\$47,555	\$162,445	\$104,579	1.553	1,256	\$129.34	4B	4.0831	2.00 STORY	\$47,555	AREA 4B
015 01 0101 000	1738 BOURNEMOUTH RD	08/29/23	\$299,000	\$299,000	\$139,800	46.76	\$290,662	\$47,426	\$251,574	\$160,977	1.563	1,623	\$155.01	4B	5.0305	2.00 STORY	\$45,090	AREA 4B
015 03 0071 000	1637 BOURNEMOUTH RD	06/20/24	\$210,000	\$210,000	\$95,000	45.24	\$203,591	\$47,555	\$162,445	\$103,267	1.573	1,257	\$129.23	4B	6.0571	2.00 STORY	\$47,555	AREA 4B
015 02 0025 000	19201 RAYMOND ST	03/28/24	\$220,000	\$220,000	\$103,100	46.86	\$210,772	\$47,229	\$172,771	\$108,235	1.596	1,394	\$123.94	4B	8.3767	2.00 STORY	\$47,229	AREA 4B
015 02 0046 000	19234 LINVILLE ST	05/21/24	\$248,500	\$248,500	\$115,300	46.40	\$235,551	\$46,327	\$202,173	\$125,231	1.614	1,224	\$165.17	4B	10.1909	2.00 STORY	\$46,327	AREA 4B
015 03 0072 000	1645 BOURNEMOUTH RD	06/24/24	\$210,000	\$210,000	\$97,000	46.19	\$197,179	\$47,555	\$162,445	\$99,023	1.640	1,250	\$129.96	4B	12.7983	2.00 STORY	\$47,555	AREA 4B
015 03 0073 000	1653 BOURNEMOUTH RD	12/13/24	\$255,000	\$255,000	\$114,500	44.90	\$238,455	\$47,555	\$207,445	\$126,340	1.642	1,624	\$127.74	4B	12.9464	2.00 STORY	\$47,555	AREA 4B
015 05 0204 000	1794 BOURNEMOUTH RD	10/20/23	\$290,000	\$290,000	\$131,200	45.24	\$269,258	\$49,288	\$240,712	\$145,579	1.653	1,179	\$204.17	4B	14.0988	1.00 STORY	\$46,885	AREA 4B
015 02 0014 000	19282 RAYMOND ST	03/07/25	\$230,000	\$230,000	\$104,400	45.39	\$213,075	\$46,327	\$183,673	\$110,356	1.664	1,370	\$134.07	4B	15.1876	2.00 STORY	\$46,327	AREA 4B
015 02 0037 000	19299 RAYMOND ST	09/29/23	\$255,000	\$255,000	\$114,800	45.02	\$234,439	\$47,540	\$207,460	\$123,692	1.677	1,418	\$146.30	4B	16.4736	2.00 STORY	\$46,327	AREA 4B
015 02 0017 000	19258 RAYMOND ST	01/27/25	\$244,000	\$244,000	\$109,200	44.75	\$222,819	\$46,327	\$197,673	\$116,805	1.692	1,473	\$134.20	4B	17.9845	2.00 STORY	\$46,327	AREA 4B
015 02 0018 000	19250 RAYMOND ST	03/05/24	\$250,000	\$250,000	\$111,300	44.52	\$227,491	\$46,327	\$203,673	\$119,897	1.699	1,554	\$131.06	4B	18.6245	2.00 STORY	\$46,327	AREA 4B
015 02 0062 000	19291 LINVILLE ST	03/04/24	\$255,000	\$255,000	\$111,900	43.88	\$228,986	\$45,421	\$209,579	\$121,486	1.725	1,257	\$166.73	4B	21.2641	2.00 STORY	\$45,421	AREA 4B
015 03 0077 000	1685 BOURNEMOUTH RD	11/13/24	\$242,877	\$242,877	\$107,000	44.06	\$218,286	\$48,480	\$194,397	\$112,380	1.730	1,416	\$137.29	4B	21.7329	2.00 STORY	\$48,480	AREA 4B
015 01 0164 004	1669 PRESTWICK RD	06/26/23	\$385,000	\$385,000	\$163,100	42.36	\$338,770	\$58,058	\$326,942	\$185,779	1.760	1,963	\$166.55	4B	24.7353	2.00 STORY	\$56,545	AREA 4B
015 03 0067 000	1605 BOURNEMOUTH RD	10/07/24	\$253,000	\$253,000	\$107,600	42.53	\$220,055	\$47,555	\$205,445	\$114,163	1.800	1,515	\$135.61	4B	28.7088	2.00 STORY	\$47,555	AREA 4B
015 03 0078 000	1699 BOURNEMOUTH RD	07/26/24	\$260,000	\$260,000	\$107,900	41.50	\$220,184	\$48,480	\$211,520	\$113,636	1.861	1,418	\$149.17	4B	34.8890	2.00 STORY	\$48,480	AREA 4B
015 03 0068 000	1613 BOURNEMOUTH RD	05/10/24	\$261,100	\$261,100	\$107,000	40.98	\$218,300	\$47,555	\$213,545	\$113,001	1.890	1,432	\$149.12	4B	37.7265	2.00 STORY	\$47,555	AREA 4B
40			\$10,063,236	\$10,063,236	\$4,901,700		\$10,103,153		\$8,113,682	\$5,396,161			\$135.71					

Sale. Ratio => 48.71
Std. Dev. => 4.94

ECF = 1.504
AVG ECF = 1.512
0.8889

STDEV = 0.202
AVG VAR = 15.5515
COEFFICIENT OF VAR = 10.28204271

015 02 0019 000	19242 RAYMOND ST	06/18/24	\$271,000	\$271,000	\$105,600	38.97	\$215,696	\$46,558	\$224,442	\$111,938	2.005	1,417	\$158.39	4B	49.2569	2.00 STORY	\$46,327	AREA 4B
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AREA 5

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 Value	Land Table
005 05 0226 000	1222 ANITA	02/28/25	\$238,620	\$238,620	\$154,200	64.62	\$316,410	\$74,424	\$164,196	\$165,404	0.993	1,338	\$122.72	5	50.9910	1.00 STORY	\$73,874	AREA 5
006 01 0081 000	998 HAMPTON	12/08/23	\$257,500	\$257,500	\$163,600	63.53	\$339,126	\$75,814	\$181,686	\$179,981	1.009	1,886	\$96.33	5	49.3133	2.00 STORY	\$75,652	AREA 5
006 06 0042 000	681 HOLLYWOOD AVE	11/16/23	\$301,500	\$301,500	\$190,900	63.32	\$391,982	\$77,504	\$223,996	\$214,954	1.042	1,616	\$138.61	5	46.0543	1.00 STORY	\$77,504	AREA 5
006 02 0024 005	1048 VERNIER	09/15/23	\$185,000	\$185,000	\$108,900	58.86	\$226,401	\$58,027	\$126,973	\$115,088	1.103	1,390	\$91.35	5	39.9340	2.00 STORY	\$56,722	AREA 5
001 04 0063 000	21243 RIVER RD	08/08/23	\$305,000	\$305,000	\$179,200	58.75	\$366,372	\$93,051	\$211,949	\$186,822	1.134	1,730	\$122.51	5	36.8112	1.00 STORY	\$89,018	AREA 5
001 04 0032 002	922 S BRY'S DR	05/12/23	\$281,000	\$281,000	\$163,600	58.22	\$335,555	\$74,822	\$206,178	\$178,218	1.157	1,304	\$158.11	5	34.5721	1.00 STORY	\$74,822	AREA 5
006 01 0110 000	596 HAMPTON	08/18/23	\$399,000	\$399,000	\$229,300	57.47	\$469,624	\$90,675	\$308,325	\$259,022	1.190	1,785	\$172.73	5	31.2264	1.00 STORY	\$90,438	AREA 5
001 04 0011 000	1031 S BRY'S DR	08/27/24	\$285,000	\$285,000	\$159,800	56.07	\$331,877	\$68,970	\$216,030	\$179,704	1.202	1,610	\$134.18	5	30.0464	1.00 STORY	\$67,984	AREA 5
005 08 0042 000	1033 HOLLYWOOD AVE	11/07/23	\$390,000	\$390,000	\$217,300	55.72	\$444,444	\$77,402	\$312,598	\$250,883	1.246	2,008	\$155.68	5	25.6616	2.00 STORY	\$77,402	AREA 5
006 08 0028 000	20692 WEDGEWOOD DR	11/22/23	\$260,000	\$260,000	\$142,100	54.65	\$294,087	\$63,457	\$196,543	\$157,642	1.247	1,628	\$120.73	5	25.5838	1.25 STORY	\$62,509	AREA 5
006 06 0042 000	681 HOLLYWOOD AVE	09/12/24	\$355,000	\$355,000	\$190,900	53.77	\$391,982	\$77,504	\$277,496	\$214,954	1.291	1,616	\$171.72	5	21.1653	1.00 STORY	\$77,504	AREA 5
006 06 0007 002	806 HOLLYWOOD AVE	05/30/24	\$380,000	\$380,000	\$202,600	53.32	\$414,787	\$82,130	\$297,870	\$227,380	1.310	1,402	\$212.46	5	19.2598	1.00 STORY	\$82,130	AREA 5
005 05 0149 000	1115 ANITA	05/21/24	\$335,500	\$335,500	\$175,000	52.16	\$359,035	\$76,304	\$259,196	\$193,254	1.341	1,544	\$167.87	5	16.1390	1.00 STORY	\$73,787	AREA 5
006 01 0181 000	977 ROSLYN	02/05/24	\$334,615	\$334,615	\$174,200	52.06	\$357,473	\$76,375	\$258,240	\$192,138	1.344	1,460	\$176.88	5	15.8574	1.00 STORY	\$75,652	AREA 5
006 08 0023 000	20648 MAPLE LN	03/18/25	\$335,000	\$335,000	\$173,700	51.85	\$355,198	\$63,198	\$271,802	\$199,590	1.362	1,796	\$151.34	5	14.0805	1.75 STORY	\$63,198	AREA 5
006 09 0021 000	575 ANITA	08/29/24	\$410,000	\$410,000	\$198,522	48.42	\$426,796	\$86,251	\$323,749	\$232,772	1.391	1,835	\$176.43	5	11.1764	1.00 STORY	\$86,251	AREA 5
001 04 0014 000	989 S BRY'S DR	05/12/23	\$336,000	\$336,000	\$168,200	50.06	\$344,640	\$94,542	\$241,458	\$170,949	1.412	1,469	\$164.37	5	9.0148	1.00 STORY	\$92,589	AREA 5
001 04 0020 002	899 S BRY'S DR	05/31/24	\$395,000	\$395,000	\$190,000	48.10	\$406,009	\$85,179	\$309,821	\$219,296	1.413	1,632	\$189.84	5	8.9809	1.00 STORY	\$83,391	AREA 5
006 01 0159 002	681 ROSLYN	08/22/23	\$442,000	\$442,000	\$220,800	49.95	\$449,548	\$128,238	\$313,762	\$219,624	1.429	2,424	\$129.44	5	7.3975	2.00 STORY	\$118,373	AREA 5
006 07 0098 002	596 HOLLYWOOD AVE	03/29/24	\$440,000	\$440,000	\$215,100	48.89	\$446,404	\$94,689	\$345,311	\$240,407	1.436	1,765	\$195.64	5	6.6245	1.00 STORY	\$91,509	AREA 5
001 04 0036 000	911 N BRY'S DR	06/03/24	\$396,500	\$396,500	\$192,300	48.50	\$394,952	\$81,804	\$314,696	\$214,045	1.470	1,744	\$180.44	5	3.2375	1.00 STORY	\$81,402	AREA 5
006 01 0205 000	1058 ROSLYN	06/16/23	\$425,000	\$425,000	\$206,200	48.52	\$422,421	\$78,917	\$346,083	\$234,794	1.474	2,656	\$130.30	5	2.8623	2.00 STORY	\$75,652	AREA 5
005 05 0123 000	1063 ANITA	05/18/23	\$342,500	\$342,500	\$165,300	48.26	\$339,386	\$64,750	\$277,750	\$187,721	1.480	1,458	\$190.50	5	2.3019	1.00 STORY	\$63,772	AREA 5
006 03 0049 000	932 HAWTHORNE RD	07/29/24	\$305,000	\$305,000	\$147,600	48.39	\$301,968	\$94,668	\$210,332	\$141,695	1.484	1,291	\$162.92	5	1.8209	1.00 STORY	\$93,315	AREA 5
006 01 0169 000	831 ROSLYN	08/30/24	\$275,000	\$275,000	\$130,300	47.38	\$268,274	\$81,006	\$193,994	\$128,003	1.516	1,244	\$155.94	5	1.2939	1.25 STORY	\$80,655	AREA 5
005 05 0181 000	1175 ANITA	08/21/24	\$320,000	\$320,000	\$149,300	46.66	\$310,380	\$64,573	\$255,427	\$168,016	1.520	1,251	\$204.18	5	1.7650	1.00 STORY	\$63,772	AREA 5
001 04 0001 000	1159 S BRY'S DR	08/25/23	\$420,000	\$420,000	\$199,600	47.52	\$408,237	\$115,033	\$304,967	\$200,413	1.522	1,558	\$195.74	5	1.9087	1.00 STORY	\$110,553	AREA 5
005 05 0216 000	1248 ANITA	12/20/24	\$275,000	\$275,000	\$128,500	46.73	\$266,705	\$63,848	\$211,152	\$138,658	1.523	975	\$216.57	5	2.0216	1.00 STORY	\$63,848	AREA 5
006 09 0025 000	519 ANITA	03/21/25	\$450,000	\$450,000	\$210,600	46.80	\$432,188	\$87,210	\$362,790	\$235,802	1.539	1,790	\$202.68	5	3.5931	1.00 STORY	\$86,251	AREA 5
006 01 0032 000	735 HAMPTON	12/10/24	\$325,000	\$325,000	\$153,700	47.29	\$312,254	\$88,765	\$236,235	\$152,761	1.546	1,640	\$144.05	5	4.3831	1.25 STORY	\$85,836	AREA 5
005 05 0320 000	1030 ANITA	08/08/23	\$330,000	\$330,000	\$152,100	46.09	\$311,525	\$74,806	\$255,194	\$161,804	1.577	1,357	\$188.06	5	7.4574	1.00 STORY	\$73,874	AREA 5
006 03 0042 000	909 HAWTHORNE RD	08/01/24	\$405,000	\$405,000	\$184,000	45.43	\$382,061	\$95,061	\$309,939	\$196,172	1.580	2,170	\$142.83	5	7.7326	2.00 STORY	\$93,527	AREA 5
005 05 0144 000	1103 ANITA	03/15/24	\$290,000	\$290,000	\$132,000	45.52	\$270,147	\$63,772	\$226,228	\$141,063	1.604	1,171	\$193.19	5	10.1132	1.00 STORY	\$63,772	AREA 5
006 08 0016 000	20601 WEDGEWOOD DR	08/11/23	\$403,000	\$403,000	\$181,800	45.11	\$372,465	\$67,943	\$335,057	\$208,149	1.610	2,007	\$166.94	5	10.7091	2.00 STORY	\$63,968	AREA 5
006 01 0167 000	791 ROSLYN	06/08/23	\$435,000	\$435,000	\$193,000	44.37	\$400,211	\$85,581	\$349,419	\$215,058	1.625	2,217	\$157.61	5	12.2159	1.75 STORY	\$85,581	AREA 5
005 01 0101 000	1075 HAWTHORNE RD	07/14/23	\$330,000	\$330,000	\$148,100	44.88	\$302,010	\$75,026	\$254,974	\$155,150	1.643	1,514	\$168.41	5	14.0799	2.00 STORY	\$74,299	AREA 5
006 03 0048 000	950 HAWTHORNE RD	04/01/24	\$408,500	\$408,500	\$181,900	44.53	\$371,361	\$97,002	\$311,498	\$187,532	1.661	1,972	\$157.96	5	15.8434	2.00 STORY	\$93,315	AREA 5
005 01 0113 000	1219 HAWTHORNE RD	02/29/24	\$379,000	\$379,000	\$164,500	43.40	\$341,477	\$75,825	\$303,175	\$181,580	1.670	1,370	\$221.30	5	16.7040	1.00 STORY	\$74,299	AREA 5
006 08 0009 000	20671 WEDGEWOOD DR	11/13/24	\$369,000	\$369,000	\$162,000	43.90	\$331,127	\$64,725	\$304,275	\$182,093	1.671	1,691	\$179.94	5	16.8380	1.50 STORY	\$64,725	AREA 5
006 03 0052 000	884 HAWTHORNE RD	10/12/23	\$346,000	\$346,000	\$150,100	43.38	\$310,576	\$94,200	\$251,800	\$147,899	1.703	1,495	\$168.43	5	19.9908	1.00 STORY	\$93,421	AREA 5
001 04 0065 000	21229 RIVER RD	07/10/24	\$650,000	\$650,000	\$272,600	41.94	\$568,580	\$89,089	\$560,911	\$327,745	1.711	2,457	\$228.29	5	20.8818	1.00 STORY	\$85,581	AREA 5
006 01 0247 000	1178 HAMPTON	02/27/25	\$389,900	\$389,900	\$168,500	43.22	\$343,079	\$89,815	\$300,085	\$173,113	1.733	1,682	\$178.41	5	23.0858	1.75 STORY	\$87,532	AREA 5
006 01 0048 000	951 HAMPTON	08/02/24	\$400,000	\$400,000	\$172,900	43.23	\$350,607	\$86,397	\$313,603	\$180,595	1.737	1,914	\$163.85	5	23.3895	1.25 STORY	\$85,920	AREA 5
005 01 0114 000	1231 HAWTHORNE RD	06/14/23	\$341,000	\$341,000	\$142,600	41.82	\$289,558	\$74,131	\$266,869	\$147,250	1.812	1,336	\$199.75	5	30.9744	1.25 STORY	\$74,131	AREA 5
006 01 0173 000	879 ROSLYN	03/31/25	\$415,000	\$415,000	\$167,000	40.24	\$346,458	\$75,652	\$339,348	\$185,103	1.833	1,962	\$172.96	5	33.0684	2.00 STORY	\$75,652	AREA 5
006 03 0034 000	773 HAWTHORNE RD	03/03/25	\$385,000	\$385,000	\$158,700	41.22	\$324,103	\$96,418	\$288,582	\$155,629	1.854	1,720	\$167.78	5	35.1689	1.50 STORY	\$93,527	AREA 5
006 09 0038 000	658 ANITA	03/14/25	\$450,000	\$450,000	\$178,700	39.71	\$366,182	\$74,793	\$375,207	\$199,172	1.884	1,556	\$241.14	5	38.1225	1.00 STORY	\$74,793	AREA 5
006 03 0047 000	966 HAWTHORNE RD	07/16/24	\$350,000	\$350,000	\$137,600	39.31	\$283,970	\$93,960	\$256,040	\$129,877	1.971	1,330	\$192.51	5	46.8797	1.75 STORY	\$93,315	AREA 5
005 01 0110 000	1183 HAWTHORNE RD	11/01/24	\$410,000	\$410,000	\$153,500	37.44	\$313,764	\$75,093	\$334,907	\$163,138	2.053	1,868	\$179.29	5	55.0298	2.00 STORY	\$74,299	AREA 5
006 01 0245 001	100 ROSLYN	07/12/24	\$650,000	\$650,000	\$230,800	35.51	\$482,072	\$78,146	\$571,854	\$276,094	2.071	2,726	\$209.78	5	56.8620	2.00 STORY	\$76,659	AREA 5
50			\$18,336,135	\$18,336,135	\$8,733,722		\$17,985,848		\$14,269,570	\$9,514,206			\$170.21					

Sale. Ratio =>	47.63
Std. Dev. =>	6.73

ECF =	1.500
AVG ECF =	1.503
	0.2790

STDEV =	0.286	0.5720
AVG VAR =	20.4045	COEFFICIENT OF VAR = 13.5793969

006 03 0064 000	692 HAWTHORNE RD	05/10/24	\$555,000	\$555,000	\$199,300	35.91	\$406,131	\$94,019	\$460,981	\$213,337	2.161	2,274	\$202.72	5	65.8204	2.00 STORY	\$93,421	AREA 5
005 05 0144 000	1103 ANITA	09/08/23	\$183,330	\$183,330	\$132,000	72.00	\$270,147	\$63,772	\$119,558	\$141,063	0.848	1,171	\$102.10	5	65.5056	1.00 STORY	\$63,772	AREA 5

AREA 6

1.00 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 Value	Land Table
012 10 0089 002	19834 HOLIDAY RD	01/26/24	\$390,000	\$390,000	\$164,900	42.28	\$337,084	\$69,595	\$320,405	\$184,094	1.740	1,675	\$191.29	6	32.6431	1.00 STORY	\$67,876	AREA 6
013 01 0139 000	1240 FAIRHOLME RD	08/16/24	\$350,000	\$350,000	\$145,900	41.69	\$303,463	\$57,726	\$292,274	\$169,124	1.728	1,339	\$218.28	6	31.4156	1.00 STORY	\$57,726	AREA 6
012 08 0087 002	1337 TORREY RD	12/15/23	\$395,000	\$395,000	\$176,700	44.73	\$361,178	\$79,627	\$315,373	\$193,772	1.628	1,789	\$176.28	6	21.3536	1.00 STORY	\$74,542	AREA 6
012 12 0029 000	19690 W KINGS CT	04/23/24	\$362,000	\$362,000	\$172,400	47.62	\$353,441	\$68,038	\$293,962	\$196,423	1.497	1,494	\$196.76	6	8.2565	1.00 STORY	\$65,217	AREA 6
012 12 0012 000	19650 E KINGS CT	09/20/23	\$335,000	\$335,000	\$157,400	46.99	\$327,642	\$58,042	\$276,958	\$185,547	1.493	1,435	\$193.00	6	7.8647	1.00 STORY	\$58,042	AREA 6
012 13 0039 002	19875 E IDA LN	01/14/25	\$380,000	\$380,000	\$182,000	47.89	\$379,703	\$62,201	\$317,799	\$218,515	1.454	1,969	\$161.40	6	4.0350	1.00 STORY	\$61,055	AREA 6
012 13 0029 000	19776 E IDA LN	11/01/23	\$300,000	\$300,000	\$147,800	49.27	\$308,017	\$62,360	\$237,640	\$169,069	1.406	1,451	\$163.78	6	0.8428	1.00 STORY	\$60,671	AREA 6
013 02 0205 000	1100 ELFORD CT	06/02/23	\$400,000	\$400,000	\$197,400	49.35	\$411,315	\$78,141	\$321,859	\$229,301	1.404	1,935	\$166.34	6	1.0355	1.00 STORY	\$76,588	AREA 6
012 11 0009 002	1572 COOK	06/09/23	\$250,000	\$250,000	\$124,800	49.92	\$259,349	\$62,752	\$187,248	\$135,304	1.384	1,193	\$156.96	6	3.0105	1.00 STORY	\$61,991	AREA 6
012 11 0004 000	1500 COOK	09/15/23	\$276,000	\$276,000	\$141,100	51.12	\$288,909	\$66,401	\$209,599	\$153,137	1.369	1,419	\$147.71	6	4.5306	1.00 STORY	\$61,991	AREA 6
012 12 0022 000	19751 E KINGS CT	09/28/23	\$305,000	\$305,000	\$160,500	52.62	\$333,485	\$67,358	\$237,642	\$183,157	1.297	1,643	\$144.64	6	11.6531	1.00 STORY	\$65,217	AREA 6
012 13 0018 000	19886 E IDA LN	11/02/23	\$315,000	\$315,000	\$172,000	54.60	\$351,308	\$80,983	\$234,017	\$186,046	1.258	1,655	\$141.40	6	15.6165	1.00 STORY	\$79,210	AREA 6
012 12 0011 000	19640 E KINGS CT	12/15/23	\$248,500	\$248,500	\$144,300	58.07	\$296,634	\$58,534	\$189,966	\$163,868	1.159	1,229	\$154.57	6	25.4746	1.00 STORY	\$57,955	AREA 6
012 10 0089 002	19834 HOLIDAY RD	11/10/23	\$250,000	\$250,000	\$164,900	65.96	\$337,084	\$69,595	\$180,405	\$184,094	0.980	1,675	\$107.70	6	43.4049	1.00 STORY	\$67,876	AREA 6
14			\$4,556,500	\$4,556,500	\$2,252,100		\$4,648,612		\$3,615,147	\$2,551,451			\$165.72					

Sale. Ratio =>	49.43	ECF =	1.417	STDEV =	0.208	0.4160	
Std. Dev. =>	6.36	AVG ECF =	1.414	AVG VAR =	15.0812	COEFFICIENT OF VAR =	10.66557093
			0.2889				

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 Value	Land Table
012 07 0107 000	20057 GHESQUIERE CT	05/23/24	\$480,000	\$480,000	\$164,200	34.21	\$339,368	\$66,414	\$413,586	\$165,728	2.496	1,496	\$276.46	6	67.1224	1.25 STORY	\$65,610	AREA 6
013 01 0181 000	1140 PAGET CT	07/17/24	\$405,000	\$405,000	\$163,000	40.25	\$331,675	\$57,428	\$347,572	\$166,513	2.087	1,599	\$217.37	6	26.3009	1.25 STORY	\$57,189	AREA 6
013 01 0171 000	1261 FAIRHOLME RD	08/21/23	\$431,500	\$431,500	\$184,100	42.67	\$374,000	\$83,884	\$347,616	\$176,148	1.973	1,688	\$205.93	6	14.9083	1.25 STORY	\$82,128	AREA 6
012 05 0042 000	1535 FAIRHOLME RD	01/10/25	\$334,900	\$334,900	\$145,000	43.30	\$299,479	\$59,449	\$275,451	\$145,738	1.890	1,404	\$196.19	6	6.5699	1.25 STORY	\$53,774	AREA 6
013 01 0166 000	1211 PAGET CT	04/19/24	\$390,000	\$390,000	\$189,900	48.69	\$388,029	\$63,603	\$326,397	\$196,980	1.657	1,696	\$192.45	6	16.7341	1.25 STORY	\$63,212	AREA 6
013 02 0207 000	1088 TORREY RD	03/20/25	\$425,000	\$425,000	\$209,800	49.36	\$429,464	\$59,823	\$365,177	\$224,433	1.627	2,189	\$166.82	6	19.7237	1.25 STORY	\$58,922	AREA 6
012 05 0031 000	1645 FAIRHOLME RD	04/17/23	\$270,000	\$270,000	\$137,700	51.00	\$285,608	\$51,064	\$218,936	\$142,407	1.537	1,336	\$163.87	6	28.6949	1.25 STORY	\$50,753	AREA 6
012 09 0010 000	19666 BLOSSOM LN	02/16/24	\$325,000	\$325,000	\$189,400	58.28	\$383,609	\$82,088	\$242,912	\$183,073	1.327	2,044	\$118.84	6	49.7487	1.25 STORY	\$80,251	AREA 6
8			\$3,061,400	\$3,061,400	\$1,383,100		\$2,831,232		\$2,537,647	\$1,401,019			\$192.24					

Sale. Ratio =>	45.18	ECF =	1.811	STDEV =	0.367	0.7340	
Std. Dev. =>	7.41	AVG ECF =	1.824	AVG VAR =	28.7254	COEFFICIENT OF VAR =	15.74555822
			1.3061				

1.50, 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 Value	Land Table
012 08 0091 000	1301 TORREY RD	08/20/24	\$432,500	\$432,500	\$182,300	42.15	\$373,245	\$56,285	\$376,215	\$197,237	1.907	1,838	\$204.69	6	35.9543	2.00 STORY	\$53,844	AREA 6
013 02 0158 000	1121 TORREY RD	10/17/24	\$500,000	\$500,000	\$221,700	44.34	\$462,184	\$58,306	\$441,694	\$251,324	1.757	2,183	\$202.33	6	20.9585	1.50 STORY	\$58,306	AREA 6
012 05 0037 000	1585 FAIRHOLME RD	11/22/24	\$395,000	\$395,000	\$178,200	45.11	\$372,206	\$54,796	\$340,204	\$197,517	1.722	1,812	\$187.75	6	17.4521	2.00 STORY	\$53,417	AREA 6
013 02 0200 000	1170 ELFORD CT	09/23/24	\$437,500	\$437,500	\$200,000	45.71	\$416,837	\$65,884	\$371,616	\$218,390	1.702	2,139	\$173.73	6	15.3733	1.75 STORY	\$65,635	AREA 6
012 05 0047 000	20040 MARFORD CT	09/29/23	\$491,268	\$491,268	\$226,400	46.08	\$471,474	\$61,972	\$429,296	\$254,824	1.685	2,539	\$169.08	6	13.6795	1.75 STORY	\$61,972	AREA 6
013 01 0159 002	1151 PAGET CT	08/16/24	\$460,000	\$460,000	\$218,200	47.43	\$446,982	\$59,137	\$400,863	\$241,347	1.661	1,945	\$206.10	6	11.3057	1.50 STORY	\$57,189	AREA 6
012 08 0098 000	1344 TORREY RD	03/20/24	\$450,000	\$450,000	\$214,800	47.73	\$440,053	\$64,910	\$385,090	\$233,443	1.650	2,325	\$165.63	6	10.1728	2.00 STORY	\$61,622	AREA 6
012 08 0102 000	1424 TORREY RD	07/06/23	\$494,000	\$494,000	\$238,800	48.34	\$489,575	\$77,179	\$416,821	\$256,625	1.624	2,586	\$161.18	6	7.6361	1.75 STORY	\$76,792	AREA 6
013 02 0166 000	1201 TORREY RD	08/01/23	\$350,000	\$350,000	\$180,900	51.69	\$368,928	\$59,977	\$180,023	\$192,253	1.509	1,944	\$149.19	6	3.9335	1.50 STORY	\$59,874	AREA 6
013 02 0200 000	1170 ELFORD CT	04/05/23	\$395,000	\$395,000	\$200,000	50.63	\$416,837	\$65,884	\$329,116	\$218,390	1.507	2,139	\$153.86	6	4.0873	1.75 STORY	\$65,635	AREA 6
012 02 0019 000	1635 FORD CT	07/02/24	\$315,000	\$315,000	\$167,400	53.14	\$341,419	\$50,133	\$264,867	\$181,261	1.461	1,610	\$164.51	6	8.6633	2.00 STORY	\$49,826	AREA 6
012 06 0047 002	1437 TORREY RD	07/02/24	\$424,000	\$424,000	\$223,900	52.81	\$464,302	\$76,430	\$347,570	\$241,364	1.440	2,100	\$165.51	6	10.7858	1.50 STORY	\$73,764	AREA 6
012 08 0085 000	1373 TORREY RD	06/15/23	\$330,000	\$330,000	\$180,500	54.70	\$372,005	\$55,953	\$274,047	\$196,672	1.393	1,700	\$161.20	6	15.4461	1.50 STORY	\$53,561	AREA 6

012 07 0112 000	20070 GHESQUIERE CT	10/31/24	\$408,000	\$408,000	\$227,400	55.74	\$467,216	\$58,877	\$349,123	\$254,100	1.374	2,187	\$159.64	6	17.3924	2.00 STORY	\$58,164	AREA 6
012 10 0074 000	19852 HOLIDAY RD	01/08/24	\$325,000	\$325,000	\$183,900	56.58	\$373,903	\$74,464	\$250,536	\$206,083	1.216	1,462	\$171.37	6	33.2179	1+ STORY	\$73,035	AREA 6
012 02 0019 000	1635 FORD CT	12/28/23	\$260,000	\$260,000	\$167,400	64.38	\$341,419	\$50,133	\$209,867	\$181,261	1.158	1,610	\$130.35	6	39.0063	2.00 STORY	\$49,826	AREA 6
16			\$6,467,268	\$6,467,268	\$3,211,800		\$6,618,585		\$5,476,948	\$3,522,092			\$170.38					
Sale. Ratio =>						49.66			ECF =		1.555		STDEV =		0.4040			
Std. Dev. =>						5.71			AVG ECF =		1.548		AVG VAR =		16.5666			
									0.7145				COEFFICIENT OF VAR =		10.70273341			

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 Value	Land Table
014 02 0103 000	915 COOK	06/05/23	\$340,000	\$340,000	\$255,200	75.06	\$521,771	\$61,628	\$278,372	\$345,712	0.805	2,804	\$99.28	7	61.4115	2.00 STORY	\$56,996	AREA 7
013 05 0195 000	20129 FAIRWAY DR	06/24/24	\$325,000	\$325,000	\$218,500	67.23	\$448,847	\$66,138	\$258,862	\$287,535	0.900	2,166	\$119.51	7	51.9048	1.00 STORY	\$64,348	AREA 7
014 05 0280 000	689 BIRCH LN	11/22/23	\$451,000	\$451,000	\$261,000	57.87	\$536,970	\$86,983	\$364,017	\$338,082	1.077	2,231	\$163.16	7	34.2615	1.00 STORY	\$86,983	AREA 7
013 04 0258 002	19937 E WILLIAM CT	03/21/25	\$389,000	\$389,000	\$214,800	55.22	\$442,132	\$76,860	\$312,140	\$274,434	1.137	2,320	\$134.54	7	28.1933	1.50 STORY	\$70,694	AREA 7
014 02 0017 002	933 CRESCENT LN	08/10/23	\$375,000	\$375,000	\$203,700	54.32	\$422,988	\$78,586	\$296,414	\$258,754	1.146	1,510	\$196.30	7	27.3786	1.00 STORY	\$77,747	AREA 7
014 01 0328 000	19919 E DOYLE PL	04/27/23	\$360,000	\$360,000	\$193,700	53.81	\$396,966	\$64,617	\$295,383	\$249,699	1.183	1,703	\$173.45	7	23.6370	1.00 STORY	\$63,368	AREA 7
014 01 0283 000	19885 W DOYLE PL	09/23/24	\$340,000	\$340,000	\$180,700	53.15	\$370,428	\$66,700	\$273,300	\$228,195	1.198	1,715	\$159.36	7	22.1670	1.00 STORY	\$62,844	AREA 7
014 02 0045 002	833 CRESCENT LN	03/29/24	\$370,775	\$370,775	\$193,600	52.21	\$400,296	\$55,636	\$315,139	\$258,948	1.217	1,778	\$177.24	7	20.2331	1.50 STORY	\$55,636	AREA 7
014 01 0303 000	19982 W DOYLE PL	10/27/23	\$390,000	\$390,000	\$195,100	50.03	\$397,257	\$63,728	\$326,272	\$250,585	1.302	1,923	\$169.67	7	11.7288	2.00 STORY	\$63,368	AREA 7
014 02 0100 000	919 COOK	06/05/23	\$455,000	\$455,000	\$215,600	47.38	\$445,411	\$60,508	\$394,492	\$289,183	1.364	2,449	\$161.08	7	5.5169	2.00 STORY	\$56,248	AREA 7
013 05 0207 000	20057 W BALLANTYNE	09/07/23	\$415,000	\$415,000	\$194,500	46.87	\$399,502	\$68,939	\$346,061	\$248,357	1.393	1,829	\$189.21	7	2.5926	1.00 STORY	\$62,942	AREA 7
013 04 0251 000	19994 E WILLIAM CT	05/25/23	\$397,000	\$397,000	\$180,500	45.47	\$368,132	\$63,728	\$333,272	\$228,703	1.457	2,151	\$154.94	7	3.7897	1.25 STORY	\$63,728	AREA 7
013 05 0219 000	20072 E BALLANTYNE	10/04/23	\$412,500	\$412,500	\$183,500	44.48	\$379,821	\$64,512	\$347,988	\$236,896	1.469	1,831	\$190.05	7	4.9619	1.25 STORY	\$62,942	AREA 7
013 04 0223 000	19928 FAIRWAY DR	03/07/25	\$435,000	\$435,000	\$184,500	42.41	\$381,735	\$63,728	\$371,272	\$238,923	1.554	1,957	\$189.71	7	13.4610	1.50 STORY	\$63,728	AREA 7
014 05 0274 000	20091 MORNINGSIDE DR	05/01/24	\$600,000	\$600,000	\$248,600	41.43	\$509,734	\$104,765	\$495,235	\$304,259	1.628	1,985	\$249.49	7	20.8347	1.00 STORY	\$104,765	AREA 7
014 05 0260 000	740 FAIRFORD	11/02/23	\$500,000	\$500,000	\$203,700	40.74	\$416,129	\$92,921	\$407,079	\$242,831	1.676	1,590	\$256.02	7	25.7061	1.00 STORY	\$90,870	AREA 7
013 04 0213 002	19969 FAIRWAY DR	09/15/23	\$578,000	\$578,000	\$219,700	38.01	\$448,383	\$67,082	\$510,918	\$286,477	1.783	2,422	\$210.95	7	36.4124	1.50 STORY	\$67,082	AREA 7
013 04 0261 000	19924 W WILLIAM CT	09/09/24	\$542,500	\$542,500	\$206,500	38.06	\$424,398	\$80,008	\$462,492	\$258,745	1.787	1,976	\$234.05	7	36.8113	1.00 STORY	\$78,239	AREA 7
013 05 0209 000	20085 W BALLANTYNE	10/30/23	\$399,990	\$399,990	\$148,500	37.13	\$304,724	\$65,221	\$334,769	\$179,942	1.860	1,482	\$225.89	7	44.1098	1.00 STORY	\$62,942	AREA 7
013 04 0252 000	781 FAIRFORD	11/27/24	\$680,000	\$680,000	\$243,300	35.78	\$496,082	\$83,412	\$596,588	\$310,045	1.924	3,337	\$178.78	7	50.4870	1.00 STORY	\$83,412	AREA 7
013 05 0209 000	20085 W BALLANTYNE	03/04/25	\$415,000	\$415,000	\$148,500	35.78	\$304,724	\$65,221	\$349,779	\$179,942	1.944	1,482	\$236.02	7	52.4514	1.00 STORY	\$62,942	AREA 7
21			\$9,170,765	\$9,170,765	\$4,293,700		\$8,816,430		\$7,669,844	\$5,496,250			\$184.22					

Sale. Ratio == 46.82
Std. Dev. == 10.33

ECF = 1.395
AVG ECF = 1.419
2.3859

STDEV = 0.332
AVG VAR = 27.5262

COEFFICIENT OF VAR = 0.6640
19.39382614

AREA 8

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 Value	Land Table
009 01 0087 000	680 N OXFORD	06/27/23	\$625,000	\$625,000	\$357,500	57.20	\$725,945	\$138,541	\$486,459	\$431,597	1.127	3,783	\$128.59	8	22.7554	2.00 STORY	\$125,841	AREA 8
010 06 0185 000	528 SHOREHAM RD	10/03/23	\$370,000	\$370,000	\$203,200	54.92	\$412,902	\$93,624	\$276,376	\$234,591	1.178	1,882	\$146.85	8	17.6547	1.75 STORY	\$90,980	AREA 8
009 01 0264 002	1341 S OXFORD	04/12/23	\$365,000	\$365,000	\$197,500	54.11	\$409,794	\$73,526	\$291,474	\$247,074	1.180	1,662	\$175.38	8	17.4965	2.00 STORY	\$72,894	AREA 8
009 01 0178 002	970 S OXFORD	09/10/24	\$450,000	\$450,000	\$237,400	52.76	\$484,870	\$74,262	\$375,738	\$301,696	1.245	2,014	\$186.56	8	10.9247	2.00 STORY	\$72,276	AREA 8
009 01 0064 002	970 N OXFORD	02/07/25	\$555,000	\$555,000	\$281,600	50.74	\$586,514	\$85,241	\$469,759	\$368,312	1.275	3,041	\$154.48	8	7.9231	2.00 STORY	\$81,763	AREA 8
009 01 0124 002	1061 N OXFORD	09/16/24	\$740,000	\$740,000	\$370,700	50.09	\$773,579	\$102,632	\$637,368	\$492,981	1.293	4,312	\$147.81	8	6.1781	2.00 STORY	\$91,094	AREA 8
009 01 0029 001	1380 OXFORD	06/24/24	\$625,000	\$625,000	\$307,600	49.22	\$637,571	\$113,423	\$511,577	\$385,120	1.328	3,305	\$154.79	8	2.6309	2.00 STORY	\$112,237	AREA 8
009 01 0189 002	840 S OXFORD	12/23/24	\$620,000	\$620,000	\$294,900	47.56	\$610,901	\$87,260	\$532,740	\$384,747	1.385	2,633	\$202.33	8	2.9982	2.00 STORY	\$81,763	AREA 8
009 01 0026 000	1430 OXFORD	11/22/23	\$477,000	\$477,000	\$212,900	44.63	\$442,528	\$67,492	\$409,508	\$275,559	1.486	2,180	\$187.85	8	13.1431	2.00 STORY	\$67,492	AREA 8
009 01 0207 000	641 S OXFORD	06/26/24	\$495,000	\$495,000	\$220,400	44.53	\$457,535	\$94,318	\$400,682	\$266,875	1.501	2,079	\$192.73	8	14.6717	2.00 STORY	\$90,980	AREA 8
008 01 0062 000	1572 N RENAUD RD	06/21/24	\$580,000	\$580,000	\$254,600	43.90	\$520,519	\$86,431	\$493,569	\$318,948	1.547	2,569	\$192.12	8	19.2824	2.00 STORY	\$84,117	AREA 8
009 01 0244 000	1121 S OXFORD	09/08/23	\$637,500	\$637,500	\$261,100	40.96	\$528,470	\$102,488	\$535,012	\$312,992	1.709	2,363	\$226.41	8	35.4681	2.00 STORY	\$100,095	AREA 8
12			\$6,539,500	\$6,539,500	\$3,199,400		\$6,591,128		\$5,420,262	\$4,020,492			\$174.66					

Sale. Ratio =>	48.92	ECF =	1.348	STDEV =	0.176	0.3511
Std. Dev. =>	5.03	AVG ECF =	1.355	AVG VAR =	14.2606	COEFFICIENT OF VAR = 10.52699562
			0.6508			

009 01 0145 002	1301 N OXFORD	06/23/23	\$310,000	\$310,000	\$220,400	71.10	\$450,395	\$80,200	\$229,800	\$272,002	0.845	2,051	\$112.04	8	50.9821	2.00 STORY	\$79,788	AREA 8
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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 Value	Land Table
013 03 0024 001	20169 FAIRWAY DR	08/09/23	\$475,000	\$475,000	\$198,200	41.73	\$409,895	\$94,499	\$380,501	\$235,546	1.615	2,098	\$181.36	8	34.3542	1.50 STORY	\$93,135	AREA 8
013 03 0016 002	861 SHOREHAM RD	02/15/24	\$600,000	\$600,000	\$270,200	45.03	\$552,700	\$91,863	\$508,137	\$344,165	1.476	2,229	\$227.97	8	20.4575	1.00 STORY	\$86,115	AREA 8
008 01 0184 000	1487 N RENAUD RD	11/08/24	\$408,000	\$408,000	\$170,000	41.67	\$397,610	\$102,848	\$305,152	\$220,136	1.386	1,511	\$201.95	8	11.4339	1.00 STORY	\$102,848	AREA 8
010 06 0141 000	724 SHOREHAM RD	10/27/23	\$440,000	\$440,000	\$223,300	50.75	\$464,172	\$96,388	\$343,612	\$274,671	1.251	1,787	\$192.28	8	2.0862	1.00 STORY	\$95,690	AREA 8
009 01 0293 004	1681 OXFORD	07/03/24	\$370,000	\$370,000	\$192,500	52.03	\$393,818	\$97,059	\$272,941	\$221,627	1.232	1,439	\$189.67	8	4.0327	1.00 STORY	\$96,784	AREA 8
010 06 0311 000	562 LAKE SHORE LN	08/30/24	\$550,000	\$550,000	\$289,800	52.69	\$593,147	\$93,713	\$456,287	\$372,990	1.223	2,494	\$182.95	8	4.8537	1.00 STORY	\$90,751	AREA 8
009 03 1017 000	1160 N RENAUD RD	05/18/23	\$435,000	\$435,000	\$246,200	56.60	\$504,100	\$90,732	\$344,268	\$308,714	1.115	2,155	\$159.75	8	15.6690	1.00 STORY	\$82,981	AREA 8
009 03 0747 002	1111 S RENAUD RD	06/16/23	\$330,000	\$330,000	\$188,800	57.21	\$385,054	\$100,196	\$229,804	\$212,739	1.080	1,408	\$163.21	8	19.1645	1.00 STORY	\$99,175	AREA 8
008 01 0119 000	1452 N RENAUD RD	04/08/24	\$420,000	\$420,000	\$210,000	50.00	\$500,461	\$103,691	\$316,309	\$296,318	1.067	2,026	\$156.12	8	20.4395	1.00 STORY	\$102,848	AREA 8
9			\$4,028,000	\$4,028,000	\$1,989,000		\$4,200,957		\$3,157,011	\$2,486,907			\$183.92					

Sale. Ratio =>	49.38	ECF =	1.269	STDEV =	0.187	0.3740
Std. Dev. =>	5.80	AVG ECF =	1.272	AVG VAR =	14.7213	COEFFICIENT OF VAR = 11.57460161
			0.2406			

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 Value	Land Table	
015 01 0311 000	1886 SEVERN RD	09/04/24	\$385,000	\$385,000	\$205,200	53.30	\$425,198	\$100,787	\$284,213	\$257,265	1.105	1,988	\$142.96	9	17.6774	2.00 STORY	\$99,599	AREA 9	
015 01 0308 000	1854 SEVERN RD	06/23/23	\$335,000	\$335,000	\$179,200	53.49	\$373,592	\$57,019	\$277,981	\$251,049	1.107	2,116	\$131.37	9	17.4246	2.00 STORY	\$56,413	AREA 9	
015 01 0481 000	1808 LITTLESTONE RD	06/30/23	\$310,000	\$310,000	\$162,400	52.39	\$338,188	\$57,845	\$252,155	\$222,318	1.134	1,828	\$137.94	9	14.7314	2.00 STORY	\$56,583	AREA 9	
015 01 0368 000	1689 BROADSTONE RD	12/19/24	\$415,000	\$415,000	\$208,200	50.17	\$488,269	\$114,600	\$300,400	\$251,774	1.193	2,122	\$141.56	9	8.8389	2.00 STORY	\$114,600	AREA 9	
015 01 0238 000	1943 SEVERN RD	09/05/23	\$322,000	\$322,000	\$157,500	48.91	\$327,873	\$57,684	\$264,316	\$214,266	1.234	1,712	\$154.39	9	4.7932	2.00 STORY	\$55,390	AREA 9	
015 01 0443 000	1819 LITTLESTONE RD	07/26/24	\$375,000	\$375,000	\$182,000	48.53	\$377,950	\$62,112	\$312,888	\$250,466	1.249	2,042	\$153.23	9	3.2301	2.00 STORY	\$62,112	AREA 9	
015 01 0423 000	1989 LITTLESTONE RD	03/29/24	\$306,000	\$306,000	\$147,800	48.30	\$307,489	\$56,527	\$249,473	\$199,018	1.254	1,568	\$159.10	9	2.8004	2.00 STORY	\$56,527	AREA 9	
015 01 0462 000	1651 LITTLESTONE RD	07/25/23	\$355,000	\$355,000	\$171,200	48.23	\$355,120	\$70,046	\$284,954	\$226,070	1.260	2,174	\$131.07	9	2.1053	2.00 STORY	\$68,038	AREA 9	
015 01 0445 000	1803 LITTLESTONE RD	09/26/24	\$350,000	\$350,000	\$166,700	47.63	\$347,281	\$62,050	\$287,950	\$226,194	1.273	1,770	\$162.68	9	0.8502	2.00 STORY	\$62,050	AREA 9	
015 01 0480 000	1800 LITTLESTONE RD	04/12/23	\$375,000	\$375,000	\$175,000	46.67	\$364,868	\$62,236	\$312,764	\$239,994	1.303	2,081	\$150.30	9	2.1695	2.00 STORY	\$62,236	AREA 9	
015 01 0271 000	1683 SEVERN RD	10/24/24	\$326,000	\$326,000	\$150,700	46.23	\$313,779	\$58,623	\$267,377	\$202,344	1.321	1,605	\$166.59	9	3.9874	2.00 STORY	\$57,327	AREA 9	
015 01 0260 000	1771 SEVERN RD	08/26/24	\$328,000	\$328,000	\$151,500	46.19	\$314,920	\$55,774	\$272,226	\$205,508	1.325	1,698	\$160.32	9	4.3124	2.00 STORY	\$55,774	AREA 9	
015 01 0421 000	1996 BROADSTONE RD	10/22/24	\$363,000	\$363,000	\$165,000	45.45	\$341,904	\$58,777	\$304,223	\$224,526	1.355	1,933	\$157.38	9	7.3435	2.00 STORY	\$58,777	AREA 9	
015 01 0283 000	1644 SEVERN RD	04/17/23	\$337,000	\$337,000	\$150,400	44.63	\$312,769	\$62,920	\$274,080	\$198,136	1.383	1,626	\$168.56	9	10.1772	2.00 STORY	\$60,305	AREA 9	
015 01 0484 000	1832 LITTLESTONE RD	05/07/24	\$450,000	\$450,000	\$199,000	44.22	\$413,031	\$73,001	\$376,999	\$269,651	1.398	2,539	\$148.48	9	11.6577	2.00 STORY	\$73,001	AREA 9	
015 01 0323 000	1956 SEVERN RD	01/04/24	\$350,000	\$350,000	\$152,100	43.46	\$315,103	\$58,292	\$291,708	\$203,657	1.432	1,749	\$166.79	9	15.0830	2.00 STORY	\$56,695	AREA 9	
015 01 0276 000	1641 SEVERN RD	05/30/23	\$365,000	\$365,000	\$155,500	42.60	\$324,308	\$64,799	\$300,201	\$205,796	1.459	1,633	\$183.83	9	17.7207	2.00 STORY	\$64,799	AREA 9	
17			\$6,047,000	\$6,047,000	\$2,879,400		\$6,041,642		\$4,913,908	\$3,848,032			\$153.92						
Sale. Ratio ==>											47.62	ECF =		1.277	STDEV =		0.158	0.3160	
Std. Dev. ==>											3.28	AVG ECF =		1.282	AVG VAR =		8.5237	COEFFICIENT OF VAR = 6.651236483	
											0.4530								
015 01 0260 000	1771 SEVERN RD	12/11/23	\$215,000	\$215,000	\$151,500	70.47	\$314,920	\$55,774	\$159,226	\$205,508	0.775	1,698	\$93.77	9	50.6732	2.00 STORY	\$55,774	AREA 9	

AREA 10A

1.00, 1+, AND 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 Value	Land Table
002 12 0015 000	783 S ROSEDALE CT	03/15/24	\$549,900	\$549,900	\$220,800	40.15	\$458,377	\$105,050	\$444,850	\$271,581	1.638	2,094	\$212.44	10A	32.3985	1.00 STORY	\$104,349	AREA 10AB
002 12 0018 002	721 S ROSEDALE CT	04/26/24	\$515,000	\$515,000	\$214,100	41.57	\$444,550	\$103,424	\$411,576	\$262,203	1.570	1,995	\$206.30	10A	25.5669	1.00 STORY	\$99,932	AREA 10AB
002 01 0040 002	573 ROBERT JOHN RD	11/10/23	\$370,000	\$370,000	\$160,000	43.24	\$344,806	\$77,354	\$292,646	\$205,574	1.424	1,421	\$205.94	10A	10.9539	1.00 STORY	\$77,354	AREA 10AB
002 12 0009 001	903 S ROSEDALE CT	07/21/23	\$384,900	\$384,900	\$191,700	49.81	\$396,983	\$102,930	\$281,970	\$226,021	1.248	1,622	\$173.84	10A	6.6475	1.00 STORY	\$102,588	AREA 10AB
002 07 0052 000	651 WOODS LN	11/15/23	\$425,000	\$425,000	\$211,500	49.76	\$439,810	\$103,305	\$321,695	\$258,651	1.244	1,907	\$168.69	10A	7.0274	1.00 STORY	\$99,466	AREA 10AB
002 05 0015 002	796 MOORLAND DR	12/29/23	\$400,000	\$400,000	\$213,300	53.33	\$444,135	\$98,814	\$301,186	\$265,427	1.135	1,996	\$150.89	10A	17.9295	1.00 STORY	\$96,680	AREA 10AB
002 05 0028 002	580 MOORLAND DR	12/08/23	\$305,000	\$305,000	\$187,100	61.34	\$387,620	\$89,151	\$215,849	\$229,415	0.941	1,596	\$135.24	10A	37.3149	1.00 STORY	\$89,151	AREA 10AB
7			\$2,949,800	\$2,949,800	\$1,398,500		\$2,916,281		\$2,269,772	\$1,718,872			\$179.05					

Sale. Ratio ==>	47.41	ECF =	1.321	STDEV =	0.246	0.4920
Std. Dev. ==>	7.49	AVG ECF =	1.314	AVG VAR =	19.6912	COEFFICIENT OF VAR = 14.98553902
			0.6485			

1.50, 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 Value	Land Table
002 03 0018 000	885 MOORLAND DR	09/23/23	\$295,000	\$295,000	\$175,100	59.36	\$355,845	\$85,140	\$209,860	\$191,176	1.098	1,787	\$117.44	10A	34.2809	2.00 STORY	\$84,242	AREA 10AB
002 11 0082 002	738 BRIARCLIFF DR	04/18/24	\$375,000	\$375,000	\$213,900	57.04	\$442,920	\$84,574	\$290,426	\$253,069	1.148	2,199	\$132.07	10A	29.2927	2.00 STORY	\$83,873	AREA 10AB
002 03 0023 000	805 MOORLAND DR	07/11/24	\$395,000	\$395,000	\$197,500	50.00	\$437,066	\$88,271	\$306,729	\$246,324	1.245	2,077	\$147.68	10A	19.5317	2.00 STORY	\$86,163	AREA 10AB
002 11 0107 002	899 BRIARCLIFF DR	11/13/24	\$551,000	\$551,000	\$293,600	53.28	\$607,556	\$96,978	\$454,022	\$360,578	1.259	3,470	\$130.84	10A	18.1390	2.00 STORY	\$96,542	AREA 10AB
002 03 0019 000	869 MOORLAND DR	03/10/25	\$440,000	\$440,000	\$231,400	52.59	\$477,905	\$94,553	\$345,447	\$270,729	1.276	2,442	\$141.46	10A	16.4553	2.00 STORY	\$84,242	AREA 10AB
002 02 0133 000	581 N ROSEDALE CT	10/16/24	\$397,500	\$397,500	\$205,300	51.65	\$421,768	\$99,932	\$297,568	\$227,285	1.309	1,892	\$157.28	10A	13.1315	2.00 STORY	\$99,932	AREA 10AB
002 08 0149 000	608 CANTERBURY RD	11/14/24	\$505,000	\$505,000	\$257,900	51.07	\$534,329	\$103,256	\$401,744	\$304,430	1.320	2,842	\$141.36	10A	12.0883	2.00 STORY	\$102,298	AREA 10AB
002 08 0118 000	656 CANTERBURY RD	11/14/24	\$625,000	\$625,000	\$313,600	50.18	\$651,580	\$104,135	\$520,865	\$386,614	1.347	3,830	\$136.00	10A	9.3293	2.00 STORY	\$98,540	AREA 10AB
006 11 0141 000	596 N BRYN DR	06/23/23	\$681,000	\$681,000	\$335,100	49.21	\$701,223	\$95,654	\$585,346	\$427,662	1.369	4,210	\$139.04	10A	7.1830	2.00 STORY	\$95,654	AREA 10AB
002 12 0050 000	707 N ROSEDALE CT	09/08/23	\$475,000	\$475,000	\$232,500	48.95	\$481,032	\$105,309	\$369,691	\$265,341	1.393	2,383	\$155.14	10A	4.7275	2.00 STORY	\$104,532	AREA 10AB
002 12 0023 000	724 S ROSEDALE CT	09/06/24	\$460,000	\$460,000	\$225,400	49.00	\$465,700	\$101,110	\$358,890	\$257,479	1.394	2,256	\$159.08	10A	4.6680	2.00 STORY	\$100,107	AREA 10AB
002 10 0012 000	975 WOODS LN	05/31/23	\$475,000	\$475,000	\$231,300	48.69	\$478,425	\$88,275	\$386,725	\$275,530	1.404	2,517	\$153.65	10A	3.6973	1.50 STORY	\$82,029	AREA 10AB
002 11 0043 000	600 PERRIEN PL	06/16/23	\$456,000	\$456,000	\$221,600	48.60	\$458,993	\$85,591	\$370,409	\$263,702	1.405	2,337	\$158.50	10A	3.5892	2.00 STORY	\$84,120	AREA 10AB
002 11 0059 002	689 PERRIEN PL	07/07/23	\$485,000	\$485,000	\$233,900	48.23	\$483,951	\$84,935	\$400,065	\$281,791	1.420	2,580	\$155.06	10A	2.0820	1.75 STORY	\$84,120	AREA 10AB
002 04 0035 002	1010 CANTERBURY RD	06/16/23	\$557,500	\$557,500	\$268,300	48.13	\$555,653	\$96,692	\$460,808	\$324,125	1.422	3,166	\$145.55	10A	1.8844	2.00 STORY	\$94,008	AREA 10AB
002 08 0134 000	784 CANTERBURY RD	04/19/24	\$540,000	\$540,000	\$259,200	48.00	\$536,264	\$101,866	\$438,134	\$306,778	1.428	2,799	\$156.53	10A	1.2364	2.00 STORY	\$95,265	AREA 10AB
002 11 0100 002	789 BRIARCLIFF DR	10/27/23	\$483,000	\$483,000	\$230,200	47.66	\$476,283	\$85,490	\$397,510	\$275,984	1.440	2,530	\$157.12	10A	0.0204	2.00 STORY	\$84,363	AREA 10AB
002 08 0154 000	21501 VAN K DR	09/14/23	\$565,000	\$565,000	\$267,700	47.38	\$556,077	\$90,263	\$474,737	\$328,965	1.443	3,008	\$157.82	10A	0.2582	2.00 STORY	\$89,439	AREA 10AB
002 11 0067 000	569 PERRIEN PL	08/23/23	\$488,000	\$488,000	\$229,900	47.11	\$475,593	\$85,123	\$402,877	\$275,756	1.461	2,526	\$159.49	10A	2.0451	2.00 STORY	\$84,120	AREA 10AB
002 12 0047 001	769 N ROSEDALE CT	11/08/23	\$525,000	\$525,000	\$247,600	47.16	\$511,978	\$107,289	\$417,711	\$285,797	1.462	2,622	\$159.31	10A	2.1022	2.00 STORY	\$104,532	AREA 10AB
002 10 0007 000	895 AVON	05/10/24	\$530,000	\$530,000	\$235,500	44.43	\$487,110	\$105,444	\$424,556	\$269,538	1.575	2,376	\$178.69	10A	13.4582	2.00 STORY	\$104,349	AREA 10AB
002 03 0017 000	901 MOORLAND DR	09/01/23	\$550,000	\$550,000	\$242,900	44.16	\$501,476	\$88,389	\$461,611	\$291,728	1.582	2,701	\$170.90	10A	14.1791	2.00 STORY	\$84,242	AREA 10AB
002 04 0092 002	1111 BLAIRMOR CT	02/23/24	\$605,000	\$605,000	\$262,500	43.39	\$547,537	\$114,836	\$490,164	\$305,580	1.604	2,714	\$180.61	10A	16.3504	2.00 STORY	\$113,910	AREA 10AB
002 11 0052 000	740 PERRIEN PL	02/13/24	\$574,000	\$574,000	\$246,600	42.96	\$511,865	\$91,490	\$482,510	\$296,875	1.625	2,700	\$178.71	10A	18.4755	2.00 STORY	\$88,897	AREA 10AB
002 08 0141 000	21459 MORNINGSIDE DR	09/16/24	\$509,500	\$509,500	\$219,100	43.00	\$453,594	\$86,548	\$422,952	\$259,213	1.632	2,256	\$187.48	10A	19.1133	2.00 STORY	\$85,924	AREA 10AB
002 06 0030 002	696 BLAIRMOR CT	08/23/23	\$510,000	\$510,000	\$218,300	42.80	\$450,831	\$89,097	\$420,903	\$255,462	1.648	2,308	\$182.37	10A	20.7074	1.75 STORY	\$88,199	AREA 10AB
002 07 0075 000	652 WOODS LN	09/18/23	\$595,000	\$595,000	\$252,500	42.44	\$523,302	\$105,963	\$489,037	\$294,731	1.659	2,633	\$185.73	10A	21.8724	2.00 STORY	\$99,466	AREA 10AB
002 08 0105 000	639 CANTERBURY RD	10/25/24	\$700,000	\$700,000	\$289,400	41.34	\$601,827	\$102,016	\$597,984	\$352,974	1.694	3,462	\$172.73	10A	25.3589	2.00 STORY	\$89,151	AREA 10AB
006 11 0131 000	754 N BRYN DR	05/21/24	\$632,000	\$632,000	\$259,000	40.98	\$538,474	\$95,119	\$536,881	\$313,104	1.715	2,738	\$196.09	10A	27.4164	2.00 STORY	\$90,725	AREA 10AB
29			\$14,979,500	\$14,979,500	\$7,096,800		\$14,726,157		\$12,216,162	\$8,448,318			\$158.40					

Sale. Ratio ==>	47.38	ECF =	1.446	STDEV =	0.200	0.4000
Std. Dev. ==>	4.42	AVG ECF =	1.441	AVG VAR =	12.5060	COEFFICIENT OF VAR = 8.681449381
			0.5445			

002 10 0009 000	855 AVON	11/22/23	\$395,000	\$395,000	\$262,200	66.38	\$543,488	\$113,048	\$281,952	\$303,983	0.928	2,616	\$107.78	10A	51.3017	2.00 STORY	\$113,048	AREA 10AB
002 07 0076 000	636 WOODS LN	06/09/23	\$375,000	\$375,000	\$250,600	66.83	\$519,667	\$89,151	\$285,849	\$304,037	0.940	2,840	\$100.65	10A	50.0363	2.00 STORY	\$89,151	AREA 10AB

BI-LEVEL AND TRI-LEVEL

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 Value	Land Table
002 04 0055 002	1039 CANTERBURY RD	07/31/24	\$427,000	\$427,000	\$164,300	38.48	\$339,702	\$86,022	\$340,978	\$233,376	1.461	2,202	\$154.85	10A	6.4128	TRI-LEVEL	\$84,363	AREA 10AB
002 05 0027 002	598 MOORLAND DR	02/16/24	\$505,000	\$505,000	\$206,000	40.79	\$425,636	\$107,800	\$397,200	\$292,397	1.358	2,620	\$151.60	10A	3.8513	TRI-LEVEL	\$98,540	AREA 10AB
002 04 0062 002	1074 BLAIRMoor CT	11/14/23	\$397,000	\$397,000	\$182,200	45.89	\$374,561	\$96,998	\$300,002	\$255,348	1.175	2,360	\$127.12	10A	22.2062	TRI-LEVEL	\$96,680	AREA 10AB
002 04 0055 002	1039 CANTERBURY RD	04/26/24	\$292,500	\$292,500	\$164,300	56.17	\$339,702	\$86,022	\$206,478	\$233,376	0.885	2,202	\$93.77	10A	51.2195	TRI-LEVEL	\$84,363	AREA 10AB
4			\$1,621,500	\$1,621,500	\$716,800		\$1,479,601		\$1,244,658	\$1,014,498			\$131.84					

Sale. Ratio ==>	44.21	ECF =	1.227	STDEV =	0.244		0.4880
Std. Dev. ==>	6.53	AVG ECF =	1.397	AVG VAR =	14.1376	COEFFICIENT OF VAR =	10.12041741
			17.0067				

AREA 10B

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 Value	Land Table
001 05 0159 000	1182 EDMUNDTON DR	06/17/24	\$515,000	\$515,000	\$234,800	45.59	\$485,097	\$89,797	\$425,203	\$278,970	1.524	2,611	\$162.85	10B	20.8094	2.00 STORY	\$86,793	AREA 10AB
001 05 0073 000	1464 BLAIRMoor CT	05/17/24	\$457,500	\$457,500	\$215,100	47.02	\$444,174	\$88,224	\$369,276	\$251,200	1.470	2,236	\$165.15	10B	15.3953	2.00 STORY	\$84,363	AREA 10AB
001 05 0146 000	1340 EDMUNDTON DR	12/03/24	\$440,000	\$440,000	\$207,000	47.05	\$427,949	\$79,904	\$360,096	\$245,621	1.466	2,144	\$167.96	10B	14.9967	2.00 STORY	\$79,733	AREA 10AB
001 05 0044 000	1451 BLAIRMoor CT	09/19/24	\$415,000	\$415,000	\$201,100	48.46	\$416,140	\$79,775	\$335,225	\$237,378	1.412	2,024	\$165.63	10B	9.6101	2.00 STORY	\$77,544	AREA 10AB
001 06 0172 000	1421 YORKTOWN ST	09/25/24	\$438,500	\$438,500	\$223,400	50.95	\$461,589	\$79,162	\$359,338	\$269,885	1.331	2,471	\$145.42	10B	1.5352	2.00 STORY	\$79,162	AREA 10AB
001 05 0042 000	1425 BLAIRMoor CT	12/16/24	\$380,000	\$380,000	\$196,300	51.66	\$405,517	\$79,960	\$300,040	\$229,751	1.306	1,965	\$152.69	10B	1.0160	1.75 STORY	\$77,544	AREA 10AB
001 06 0178 000	1501 YORKTOWN ST	12/10/24	\$350,000	\$350,000	\$201,700	57.63	\$417,231	\$80,614	\$269,386	\$237,556	1.134	2,042	\$131.92	10B	18.2108	2.00 STORY	\$79,507	AREA 10AB
001 05 0126 000	1647 EDMUNDTON DR	02/23/24	\$359,850	\$359,850	\$193,500	53.77	\$498,886	\$128,630	\$231,220	\$261,296	0.885	1,943	\$119.00	10B	43.1199	1.00 STORY	\$127,913	AREA 10AB
8			\$3,355,850	\$3,355,850	\$1,672,900		\$3,556,583		\$2,649,784	\$2,011,656			\$151.33					

Sale. Ratio =>	49.85	ECF =	1.317	STDEV =	0.213
Std. Dev. =>	4.05	AVG ECF =	1.316	AVG VAR =	15.5867
			0.1118	COEFFICIENT OF VAR =	11.84310446

AREA 11A

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 Value	Land Table
010 01 0214 000	663 LOCHMOOR BLVD	09/14/23	\$885,000	\$885,000	\$350,000	39.55	\$712,405	\$187,474	\$697,526	\$403,793	1.727	3,300	\$211.37	11A	47.4443	1.50 STORY	\$149,391	AREA 11A
010 01 0053 000	657 SUNNINGDALE DR	08/30/24	\$780,000	\$780,000	\$341,700	43.81	\$693,280	\$163,296	\$616,704	\$407,680	1.513	3,240	\$190.34	11A	25.9724	1.75 STORY	\$161,524	AREA 11A
010 04 0001 000	590 OXFORD	11/14/23	\$1,286,000	\$1,286,000	\$565,100	43.94	\$1,160,544	\$208,148	\$1,077,852	\$732,612	1.471	5,370	\$200.72	11A	21.8253	2.00 STORY	\$188,888	AREA 11A
010 01 0249 000	1457 LOCHMOOR BLVD	03/27/25	\$825,000	\$825,000	\$363,700	44.08	\$758,666	\$149,391	\$675,609	\$468,673	1.442	3,703	\$182.45	11A	18.8544	1.50 STORY	\$149,391	AREA 11A
010 01 0174 000	538 LOCHMOOR BLVD	09/22/23	\$965,000	\$965,000	\$451,600	46.80	\$932,534	\$149,391	\$815,609	\$602,418	1.354	4,043	\$201.73	11A	10.0901	1.75 STORY	\$149,391	AREA 11A
010 01 0210 000	565 LOCHMOOR BLVD	01/29/24	\$770,000	\$770,000	\$424,500	55.13	\$864,479	\$149,391	\$620,609	\$550,068	1.128	4,320	\$143.66	11A	12.4751	2.00 STORY	\$149,391	AREA 11A
010 04 0031 000	491 OXFORD	05/30/23	\$835,000	\$835,000	\$461,900	55.32	\$947,938	\$162,601	\$672,399	\$604,105	1.113	4,234	\$158.81	11A	13.9943	2.00 STORY	\$162,601	AREA 11A
010 01 0009 000	800 SUNNINGDALE DR	03/01/24	\$793,000	\$793,000	\$436,200	55.01	\$901,120	\$161,889	\$631,111	\$568,639	1.110	4,972	\$126.93	11A	14.3130	2.00 STORY	\$154,857	AREA 11A
010 03 0025 001	470 RENAUD RD	06/30/23	\$647,283	\$647,283	\$380,100	58.72	\$784,306	\$154,988	\$492,295	\$484,091	1.017	3,240	\$151.94	11A	23.6044	2.00 STORY	\$148,429	AREA 11A
010 01 0254 000	1557 LOCHMOOR BLVD	01/08/25	\$542,000	\$542,000	\$329,100	60.72	\$674,010	\$149,391	\$392,609	\$403,553	0.973	2,720	\$144.34	11A	28.0111	1.00 STORY	\$149,391	AREA 11A
010 04 0002 002	570 OXFORD	06/18/24	\$850,000	\$850,000	\$543,800	63.98	\$1,113,317	\$175,204	\$674,796	\$721,625	0.935	5,250	\$128.53	11A	31.7886	2.00 STORY	\$174,355	AREA 11A
11			\$9,178,283	\$9,178,283	\$4,647,700		\$9,542,599		\$7,367,119	\$5,947,258			\$167.35					

Sale. Ratio =>	50.64	ECF =	1.239	STDEV =	0.260		0.5200
Std. Dev. =>	8.18	AVG ECF =	1.253	AVG VAR =	22.5794	COEFFICIENT OF VAR =	18.0203535
			1.4250				

AREA 11B

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 Value	Land Table
010 09 0007 000	578 HIDDEN LN	02/07/24	\$550,000	\$550,000	\$219,000	39.82	\$446,201	\$142,978	\$407,022	\$314,873	1.293	2,199	\$185.09	11B	40.7657	1.00 STORY	\$137,919	AREA 11B
010 09 0028 000	966 HIDDEN LN	05/17/24	\$560,000	\$560,000	\$241,800	43.18	\$499,949	\$139,726	\$420,274	\$374,063	1.124	2,316	\$181.47	11B	23.8541	1.00 STORY	\$137,905	AREA 11B
006 14 0142 000	544 COVENTRY LN	06/03/24	\$668,400	\$668,400	\$334,800	50.09	\$687,138	\$117,717	\$550,683	\$591,299	0.931	3,347	\$164.53	11B	4.6314	2.00 STORY	\$109,440	AREA 11B
009 04 0002 000	20640 FAIRWAY	08/21/23	\$340,000	\$340,000	\$170,400	50.12	\$351,826	\$111,496	\$228,504	\$249,564	0.916	1,573	\$145.27	11B	3.0617	1.00 STORY	\$111,496	AREA 11B
010 09 0036 002	855 HIDDEN LN	10/27/23	\$425,000	\$425,000	\$232,900	54.80	\$483,100	\$129,757	\$295,243	\$366,919	0.805	2,317	\$127.42	11B	8.0342	1.00 STORY	\$129,757	AREA 11B
006 13 0131 000	502 GLEN ARBOR LN	11/21/23	\$435,000	\$435,000	\$273,400	62.85	\$566,501	\$107,564	\$327,436	\$476,570	0.687	2,795	\$117.15	11B	19.7928	2.00 STORY	\$106,876	AREA 11B
010 09 0052 000	543 HIDDEN LN	12/11/23	\$373,000	\$373,000	\$228,100	61.15	\$474,285	\$125,709	\$247,291	\$361,969	0.683	2,277	\$108.60	11B	20.1813	1.00 STORY	\$125,709	AREA 11B
006 14 0149 000	529 COVENTRY LN	11/26/24	\$463,000	\$463,000	\$310,400	67.04	\$638,629	\$111,822	\$351,178	\$547,048	0.642	3,171	\$110.75	11B	24.3045	2.00 STORY	\$109,313	AREA 11B
8			\$3,814,400	\$3,814,400	\$2,010,800		\$4,147,629		\$2,827,631	\$3,282,305			\$142.54					

Sale. Ratio =>	52.72	ECF =	0.861	STDEV =	0.230	0.4600
Std. Dev. =>	9.62	AVG ECF =	0.885	AVG VAR =	18.0782	COEFFICIENT OF VAR = 20.42744772
			2.3519			

AREA 20

[illegible]

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 Value	Land Table
014 07 0004 001	541 COOK	12/07/23	\$430,000	\$430,000	\$224,900	52.30	\$461,131	\$67,392	\$362,608	\$340,310	1.066	2,801	\$129.46	21	7.1555	2.00 STORY	\$66,648	AREA 7
014 07 0017 000	444 SADDLE	06/30/23	\$425,000	\$425,000	\$204,600	48.14	\$418,253	\$65,430	\$359,570	\$304,946	1.179	2,197	\$163.66	21	4.2049	2.00 STORY	\$64,546	AREA 7
014 07 0026 002	489 SADDLE	08/30/23	\$435,000	\$435,000	\$200,400	46.07	\$407,726	\$74,045	\$360,955	\$288,402	1.252	1,970	\$183.23	21	11.4493	2.00 STORY	\$70,383	AREA 7
014 07 0043 000	425 SADDLE	04/07/23	\$409,000	\$409,000	\$216,700	52.98	\$443,040	\$67,633	\$341,367	\$324,466	1.052	2,462	\$138.65	21	8.4987	2.00 STORY	\$64,546	AREA 7
4			\$1,699,000	\$1,699,000	\$846,600		\$1,730,150		\$1,424,500	\$1,258,124			\$153.75					

Sale. Ratio =>	49.83	ECF =	1.132	STDEV =	0.095	
Std. Dev. =>	3.32	AVG ECF =	1.137	AVG VAR =	7.8271	COEFFICIENT OF VAR = 6.883526823
			0.4835			

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 Value	Land Table
014 06 0078 000	19789 WEDGEWOOD DR	09/27/24	\$444,000	\$444,000	\$227,200	51.17	\$459,851	\$62,132	\$381,868	\$292,871	1.304	2,301	\$165.96	22	10.7622	1.50 STORY	\$62,132	AREA 7
014 06 0080 000	19765 WEDGEWOOD DR	07/30/24	\$542,500	\$542,500	\$266,600	49.14	\$547,972	\$68,028	\$474,472	\$353,420	1.343	2,796	\$169.70	22	6.8982	2.00 STORY	\$65,593	AREA 7
014 06 0126 001	679 PEACH TREE LN	04/07/23	\$525,000	\$525,000	\$255,700	48.70	\$521,300	\$86,362	\$438,638	\$320,278	1.370	2,609	\$168.12	22	4.1947	2.00 STORY	\$81,820	AREA 7
014 06 0067 002	726 PEAR TREE LN	02/16/24	\$495,000	\$495,000	\$234,200	47.31	\$477,430	\$68,017	\$426,983	\$301,482	1.416	2,376	\$179.71	22	0.4780	TRI-LEVEL	\$67,251	AREA 7
014 06 0092 002	19805 EDSHIRE LN	07/16/24	\$495,000	\$495,000	\$224,700	45.39	\$465,238	\$70,490	\$424,510	\$290,683	1.460	2,073	\$204.78	22	4.8887	2.00 STORY	\$66,502	AREA 7
014 06 0066 002	716 PEAR TREE LN	06/13/24	\$550,000	\$550,000	\$236,400	42.98	\$483,603	\$70,718	\$479,282	\$304,039	1.576	2,279	\$210.30	22	16.4884	2.00 STORY	\$69,850	AREA 7
6			\$3,051,500	\$3,051,500	\$1,444,800		\$2,955,394		\$2,625,753	\$1,862,774			\$1098.57					

Sale. Ratio => 47.35
Std. Dev. => 2.92

ECF = 1.410
AVG ECF = 1.411
STDEV = 0.215
AVG VAR = 7.2850
COEFFICIENT OF VAR = 5.16119827

014 06 0104 000 693 PEAR TREE LN 11/22/24 \$350,000 \$350,000 \$243,200 69.49 \$496,360 \$68,082 \$281,918 \$315,374 0.894 2,512 \$112.23 22 51.7583 2.00 STORY \$65,840 AREA 7

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 Value	Land Table					
004 10 0046 000	1792 VERNIER	06/28/24	\$325,000	\$325,000	\$132,100	40.65	\$274,325	\$33,011	\$291,989	\$233,154	1.252	1,723	\$169.47	14	32.5193	CONDO TOWNHOUSE	\$33,011	BERKSHIRES CONDOMINIUMS					
004 10 0020 000	1750 VERNIER	11/05/24	\$195,000	\$195,000	\$87,800	45.03	\$182,583	\$33,011	\$161,989	\$188,141	0.861	1,240	\$130.64	14	6.6154	CONDO 2ND FLAT	\$33,011	BERKSHIRES CONDOMINIUMS					
004 10 0001 000	1750 VERNIER	05/24/24	\$189,000	\$189,000	\$85,800	45.40	\$178,763	\$33,011	\$155,989	\$183,336	0.851	1,257	\$124.10	14	7.6315	CONDO 1ST FLAT	\$33,011	BERKSHIRES CONDOMINIUMS					
004 10 0027 000	1750 VERNIER	07/19/23	\$172,500	\$172,500	\$87,100	50.49	\$181,976	\$33,011	\$139,489	\$187,377	0.744	1,189	\$117.32	14	18.2724	CONDO 2ND FLAT	\$33,011	BERKSHIRES CONDOMINIUMS					
			\$881,500	\$881,500	\$392,800		\$817,647		\$749,456	\$792,008			\$135.38										
						Sale. Ratio =>	44.56				ECF =	0.946			STDEV =	0.223							
						Std. Dev. =>	4.03				AVG ECF =	0.927			AVG VAR =	16.2597	COEFFICIENT OF VAR =	17.53721356					

BERKSHIRES CONDOS

NO SALES

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 Value	Land Table
006 21 0001 000	20601 MONTAGUE LN	05/31/23	\$410,000	\$410,000	\$205,000	50.00	\$421,648	\$73,398	\$336,602	\$605,652	0.556	2,723	\$123.61	18	0.0000	CONDO TOWNHOUSE	\$64,907	REMBRANDT CONDOMINIUMS
1			\$410,000	\$410,000	\$205,000		\$421,648		\$336,602	\$605,652			\$123.61					

Sale. Ratio =>50.00

Std. Dev. =>#DIV/0!

ECF =0.556

AVG ECF =0.556

0.0000

STDEV =#DIV/0!

AVG VAR =0.0000

COEFFICIENT OF VAR =0

RIVERS RESIDENCE 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 Value	Land Table
014 02 0212 014	13 N RIVER CT	05/06/24	\$435,600	\$435,600	\$230,200	52.85	\$470,747	\$99,921	\$335,679	\$322,457	1.041	1,655	\$202.83	19	9.0015	CONDO RANCH	\$99,921	RIVERS RESIDENCE CLUB CONDOMINIUMS
014 02 0212 029	28 RIVER LN	11/25/24	\$489,500	\$489,500	\$244,900	50.03	\$502,126	\$99,921	\$389,579	\$349,743	1.114	2,042	\$190.78	19	1.7119	CONDO RANCH	\$99,921	RIVERS RESIDENCE CLUB CONDOMINIUMS
014 02 0212 028	26 RIVER LN	05/23/23	\$455,000	\$455,000	\$226,200	49.71	\$462,093	\$99,921	\$355,079	\$314,932	1.127	1,564	\$227.03	19	0.3540	CONDO RANCH	\$99,921	RIVERS RESIDENCE CLUB CONDOMINIUMS
014 02 0212 035	40 RIVER LN	09/26/24	\$485,000	\$485,000	\$237,000	48.87	\$487,814	\$99,921	\$385,079	\$337,298	1.142	1,936	\$198.90	19	1.0639	CONDO RANCH	\$99,921	RIVERS RESIDENCE CLUB CONDOMINIUMS
014 02 0212 022	27 RIVER LN	05/21/24	\$459,000	\$459,000	\$212,000	46.19	\$435,358	\$99,921	\$359,079	\$291,684	1.231	1,655	\$216.97	19	10.0035	CONDO RANCH	\$99,921	RIVERS RESIDENCE CLUB CONDOMINIUMS
5			\$2,324,100	\$2,324,100	\$1,150,300		\$2,358,138		\$1,824,495	\$1,616,116			\$207.30					
Sale. Ratio =>						49.49	ECF =				1.129	STDEV =				0.1360		
Std. Dev. =>						2.39	AVG ECF =				1.131	AVG VAR =				4.4270	COEFFICIENT OF VAR =	
											0.2080						3.914158047	

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 Value	Land Table
003 12 0006 000	1975 SHOREPOINTE RD	02/02/24	\$270,000	\$270,000	\$145,900	54.04	\$296,056	\$56,179	\$213,821	\$299,472	0.714	2,120	\$100.86	13	20.7647	CONDO TOWNHOUSE	\$52,982	SHOREPOINTE CONDOMINIUMS
003 12 0016 000	2029 SHOREPOINTE RD	06/16/23	\$215,000	\$215,000	\$109,700	51.02	\$223,719	\$54,765	\$160,235	\$210,929	0.760	1,380	\$116.11	13	16.1977	CONDO TOWNHOUSE	\$52,982	SHOREPOINTE CONDOMINIUMS
003 12 0003 000	1961 SHOREPOINTE RD	04/07/23	\$235,000	\$235,000	\$102,500	43.62	\$209,722	\$58,340	\$176,660	\$188,991	0.935	1,380	\$128.01	13	1.3111	CONDO TOWNHOUSE	\$52,982	SHOREPOINTE CONDOMINIUMS
003 12 0003 000	1961 SHOREPOINTE RD	08/27/24	\$299,900	\$299,900	\$102,500	34.18	\$209,722	\$58,340	\$241,560	\$188,991	1.278	1,380	\$175.04	13	35.6513	CONDO TOWNHOUSE	\$52,982	SHOREPOINTE CONDOMINIUMS
4			\$1,019,900	\$1,019,900	\$460,600		\$939,219		\$792,276	\$888,383			\$130.01					

Sale. Ratio =>	45.16	ECF =	0.892	STDEV =	0.256	0.5120
Std. Dev. =>	8.85	AVG ECF =	0.922	AVG VAR =	18.4812	COEFFICIENT OF VAR = 20.05252742
			2.9823			

VERNIER AND LOCHMOOR 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 Value	Land Table	
006 18 0009 000	934 LOCHMOOR PL	11/30/23	\$535,000	\$535,000	\$275,800	51.55	\$564,155	\$88,117	\$446,883	\$425,034	1.051	2,085	\$214.33	16	3.3901	2.00 STORY	\$83,052	LOCHMOOR VILLAGE-MORNINGSIDE	
006 18 0007 000	937 LOCHMOOR PL	02/29/24	\$568,000	\$568,000	\$275,600	48.52	\$567,476	\$85,939	\$482,061	\$429,944	1.121	2,024	\$238.17	16	3.5912	2.00 STORY	\$83,052	LOCHMOOR VILLAGE-MORNINGSIDE	
006 18 0008 000	936 LOCHMOOR PL	03/03/25	\$534,000	\$534,000	\$268,100	50.21	\$549,104	\$88,214	\$445,786	\$411,509	1.083	1,810	\$246.29	16	0.2011	2.00 STORY	\$83,052	LOCHMOOR VILLAGE-MORNINGSIDE	
3			\$1,637,000	\$1,637,000	\$819,500		\$1,680,735		\$1,374,730	\$1,266,487			\$232.93						
Sale. Ratio =>						50.06	ECF =				1.085	STDEV =				0.035	0.0700		
Std. Dev. =>						1.52	AVG ECF =				1.085	AVG VAR =				2.3941	COEFFICIENT OF VAR = 2.205951656		
											0.0161								