

AREA 1

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
003 02 0069 000	1981 ROSLYN	03/03/25	\$215,000	\$215,000	\$84,800	39.44	\$165,597	\$82,777	\$33,374	36.5	113.0	0.09	0.09	\$2,269	\$909,637	\$20.88	35.00	1	AREA 1
003 02 0085 000	2105 ROSLYN	10/16/23	\$281,000	\$281,000	\$136,800	48.68	\$272,994	\$41,380	\$33,374	36.5	113.0	0.09	0.09	\$1,135	\$454,725	\$10.44	35.00	1	AREA 1
003 02 0093 002	2169 ROSLYN	03/21/25	\$120,000	\$120,000	\$78,800	65.67	\$155,906	\$10,606	\$46,512	50.8	113.0	0.14	0.14	\$209	\$77,416	\$1.78	53.00	1	AREA 1
003 02 0167 002	2168 HAMPTON	04/19/23	\$249,000	\$249,000	\$108,700	43.65	\$214,124	\$72,012	\$37,136	40.6	113.0	0.10	0.10	\$1,774	\$692,423	\$15.90	40.00	1	AREA 1
003 02 0221 002	2039 HAMPTON	12/19/24	\$229,000	\$229,000	\$140,600	61.40	\$275,981	\$9,125	\$56,106	61.3	113.0	0.17	0.17	\$149	\$52,443	\$1.20	67.00	1	AREA 1
003 02 0223 000	2045 HAMPTON	10/15/24	\$224,900	\$224,900	\$106,400	47.31	\$207,372	\$75,635	\$58,107	63.5	113.0	0.18	0.18	\$1,191	\$415,577	\$9.54	70.00	1	AREA 1
003 02 0244 004	2209 HAMPTON	03/19/24	\$242,000	\$242,000	\$99,700	41.20	\$195,480	\$83,656	\$37,136	40.6	113.0	0.10	0.10	\$2,061	\$804,385	\$18.47	40.00	1	AREA 1
003 02 0246 000	2217 HAMPTON	07/27/23	\$220,000	\$220,000	\$90,900	41.32	\$176,220	\$80,916	\$37,136	40.6	113.0	0.10	0.10	\$1,994	\$778,038	\$17.86	40.00	1	AREA 1
003 03 0135 000	2223 RIDGEMONT RD	01/31/24	\$159,900	\$159,900	\$72,900	45.59	\$142,953	\$50,495	\$33,548	36.7	117.0	0.09	0.09	\$1,377	\$537,181	\$12.33	35.00	1	AREA 1
003 03 0140 000	2189 RIDGEMONT RD	10/30/24	\$180,000	\$180,000	\$95,300	52.94	\$184,670	\$28,878	\$33,548	36.7	117.0	0.09	0.09	\$788	\$307,213	\$7.05	35.00	1	AREA 1
003 03 0141 000	2181 RIDGEMONT RD	05/02/23	\$160,000	\$160,000	\$86,000	53.75	\$167,714	\$25,834	\$33,548	36.7	117.0	0.09	0.09	\$705	\$274,830	\$6.31	35.00	1	AREA 1
003 03 0156 000	2065 RIDGEMONT RD	03/01/24	\$193,500	\$193,500	\$88,700	45.84	\$174,426	\$52,622	\$33,548	36.7	117.0	0.09	0.09	\$1,435	\$559,809	\$12.85	35.00	1	AREA 1
003 03 0184 000	2066 HOLLYWOOD AVE	01/29/25	\$190,000	\$190,000	\$103,600	54.53	\$204,399	\$33,763	\$48,162	52.6	117.0	0.15	0.15	\$641	\$228,128	\$5.24	55.00	1	AREA 1
003 03 0202 000	2202 HOLLYWOOD AVE	04/04/24	\$180,000	\$180,000	\$108,800	60.44	\$215,696	(\$2,148)	\$33,548	36.7	117.0	0.09	0.09	(\$59)	(\$22,851)	(\$0.52)	35.00	1	AREA 1
003 04 0187 000	2166 ANITA	10/17/24	\$267,500	\$267,500	\$129,700	48.49	\$256,051	\$49,286	\$37,837	41.4	128.0	0.12	0.12	\$1,192	\$417,678	\$9.59	40.00	1	AREA 1
003 04 0188 000	2174 ANITA	09/27/23	\$249,900	\$249,900	\$118,900	47.58	\$232,463	\$55,274	\$37,837	41.4	128.0	0.12	0.12	\$1,337	\$468,424	\$10.75	40.00	1	AREA 1
003 04 0189 000	2182 ANITA	06/08/23	\$314,000	\$314,000	\$162,800	51.85	\$318,419	\$33,418	\$37,837	41.4	128.0	0.12	0.12	\$808	\$283,203	\$6.50	40.00	1	AREA 1
003 04 0286 000	2041 ANITA	07/19/24	\$150,000	\$150,000	\$98,300	65.53	\$191,979	(\$4,142)	\$37,837	41.4	128.0	0.12	0.12	(\$100)	(\$35,102)	(\$0.81)	40.00	1	AREA 1
003 05 0009 000	2098 BRYN DR	05/26/23	\$195,000	\$195,000	\$98,100	50.31	\$194,291	\$38,181	\$37,472	41.0	120.0	0.11	0.11	\$932	\$347,100	\$7.97	40.00	1	AREA 1
003 05 0013 000	2139 EIGHT MILE RD	06/29/23	\$210,000	\$210,000	\$98,000	46.67	\$190,697	\$56,775	\$37,472	41.0	120.0	0.11	0.11	\$1,386	\$516,136	\$11.85	40.00	1	AREA 1
003 05 0017 000	2171 EIGHT MILE RD	04/26/24	\$195,000	\$195,000	\$91,500	46.92	\$179,099	\$53,373	\$37,472	41.0	120.0	0.11	0.11	\$1,303	\$485,209	\$11.14	40.00	1	AREA 1
003 05 0022 000	2211 EIGHT MILE RD	10/02/24	\$190,000	\$190,000	\$119,600	62.95	\$233,163	(\$5,929)	\$37,234	40.7	115.0	0.11	0.11	(\$146)	(\$55,934)	(\$1.28)	40.00	1	AREA 1
003 07 0010 000	1973 HOLLYWOOD AVE	06/11/24	\$219,100	\$219,100	\$133,300	60.84	\$259,347	(\$2,965)	\$37,282	40.7	116.0	0.11	0.11	(\$73)	(\$27,710)	(\$0.64)	40.00	1	AREA 1
003 07 0010 000	1973 HOLLYWOOD AVE	10/30/24	\$225,485	\$225,485	\$133,300	59.12	\$259,347	\$3,420	\$37,282	40.7	116.0	0.11	0.11	\$84	\$31,963	\$0.73	40.00	1	AREA 1
Totals:			\$5,060,285	\$5,060,285	\$2,585,500		\$5,068,388	\$922,242	\$930,345	1,016.8		2.73	2.73						
						Sale. Ratio =>	51.09			Average		Average				Average			
						Std. Dev. =>	7.93			per FF=>	\$907	per Net Acre=>	338,189.22			per SqFt=>	\$7.76		

003 04 0286 000	2041 ANITA	03/11/25	\$300,000	\$300,000	\$98,300	32.77	\$191,979	\$145,858	\$37,837	41.4	128.0	0.12	0.12	\$3,527	\$1,236,085	\$28.38	40.00	1	AREA 1
003 04 0160 000	1936 ANITA	01/30/25	\$328,750	\$328,750	\$115,300	35.07	\$229,183	\$137,404	\$37,837	41.4	128.0	0.12	0.12	\$3,323	\$1,164,441	\$26.73	40.00	1	AREA 1
003 04 0287 000	2033 ANITA	08/20/24	\$290,000	\$290,000	\$102,800	35.45	\$199,833	\$128,004	\$37,837	41.4	128.0	0.12	0.12	\$3,095	\$1,084,780	\$24.90	40.00	1	AREA 1
003 02 0228 000	2079 HAMPTON	12/18/23	\$275,000	\$275,000	\$176,000	64.00	\$346,506	(\$13,399)	\$58,107	63.5	113.0	0.18	0.18	(\$211)	(\$73,621)	(\$1.69)	70.00	1	AREA 1

AREA 2

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
001 01 0016 000	1209 BRYs DR	05/16/24	\$288,000	\$288,000	\$134,100	46.56	\$272,622	\$73,837	\$58,459	44.3	121.0	0.12	0.12	\$1,669	\$605,221	\$13.89	44.00	2 AREA 2	
001 01 0018 000	1229 BRYs DR	05/04/23	\$252,000	\$252,000	\$150,500	59.72	\$302,356	\$8,103	\$58,459	44.3	121.0	0.12	0.12	\$183	\$66,418	\$1.52	44.00	2 AREA 2	
001 02 0085 000	1292 ALINE	01/03/24	\$245,000	\$245,000	\$125,200	51.10	\$253,837	\$44,918	\$53,755	40.7	115.0	0.11	0.11	\$1,104	\$423,755	\$9.73	40.00	2 AREA 2	
001 03 0381 000	1215 ALINE	08/01/23	\$260,000	\$260,000	\$120,600	46.38	\$241,199	\$83,146	\$64,345	48.7	116.0	0.13	0.13	\$1,707	\$625,158	\$14.35	50.00	2 AREA 2	
001 03 0381 000	1215 ALINE	07/16/24	\$299,000	\$299,000	\$120,600	40.33	\$241,199	\$122,146	\$64,345	48.7	116.0	0.13	0.13	\$2,508	\$918,391	\$21.08	50.00	2 AREA 2	
001 03 0398 000	1255 ALINE	01/30/25	\$339,000	\$339,000	\$129,700	38.26	\$262,670	\$133,361	\$57,031	43.2	116.0	0.12	0.12	\$3,089	\$1,159,661	\$26.62	43.00	2 AREA 2	
001 03 0402 000	1259 ALINE	04/28/23	\$289,000	\$289,000	\$127,200	44.01	\$257,879	\$88,152	\$57,031	43.2	116.0	0.12	0.12	\$2,042	\$766,539	\$17.60	43.00	2 AREA 2	
004 01 0020 000	1813 BRYs DR	02/13/25	\$315,000	\$315,000	\$123,000	39.05	\$246,886	\$122,214	\$54,100	41.0	120.0	0.11	0.11	\$2,984	\$1,111,036	\$25.51	40.00	2 AREA 2	
004 01 0028 000	1749 BRYs DR	09/27/24	\$277,500	\$277,500	\$129,900	46.81	\$260,229	\$71,371	\$54,100	41.0	120.0	0.11	0.11	\$1,743	\$648,827	\$14.90	40.00	2 AREA 2	
004 01 0042 000	1625 BRYs DR	08/09/23	\$375,000	\$375,000	\$140,900	37.57	\$281,929	\$147,171	\$54,100	41.0	120.0	0.11	0.11	\$3,594	\$1,337,918	\$30.71	40.00	2 AREA 2	
004 01 0043 000	1617 BRYs DR	09/13/24	\$315,500	\$315,500	\$175,200	55.53	\$355,862	\$13,738	\$54,100	41.0	120.0	0.11	0.11	\$335	\$124,891	\$2.87	40.00	2 AREA 2	
004 01 0055 000	1521 BRYs DR	02/24/25	\$258,000	\$258,000	\$120,200	46.59	\$239,850	\$72,250	\$54,100	41.0	120.0	0.11	0.11	\$1,764	\$656,818	\$15.08	40.00	2 AREA 2	
004 01 0069 000	1397 BRYs DR	09/19/23	\$310,000	\$310,000	\$139,800	45.10	\$279,693	\$84,407	\$54,100	41.0	120.0	0.11	0.11	\$2,061	\$767,336	\$17.62	40.00	2 AREA 2	
004 01 0069 000	1397 BRYs DR	01/17/25	\$340,000	\$340,000	\$139,800	41.12	\$279,693	\$114,407	\$54,100	41.0	120.0	0.11	0.11	\$2,794	\$1,040,064	\$23.88	40.00	2 AREA 2	
004 01 0070 000	1389 BRYs DR	06/14/24	\$290,000	\$290,000	\$133,400	46.00	\$271,234	\$72,866	\$54,100	41.0	120.0	0.11	0.11	\$1,779	\$662,418	\$15.21	40.00	2 AREA 2	
004 01 0075 000	1349 BRYs DR	07/26/23	\$210,000	\$210,000	\$112,500	53.57	\$255,966	\$8,134	\$54,100	41.0	120.0	0.11	0.11	\$199	\$73,945	\$1.70	40.00	2 AREA 2	
004 01 0098 000	1356 BRYs DR	04/10/23	\$255,000	\$255,000	\$142,500	55.88	\$284,611	\$24,489	\$54,100	41.0	120.0	0.11	0.11	\$598	\$222,627	\$5.11	40.00	2 AREA 2	
004 01 0099 000	1364 BRYs DR	04/21/23	\$250,000	\$250,000	\$130,700	52.28	\$264,737	\$39,363	\$54,100	41.0	120.0	0.11	0.11	\$961	\$357,845	\$8.22	40.00	2 AREA 2	
004 01 0105 000	1412 BRYs DR	09/27/24	\$328,800	\$328,800	\$143,100	43.52	\$286,824	\$96,210	\$54,234	41.1	122.0	0.11	0.11	\$2,343	\$859,018	\$19.72	40.00	2 AREA 2	
004 01 0107 000	1428 BRYs DR	06/12/23	\$302,500	\$302,500	\$129,900	42.94	\$261,588	\$95,146	\$54,234	41.1	122.0	0.11	0.11	\$2,318	\$849,518	\$19.50	40.00	2 AREA 2	
004 01 0113 000	1488 BRYs DR	10/19/23	\$255,000	\$255,000	\$123,800	48.55	\$251,881	\$62,857	\$59,738	45.2	124.0	0.13	0.13	\$1,390	\$491,070	\$11.27	45.00	2 AREA 2	
004 01 0114 000	1496 BRYs DR	09/23/24	\$304,000	\$304,000	\$140,800	46.32	\$281,311	\$77,055	\$54,366	41.2	124.0	0.11	0.11	\$1,872	\$675,921	\$15.52	40.00	2 AREA 2	
004 01 0132 000	1640 BRYs DR	07/25/23	\$230,000	\$230,000	\$153,900	66.91	\$309,058	(\$24,432)	\$54,626	41.4	128.0	0.12	0.12	(\$591)	(\$207,051)	(\$4.75)	40.00	2 AREA 2	
004 01 0145 000	1756 BRYs DR	07/14/23	\$346,650	\$346,650	\$150,200	43.33	\$300,049	\$101,480	\$54,879	41.5	132.0	0.12	0.12	\$2,443	\$838,678	\$19.25	40.00	2 AREA 2	
004 01 0155 000	1836 BRYs DR	09/14/23	\$329,900	\$329,900	\$153,500	46.53	\$307,563	\$77,339	\$55,002	41.6	134.0	0.12	0.12	\$1,857	\$628,772	\$14.43	40.00	2 AREA 2	
004 01 0157 000	1852 BRYs DR	04/26/23	\$202,000	\$202,000	\$154,200	76.34	\$313,235	(\$56,171)	\$55,064	41.7	135.0	0.12	0.12	(\$1,348)	(\$452,992)	(\$10.40)	40.00	2 AREA 2	
004 02 0024 000	1856 HAMPTON	03/03/25	\$282,500	\$282,500	\$137,100	48.53	\$273,608	\$65,109	\$56,217	42.6	155.0	0.14	0.14	\$1,530	\$458,514	\$10.53	40.00	2 AREA 2	
004 02 0034 000	1776 HAMPTON	04/06/23	\$235,100	\$235,100	\$139,500	59.34	\$284,217	\$7,100	\$56,217	42.6	155.0	0.14	0.14	\$167	\$50,000	\$1.15	40.00	2 AREA 2	
004 02 0037 000	1752 HAMPTON	02/05/25	\$285,000	\$285,000	\$147,900	51.89	\$301,722	\$39,495	\$56,217	42.6	155.0	0.14	0.14	\$928	\$278,134	\$6.39	40.00	2 AREA 2	
004 02 0056 000	1584 HAMPTON	05/24/23	\$205,000	\$205,000	\$90,600	44.20	\$183,105	\$78,112	\$56,217	42.6	155.0	0.14	0.14	\$1,836	\$550,085	\$12.63	40.00	2 AREA 2	
004 02 0064 000	1520 HAMPTON	01/12/24	\$360,000	\$360,000	\$165,000	45.83	\$331,201	\$85,016	\$56,217	42.6	155.0	0.14	0.14	\$1,998	\$598,704	\$13.74	40.00	2 AREA 2	
004 02 0068 000	1488 HAMPTON	06/29/23	\$301,000	\$301,000	\$141,000	46.84	\$287,808	\$74,963	\$61,771	46.8	155.0	0.16	0.16	\$1,603	\$468,519	\$10.76	45.00	2 AREA 2	
004 02 0072 000	1442 HAMPTON	07/25/24	\$275,000	\$275,000	\$147,800	53.75	\$298,472	\$54,285	\$77,757	58.9	155.0	0.21	0.21	\$922	\$254,859	\$5.85	60.00	2 AREA 2	
004 02 0087 000	1322 HAMPTON	07/09/24	\$392,000	\$392,000	\$193,200	49.29	\$393,951	\$54,266	\$56,217	42.6	155.0	0.14	0.14	\$1,275	\$382,155	\$8.77	40.00	2 AREA 2	
004 02 0093 000	1258 HAMPTON	10/10/24	\$320,000	\$320,000	\$205,300	64.16	\$417,308	(\$41,091)	\$56,217	42.6	155.0	0.14	0.14	(\$966)	(\$289,373)	(\$6.64)	40.00	2 AREA 2	
004 02 0096 000	1234 HAMPTON	07/29/24	\$385,000	\$385,000	\$224,600	58.34	\$454,991	(\$13,774)	\$56,217	42.6	155.0	0.14	0.14	(\$324)	(\$97,000)	(\$2.23)	40.00	2 AREA 2	
004 02 0109 000	1253 ROSLYN	09/19/24	\$240,000	\$240,000	\$86,400	36.00	\$172,025	\$124,192	\$56,217	42.6	155.0	0.14	0.14	\$2,918	\$874,592	\$20.08	40.00	2 AREA 2	
004 02 0112 000	1291 ROSLYN	06/28/23	\$455,000	\$455,000	\$213,400	46.90	\$433,546	\$77,671	\$56,217	42.6	155.0	0.14	0.14	\$1,825	\$546,979	\$12.56	40.00	2 AREA 2	
004 02 0121 000	1365 ROSLYN	02/21/24	\$270,000	\$270,000	\$127,300	47.15	\$259,485	\$66,732	\$56,217	42.6	155.0	0.14	0.14	\$1,568	\$469,944	\$10.79	40.00	2 AREA 2	
004 02 0125 000	1395 ROSLYN	03/31/25	\$390,000	\$390,000	\$177,700	45.56	\$355,733	\$90,484	\$56,217	42.6	155.0	0.14	0.14	\$2,126	\$637,211	\$14.63	40.00	2 AREA 2	
004 02 0135 000	1489 ROSLYN	04/09/24	\$320,000	\$320,000	\$162,400	50.75	\$328,820	\$52,951	\$61,771	46.8	155.0	0.16	0.16	\$1,132	\$330,944	\$7.60	45.00	2 AREA 2	
004 02 0138 000	1513 ROSLYN	06/29/24	\$330,000	\$330,000	\$142,100	43.06	\$286,778	\$99,439	\$56,217	42.6	155.0	0.14	0.14	\$2,337	\$700,275	\$16.08	40.00	2 AREA 2	
004 02 0146 000	1577 ROSLYN	03/21/24	\$321,000	\$321,000	\$144,400	44.98	\$288,317	\$88,900	\$56,217	42.6	155.0	0.14	0.14	\$2,089	\$626,056	\$14.37	40.00	2 AREA 2	
004 02 0156 000	1657 ROSLYN	09/05/23	\$190,000	\$190,000	\$146,400	77.05	\$297,137	(\$45,366)	\$61,771	46.8	155.0	0.16	0.16	(\$970)	(\$283,538)	(\$6.51)	45.00	2 AREA 2	
004 02 0156 000	1657 ROSLYN	05/23/24	\$325,000	\$325,000	\$146,400	45.05	\$297,137	\$89,634	\$61,771	46.8	155.0	0.16	0.16	\$1,917	\$560,213	\$12.86	45.00	2 AREA 2	
004 02 0173 000	1809 ROSLYN	03/20/24	\$200,000	\$200,000	\$135,900	67.95	\$276,373	(\$20,156)	\$56,217	42.6	155.0	0.14	0.14	(\$474)	(\$141,944)	(\$3.26)	40.00	2 AREA 2	
004 02 0174 000	1817 ROSLYN	03/29/24	\$160,000	\$160,000	\$112,900	70.56	\$224,923	(\$8,706)	\$56,217	42.6	155.0	0.14	0.14	(\$205)	(\$61,310)	(\$1.41)	40.00	2 AREA 2	
004 02 0174 000	1817 ROSLYN	02/14/25	\$260,000	\$260,000	\$112,900	43.42	\$224,923	\$91,294	\$56,217	42.6	155.0	0.14	0.14	\$2,145	\$642,915	\$14.76	40.00	2 AREA 2	
004 02 0176 000	1833 ROSLYN	09/12/24	\$275,000	\$275,000	\$111,200	40.44	\$225,033	\$106,184	\$56,217	42.6	155.0	0.14	0.14	\$2,495	\$747,775	\$17.17	40.00	2 AREA 2	

004 02 0189 000	1800 ROSLYN	03/07/25	\$295,000	\$295,000	\$129,700	43.97	\$264,802	\$85,563	\$55,365	41.9	140.0	0.13	0.13	\$2,042	\$663,279	\$15.23	40.00	2 AREA 2
004 02 0210 000	1616 ROSLYN	12/03/24	\$374,000	\$374,000	\$147,000	39.30	\$295,280	\$134,203	\$55,483	42.0	142.0	0.13	0.13	\$3,195	\$1,032,331	\$23.70	40.00	2 AREA 2
004 02 0220 000	1536 ROSLYN	03/28/25	\$265,000	\$265,000	\$118,000	44.53	\$234,782	\$85,759	\$55,541	42.0	143.0	0.13	0.13	\$2,040	\$654,649	\$15.03	40.00	2 AREA 2
004 02 0225 000	1496 ROSLYN	10/06/23	\$300,000	\$300,000	\$131,900	43.97	\$262,745	\$92,854	\$55,599	42.1	144.0	0.13	0.13	\$2,206	\$703,439	\$16.15	40.00	2 AREA 2
004 02 0232 000	1426 ROSLYN	01/05/24	\$235,000	\$235,000	\$154,400	65.70	\$314,728	(\$24,071)	\$55,657	42.1	145.0	0.13	0.13	(\$571)	(\$180,985)	(\$4.15)	40.00	2 AREA 2
004 02 0234 000	1410 ROSLYN	11/25/24	\$240,000	\$240,000	\$136,500	56.88	\$273,978	\$21,679	\$55,657	42.1	145.0	0.13	0.13	\$515	\$163,000	\$3.74	40.00	2 AREA 2
004 02 0258 000	1200 ROSLYN	06/03/24	\$300,000	\$300,000	\$145,400	48.47	\$291,897	\$63,875	\$55,772	42.2	147.0	0.14	0.14	\$1,513	\$473,148	\$10.86	40.00	2 AREA 2
004 03 0119 000	1849 HAMPTON	02/19/25	\$355,000	\$355,000	\$149,300	42.06	\$302,586	\$109,858	\$57,444	43.5	179.0	0.16	0.16	\$2,526	\$669,866	\$15.38	40.00	2 AREA 2
004 03 0129 000	1769 HAMPTON	10/11/24	\$270,000	\$270,000	\$135,000	50.00	\$344,106	(\$16,759)	\$57,347	43.4	177.0	0.16	0.16	(\$386)	(\$102,816)	(\$2.36)	40.00	2 AREA 2
004 03 0134 000	1729 HAMPTON	07/17/24	\$405,500	\$405,500	\$224,600	55.39	\$458,181	\$4,617	\$57,298	43.4	176.0	0.16	0.16	\$106	\$28,500	\$0.65	40.00	2 AREA 2
004 03 0135 000	1721 HAMPTON	05/11/23	\$300,000	\$300,000	\$154,100	51.37	\$309,165	\$48,085	\$57,250	43.3	175.0	0.16	0.16	\$1,110	\$298,665	\$6.86	40.00	2 AREA 2
004 03 0136 000	1713 HAMPTON	05/25/23	\$236,000	\$236,000	\$122,200	51.78	\$247,439	\$45,811	\$57,250	43.3	175.0	0.16	0.16	\$1,057	\$284,540	\$6.53	40.00	2 AREA 2
004 03 0174 000	1379 HAMPTON	01/12/24	\$356,000	\$356,000	\$172,600	48.48	\$344,340	\$66,350	\$54,690	41.4	129.0	0.12	0.12	\$1,603	\$562,288	\$12.91	40.00	2 AREA 2
004 03 0178 000	1347 HAMPTON	02/21/25	\$225,000	\$225,000	\$110,400	49.07	\$220,085	\$59,605	\$54,690	41.4	129.0	0.12	0.12	\$1,440	\$505,127	\$11.60	40.00	2 AREA 2
004 03 0189 000	1318 HOLLYWOOD AVE	05/08/23	\$339,000	\$339,000	\$175,900	51.89	\$352,802	\$40,760	\$54,562	41.3	127.0	0.12	0.12	\$987	\$348,376	\$8.00	40.00	2 AREA 2
004 04 0003 000	1659 HOLLYWOOD AVE	05/16/24	\$292,500	\$292,500	\$147,700	50.50	\$295,285	\$56,585	\$59,370	44.9	119.0	0.12	0.12	\$1,259	\$460,041	\$10.56	45.00	2 AREA 2
004 04 0011 000	1597 HOLLYWOOD AVE	06/03/24	\$290,000	\$290,000	\$126,700	43.69	\$255,182	\$88,850	\$54,032	40.9	119.0	0.11	0.11	\$2,172	\$815,138	\$18.71	40.00	2 AREA 2
004 04 0021 000	1517 HOLLYWOOD AVE	07/17/23	\$367,500	\$367,500	\$182,300	49.61	\$371,729	\$49,803	\$54,032	40.9	119.0	0.11	0.11	\$1,218	\$456,908	\$10.49	40.00	2 AREA 2
004 04 0039 000	1359 HOLLYWOOD AVE	10/08/24	\$310,000	\$310,000	\$138,700	44.74	\$282,751	\$81,281	\$54,032	40.9	119.0	0.11	0.11	\$1,987	\$745,697	\$17.12	40.00	2 AREA 2
004 05 0006 000	1803 HAWTHORNE RD	05/08/23	\$290,500	\$290,500	\$160,800	55.35	\$325,759	\$50,006	\$85,265	64.5	147.0	0.23	0.23	\$775	\$218,367	\$5.01	68.00	2 AREA 2
004 05 0027 000	1497 HAWTHORNE RD	04/28/23	\$475,000	\$475,000	\$253,100	53.28	\$514,613	\$71,802	\$111,415	84.3	147.0	0.32	0.32	\$851	\$223,682	\$5.14	95.00	2 AREA 2
004 05 0041 001	1298 HAWTHORNE RD	06/20/24	\$110,000	\$110,000	\$48,100	43.73	\$96,132	\$110,000	\$96,132	72.8	147.0	0.27	0.27	\$1,512	\$411,985	\$9.46	79.00	2 AREA 2
004 05 0064 000	1636 HAWTHORNE RD	08/23/24	\$355,000	\$355,000	\$204,700	57.66	\$412,516	\$29,750	\$87,266	66.1	147.0	0.24	0.24	\$450	\$126,059	\$2.89	70.00	2 AREA 2
004 05 0087 000	1799 HOLLYWOOD AVE	02/26/24	\$385,000	\$385,000	\$234,200	60.83	\$471,093	(\$1,444)	\$84,649	64.1	120.0	0.19	0.19	(\$23)	(\$7,482)	(\$0.17)	70.00	2 AREA 2
004 05 0092 000	1727 HOLLYWOOD AVE	02/02/24	\$393,000	\$393,000	\$203,700	51.83	\$409,465	\$68,184	\$84,649	64.1	120.0	0.19	0.19	\$1,064	\$353,285	\$8.11	70.00	2 AREA 2
004 05 0093 000	1713 HOLLYWOOD AVE	07/15/24	\$340,000	\$340,000	\$171,800	50.53	\$344,267	\$80,382	\$84,649	64.1	120.0	0.19	0.19	\$1,254	\$416,487	\$9.56	70.00	2 AREA 2
004 06 0006 000	1828 ANITA	11/01/24	\$338,644	\$338,644	\$117,800	34.79	\$237,009	\$156,261	\$54,626	41.4	128.0	0.12	0.12	\$3,779	\$1,324,246	\$30.40	40.00	2 AREA 2
004 06 0050 000	1452 ANITA	10/20/23	\$199,999	\$199,999	\$94,800	47.40	\$191,982	\$62,643	\$54,626	41.4	128.0	0.12	0.12	\$1,515	\$530,873	\$12.19	40.00	2 AREA 2
004 06 0054 000	1420 ANITA	12/05/24	\$225,000	\$225,000	\$115,000	51.11	\$259,931	\$40,625	\$75,556	57.2	128.0	0.18	0.18	\$710	\$230,824	\$5.30	60.00	2 AREA 2
004 06 0069 000	1302 ANITA	06/30/23	\$220,000	\$220,000	\$112,200	51.00	\$223,704	\$50,922	\$54,626	41.4	128.0	0.12	0.12	\$1,231	\$431,542	\$9.91	40.00	2 AREA 2
004 06 0074 000	1319 ANITA	10/30/24	\$235,000	\$235,000	\$115,500	49.15	\$233,341	\$56,285	\$54,626	41.4	128.0	0.12	0.12	\$1,361	\$476,992	\$10.95	40.00	2 AREA 2
004 06 0097 000	1515 ANITA	08/23/23	\$283,500	\$283,500	\$109,000	38.45	\$220,626	\$117,500	\$54,626	41.4	128.0	0.12	0.12	\$2,841	\$995,763	\$22.86	40.00	2 AREA 2
004 06 0097 000	1515 ANITA	02/26/25	\$315,000	\$315,000	\$109,000	34.60	\$220,626	\$149,000	\$54,626	41.4	128.0	0.12	0.12	\$3,603	\$1,262,712	\$28.99	40.00	2 AREA 2
004 08 0248 002	1635 ALINE	06/17/24	\$285,000	\$285,000	\$137,600	48.28	\$275,731	\$73,276	\$64,007	48.5	112.0	0.13	0.13	\$1,512	\$568,031	\$13.04	50.00	2 AREA 2
004 08 0323 000	1530 ALINE	07/21/23	\$243,500	\$243,500	\$126,700	52.03	\$252,721	\$54,871	\$64,092	48.5	113.0	0.13	0.13	\$1,131	\$422,085	\$9.69	50.00	2 AREA 2
004 09 0412 000	1723 ALINE	09/20/24	\$225,000	\$225,000	\$126,400	56.18	\$256,298	\$34,206	\$65,504	49.6	106.0	0.13	0.13	\$690	\$269,339	\$6.18	52.00	2 AREA 2
004 09 0413 000	1735 ALINE	05/26/23	\$262,000	\$262,000	\$127,000	48.47	\$257,915	\$69,589	\$65,504	49.6	106.0	0.13	0.13	\$1,403	\$547,945	\$12.58	52.00	2 AREA 2
004 09 0418 000	1789 ALINE	12/23/24	\$307,000	\$307,000	\$140,500	45.77	\$282,056	\$90,448	\$65,504	49.6	106.0	0.13	0.13	\$1,824	\$712,189	\$16.35	52.00	2 AREA 2
004 09 0435 000	1740 ALINE	07/07/23	\$274,000	\$274,000	\$135,100	49.31	\$270,180	\$70,301	\$66,481	50.3	117.0	0.14	0.14	\$1,397	\$502,150	\$11.53	52.00	2 AREA 2
004 09 0441 000	1676 ALINE	01/19/24	\$245,000	\$245,000	\$135,300	55.22	\$275,089	\$36,477	\$66,566	50.4	118.0	0.14	0.14	\$724	\$258,702	\$5.94	52.00	2 AREA 2
005 02 0025 000	1372 VERNIER	10/05/23	\$295,000	\$295,000	\$150,600	51.05	\$301,346	\$49,172	\$55,518	42.0	125.0	0.12	0.12	\$1,170	\$416,712	\$9.57	41.00	2 AREA 2
005 02 0029 000	1400 VERNIER	09/13/24	\$245,000	\$245,000	\$132,400	54.04	\$268,617	\$31,901	\$55,518	42.0	125.0	0.12	0.12	\$759	\$270,347	\$6.21	41.00	2 AREA 2
005 02 0035 000	1456 VERNIER	10/27/23	\$300,000	\$300,000	\$168,800	56.27	\$338,083	\$17,435	\$55,518	42.0	125.0	0.12	0.12	\$415	\$147,754	\$3.39	41.00	2 AREA 2
005 02 0049 000	20739 TOLES LN	03/08/24	\$325,000	\$325,000	\$162,500	50.00	\$348,882	\$57,011	\$80,893	61.2	112.0	0.17	0.17	\$931	\$331,459	\$7.61	67.00	2 AREA 2
005 02 0056 000	20743 MARTER RD	06/17/24	\$340,000	\$340,000	\$153,600	45.18	\$311,908	\$92,119	\$64,027	48.5	125.0	0.14	0.14	\$1,901	\$653,326	\$15.00	49.00	2 AREA 2
005 06 0002 000	1084 VERNIER	10/10/23	\$225,000	\$225,000	\$132,300	58.80	\$268,284	\$15,783	\$59,067	44.7	115.0	0.12	0.12	\$353	\$132,630	\$3.04	45.00	2 AREA 2
005 06 0007 002	20740 VIRGINIA LN	06/27/24	\$335,000	\$335,000	\$154,100	46.00	\$312,191	\$115,794	\$92,985	70.4	135.0	0.24	0.24	\$1,645	\$484,494	\$11.12	77.00	2 AREA 2
005 07 0008 000	20737 CHRISTINE CT	10/07/24	\$330,000	\$330,000	\$148,000	44.85	\$296,294	\$97,186	\$63,480	48.1	106.0	0.12	0.12	\$2,022	\$796,607	\$18.29	50.00	2 AREA 2
005 07 0010 000	20721 CHRISTINE CT	05/23/23	\$285,000	\$285,000	\$137,800	48.35	\$277,410	\$71,070	\$63,480	48.1	106.0	0.12	0.12	\$1,479	\$582,541	\$13.37	50.00	2 AREA 2
Totals:			\$28,686,093	\$28,686,093	\$14,077,400		\$28,536,506	\$6,083,554	\$5,933,967	4,492.0		13.66	13.66					
						Sale. Ratio ==>	49.07	Average			Average	Average		Average				
						Std. Dev. ==>	8.03	per FF=>		\$1,354	per Net Acre=>		445,355.34	per SqFt=>		\$10.22		

AREA 3

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
003 08 0008 002	2132 VERNIER	05/04/23	\$214,300	\$214,300	\$138,700	64.72	\$282,606	(\$10,225)	\$58,081	50.2	141.0	0.16	0.16	(\$204)	(\$63,117)	(\$1.45)	50.00	3 AREA 3	
003 08 0012 002	2062 VERNIER	08/05/24	\$237,000	\$237,000	\$143,300	60.46	\$296,552	(\$1,471)	\$58,081	50.2	141.0	0.16	0.16	(\$29)	(\$9,080)	(\$0.21)	50.00	3 AREA 3	
003 08 0015 002	2032 VERNIER	05/17/24	\$255,000	\$255,000	\$152,700	59.88	\$315,469	\$1,300	\$61,769	53.3	141.0	0.18	0.18	\$24	\$7,429	\$0.17	54.00	3 AREA 3	
003 08 0021 002	1982 VERNIER	05/08/24	\$302,500	\$302,500	\$151,250	50.00	\$354,577	\$5,942	\$58,019	50.1	140.0	0.16	0.16	\$119	\$36,907	\$0.85	50.00	3 AREA 3	
007 01 1686 000	2013 VERNIER	10/04/23	\$234,900	\$234,900	\$147,500	62.79	\$301,690	(\$16,989)	\$49,801	43.0	100.0	0.10	0.10	(\$395)	(\$168,208)	(\$3.86)	44.00	3 AREA 3	
007 01 1729 002	2174 VAN ANTWERP ST	10/03/24	\$258,000	\$258,000	\$122,500	47.48	\$253,885	\$52,000	\$47,885	41.4	128.0	0.12	0.12	\$1,258	\$440,678	\$10.12	40.00	3 AREA 3	
007 01 1746 000	2032 VAN ANTWERP ST	05/30/24	\$310,000	\$310,000	\$125,100	40.35	\$259,981	\$97,324	\$47,305	40.9	118.0	0.11	0.11	\$2,382	\$901,148	\$20.69	40.00	3 AREA 3	
007 01 1758 002	1922 VAN ANTWERP ST	08/23/23	\$240,000	\$240,000	\$114,500	47.71	\$237,413	\$52,709	\$50,122	43.3	118.0	0.12	0.12	\$1,218	\$454,388	\$10.43	43.00	3 AREA 3	
007 01 1788 000	2041 VAN ANTWERP ST	06/20/23	\$230,000	\$230,000	\$141,300	61.43	\$293,879	(\$16,396)	\$47,483	41.0	121.0	0.11	0.11	(\$400)	(\$147,712)	(\$3.39)	40.00	3 AREA 3	
007 02 1814 000	1910 LENNON ST	08/22/23	\$300,000	\$300,000	\$141,500	47.17	\$287,608	\$69,966	\$57,574	49.7	133.0	0.15	0.15	\$1,407	\$457,294	\$10.50	50.00	3 AREA 3	
007 02 1823 000	2000 LENNON ST	12/18/23	\$267,900	\$267,900	\$136,300	50.88	\$281,508	\$34,553	\$48,161	41.6	133.0	0.12	0.12	\$831	\$283,221	\$6.50	40.00	3 AREA 3	
007 02 1836 000	2118 LENNON ST	03/17/25	\$270,000	\$270,000	\$143,000	52.96	\$291,806	\$26,355	\$48,161	41.6	133.0	0.12	0.12	\$634	\$216,025	\$4.96	40.00	3 AREA 3	
007 02 1882 000	1977 LENNON ST	02/26/25	\$315,000	\$315,000	\$131,500	41.75	\$273,723	\$89,438	\$48,161	41.6	133.0	0.12	0.12	\$2,150	\$733,098	\$16.83	40.00	3 AREA 3	
007 02 1913 000	1984 BEAUFAIT DR	09/17/24	\$275,000	\$275,000	\$136,100	49.49	\$276,798	\$46,363	\$48,161	41.6	133.0	0.12	0.12	\$1,115	\$380,025	\$8.72	40.00	3 AREA 3	
007 02 1926 001	2100 BEAUFAIT DR	09/12/23	\$352,500	\$352,500	\$145,200	41.19	\$300,631	\$105,728	\$53,859	46.5	133.0	0.14	0.14	\$2,273	\$755,200	\$17.34	46.00	3 AREA 3	
007 03 0059 000	2016 FLEETWOOD DR	12/19/24	\$224,500	\$224,500	\$130,200	58.00	\$266,945	\$5,716	\$48,161	41.6	133.0	0.12	0.12	\$137	\$46,852	\$1.08	40.00	3 AREA 3	
007 03 0065 000	2064 FLEETWOOD DR	01/12/24	\$250,000	\$250,000	\$131,400	52.56	\$269,036	\$29,125	\$48,161	41.6	133.0	0.12	0.12	\$700	\$238,730	\$5.48	40.00	3 AREA 3	
007 03 0069 000	2110 FLEETWOOD DR	01/12/24	\$299,000	\$299,000	\$155,600	52.04	\$318,248	\$28,913	\$48,161	41.6	133.0	0.12	0.12	\$695	\$236,992	\$5.44	40.00	3 AREA 3	
007 03 0132 000	2127 FLEETWOOD DR	08/02/23	\$205,000	\$205,000	\$109,200	53.27	\$225,480	\$27,517	\$47,997	41.4	130.0	0.12	0.12	\$664	\$231,235	\$5.31	40.00	3 AREA 3	
007 03 0159 000	1883 FLEETWOOD DR	03/13/25	\$335,000	\$335,000	\$162,700	48.57	\$332,719	\$50,278	\$47,997	41.4	130.0	0.12	0.12	\$1,213	\$422,504	\$9.70	40.00	3 AREA 3	
007 03 0169 000	1898 COUNTRY CLUB DR	08/16/24	\$282,000	\$282,000	\$120,000	42.55	\$247,518	\$82,140	\$47,658	41.2	124.0	0.11	0.11	\$1,996	\$720,526	\$16.54	40.00	3 AREA 3	
007 03 0257 000	2111 COUNTRY CLUB DR	08/23/24	\$315,000	\$315,000	\$122,600	38.92	\$252,846	\$109,812	\$47,658	41.2	124.0	0.11	0.11	\$2,668	\$963,263	\$22.11	40.00	3 AREA 3	
007 03 0265 000	2033 COUNTRY CLUB DR	12/28/23	\$267,500	\$267,500	\$146,200	54.65	\$298,651	\$16,507	\$47,658	41.2	124.0	0.11	0.11	\$401	\$144,798	\$3.32	40.00	3 AREA 3	
007 03 0294 000	1882 LOCHMOOR BLVD	10/06/23	\$232,000	\$232,000	\$111,100	47.89	\$230,591	\$53,839	\$52,430	45.3	125.0	0.13	0.13	\$1,189	\$417,357	\$9.58	45.00	3 AREA 3	
007 03 0307 000	2000 LOCHMOOR BLVD	11/30/23	\$285,000	\$285,000	\$131,200	46.04	\$267,134	\$65,581	\$47,715	41.2	125.0	0.12	0.12	\$1,592	\$570,270	\$13.09	40.00	3 AREA 3	
007 03 0312 000	2040 LOCHMOOR BLVD	02/19/25	\$263,500	\$263,500	\$114,100	43.30	\$231,938	\$79,277	\$47,715	41.2	125.0	0.12	0.12	\$1,924	\$689,365	\$15.83	40.00	3 AREA 3	
007 03 0385 000	2101 LOCHMOOR BLVD	06/08/23	\$321,000	\$321,000	\$163,700	51.00	\$332,501	\$43,707	\$55,208	47.7	125.0	0.14	0.14	\$917	\$316,717	\$7.27	48.00	3 AREA 3	
007 03 0396 000	2001 LOCHMOOR BLVD	03/21/25	\$280,000	\$280,000	\$140,300	50.11	\$286,781	\$40,934	\$47,715	41.2	125.0	0.12	0.12	\$993	\$355,948	\$8.17	40.00	3 AREA 3	
007 03 0411 000	1867 LOCHMOOR BLVD	12/20/23	\$215,000	\$215,000	\$124,200	57.77	\$253,056	\$9,659	\$47,715	41.2	125.0	0.12	0.12	\$234	\$83,991	\$1.93	40.00	3 AREA 3	
007 03 0413 000	1851 LOCHMOOR BLVD	04/28/23	\$279,000	\$279,000	\$148,200	53.12	\$302,245	\$29,185	\$52,430	45.3	125.0	0.13	0.13	\$645	\$226,240	\$5.19	45.00	3 AREA 3	
007 03 0443 000	2040 HUNT CLUB DR	01/21/25	\$345,000	\$345,000	\$153,300	44.43	\$313,030	\$79,628	\$47,658	41.2	124.0	0.11	0.11	\$1,935	\$698,491	\$16.04	40.00	3 AREA 3	
007 03 0519 000	2065 HUNT CLUB DR	08/29/23	\$275,000	\$275,000	\$128,400	46.69	\$266,447	\$56,211	\$47,658	41.2	124.0	0.11	0.11	\$1,366	\$493,079	\$11.32	40.00	3 AREA 3	
007 03 0530 000	1977 HUNT CLUB DR	05/30/23	\$320,000	\$320,000	\$147,800	46.19	\$301,931	\$65,727	\$47,658	41.2	124.0	0.11	0.11	\$1,597	\$576,553	\$13.24	40.00	3 AREA 3	
007 03 0531 000	1969 HUNT CLUB DR	04/25/24	\$300,000	\$300,000	\$129,800	43.27	\$264,953	\$82,705	\$47,658	41.2	124.0	0.11	0.11	\$2,010	\$725,482	\$16.65	40.00	3 AREA 3	
007 03 0538 000	1899 HUNT CLUB DR	06/27/23	\$324,900	\$324,900	\$152,600	46.97	\$317,068	\$55,490	\$47,658	41.2	124.0	0.11	0.11	\$1,348	\$486,754	\$11.17	40.00	3 AREA 3	
007 03 0560 000	2016 NORWOOD DR	11/09/23	\$295,000	\$295,000	\$154,700	52.44	\$321,509	\$21,149	\$47,658	41.2	124.0	0.11	0.11	\$514	\$185,518	\$4.26	40.00	3 AREA 3	
007 03 0563 000	2040 NORWOOD DR	06/17/24	\$340,000	\$340,000	\$164,000	48.24	\$336,201	\$51,457	\$47,658	41.2	124.0	0.11	0.11	\$1,250	\$451,377	\$10.36	40.00	3 AREA 3	
007 03 0643 000	2033 NORWOOD DR	08/01/24	\$325,000	\$325,000	\$145,700	44.83	\$302,879	\$69,779	\$47,658	41.2	124.0	0.11	0.11	\$1,696	\$612,096	\$14.05	40.00	3 AREA 3	
007 03 0654 000	1952 OXFORD	02/23/24	\$235,000	\$235,000	\$125,400	53.36	\$255,008	\$27,650	\$47,658	41.2	124.0	0.11	0.11	\$672	\$242,544	\$5.57	40.00	3 AREA 3	
007 04 0015 000	1874 LANCASTER ST	08/30/24	\$278,000	\$278,000	\$101,100	36.37	\$208,155	\$117,842	\$47,997	41.4	130.0	0.12	0.12	\$2,843	\$990,269	\$22.73	40.00	3 AREA 3	
007 04 0018 000	1898 LANCASTER ST	05/08/24	\$310,000	\$310,000	\$121,200	39.10	\$250,180	\$107,817	\$47,997	41.4	130.0	0.12	0.12	\$2,601	\$906,025	\$20.80	40.00	3 AREA 3	
007 04 0029 000	2000 LANCASTER ST	04/03/23	\$249,000	\$249,000	\$107,400	43.13	\$217,677	\$79,375	\$48,052	41.5	131.0	0.12	0.12	\$1,913	\$661,458	\$15.18	40.00	3 AREA 3	
007 04 0037 002	2072 LANCASTER ST	01/15/25	\$309,000	\$309,000	\$147,700	47.80	\$304,217	\$62,226	\$57,443	49.6	131.0	0.15	0.15	\$1,254	\$414,840	\$9.52	50.00	3 AREA 3	
007 04 0161 000	2119 LANCASTER ST	07/11/23	\$315,000	\$315,000	\$126,600	40.19	\$262,750	\$100,302	\$48,052	41.5	131.0	0.12	0.12	\$2,417	\$835,850	\$19.19	40.00	3 AREA 3	
007 04 0177 000	1977 LANCASTER ST	05/12/23	\$312,000	\$312,000	\$119,500	38.30	\$246,341	\$113,711	\$48,052	41.5	131.0	0.12	0.12	\$2,740	\$947,592	\$21.75	40.00	3 AREA 3	
011 01 1564 000	1786 OXFORD	03/04/24	\$205,900	\$205,900	\$98,200	47.69	\$201,526	\$50,171	\$45,797	39.5	125.0	0.11	0.11	\$1,269	\$460,284	\$10.57	38.00	3 AREA 3	
011 01 1584 000	1925 OXFORD	04/04/23	\$212,000	\$212,000	\$113,100	53.35	\$230,204	\$29,737	\$47,941	41.4	129.0	0.12	0.12	\$718	\$252,008	\$5.79	40.00	3 AREA 3	
011 01 1589 000	1883 OXFORD	10/15/24	\$279,000	\$279,000	\$104,000	37.28	\$214,855	\$113,134	\$48,989	42.3	149.0	0.14	0.14	\$2,674	\$825,796	\$18.96	40.00	3 AREA 3	
011 01 1599 000	1805 OXFORD	04/07/23	\$199,900	\$199,900	\$115,500	57.78	\$240,261	\$10,367	\$50,728	43.8	188.0	0.17	0.17	\$237	\$59,925	\$1.38	40.00	3 AREA 3	

011 01 1630 000	1828 KENMORE DR	05/31/24	\$235,000	\$235,000	\$143,800	61.19	\$297,810	(\$11,580)	\$51,230	44.2	176.0	0.17	0.17	(\$262)	(\$69,759)	(\$1.60)	41.00	3	AREA 3
011 01 1631 000	1830 KENMORE DR	09/28/23	\$285,000	\$285,000	\$143,500	50.35	\$292,080	\$43,974	\$51,054	44.1	172.0	0.16	0.16	\$997	\$271,444	\$6.23	41.00	3	AREA 3
011 01 1648 000	1899 KENMORE DR	09/12/23	\$265,000	\$265,000	\$115,000	43.40	\$237,103	\$75,894	\$47,997	41.4	130.0	0.12	0.12	\$1,831	\$637,765	\$14.64	40.00	3	AREA 3
011 01 1656 000	1837 KENMORE DR	05/20/24	\$313,000	\$313,000	\$130,700	41.76	\$267,744	\$93,253	\$47,997	41.4	130.0	0.12	0.12	\$2,250	\$783,639	\$17.99	40.00	3	AREA 3
Totals:			\$14,643,300	\$14,643,300	\$7,070,150		\$14,573,744	\$2,704,806	\$2,635,250	2,275.7		6.67	6.67						
						Sale. Ratio =>	48.28		Average										
						Std. Dev. =>	7.03		per FF=>	\$1,189		Average		per Net Acre=>	405,275.10		Average		
																	per SqFt=>	\$9.30	
007 04 0174 000	2001 LANCASTER ST	07/18/24	\$366,000	\$366,000	\$118,300	32.32	\$244,709	\$169,343	\$48,052	41.5	131.0	0.12	0.12	\$4,081	\$1,411,192	\$32.40	40.00	3	AREA 3

AREA 4A

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
011 02 0183 000	1726 HUNTINGTON BLVD	08/15/24	\$286,000	\$286,000	\$138,900	48.57	\$288,918	\$43,829	\$46,747	42.3	149.0	0.14	0.14	\$1,036	\$319,920	\$7.34	40.00	4A	AREA 4A
011 02 0336 000	1729 HUNTINGTON BLVD	08/28/24	\$310,000	\$310,000	\$131,000	42.26	\$272,229	\$84,518	\$46,747	42.3	149.0	0.14	0.14	\$1,998	\$616,920	\$14.16	40.00	4A	AREA 4A
011 03 0044 002	1891 MANCHESTER BLVD	09/18/24	\$322,000	\$322,000	\$136,100	42.27	\$287,511	\$82,747	\$48,258	43.7	142.0	0.14	0.14	\$1,895	\$603,993	\$13.87	42.00	4A	AREA 4A
011 03 0047 002	1915 MANCHESTER BLVD	08/05/24	\$269,000	\$269,000	\$116,800	43.42	\$262,765	\$61,716	\$55,481	50.2	142.0	0.16	0.16	\$1,229	\$378,626	\$8.69	50.00	4A	AREA 4A
011 03 0116 002	1922 MANCHESTER BLVD	06/27/24	\$310,000	\$310,000	\$128,100	41.32	\$264,655	\$96,342	\$50,997	46.2	142.0	0.15	0.15	\$2,088	\$655,388	\$15.05	45.00	4A	AREA 4A
011 03 0128 000	1850 MANCHESTER BLVD	04/06/23	\$325,000	\$325,000	\$150,100	46.18	\$311,535	\$77,659	\$64,194	58.1	142.0	0.20	0.20	\$1,337	\$396,219	\$9.10	60.00	4A	AREA 4A
011 03 0144 002	1746 MANCHESTER BLVD	02/06/25	\$310,000	\$310,000	\$141,800	45.74	\$298,167	\$57,313	\$45,480	41.2	142.0	0.13	0.13	\$1,392	\$451,283	\$10.36	39.00	4A	AREA 4A
011 04 0534 002	2286 STANHOPE ST	02/05/24	\$223,500	\$223,500	\$141,800	63.45	\$293,749	(\$17,568)	\$52,681	47.7	125.0	0.14	0.14	(\$368)	(\$127,304)	(\$2.92)	48.00	4A	AREA 4A
011 04 0556 002	2104 STANHOPE ST	02/12/25	\$251,000	\$251,000	\$119,900	47.77	\$270,316	\$33,365	\$52,681	47.7	125.0	0.14	0.14	\$700	\$241,775	\$5.55	48.00	4A	AREA 4A
011 04 0566 002	2010 STANHOPE ST	08/28/23	\$271,000	\$271,000	\$119,700	44.17	\$274,261	\$48,541	\$51,802	46.9	125.0	0.14	0.14	\$1,035	\$359,563	\$8.25	47.00	4A	AREA 4A
011 04 0573 002	1954 STANHOPE ST	05/04/23	\$280,000	\$280,000	\$150,300	53.68	\$316,837	\$13,193	\$50,030	45.3	125.0	0.13	0.13	\$291	\$102,271	\$2.35	45.00	4A	AREA 4A
011 04 0586 000	1846 STANHOPE ST	07/14/23	\$275,000	\$275,000	\$130,400	47.42	\$269,952	\$55,966	\$50,918	46.1	125.0	0.13	0.13	\$1,215	\$423,985	\$9.73	46.00	4A	AREA 4A
011 04 0587 002	1836 STANHOPE ST	10/04/24	\$367,000	\$367,000	\$143,500	39.10	\$302,016	\$116,786	\$51,802	46.9	125.0	0.14	0.14	\$2,491	\$865,081	\$19.86	47.00	4A	AREA 4A
011 04 0588 002	1830 STANHOPE ST	04/21/23	\$345,000	\$345,000	\$158,600	45.97	\$330,477	\$81,665	\$67,142	60.8	125.0	0.19	0.19	\$1,344	\$436,711	\$10.03	65.00	4A	AREA 4A
011 04 0595 000	1774 STANHOPE ST	06/07/24	\$320,000	\$320,000	\$122,600	38.31	\$275,441	\$104,155	\$59,596	53.9	125.0	0.16	0.16	\$1,931	\$646,925	\$14.85	56.00	4A	AREA 4A
011 04 0605 002	1694 STANHOPE ST	12/19/23	\$245,000	\$245,000	\$121,300	49.51	\$255,120	\$39,910	\$50,030	45.3	125.0	0.13	0.13	\$881	\$309,380	\$7.10	45.00	4A	AREA 4A
011 04 0606 002	1676 STANHOPE ST	11/04/24	\$239,000	\$239,000	\$123,600	51.72	\$259,534	\$31,268	\$51,802	46.9	125.0	0.14	0.14	\$667	\$231,615	\$5.32	47.00	4A	AREA 4A
011 04 0608 000	1668 STANHOPE ST	03/06/25	\$356,000	\$356,000	\$177,500	49.86	\$370,655	\$55,773	\$70,428	63.7	125.0	0.20	0.20	\$875	\$281,682	\$6.47	69.00	4A	AREA 4A
011 04 0610 000	1677 ALLARD	08/09/24	\$320,000	\$320,000	\$161,000	50.31	\$336,379	\$30,437	\$46,816	42.4	116.0	0.11	0.11	\$718	\$271,759	\$6.24	42.00	4A	AREA 4A
011 04 0618 002	1741 ALLARD	02/14/25	\$298,000	\$298,000	\$142,400	47.79	\$296,767	\$52,457	\$51,224	46.4	116.0	0.13	0.13	\$1,132	\$419,656	\$9.63	47.00	4A	AREA 4A
011 04 0634 002	1881 ALLARD	07/12/24	\$352,000	\$352,000	\$168,700	47.93	\$358,289	\$44,061	\$50,350	45.6	116.0	0.12	0.12	\$967	\$361,156	\$8.29	46.00	4A	AREA 4A
011 04 0660 000	2087 ALLARD	01/26/24	\$299,000	\$299,000	\$118,400	39.60	\$269,448	\$85,091	\$55,539	50.3	116.0	0.14	0.14	\$1,693	\$616,601	\$14.16	52.00	4A	AREA 4A
011 04 0680 002	2273 ALLARD	07/17/23	\$204,000	\$204,000	\$111,700	54.75	\$254,106	\$8,825	\$58,931	53.3	116.0	0.15	0.15	\$165	\$59,228	\$1.36	56.00	4A	AREA 4A
011 04 0683 002	2289 ALLARD	05/23/23	\$215,000	\$215,000	\$106,900	49.72	\$238,591	\$35,340	\$58,931	53.3	116.0	0.15	0.15	\$663	\$237,181	\$5.44	56.00	4A	AREA 4A
011 04 0690 002	2355 ALLARD	06/14/24	\$265,500	\$265,500	\$132,750	50.00	\$315,170	\$10,102	\$59,772	54.1	116.0	0.15	0.15	\$187	\$66,461	\$1.53	57.00	4A	AREA 4A
011 04 0702 002	2312 ALLARD	07/24/23	\$272,000	\$272,000	\$129,300	47.54	\$291,400	\$39,143	\$58,543	53.0	111.0	0.14	0.14	\$739	\$273,727	\$6.28	56.00	4A	AREA 4A
011 04 0731 002	2060 ALLARD	04/03/24	\$165,000	\$165,000	\$107,300	65.03	\$244,698	(\$27,086)	\$52,612	47.6	111.0	0.13	0.13	(\$569)	(\$216,688)	(\$4.97)	49.00	4A	AREA 4A
011 04 0731 002	2060 ALLARD	02/03/25	\$280,000	\$280,000	\$107,300	38.32	\$244,698	\$87,914	\$52,612	47.6	111.0	0.13	0.13	\$1,846	\$703,312	\$16.15	49.00	4A	AREA 4A
011 04 0733 000	2040 ALLARD	05/22/24	\$305,000	\$305,000	\$143,800	47.15	\$296,802	\$65,903	\$57,705	52.2	111.0	0.14	0.14	\$1,262	\$470,736	\$10.81	55.00	4A	AREA 4A
011 04 0769 002	1748 ALLARD	07/05/23	\$306,000	\$306,000	\$113,000	36.93	\$233,901	\$121,179	\$49,080	44.4	110.0	0.11	0.11	\$2,728	\$1,062,974	\$24.40	45.00	4A	AREA 4A
011 05 0818 002	1889 STANHOPE ST	07/21/23	\$375,000	\$375,000	\$211,900	56.51	\$439,580	\$6,586	\$71,166	64.4	134.0	0.21	0.21	\$102	\$31,066	\$0.71	69.00	4A	AREA 4A
011 05 0820 000	1897 STANHOPE ST	10/27/23	\$350,000	\$350,000	\$131,600	37.60	\$273,515	\$127,040	\$50,555	45.8	134.0	0.14	0.14	\$2,777	\$920,580	\$21.13	45.00	4A	AREA 4A
016 01 0846 000	2137 STANHOPE ST	08/09/24	\$259,000	\$259,000	\$107,900	41.66	\$242,649	\$67,803	\$51,452	46.6	134.0	0.14	0.14	\$1,456	\$477,486	\$10.96	46.00	4A	AREA 4A
016 01 0860 000	2279 STANHOPE ST	07/03/24	\$275,000	\$275,000	\$106,300	38.65	\$242,184	\$84,268	\$51,452	46.6	134.0	0.14	0.14	\$1,810	\$593,437	\$13.62	46.00	4A	AREA 4A
016 01 0864 000	2313 STANHOPE ST	07/26/24	\$239,900	\$239,900	\$126,400	52.69	\$285,637	\$5,715	\$51,452	46.6	134.0	0.14	0.14	\$123	\$40,246	\$0.92	46.00	4A	AREA 4A
016 01 0866 000	2329 STANHOPE ST	05/01/23	\$310,000	\$310,000	\$115,000	37.10	\$263,745	\$97,707	\$51,452	46.6	134.0	0.14	0.14	\$2,098	\$688,077	\$15.80	46.00	4A	AREA 4A
016 01 0868 000	2345 STANHOPE ST	11/25/24	\$224,500	\$224,500	\$142,700	63.56	\$296,110	(\$20,158)	\$51,452	46.6	134.0	0.14	0.14	(\$433)	(\$141,958)	(\$3.26)	46.00	4A	AREA 4A
Totals:			\$10,619,400	\$10,619,400	\$4,936,350		\$10,627,807	\$1,989,505	\$1,997,912	1,808.1		5.32	5.32						
						Sale. Ratio =>	46.48			Average						Average			
						Std. Dev. =>	7.31			per FF=>	\$1,100			Average		per Net Acre=>	374,318.91		
																Average	\$8.59		

AREA 4B

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
015 01 0101 000	1738 BOURNEMOUTH RD	08/29/23	\$299,000	\$299,000	\$139,800	46.76	\$289,535	\$54,555	\$45,090	41.0	120.0	0.11	0.11	\$1,332	\$495,955	\$11.39	40.00	4B	AREA 4B
015 01 0108 002	1755 NEWCASTLE RD	06/21/23	\$325,000	\$325,000	\$164,000	50.46	\$340,603	\$33,942	\$49,545	45.0	120.0	0.12	0.12	\$754	\$273,726	\$6.28	45.00	4B	AREA 4B
015 01 0133 000	1614 NEWCASTLE RD	11/15/24	\$280,000	\$280,000	\$158,700	56.68	\$324,794	\$4,751	\$49,545	45.0	120.0	0.12	0.12	\$106	\$38,315	\$0.88	45.00	4B	AREA 4B
015 01 0143 000	1694 NEWCASTLE RD	11/08/23	\$345,000	\$345,000	\$168,400	48.81	\$350,081	\$45,343	\$50,424	45.8	120.0	0.13	0.13	\$990	\$357,031	\$8.20	46.00	4B	AREA 4B
015 01 0149 002	1750 NEWCASTLE RD	06/06/23	\$315,000	\$315,000	\$155,800	49.46	\$318,589	\$45,073	\$48,662	44.2	120.0	0.12	0.12	\$1,020	\$372,504	\$8.55	44.00	4B	AREA 4B
015 01 0164 004	1669 PRESTWICK RD	06/26/23	\$385,000	\$385,000	\$163,100	42.36	\$337,470	\$104,075	\$56,545	51.4	121.0	0.15	0.15	\$2,026	\$707,993	\$16.25	53.00	4B	AREA 4B
015 01 0196 000	1772 PRESTWICK RD	06/26/23	\$350,000	\$350,000	\$169,700	48.49	\$352,024	\$68,969	\$70,993	64.5	146.0	0.23	0.23	\$1,070	\$302,496	\$6.94	68.00	4B	AREA 4B
015 01 0207 000	1870 PRESTWICK RD	11/08/24	\$385,000	\$385,000	\$193,500	50.26	\$396,034	\$35,591	\$46,625	42.3	150.0	0.14	0.14	\$840	\$257,906	\$5.92	40.00	4B	AREA 4B
015 02 0014 000	19282 RAYMOND ST	03/07/25	\$230,000	\$230,000	\$104,400	45.39	\$212,302	\$64,025	\$46,327	42.1	126.0	0.12	0.12	\$1,522	\$538,025	\$12.35	41.00	4B	AREA 4B
015 02 0015 000	19276 RAYMOND ST	03/26/24	\$260,000	\$260,000	\$127,000	48.85	\$258,630	\$47,697	\$46,327	42.1	126.0	0.12	0.12	\$1,134	\$400,815	\$9.20	41.00	4B	AREA 4B
015 02 0017 000	19258 RAYMOND ST	01/27/25	\$244,000	\$244,000	\$109,200	44.75	\$222,002	\$68,325	\$46,327	42.1	126.0	0.12	0.12	\$1,624	\$574,160	\$13.18	41.00	4B	AREA 4B
015 02 0018 000	19250 RAYMOND ST	03/05/24	\$250,000	\$250,000	\$111,300	44.52	\$226,652	\$69,675	\$46,327	42.1	126.0	0.12	0.12	\$1,656	\$585,504	\$13.44	41.00	4B	AREA 4B
015 02 0019 000	19242 RAYMOND ST	06/18/24	\$271,000	\$271,000	\$105,600	38.97	\$214,913	\$102,414	\$46,327	42.1	126.0	0.12	0.12	\$2,434	\$860,622	\$19.76	41.00	4B	AREA 4B
015 02 0020 000	19234 RAYMOND ST	04/23/24	\$206,300	\$206,300	\$123,900	60.06	\$253,013	(\$386)	\$46,327	42.1	126.0	0.12	0.12	(\$9)	(\$3,244)	(\$0.07)	41.00	4B	AREA 4B
015 02 0022 000	19216 RAYMOND ST	12/03/24	\$210,000	\$210,000	\$105,100	50.05	\$213,990	\$42,337	\$46,327	42.1	126.0	0.12	0.12	\$1,006	\$355,773	\$8.17	41.00	4B	AREA 4B
015 02 0023 000	19210 RAYMOND ST	05/03/24	\$210,000	\$210,000	\$105,400	50.19	\$214,554	\$41,773	\$46,327	42.1	126.0	0.12	0.12	\$993	\$351,034	\$8.06	41.00	4B	AREA 4B
015 02 0025 000	19201 RAYMOND ST	03/28/24	\$220,000	\$220,000	\$103,100	46.86	\$210,014	\$57,215	\$47,229	42.9	126.0	0.12	0.12	\$1,334	\$472,851	\$10.86	42.00	4B	AREA 4B
015 02 0028 000	19229 RAYMOND ST	05/19/23	\$225,000	\$225,000	\$121,900	54.18	\$249,867	\$21,460	\$46,327	42.1	126.0	0.12	0.12	\$510	\$180,336	\$4.14	41.00	4B	AREA 4B
015 02 0035 000	19283 RAYMOND ST	04/05/24	\$240,000	\$240,000	\$128,500	53.54	\$266,170	\$20,157	\$46,327	42.1	126.0	0.12	0.12	\$479	\$169,387	\$3.89	41.00	4B	AREA 4B
015 02 0037 000	19299 RAYMOND ST	09/29/23	\$255,000	\$255,000	\$114,800	45.02	\$233,573	\$67,754	\$46,327	42.1	126.0	0.12	0.12	\$1,610	\$569,361	\$13.07	41.00	4B	AREA 4B
015 02 0046 000	19234 LINVILLE ST	05/21/24	\$248,500	\$248,500	\$115,300	46.40	\$234,674	\$60,153	\$46,327	42.1	126.0	0.12	0.12	\$1,430	\$505,487	\$11.60	41.00	4B	AREA 4B
015 02 0050 000	19202 LINVILLE ST	07/26/24	\$200,000	\$200,000	\$115,600	57.80	\$235,145	\$12,981	\$48,126	43.7	126.0	0.12	0.12	\$297	\$104,685	\$2.40	43.00	4B	AREA 4B
015 02 0062 000	19291 LINVILLE ST	10/02/23	\$185,009	\$185,009	\$111,900	60.48	\$228,136	\$2,294	\$45,421	41.3	126.0	0.12	0.12	\$56	\$19,776	\$0.45	40.00	4B	AREA 4B
015 02 0062 000	19291 LINVILLE ST	03/04/24	\$255,000	\$255,000	\$111,900	43.88	\$228,136	\$72,285	\$45,421	41.3	126.0	0.12	0.12	\$1,752	\$623,147	\$14.31	40.00	4B	AREA 4B
015 03 0065 000	1591 BOURNEMOUTH RD	01/30/25	\$210,000	\$210,000	\$100,700	47.95	\$204,842	\$52,713	\$47,555	43.2	150.0	0.14	0.14	\$1,220	\$373,851	\$8.58	41.00	4B	AREA 4B
015 03 0066 000	1599 BOURNEMOUTH RD	05/31/24	\$200,000	\$200,000	\$106,300	53.15	\$216,463	\$31,092	\$47,555	43.2	150.0	0.14	0.14	\$720	\$220,511	\$5.06	41.00	4B	AREA 4B
015 03 0067 000	1605 BOURNEMOUTH RD	10/07/24	\$253,000	\$253,000	\$107,600	42.53	\$219,256	\$81,299	\$47,555	43.2	150.0	0.14	0.14	\$1,882	\$576,589	\$13.24	41.00	4B	AREA 4B
015 03 0068 000	1613 BOURNEMOUTH RD	05/10/24	\$261,100	\$261,100	\$107,000	40.98	\$217,509	\$91,146	\$47,555	43.2	150.0	0.14	0.14	\$2,110	\$646,426	\$14.84	41.00	4B	AREA 4B
015 03 0070 000	1629 BOURNEMOUTH RD	04/30/24	\$206,000	\$206,000	\$111,400	54.08	\$226,520	\$27,035	\$47,555	43.2	150.0	0.14	0.14	\$626	\$191,738	\$4.40	41.00	4B	AREA 4B
015 03 0071 000	1637 BOURNEMOUTH RD	06/20/24	\$210,000	\$210,000	\$95,000	45.24	\$202,869	\$54,686	\$47,555	43.2	150.0	0.14	0.14	\$1,266	\$387,844	\$8.90	41.00	4B	AREA 4B
015 03 0072 000	1645 BOURNEMOUTH RD	06/24/24	\$210,000	\$210,000	\$97,000	46.19	\$196,486	\$61,069	\$47,555	43.2	150.0	0.14	0.14	\$1,414	\$433,113	\$9.94	41.00	4B	AREA 4B
015 03 0073 000	1653 BOURNEMOUTH RD	12/13/24	\$255,000	\$255,000	\$114,500	44.90	\$237,570	\$64,985	\$47,555	43.2	150.0	0.14	0.14	\$1,505	\$460,887	\$10.58	41.00	4B	AREA 4B
015 03 0074 000	1661 BOURNEMOUTH RD	04/26/24	\$210,000	\$210,000	\$117,100	55.76	\$240,872	\$16,683	\$47,555	43.2	150.0	0.14	0.14	\$386	\$118,319	\$2.72	41.00	4B	AREA 4B
015 03 0076 000	1677 BOURNEMOUTH RD	05/24/24	\$175,000	\$175,000	\$91,500	52.29	\$186,176	\$37,304	\$48,480	44.0	150.0	0.15	0.15	\$847	\$257,269	\$5.91	42.00	4B	AREA 4B
015 03 0077 000	1685 BOURNEMOUTH RD	11/13/24	\$242,877	\$242,877	\$107,000	44.06	\$217,500	\$73,857	\$48,480	44.0	150.0	0.15	0.15	\$1,677	\$509,359	\$11.69	42.00	4B	AREA 4B
015 03 0078 000	1699 BOURNEMOUTH RD	07/26/24	\$260,000	\$260,000	\$107,900	41.50	\$219,389	\$89,091	\$48,480	44.0	150.0	0.15	0.15	\$2,023	\$614,421	\$14.11	42.00	4B	AREA 4B
015 03 0079 000	1705 BOURNEMOUTH RD	08/21/24	\$210,000	\$210,000	\$104,300	49.67	\$212,011	\$46,469	\$48,480	44.0	150.0	0.15	0.15	\$1,055	\$320,476	\$7.36	42.00	4B	AREA 4B
015 05 0166 000	1863 PRESTWICK RD	08/12/24	\$257,000	\$257,000	\$128,900	50.16	\$263,814	\$41,021	\$47,835	43.4	121.0	0.12	0.12	\$944	\$344,714	\$7.91	43.00	4B	AREA 4B
015 05 0170 000	1831 PRESTWICK RD	05/22/24	\$243,900	\$243,900	\$127,000	52.07	\$260,000	\$31,735	\$47,835	43.4	121.0	0.12	0.12	\$730	\$266,681	\$6.12	43.00	4B	AREA 4B
015 05 0194 000	1843 NEWCASTLE RD	08/29/24	\$246,550	\$246,550	\$125,000	50.70	\$279,877	\$14,448	\$47,775	43.4	120.0	0.12	0.12	\$333	\$122,441	\$2.81	43.00	4B	AREA 4B
015 05 0204 000	1794 BOURNEMOUTH RD	10/20/23	\$290,000	\$290,000	\$131,200	45.24	\$268,239	\$68,646	\$46,885	42.6	120.0	0.12	0.12	\$1,612	\$591,776	\$13.59	42.00	4B	AREA 4B
Totals:			\$10,334,236	\$10,334,236	\$5,007,300		\$10,280,294	\$2,025,737	\$1,971,795	1,790.9		5.35	5.35						
						Sale. Ratio ==>	48.45			Average		Average			Average				
						Std. Dev. ==>	5.13			per FF==>	\$1,131	per Net Acre==>	378,996.63		per SqFt==>	\$8.70			

AREA 4C

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
003 04 0033 000	2158 HAWTHORNE RD	04/28/23	\$281,000	\$281,000	\$140,600	50.04	\$278,327	\$57,568	\$54,895	47.8	128.0	0.15	0.15	\$1,204	\$391,619	\$8.99	50.00	1	AREA 4C
003 04 0034 002	2174 HAWTHORNE RD	05/29/24	\$300,000	\$300,000	\$157,600	52.53	\$310,523	\$52,992	\$63,515	55.3	128.0	0.18	0.18	\$958	\$301,091	\$6.91	60.00	1	AREA 4C
003 04 0035 002	2182 HAWTHORNE RD	04/12/23	\$270,000	\$270,000	\$124,000	45.93	\$248,255	\$76,640	\$54,895	47.8	128.0	0.15	0.15	\$1,603	\$521,361	\$11.97	50.00	1	AREA 4C
003 04 0121 000	2151 HAWTHORNE RD	09/13/23	\$230,000	\$230,000	\$121,400	52.78	\$235,746	\$40,174	\$45,920	40.0	128.0	0.12	0.12	\$1,004	\$340,458	\$7.82	40.00	1	AREA 4C
Totals:			\$1,081,000	\$1,081,000	\$543,600		\$1,072,851	\$227,374	\$219,225	191.0		0.59	0.59						
					Sale. Ratio =>	50.29			Average			Average				Average			
					Std. Dev. =>	3.18			per FF=>	\$1,191		per Net Acre=>	386,690.48			per SqFt=>	\$8.88		

003 04 0145 000 1945 HAWTHORNE RD 08/02/24 \$216,000 \$216,000 \$118,900 55.05 \$235,446 \$26,474 \$45,920 40.0 128.0 0.12 0.12 \$662 \$224,356 \$5.15 40.00 1 AREA 4C

AREA 5

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
001 04 0001 000	1159 S BRY'S DR	08/25/23	\$420,000	\$420,000	\$199,600	47.52	\$415,653	\$114,900	\$110,553	92.1	117.0	0.27	0.27	\$1,247	\$423,985	\$9.73	101.00	5 AREA 5	
001 04 0011 000	1031 S BRY'S DR	08/27/24	\$285,000	\$285,000	\$159,800	56.07	\$338,526	\$14,458	\$67,984	56.7	117.0	0.15	0.15	\$255	\$97,689	\$2.24	55.00	5 AREA 5	
001 04 0014 000	989 S BRY'S DR	05/12/23	\$336,000	\$336,000	\$168,200	50.06	\$350,966	\$77,623	\$92,589	77.2	90.0	0.18	0.18	\$1,006	\$441,040	\$10.12	85.00	5 AREA 5	
001 04 0020 002	899 S BRY'S DR	05/31/24	\$395,000	\$395,000	\$190,000	48.10	\$414,123	\$64,268	\$83,391	69.5	117.0	0.19	0.19	\$925	\$336,482	\$7.72	71.00	5 AREA 5	
001 04 0032 002	922 S BRY'S DR	05/12/23	\$281,000	\$281,000	\$163,600	58.22	\$342,149	\$13,673	\$74,822	62.4	117.0	0.17	0.17	\$219	\$81,874	\$1.88	62.00	5 AREA 5	
001 04 0036 000	911 N BRY'S DR	06/03/24	\$396,500	\$396,500	\$192,300	48.50	\$402,872	\$75,030	\$81,402	67.8	116.0	0.18	0.18	\$1,106	\$407,772	\$9.36	69.00	5 AREA 5	
001 04 0063 000	21243 RIVER RD	08/08/23	\$305,000	\$305,000	\$179,200	58.75	\$373,284	\$20,734	\$89,018	74.2	145.0	0.25	0.25	\$280	\$84,285	\$1.93	74.00	5 AREA 5	
001 04 0065 000	21229 RIVER RD	07/10/24	\$650,000	\$650,000	\$272,600	41.94	\$580,707	\$154,874	\$85,581	71.3	150.0	0.24	0.24	\$2,172	\$642,631	\$14.75	70.00	5 AREA 5	
005 01 0101 000	1075 HAWTHORNE RD	07/14/23	\$330,000	\$330,000	\$148,100	44.88	\$307,751	\$96,548	\$74,299	61.9	133.0	0.18	0.18	\$1,559	\$527,585	\$12.11	60.00	5 AREA 5	
005 01 0110 000	1183 HAWTHORNE RD	11/01/24	\$410,000	\$410,000	\$153,500	37.44	\$319,800	\$164,499	\$74,299	61.9	133.0	0.18	0.18	\$2,657	\$898,902	\$20.64	60.00	5 AREA 5	
005 01 0113 000	1219 HAWTHORNE RD	02/29/24	\$379,000	\$379,000	\$164,500	43.40	\$348,195	\$105,104	\$74,299	61.9	133.0	0.18	0.18	\$1,698	\$574,339	\$13.19	60.00	5 AREA 5	
005 01 0114 000	1231 HAWTHORNE RD	06/14/23	\$341,000	\$341,000	\$142,600	41.82	\$295,006	\$120,125	\$74,131	61.8	131.0	0.18	0.18	\$1,945	\$667,361	\$15.32	60.00	5 AREA 5	
005 05 0123 000	1063 ANITA	05/18/23	\$342,500	\$342,500	\$165,300	48.26	\$346,332	\$59,940	\$63,772	53.1	127.0	0.15	0.15	\$1,128	\$410,548	\$9.42	50.00	5 AREA 5	
005 05 0144 000	1103 ANITA	09/08/23	\$183,330	\$183,330	\$132,000	72.00	\$275,367	(\$28,265)	\$63,772	53.1	127.0	0.15	0.15	(\$532)	(\$193,596)	(\$4.44)	50.00	5 AREA 5	
005 05 0144 000	1103 ANITA	03/15/24	\$290,000	\$290,000	\$132,000	45.52	\$275,367	\$78,405	\$63,772	53.1	127.0	0.15	0.15	\$1,475	\$537,021	\$12.33	50.00	5 AREA 5	
005 05 0149 000	1115 ANITA	05/21/24	\$335,500	\$335,500	\$175,000	52.16	\$366,185	\$43,102	\$73,787	61.5	127.0	0.18	0.18	\$701	\$246,297	\$5.65	60.00	5 AREA 5	
005 05 0181 000	1175 ANITA	08/21/24	\$320,000	\$320,000	\$149,300	46.66	\$316,597	\$67,175	\$63,772	53.1	127.0	0.15	0.15	\$1,264	\$460,103	\$10.56	50.00	5 AREA 5	
005 05 0216 000	1248 ANITA	12/20/24	\$275,000	\$275,000	\$128,500	46.73	\$271,835	\$67,013	\$63,848	53.2	128.0	0.15	0.15	\$1,259	\$455,871	\$10.47	50.00	5 AREA 5	
005 05 0226 000	1222 ANITA	02/28/25	\$238,620	\$238,620	\$154,200	64.62	\$322,530	(\$10,036)	\$73,874	61.6	128.0	0.18	0.18	(\$163)	(\$57,023)	(\$1.31)	60.00	5 AREA 5	
005 05 0320 000	1030 ANITA	08/08/23	\$330,000	\$330,000	\$152,100	46.09	\$317,512	\$86,362	\$73,874	61.6	128.0	0.18	0.18	\$1,403	\$490,693	\$11.26	60.00	5 AREA 5	
005 08 0042 000	1033 HOLLYWOOD AVE	11/07/23	\$390,000	\$390,000	\$217,300	55.72	\$453,727	\$13,675	\$77,402	64.5	114.0	0.17	0.17	\$212	\$80,441	\$1.85	65.00	5 AREA 5	
006 01 0032 000	735 HAMPTON	12/10/24	\$325,000	\$325,000	\$153,700	47.29	\$317,907	\$92,929	\$85,836	71.5	153.0	0.25	0.25	\$1,299	\$377,760	\$8.67	70.00	5 AREA 5	
006 01 0048 000	951 HAMPTON	08/02/24	\$400,000	\$400,000	\$172,900	43.23	\$357,290	\$128,630	\$85,920	71.6	154.0	0.25	0.25	\$1,797	\$520,769	\$11.96	70.00	5 AREA 5	
006 01 0081 000	998 HAMPTON	12/08/23	\$257,500	\$257,500	\$163,600	63.53	\$345,786	(\$12,634)	\$75,652	63.0	150.0	0.21	0.21	(\$200)	(\$61,034)	(\$1.40)	60.00	5 AREA 5	
006 01 0110 000	596 HAMPTON	08/18/23	\$399,000	\$399,000	\$229,300	57.47	\$479,208	\$10,230	\$90,438	75.4	150.0	0.26	0.26	\$136	\$39,651	\$0.91	75.00	5 AREA 5	
006 01 0159 002	681 ROSLYN	08/22/23	\$442,000	\$442,000	\$220,800	49.95	\$457,674	\$102,699	\$118,373	98.6	150.0	0.36	0.36	\$1,041	\$283,699	\$6.51	105.00	5 AREA 5	
006 01 0167 000	791 ROSLYN	06/08/23	\$435,000	\$435,000	\$193,000	44.37	\$408,168	\$112,413	\$85,581	71.3	150.0	0.24	0.24	\$1,576	\$466,444	\$10.71	70.00	5 AREA 5	
006 01 0169 000	831 ROSLYN	08/30/24	\$275,000	\$275,000	\$130,300	47.38	\$273,011	\$82,644	\$80,655	67.2	150.0	0.22	0.22	\$1,230	\$368,946	\$8.47	65.00	5 AREA 5	
006 01 0173 000	879 ROSLYN	03/31/25	\$415,000	\$415,000	\$167,000	40.24	\$353,307	\$137,345	\$75,652	63.0	150.0	0.21	0.21	\$2,179	\$663,502	\$15.23	60.00	5 AREA 5	
006 01 0181 000	977 ROSLYN	02/05/24	\$334,615	\$334,615	\$174,200	52.06	\$364,582	\$45,685	\$75,652	63.0	150.0	0.21	0.21	\$725	\$220,700	\$5.07	60.00	5 AREA 5	
006 01 0205 000	1058 ROSLYN	06/16/23	\$425,000	\$425,000	\$206,200	48.52	\$431,108	\$69,544	\$75,652	63.0	150.0	0.21	0.21	\$1,103	\$335,961	\$7.71	60.00	5 AREA 5	
006 01 0245 001	100 ROSLYN	07/12/24	\$650,000	\$650,000	\$230,800	35.51	\$492,287	\$234,372	\$76,659	63.9	150.0	0.21	0.21	\$3,669	\$1,116,057	\$25.62	61.00	5 AREA 5	
006 01 0247 000	1178 HAMPTON	02/27/25	\$389,900	\$389,900	\$168,500	43.22	\$349,485	\$127,947	\$87,532	72.9	150.0	0.25	0.25	\$1,754	\$515,915	\$11.84	72.00	5 AREA 5	
006 02 0024 005	1048 VERNIER	09/15/23	\$185,000	\$185,000	\$108,900	58.86	\$230,659	\$11,063	\$56,722	47.3	115.0	0.12	0.12	\$234	\$95,371	\$2.19	44.00	5 AREA 5	
006 03 0034 000	773 HAWTHORNE RD	03/03/25	\$385,000	\$385,000	\$158,700	41.22	\$329,862	\$148,665	\$93,527	77.9	133.0	0.24	0.24	\$1,907	\$609,283	\$13.99	80.00	5 AREA 5	
006 03 0042 000	909 HAWTHORNE RD	08/01/24	\$405,000	\$405,000	\$184,000	45.43	\$389,319	\$109,208	\$93,527	77.9	133.0	0.24	0.24	\$1,401	\$447,574	\$10.27	80.00	5 AREA 5	
006 03 0047 000	966 HAWTHORNE RD	07/16/24	\$350,000	\$350,000	\$137,600	39.31	\$288,776	\$154,539	\$93,315	77.8	131.0	0.24	0.24	\$1,987	\$641,241	\$14.72	80.00	5 AREA 5	
006 03 0048 000	950 HAWTHORNE RD	04/01/24	\$408,500	\$408,500	\$181,900	44.53	\$378,300	\$123,515	\$93,315	77.8	131.0	0.24	0.24	\$1,588	\$512,510	\$11.77	80.00	5 AREA 5	
006 03 0049 000	932 HAWTHORNE RD	07/29/24	\$305,000	\$305,000	\$147,600	48.39	\$307,211	\$91,104	\$93,315	77.8	131.0	0.24	0.24	\$1,172	\$378,025	\$8.68	80.00	5 AREA 5	
006 03 0052 000	884 HAWTHORNE RD	10/12/23	\$346,000	\$346,000	\$150,100	43.38	\$316,049	\$123,372	\$93,421	77.9	132.0	0.24	0.24	\$1,585	\$509,802	\$11.70	80.00	5 AREA 5	
006 03 0064 000	692 HAWTHORNE RD	05/10/24	\$555,000	\$555,000	\$199,300	35.91	\$414,025	\$234,396	\$93,421	77.9	132.0	0.24	0.24	\$3,011	\$968,579	\$22.24	80.00	5 AREA 5	
006 06 0007 002	806 HOLLYWOOD AVE	05/30/24	\$380,000	\$380,000	\$202,600	53.32	\$423,200	\$38,930	\$82,130	68.4	114.0	0.18	0.18	\$569	\$212,732	\$4.88	70.00	5 AREA 5	
006 06 0042 000	681 HOLLYWOOD AVE	11/16/23	\$301,500	\$301,500	\$190,900	63.32	\$399,935	(\$20,931)	\$77,504	64.6	115.0	0.17	0.17	(\$324)	(\$121,692)	(\$2.79)	65.00	5 AREA 5	
006 06 0042 000	681 HOLLYWOOD AVE	09/12/24	\$355,000	\$355,000	\$190,900	53.77	\$399,935	\$32,569	\$77,504	64.6	115.0	0.17	0.17	\$504	\$189,355	\$4.35	65.00	5 AREA 5	
006 07 0098 002	596 HOLLYWOOD AVE	03/29/24	\$440,000	\$440,000	\$215,100	48.89	\$455,300	\$76,209	\$91,509	76.3	115.0	0.21	0.21	\$999	\$361,180	\$8.29	80.00	5 AREA 5	
006 08 0009 000	20671 WEDGEWOOD DR	11/13/24	\$369,000	\$369,000	\$162,000	43.90	\$337,865	\$95,860	\$64,725	53.9	93.0	0.12	0.12	\$1,777	\$833,565	\$19.14	54.00	5 AREA 5	
006 08 0016 000	20601 WEDGEWOOD DR	08/11/23	\$403,000	\$403,000	\$181,800	45.11	\$380,167	\$86,801	\$63,968	53.3	95.0	0.12	0.12	\$1,628	\$748,284	\$17.18	53.00	5 AREA 5	
006 08 0023 000	20648 MAPLE LN	03/18/25	\$335,000	\$335,000	\$173,700	51.85	\$362,583	\$35,615	\$63,198	52.7	97.0	0.12	0.12	\$676	\$307,026	\$7.05	52.00	5 AREA 5	
006 08 0028 000	20692 WEDGEWOOD DR	11/22/23	\$260,000	\$260,000	\$142,100	54.65	\$299,920	\$22,589	\$62,509	52.1	100.0	0.12	0.12	\$434	\$193,068	\$4.43	51.00	5 AREA 5	

006 09 0021 000	575 ANITA	08/29/24	\$410,000	\$410,000	\$198,522	48.42	\$435,409	\$60,842	\$86,251	71.9	158.0	0.25	0.25	\$846	\$239,535	\$5.50	70.00	5 AREA 5	
006 09 0025 000	519 ANITA	03/21/25	\$450,000	\$450,000	\$210,600	46.80	\$440,913	\$95,338	\$86,251	71.9	158.0	0.25	0.25	\$1,326	\$375,346	\$8.62	70.00	5 AREA 5	
006 09 0038 000	658 ANITA	03/14/25	\$450,000	\$450,000	\$178,700	39.71	\$373,551	\$151,242	\$74,793	62.3	139.0	0.19	0.19	\$2,427	\$791,843	\$18.18	60.00	5 AREA 5	
Totals:			\$19,074,465	\$19,074,465	\$9,065,022		\$19,027,276	\$4,201,937	\$4,154,748	3,462.3		10.36	10.36						
Sale. Ratio =>						47.52	Average				Average			Average					
Std. Dev. =>						7.58	per FF=>				\$1,214	per Net Acre=>			405,709.86	per SqFt=>			\$9.31

AREA 6

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
012 02 0019 000	1635 FORD CT	12/28/23	\$260,000	\$260,000	\$167,400	64.38	\$331,994	(\$22,168)	\$49,826	51.5	115.0	0.13	0.13	(\$430)	(\$167,939)	(\$3.86)	50.00	6 AREA 6	
012 02 0019 000	1635 FORD CT	07/02/24	\$315,000	\$315,000	\$167,400	53.14	\$331,994	\$32,832	\$49,826	51.5	115.0	0.13	0.13	\$637	\$248,727	\$5.71	50.00	6 AREA 6	
012 05 0031 000	1645 FAIRHOLME RD	04/17/23	\$270,000	\$270,000	\$137,700	51.00	\$308,963	\$11,790	\$50,753	52.5	117.0	0.14	0.14	\$225	\$86,058	\$1.98	51.00	6 AREA 6	
012 05 0037 000	1585 FAIRHOLME RD	11/22/24	\$395,000	\$395,000	\$178,200	45.11	\$361,935	\$86,482	\$53,417	55.2	110.0	0.14	0.14	\$1,566	\$622,173	\$14.28	55.00	6 AREA 6	
012 05 0042 000	1535 FAIRHOLME RD	01/10/25	\$334,900	\$334,900	\$145,000	43.30	\$323,381	\$65,293	\$53,774	55.6	115.0	0.15	0.15	\$1,174	\$450,297	\$10.34	55.00	6 AREA 6	
012 05 0047 000	20040 MARFORD CT	09/29/23	\$491,268	\$491,268	\$226,400	46.08	\$458,223	\$95,017	\$61,972	64.1	112.0	0.17	0.17	\$1,483	\$558,924	\$12.83	66.00	6 AREA 6	
012 06 0047 002	1437 TORREY RD	07/02/24	\$424,000	\$424,000	\$223,900	52.81	\$451,751	\$46,013	\$73,764	76.3	120.0	0.22	0.22	\$603	\$206,336	\$4.74	81.00	6 AREA 6	
012 07 0107 000	20057 GHESQUIERE CT	05/23/24	\$480,000	\$480,000	\$164,200	34.21	\$366,547	\$179,063	\$65,610	67.8	103.0	0.17	0.17	\$2,639	\$1,053,312	\$24.18	72.00	6 AREA 6	
012 07 0112 000	20070 GHESQUIERE CT	10/31/24	\$408,000	\$408,000	\$227,400	55.74	\$454,003	\$12,161	\$58,164	60.1	122.0	0.17	0.17	\$202	\$72,387	\$1.66	60.00	6 AREA 6	
012 08 0085 000	1373 TORREY RD	06/15/23	\$330,000	\$330,000	\$180,500	54.70	\$361,778	\$21,783	\$53,561	55.4	112.0	0.14	0.14	\$393	\$154,489	\$3.55	55.00	6 AREA 6	
012 08 0087 002	1337 TORREY RD	12/15/23	\$395,000	\$395,000	\$176,700	44.73	\$354,202	\$115,340	\$74,542	77.1	113.0	0.22	0.22	\$1,496	\$536,465	\$12.32	83.00	6 AREA 6	
012 08 0091 000	1301 TORREY RD	08/20/24	\$432,500	\$432,500	\$182,300	42.15	\$362,989	\$123,355	\$53,844	55.7	116.0	0.15	0.15	\$2,215	\$844,897	\$19.40	55.00	6 AREA 6	
012 08 0098 000	1344 TORREY RD	03/20/24	\$450,000	\$450,000	\$214,800	47.73	\$427,914	\$83,708	\$61,622	63.7	117.0	0.18	0.18	\$1,314	\$478,331	\$10.98	65.00	6 AREA 6	
012 08 0102 000	1424 TORREY RD	07/06/23	\$494,000	\$494,000	\$238,800	48.34	\$476,231	\$94,561	\$76,792	79.4	114.0	0.23	0.23	\$1,191	\$420,271	\$9.65	86.00	6 AREA 6	
012 09 0010 000	19666 BLOSSOM LN	02/16/24	\$325,000	\$325,000	\$189,400	58.28	\$413,633	(\$8,382)	\$80,251	83.0	120.0	0.25	0.25	(\$101)	(\$33,798)	(\$0.78)	90.00	6 AREA 6	
012 10 0074 000	19852 HOLIDAY RD	01/08/24	\$325,000	\$325,000	\$183,900	56.58	\$366,484	\$31,551	\$73,035	75.5	120.0	0.22	0.22	\$418	\$143,414	\$3.29	80.00	6 AREA 6	
012 10 0089 002	19834 HOLIDAY RD	11/10/23	\$250,000	\$250,000	\$164,900	65.96	\$330,456	(\$12,580)	\$67,876	70.2	120.0	0.20	0.20	(\$179)	(\$62,587)	(\$1.44)	73.00	6 AREA 6	
012 10 0089 002	19834 HOLIDAY RD	01/26/24	\$390,000	\$390,000	\$164,900	42.28	\$330,456	\$127,420	\$67,876	70.2	120.0	0.20	0.20	\$1,815	\$633,930	\$14.55	73.00	6 AREA 6	
012 11 0004 000	1500 COOK	09/15/23	\$276,000	\$276,000	\$141,100	51.12	\$283,396	\$54,595	\$61,991	64.1	82.0	0.13	0.13	\$852	\$413,598	\$9.49	70.00	6 AREA 6	
012 11 0009 002	1572 COOK	06/09/23	\$250,000	\$250,000	\$124,800	49.92	\$254,478	\$57,513	\$61,991	64.1	82.0	0.13	0.13	\$897	\$435,705	\$10.00	70.00	6 AREA 6	
012 12 0011 000	19640 E KINGS CT	12/15/23	\$248,500	\$248,500	\$144,300	58.07	\$290,735	\$15,720	\$57,955	59.9	100.0	0.14	0.14	\$262	\$110,704	\$2.54	62.00	6 AREA 6	
012 12 0012 000	19650 E KINGS CT	09/20/23	\$335,000	\$335,000	\$157,400	46.99	\$320,962	\$72,080	\$58,042	60.0	101.0	0.14	0.14	\$1,201	\$500,556	\$11.49	62.00	6 AREA 6	
012 12 0022 000	19751 E KINGS CT	09/28/23	\$305,000	\$305,000	\$160,500	52.62	\$326,891	\$43,326	\$65,217	67.4	115.0	0.19	0.19	\$642	\$234,195	\$5.38	70.00	6 AREA 6	
012 12 0029 000	19690 W KINGS CT	04/23/24	\$362,000	\$362,000	\$172,400	47.62	\$346,369	\$80,848	\$65,217	67.4	115.0	0.19	0.19	\$1,199	\$437,016	\$10.03	70.00	6 AREA 6	
012 13 0018 000	19886 E IDA LN	11/02/23	\$315,000	\$315,000	\$172,000	54.60	\$344,610	\$49,600	\$79,210	81.9	110.0	0.23	0.23	\$606	\$218,502	\$5.02	90.00	6 AREA 6	
012 13 0029 000	19776 E IDA LN	11/01/23	\$300,000	\$300,000	\$147,800	49.27	\$301,931	\$58,740	\$60,671	62.7	148.0	0.21	0.21	\$936	\$283,768	\$6.51	61.00	6 AREA 6	
012 13 0039 002	19875 E IDA LN	01/14/25	\$380,000	\$380,000	\$182,000	47.89	\$371,837	\$69,218	\$61,055	63.1	110.0	0.16	0.16	\$1,096	\$422,061	\$9.69	65.00	6 AREA 6	
013 01 0139 000	1240 FAIRHOLME RD	08/16/24	\$350,000	\$350,000	\$145,900	41.69	\$297,375	\$110,351	\$57,726	59.7	116.0	0.16	0.16	\$1,849	\$689,694	\$15.83	60.00	6 AREA 6	
013 01 0159 002	1151 PAGET CT	08/16/24	\$460,000	\$460,000	\$218,200	47.43	\$434,432	\$82,757	\$57,189	59.1	109.0	0.15	0.15	\$1,399	\$551,713	\$12.67	60.00	6 AREA 6	
013 01 0166 000	1211 PAGET CT	04/19/24	\$390,000	\$390,000	\$189,900	48.69	\$420,334	\$32,878	\$63,212	65.4	109.0	0.17	0.17	\$503	\$193,400	\$4.44	68.00	6 AREA 6	
013 01 0171 000	1261 FAIRHOLME RD	08/21/23	\$431,500	\$431,500	\$184,100	42.67	\$402,888	\$110,740	\$82,128	84.9	140.0	0.29	0.29	\$1,304	\$383,183	\$8.80	90.00	6 AREA 6	
013 01 0181 000	1140 PAGET CT	07/17/24	\$405,000	\$405,000	\$163,000	40.25	\$358,983	\$103,206	\$57,189	59.1	109.0	0.15	0.15	\$1,745	\$688,040	\$15.80	60.00	6 AREA 6	
013 02 0158 000	1121 TORREY RD	10/17/24	\$500,000	\$500,000	\$221,700	44.34	\$449,115	\$109,191	\$58,306	60.3	124.0	0.17	0.17	\$1,811	\$638,544	\$14.66	60.00	6 AREA 6	
013 02 0166 000	1201 TORREY RD	08/01/23	\$350,000	\$350,000	\$180,900	51.69	\$358,930	\$50,944	\$59,874	61.9	148.0	0.20	0.20	\$823	\$249,725	\$5.73	60.00	6 AREA 6	
013 02 0200 000	1170 ELFORD CT	04/05/23	\$395,000	\$395,000	\$200,000	50.63	\$405,480	\$55,155	\$65,635	67.9	120.0	0.19	0.19	\$813	\$285,777	\$6.56	70.00	6 AREA 6	
013 02 0200 000	1170 ELFORD CT	09/23/24	\$437,500	\$437,500	\$200,000	45.71	\$405,480	\$97,655	\$65,635	67.9	120.0	0.19	0.19	\$1,439	\$505,984	\$11.62	70.00	6 AREA 6	
013 02 0205 000	1100 ELFORD CT	06/02/23	\$400,000	\$400,000	\$197,400	49.35	\$403,061	\$73,527	\$76,588	79.2	112.0	0.22	0.22	\$928	\$332,701	\$7.64	86.00	6 AREA 6	
013 02 0207 000	1088 TORREY RD	03/20/25	\$425,000	\$425,000	\$209,800	49.36	\$466,271	\$17,651	\$58,922	60.9	133.0	0.18	0.18	\$290	\$96,454	\$2.21	60.00	6 AREA 6	
Totals:			\$14,085,168	\$14,085,168	\$6,847,000		\$14,056,492	\$2,428,934	\$2,400,258	2,482.2		6.79	6.79						
						Sale. Ratio ==>	48.61			Average						Average			
						Std. Dev. ==>	6.41			per FF==>	\$979	Average		per Net Acre==>	357,722.24	Average		per SqFt==>	\$8.21

AREA 7

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
013 04 0213 002	19969 FAIRWAY DR	09/15/23	\$578,000	\$578,000	\$219,700	38.01	\$466,717	\$178,365	\$67,082	69.2	128.0	0.21	0.21	\$2,576	\$865,850	\$19.88	70.00	7	AREA 7
013 04 0223 000	19928 FAIRWAY DR	03/07/25	\$435,000	\$435,000	\$184,500	42.41	\$397,026	\$101,702	\$63,728	65.8	135.0	0.20	0.20	\$1,546	\$505,980	\$11.62	65.00	7	AREA 7
013 04 0251 000	19994 E WILLIAM CT	05/25/23	\$397,000	\$397,000	\$180,500	45.47	\$382,769	\$77,959	\$63,728	65.8	135.0	0.20	0.20	\$1,185	\$387,856	\$8.90	65.00	7	AREA 7
013 04 0252 000	781 FAIRFORD	11/27/24	\$680,000	\$680,000	\$243,300	35.78	\$515,925	\$247,487	\$83,412	86.1	135.0	0.28	0.28	\$2,875	\$877,613	\$20.15	91.00	7	AREA 7
013 04 0258 002	19937 E WILLIAM CT	03/21/25	\$389,000	\$389,000	\$214,800	55.22	\$459,695	(\$1)	\$70,694	73.0	135.0	0.23	0.23	(\$0)	(\$4)	(\$0.00)	74.00	7	AREA 7
013 04 0261 000	19924 W WILLIAM CT	09/09/24	\$542,500	\$542,500	\$206,500	38.06	\$440,957	\$179,782	\$78,239	80.7	135.0	0.26	0.26	\$2,227	\$691,469	\$15.87	84.00	7	AREA 7
013 05 0195 000	20129 FAIRWAY DR	06/24/24	\$325,000	\$325,000	\$218,500	67.23	\$467,249	(\$77,901)	\$64,348	66.4	144.0	0.22	0.22	(\$1,173)	(\$362,330)	(\$8.32)	65.00	7	AREA 7
013 05 0207 000	20057 W BALLANTYNE	09/07/23	\$415,000	\$415,000	\$194,500	46.87	\$415,397	\$62,545	\$62,942	65.0	135.0	0.20	0.20	\$963	\$315,884	\$7.25	64.00	7	AREA 7
013 05 0209 000	20085 W BALLANTYNE	10/30/23	\$399,990	\$399,990	\$148,500	37.13	\$316,240	\$146,692	\$62,942	65.0	135.0	0.20	0.20	\$2,258	\$740,869	\$17.01	64.00	7	AREA 7
013 05 0209 000	20085 W BALLANTYNE	03/04/25	\$415,000	\$415,000	\$148,500	35.78	\$316,240	\$161,702	\$62,942	65.0	135.0	0.20	0.20	\$2,489	\$816,677	\$18.75	64.00	7	AREA 7
013 05 0219 000	20072 E BALLANTYNE	10/04/23	\$412,500	\$412,500	\$183,500	44.48	\$394,982	\$80,460	\$62,942	65.0	135.0	0.20	0.20	\$1,239	\$406,364	\$9.33	64.00	7	AREA 7
014 01 0283 000	19885 W DOYLE PL	09/23/24	\$340,000	\$340,000	\$180,700	53.15	\$385,032	\$17,812	\$62,844	64.9	123.0	0.18	0.18	\$275	\$96,804	\$2.22	65.00	7	AREA 7
014 01 0303 000	19982 W DOYLE PL	10/27/23	\$390,000	\$390,000	\$195,100	50.03	\$413,294	\$40,074	\$63,368	65.4	130.0	0.19	0.19	\$613	\$206,567	\$4.74	65.00	7	AREA 7
014 01 0328 000	19919 E DOYLE PL	04/27/23	\$360,000	\$360,000	\$193,700	53.81	\$412,947	\$10,421	\$63,368	65.4	130.0	0.19	0.19	\$159	\$53,716	\$1.23	65.00	7	AREA 7
014 02 0017 002	933 CRESCENT LN	08/10/23	\$375,000	\$375,000	\$203,700	54.32	\$439,548	\$13,199	\$77,747	80.2	101.0	0.20	0.20	\$165	\$64,701	\$1.49	88.00	7	AREA 7
014 02 0045 002	833 CRESCENT LN	03/29/24	\$370,775	\$370,775	\$193,600	52.21	\$416,868	\$9,543	\$55,636	57.4	110.0	0.14	0.14	\$166	\$66,271	\$1.52	57.00	7	AREA 7
014 02 0100 000	919 COOK	06/05/23	\$455,000	\$455,000	\$215,600	47.38	\$463,918	\$47,330	\$56,248	58.0	90.0	0.12	0.12	\$815	\$381,694	\$8.76	60.00	7	AREA 7
014 03 0229 000	516 THORN TREE RD	12/03/24	\$580,000	\$580,000	\$251,800	43.41	\$586,732	\$77,374	\$84,106	86.8	120.0	0.26	0.26	\$891	\$298,741	\$6.86	94.00	20	AREA 7
014 03 0231 000	495 DEEPLANDS RD	05/24/24	\$702,000	\$702,000	\$315,500	44.94	\$749,501	\$36,605	\$84,106	86.8	120.0	0.26	0.26	\$422	\$141,332	\$3.24	94.00	20	AREA 7
014 03 0240 000	592 THORN TREE RD	04/03/24	\$750,000	\$750,000	\$299,100	39.88	\$696,116	\$149,390	\$95,506	98.6	110.0	0.28	0.28	\$1,516	\$527,880	\$12.12	112.00	20	AREA 7
014 05 0260 000	740 FAIRFORD	11/02/23	\$500,000	\$500,000	\$203,700	40.74	\$431,670	\$159,200	\$90,870	93.8	130.0	0.30	0.30	\$1,698	\$523,684	\$12.02	102.00	7	AREA 7
014 05 0274 000	20091 MORNINGSIDE DR	05/01/24	\$600,000	\$600,000	\$248,600	41.43	\$529,206	\$175,559	\$104,765	108.1	100.0	0.29	0.29	\$1,624	\$597,139	\$13.71	128.00	7	AREA 7
014 05 0280 000	689 BIRCH LN	11/22/23	\$451,000	\$451,000	\$261,000	57.87	\$558,607	(\$20,624)	\$86,983	89.8	127.0	0.28	0.28	(\$230)	(\$72,876)	(\$1.67)	97.00	7	AREA 7
014 06 0066 002	716 PEAR TREE LN	06/13/24	\$550,000	\$550,000	\$236,400	42.98	\$499,413	\$120,437	\$69,850	72.1	116.0	0.20	0.20	\$1,671	\$602,185	\$13.82	75.00	22	AREA 7
014 06 0067 002	726 PEAR TREE LN	02/16/24	\$495,000	\$495,000	\$234,200	47.31	\$493,107	\$69,144	\$67,251	69.4	112.0	0.19	0.19	\$996	\$373,751	\$8.58	72.00	22	AREA 7
014 06 0078 000	19789 WEDGEWOOD DR	09/27/24	\$444,000	\$444,000	\$227,200	51.17	\$475,080	\$31,052	\$62,132	64.1	114.0	0.17	0.17	\$484	\$182,659	\$4.19	65.00	22	AREA 7
014 06 0080 000	19765 WEDGEWOOD DR	07/30/24	\$542,500	\$542,500	\$266,600	49.14	\$566,350	\$41,743	\$65,593	67.7	119.0	0.19	0.19	\$617	\$222,037	\$5.10	69.00	22	AREA 7
014 06 0092 002	19805 EDSHIRE LN	07/16/24	\$495,000	\$495,000	\$224,700	45.39	\$480,353	\$81,149	\$66,502	68.6	112.0	0.18	0.18	\$1,182	\$443,437	\$10.18	71.00	22	AREA 7
014 06 0104 000	693 PEAR TREE LN	11/22/24	\$350,000	\$350,000	\$243,200	69.49	\$512,759	(\$96,919)	\$65,840	67.9	113.0	0.18	0.18	(\$1,426)	(\$532,522)	(\$12.23)	70.00	22	AREA 7
014 06 0126 001	679 PEACH TREE LN	04/07/23	\$525,000	\$525,000	\$255,700	48.70	\$537,954	\$68,866	\$81,820	84.4	112.0	0.24	0.24	\$816	\$290,574	\$6.67	92.00	22	AREA 7
014 07 0004 001	541 COOK	12/07/23	\$430,000	\$430,000	\$224,900	52.30	\$452,623	\$44,025	\$66,648	68.8	98.0	0.16	0.16	\$640	\$268,445	\$6.16	73.00	21	AREA 7
014 07 0017 000	444 SADDLE	06/30/23	\$425,000	\$425,000	\$204,600	48.14	\$410,629	\$78,917	\$64,546	66.6	99.0	0.16	0.16	\$1,185	\$496,333	\$11.39	70.00	21	AREA 7
014 07 0026 002	489 SADDLE	08/30/23	\$435,000	\$435,000	\$200,400	46.07	\$400,516	\$104,867	\$70,383	72.6	99.0	0.18	0.18	\$1,444	\$592,469	\$13.60	78.00	21	AREA 7
014 07 0043 000	425 SADDLE	04/07/23	\$409,000	\$409,000	\$216,700	52.98	\$434,929	\$38,617	\$64,546	66.6	99.0	0.16	0.16	\$580	\$242,874	\$5.58	70.00	21	AREA 7
Totals:			\$15,963,265	\$15,963,265	\$7,439,500		\$15,920,349	\$2,456,573	\$2,413,657	2,490.9		7.12	7.12						
						Sale. Ratio =>	46.60	Average				Average		Average					
						Std. Dev. =>	7.88	per FF=>		\$986		per Net Acre=>	345,218.24	per SqFt=>		\$7.93			

014 02 0103 000	915 COOK	06/05/23	\$340,000	\$340,000	\$255,200	75.06	\$543,896	(\$146,900)	\$56,996	58.8	90.0	0.13	0.13	(\$2,497)	(\$1,165,873)	(\$26.76)	61.00	7	AREA 7
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AREA 8

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
008 01 0062 000	1572 N RENAUD RD	06/21/24	\$580,000	\$580,000	\$254,600	43.90	\$516,373	\$147,744	\$84,117	71.9	145.0	0.23	0.23	\$2,055	\$634,094	\$14.56	70.00	8	AREA 8
008 01 0119 000	1452 N RENAUD RD	04/08/24	\$420,000	\$420,000	\$210,000	50.00	\$479,719	\$43,129	\$102,848	87.9	145.0	0.30	0.30	\$491	\$143,763	\$3.30	90.00	8	AREA 8
008 01 0184 000	1487 N RENAUD RD	11/08/24	\$408,000	\$408,000	\$170,000	41.67	\$382,201	\$128,647	\$102,848	87.9	145.0	0.30	0.30	\$1,463	\$428,823	\$9.84	90.00	8	AREA 8
009 01 0026 000	1430 OXFORD	11/22/23	\$477,000	\$477,000	\$212,900	44.63	\$438,946	\$105,546	\$67,492	57.7	201.0	0.23	0.23	\$1,830	\$456,909	\$10.49	50.00	8	AREA 8
009 01 0029 001	1380 OXFORD	06/24/24	\$625,000	\$625,000	\$307,600	49.22	\$632,565	\$104,672	\$112,237	95.9	148.0	0.34	0.34	\$1,091	\$307,859	\$7.07	100.00	8	AREA 8
009 01 0064 002	970 N OXFORD	02/07/25	\$555,000	\$555,000	\$281,600	50.74	\$581,726	\$55,037	\$81,763	69.9	120.0	0.19	0.19	\$788	\$285,166	\$6.55	70.00	8	AREA 8
009 01 0087 000	680 N OXFORD	06/27/23	\$625,000	\$625,000	\$357,500	57.20	\$720,334	\$30,507	\$125,841	107.6	120.0	0.33	0.33	\$284	\$92,166	\$2.12	120.00	8	AREA 8
009 01 0124 002	1061 N OXFORD	09/16/24	\$740,000	\$740,000	\$370,700	50.09	\$767,170	\$63,924	\$91,094	77.9	121.0	0.22	0.22	\$821	\$287,946	\$6.61	80.00	8	AREA 8
009 01 0178 002	970 S OXFORD	09/10/24	\$450,000	\$450,000	\$237,400	52.76	\$480,948	\$41,328	\$72,276	61.8	120.0	0.17	0.17	\$669	\$250,473	\$5.75	60.00	8	AREA 8
009 01 0189 002	840 S OXFORD	12/23/24	\$620,000	\$620,000	\$294,900	47.56	\$605,899	\$95,864	\$81,763	69.9	120.0	0.19	0.19	\$1,372	\$496,705	\$11.40	70.00	8	AREA 8
009 01 0207 000	641 S OXFORD	06/26/24	\$495,000	\$495,000	\$220,400	44.53	\$454,066	\$131,914	\$90,980	77.8	120.0	0.22	0.22	\$1,696	\$599,609	\$13.77	80.00	8	AREA 8
009 01 0244 000	1121 S OXFORD	09/08/23	\$637,500	\$637,500	\$261,100	40.96	\$524,401	\$213,194	\$100,095	85.6	121.0	0.25	0.25	\$2,492	\$852,776	\$19.58	90.00	8	AREA 8
009 01 0264 002	1341 S OXFORD	04/12/23	\$365,000	\$365,000	\$197,500	54.11	\$406,582	\$31,312	\$72,894	62.3	127.0	0.18	0.18	\$503	\$178,926	\$4.11	60.00	8	AREA 8
009 01 0293 004	1681 OXFORD	07/03/24	\$370,000	\$370,000	\$192,500	52.03	\$378,304	\$88,480	\$96,784	82.7	86.0	0.18	0.18	\$1,070	\$486,154	\$11.16	92.00	8	AREA 8
009 03 0747 002	1111 S RENAUD RD	06/16/23	\$330,000	\$330,000	\$188,800	57.21	\$370,162	\$59,013	\$99,175	84.8	145.0	0.29	0.29	\$696	\$206,339	\$4.74	86.00	8	AREA 8
009 03 1017 000	1160 N RENAUD RD	05/18/23	\$435,000	\$435,000	\$246,200	56.60	\$482,490	\$35,491	\$82,981	70.9	143.0	0.23	0.23	\$500	\$156,348	\$3.59	69.00	8	AREA 8
010 06 0141 000	724 SHOREHAM RD	10/27/23	\$440,000	\$440,000	\$223,300	50.75	\$444,945	\$90,745	\$95,690	81.8	168.0	0.31	0.31	\$1,110	\$293,673	\$6.74	80.00	8	AREA 8
010 06 0185 000	528 SHOREHAM RD	10/03/23	\$370,000	\$370,000	\$203,200	54.92	\$409,853	\$51,127	\$90,980	77.8	120.0	0.22	0.22	\$657	\$232,395	\$5.34	80.00	8	AREA 8
010 06 0311 000	562 LAKE SHORE LN	08/30/24	\$550,000	\$550,000	\$289,800	52.69	\$567,037	\$73,714	\$90,751	77.6	118.0	0.22	0.22	\$950	\$339,696	\$7.80	80.00	8	AREA 8
013 03 0016 002	861 SHOREHAM RD	02/15/24	\$600,000	\$600,000	\$270,200	45.03	\$528,608	\$157,507	\$86,115	73.6	102.0	0.18	0.18	\$2,140	\$875,039	\$20.09	77.00	8	AREA 8
013 03 0024 001	20169 FAIRWAY DR	08/09/23	\$475,000	\$475,000	\$198,200	41.73	\$393,407	\$174,728	\$93,135	79.6	150.0	0.27	0.27	\$2,195	\$642,382	\$14.75	79.00	8	AREA 8
Totals:			\$10,567,500	\$10,567,500	\$5,188,400		\$10,565,736	\$1,923,623	\$1,921,859	1,642.6		5.05	5.05						
						Sale. Ratio =>	49.10		Average			Average			Average				
						Std. Dev. =>	5.24		per FF=>	\$1,171		per Net Acre=>	381,217.40		per SqFt=>	\$8.75			
009 01 0145 002	1301 N OXFORD	06/23/23	\$310,000	\$310,000	\$220,400	71.10	\$446,859	(\$57,071)	\$79,788	68.2	119.0	0.19	0.19	(\$837)	(\$306,833)	(\$7.04)	68.00	8	AREA 8

AREA 9

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
015 01 0238 000	1943 SEVERN RD	09/05/23	\$322,000	\$322,000	\$157,500	48.91	\$331,302	\$46,088	\$55,390	39.4	131.0	0.12	0.12	\$1,170	\$384,067	\$8.82	40.00	9 AREA 9	
015 01 0260 000	1771 SEVERN RD	08/26/24	\$328,000	\$328,000	\$151,500	46.19	\$318,208	\$65,566	\$55,774	39.7	157.0	0.14	0.14	\$1,653	\$465,007	\$10.68	39.00	9 AREA 9	
015 01 0271 000	1683 SEVERN RD	10/24/24	\$326,000	\$326,000	\$150,700	46.23	\$317,016	\$66,311	\$57,327	40.8	127.0	0.12	0.12	\$1,626	\$543,533	\$12.48	42.00	9 AREA 9	
015 01 0276 000	1641 SEVERN RD	05/30/23	\$365,000	\$365,000	\$155,500	42.60	\$327,600	\$102,199	\$64,799	46.1	141.0	0.16	0.16	\$2,218	\$659,348	\$15.14	48.00	9 AREA 9	
015 01 0283 000	1644 SEVERN RD	04/17/23	\$337,000	\$337,000	\$150,400	44.63	\$315,940	\$81,365	\$60,305	42.9	178.0	0.17	0.17	\$1,897	\$473,052	\$10.86	42.00	9 AREA 9	
015 01 0308 000	1854 SEVERN RD	06/23/23	\$335,000	\$335,000	\$179,200	53.49	\$377,609	\$13,804	\$56,413	40.1	148.0	0.14	0.14	\$344	\$101,500	\$2.33	40.00	9 AREA 9	
015 01 0311 000	1886 SEVERN RD	09/04/24	\$385,000	\$385,000	\$205,200	53.30	\$429,314	\$55,285	\$99,599	70.8	152.0	0.28	0.28	\$780	\$195,353	\$4.48	81.00	9 AREA 9	
015 01 0323 000	1956 SEVERN RD	01/04/24	\$350,000	\$350,000	\$152,100	43.46	\$318,362	\$88,333	\$56,695	40.3	153.0	0.14	0.14	\$2,191	\$630,950	\$14.48	40.00	9 AREA 9	
015 01 0368 000	1689 BROADSTONE RD	12/19/24	\$415,000	\$415,000	\$208,200	50.17	\$492,297	\$93,485	\$114,600	81.5	288.0	0.27	0.14	\$1,147	\$344,963	\$7.92	82.00	9 AREA 9	
015 01 0421 000	1996 BROADSTONE RD	10/22/24	\$363,000	\$363,000	\$165,000	45.45	\$345,497	\$76,280	\$58,777	41.8	150.0	0.15	0.15	\$1,825	\$526,069	\$12.08	42.00	9 AREA 9	
015 01 0423 000	1989 LITTLESTONE RD	03/29/24	\$306,000	\$306,000	\$147,800	48.30	\$310,673	\$51,854	\$56,527	40.2	150.0	0.14	0.14	\$1,290	\$375,754	\$8.63	40.00	9 AREA 9	
015 01 0443 000	1819 LITTLESTONE RD	07/26/24	\$375,000	\$375,000	\$182,000	48.53	\$381,957	\$55,155	\$62,112	44.2	150.0	0.16	0.16	\$1,249	\$355,839	\$8.17	45.00	9 AREA 9	
015 01 0445 000	1803 LITTLESTONE RD	09/26/24	\$350,000	\$350,000	\$166,700	47.63	\$350,900	\$61,150	\$62,050	44.1	149.0	0.15	0.15	\$1,386	\$397,078	\$9.12	45.00	9 AREA 9	
015 01 0462 000	1651 LITTLESTONE RD	07/25/23	\$355,000	\$355,000	\$171,200	48.23	\$358,737	\$64,301	\$68,038	48.4	157.0	0.18	0.18	\$1,329	\$357,228	\$8.20	50.00	9 AREA 9	
015 01 0480 000	1800 LITTLESTONE RD	04/12/23	\$375,000	\$375,000	\$175,000	46.67	\$368,708	\$68,528	\$62,236	44.3	152.0	0.16	0.16	\$1,548	\$436,484	\$10.02	45.00	9 AREA 9	
015 01 0481 000	1808 LITTLESTONE RD	06/30/23	\$310,000	\$310,000	\$162,400	52.39	\$341,745	\$24,838	\$56,583	40.2	151.0	0.14	0.14	\$617	\$178,691	\$4.10	40.00	9 AREA 9	
015 01 0484 000	1832 LITTLESTONE RD	05/07/24	\$450,000	\$450,000	\$199,000	44.22	\$417,345	\$105,656	\$73,001	51.9	151.0	0.19	0.19	\$2,035	\$553,173	\$12.70	55.00	9 AREA 9	
Totals:			\$6,047,000	\$6,047,000	\$2,879,400		\$6,103,210	\$1,120,198	\$1,120,226	796.7		2.80	2.67						
						Sale. Ratio =>	47.62		Average			Average			Average				
						Std. Dev. =>	3.28		per FF=>	\$1,406		per Net Acre=>	400,213.65		per SqFt=>	\$9.19			
015 01 0260 000	1771 SEVERN RD	12/11/23	\$215,000	\$215,000	\$151,500	70.47	\$318,208	(\$47,434)	\$55,774	39.7	157.0	0.14	0.14	(\$1,196)	(\$336,411)	(\$7.72)	39.00	9 AREA 9	

AREA 10AB

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
001 05 0042 000	1425 BLAIRMOR CT	12/16/24	\$380,000	\$380,000	\$196,300	51.66	\$382,542	\$75,002	\$77,544	64.8	105.0	0.15	0.15	\$1,158	\$493,434	\$11.33	63.00	10B	AREA 10AB
001 05 0044 000	1451 BLAIRMOR CT	09/19/24	\$415,000	\$415,000	\$201,100	48.46	\$392,402	\$100,142	\$77,544	64.8	105.0	0.15	0.15	\$1,546	\$658,829	\$15.12	63.00	10B	AREA 10AB
001 05 0073 000	1464 BLAIRMOR CT	05/17/24	\$457,500	\$457,500	\$215,100	47.02	\$419,054	\$122,809	\$84,363	70.5	105.0	0.17	0.17	\$1,742	\$726,680	\$16.68	70.00	10B	AREA 10AB
001 05 0126 000	1647 EDMUNDTON DR	02/23/24	\$359,850	\$359,850	\$193,500	53.77	\$472,757	\$15,006	\$127,913	106.9	87.0	0.24	0.24	\$140	\$61,500	\$1.41	122.00	10B	AREA 10AB
001 05 0146 000	1340 EDMUNDTON DR	12/03/24	\$440,000	\$440,000	\$207,000	47.05	\$403,387	\$116,346	\$79,733	66.6	107.0	0.16	0.16	\$1,747	\$727,163	\$16.69	65.00	10B	AREA 10AB
001 05 0159 000	1182 EDMUNDTON DR	06/17/24	\$515,000	\$515,000	\$234,800	45.59	\$457,200	\$144,593	\$86,793	72.5	137.0	0.22	0.22	\$1,994	\$666,327	\$15.30	69.00	10B	AREA 10AB
001 06 0172 000	1421 YORKTOWN ST	09/25/24	\$438,500	\$438,500	\$223,400	50.95	\$434,601	\$83,061	\$79,162	66.1	102.0	0.15	0.15	\$1,256	\$546,454	\$12.54	65.00	10B	AREA 10AB
001 06 0178 000	1501 YORKTOWN ST	12/10/24	\$350,000	\$350,000	\$201,700	57.63	\$393,475	\$36,032	\$79,507	66.4	105.0	0.16	0.16	\$542	\$229,503	\$5.27	65.00	10B	AREA 10AB
002 01 0040 002	573 ROBERT JOHN RD	11/10/23	\$370,000	\$370,000	\$160,000	43.24	\$348,917	\$98,437	\$77,354	64.6	134.0	0.19	0.19	\$1,523	\$532,092	\$12.22	60.00	10A	AREA 10AB
002 02 0133 000	581 N ROSEDALE CT	10/16/24	\$397,500	\$397,500	\$205,300	51.65	\$428,586	\$68,846	\$99,932	83.5	85.0	0.18	0.18	\$825	\$391,170	\$8.98	90.00	10A	AREA 10AB
002 03 0017 000	901 MOORLAND DR	09/01/23	\$550,000	\$550,000	\$242,900	44.16	\$510,228	\$124,014	\$84,242	70.4	104.0	0.17	0.17	\$1,762	\$742,599	\$17.05	70.00	10A	AREA 10AB
002 03 0018 000	885 MOORLAND DR	09/23/23	\$295,000	\$295,000	\$175,100	59.36	\$361,580	\$17,662	\$84,242	70.4	104.0	0.17	0.17	\$251	\$105,760	\$2.43	70.00	10A	AREA 10AB
002 03 0019 000	869 MOORLAND DR	03/10/25	\$440,000	\$440,000	\$231,400	52.59	\$486,027	\$38,215	\$84,242	70.4	104.0	0.17	0.17	\$543	\$228,832	\$5.25	70.00	10A	AREA 10AB
002 03 0023 000	805 MOORLAND DR	07/11/24	\$395,000	\$395,000	\$197,500	50.00	\$444,456	\$36,707	\$86,163	72.0	104.0	0.17	0.17	\$510	\$213,413	\$4.90	72.00	10A	AREA 10AB
002 04 0035 002	1010 CANTERBURY RD	06/16/23	\$557,500	\$557,500	\$268,300	48.13	\$565,377	\$86,131	\$94,008	78.5	106.0	0.20	0.20	\$1,097	\$441,697	\$10.14	80.00	10A	AREA 10AB
002 04 0055 002	1039 CANTERBURY RD	04/26/24	\$292,500	\$292,500	\$164,300	56.17	\$372,374	\$4,489	\$84,363	70.5	105.0	0.17	0.17	\$64	\$26,562	\$0.61	70.00	10A	AREA 10AB
002 04 0055 002	1039 CANTERBURY RD	07/31/24	\$427,000	\$427,000	\$164,300	38.48	\$372,374	\$138,989	\$84,363	70.5	105.0	0.17	0.17	\$1,972	\$822,420	\$18.88	70.00	10A	AREA 10AB
002 04 0062 002	1074 BLAIRMOR CT	11/14/23	\$397,000	\$397,000	\$182,200	45.89	\$410,310	\$83,370	\$96,680	80.8	105.0	0.20	0.20	\$1,032	\$416,850	\$9.57	83.00	10A	AREA 10AB
002 04 0092 002	1111 BLAIRMOR CT	02/23/24	\$605,000	\$605,000	\$262,500	43.39	\$556,705	\$162,205	\$113,910	95.2	110.0	0.26	0.26	\$1,704	\$636,098	\$14.60	101.00	10A	AREA 10AB
002 05 0015 002	796 MOORLAND DR	12/29/23	\$400,000	\$400,000	\$213,300	53.33	\$449,443	\$47,237	\$96,680	80.8	105.0	0.20	0.20	\$585	\$236,185	\$5.42	83.00	10A	AREA 10AB
002 05 0027 002	598 MOORLAND DR	02/16/24	\$505,000	\$505,000	\$206,000	40.79	\$466,571	\$136,969	\$98,540	82.3	105.0	0.21	0.21	\$1,664	\$668,141	\$15.34	85.00	10A	AREA 10AB
002 05 0028 002	580 MOORLAND DR	12/08/23	\$305,000	\$305,000	\$187,100	61.34	\$392,208	\$1,943	\$89,151	74.5	105.0	0.18	0.18	\$26	\$10,735	\$0.25	75.00	10A	AREA 10AB
002 06 0030 002	696 BLAIRMOR CT	08/23/23	\$510,000	\$510,000	\$218,300	42.80	\$458,495	\$139,704	\$88,199	73.7	105.0	0.18	0.18	\$1,896	\$784,854	\$18.02	74.00	10A	AREA 10AB
002 07 0052 000	651 WOODS LN	11/15/23	\$425,000	\$425,000	\$211,500	49.76	\$444,983	\$79,483	\$99,466	83.1	105.0	0.21	0.21	\$957	\$383,976	\$8.81	86.00	10A	AREA 10AB
002 07 0075 000	652 WOODS LN	09/18/23	\$595,000	\$595,000	\$252,500	42.44	\$532,144	\$162,322	\$99,466	83.1	105.0	0.21	0.21	\$1,953	\$784,164	\$18.00	86.00	10A	AREA 10AB
002 08 0105 000	639 CANTERBURY RD	10/25/24	\$700,000	\$700,000	\$289,400	41.34	\$612,416	\$176,735	\$89,151	74.5	105.0	0.18	0.18	\$2,373	\$976,436	\$22.42	75.00	10A	AREA 10AB
002 08 0118 000	656 CANTERBURY RD	11/14/24	\$625,000	\$625,000	\$313,600	50.18	\$663,179	\$60,361	\$98,540	82.3	105.0	0.21	0.21	\$733	\$294,444	\$6.76	85.00	10A	AREA 10AB
002 08 0134 000	784 CANTERBURY RD	04/19/24	\$540,000	\$540,000	\$259,200	48.00	\$545,467	\$89,798	\$95,265	79.6	142.0	0.25	0.25	\$1,128	\$357,761	\$8.21	77.00	10A	AREA 10AB
002 08 0141 000	21459 MORNINGSIDE DR	09/16/24	\$509,500	\$509,500	\$219,100	43.00	\$461,370	\$134,054	\$85,924	71.8	110.0	0.18	0.18	\$1,868	\$748,905	\$17.19	71.00	10A	AREA 10AB
002 08 0149 000	608 CANTERBURY RD	11/14/24	\$505,000	\$505,000	\$257,900	51.07	\$543,462	\$63,836	\$102,298	85.5	112.0	0.23	0.23	\$747	\$282,460	\$6.48	88.00	10A	AREA 10AB
002 08 0154 000	21501 VAN K DR	09/14/23	\$565,000	\$565,000	\$267,700	47.38	\$565,946	\$88,493	\$89,439	74.7	155.0	0.25	0.25	\$1,184	\$355,394	\$8.16	70.00	10A	AREA 10AB
002 10 0007 000	895 AVON	05/10/24	\$530,000	\$530,000	\$235,500	44.43	\$495,196	\$139,153	\$104,349	87.2	85.0	0.19	0.19	\$1,596	\$752,178	\$17.27	95.00	10A	AREA 10AB
002 10 0012 000	975 WOODS LN	05/31/23	\$475,000	\$475,000	\$231,300	48.69	\$486,691	\$70,338	\$82,029	68.5	110.0	0.17	0.17	\$1,026	\$416,201	\$9.55	67.00	10A	AREA 10AB
002 11 0043 000	600 PERRIEN PL	06/16/23	\$456,000	\$456,000	\$221,600	48.60	\$466,904	\$73,216	\$84,120	70.3	103.0	0.17	0.17	\$1,042	\$441,060	\$10.13	70.00	10A	AREA 10AB
002 11 0052 000	740 PERRIEN PL	02/13/24	\$574,000	\$574,000	\$246,600	42.96	\$520,771	\$142,126	\$88,897	74.3	96.0	0.17	0.17	\$1,914	\$851,054	\$19.54	76.00	10A	AREA 10AB
002 11 0059 000	689 PERRIEN PL	07/07/23	\$485,000	\$485,000	\$233,900	48.23	\$492,405	\$76,715	\$84,120	70.3	103.0	0.17	0.17	\$1,092	\$462,139	\$10.61	70.00	10A	AREA 10AB
002 11 0067 000	569 PERRIEN PL	08/23/23	\$488,000	\$488,000	\$229,900	47.11	\$483,866	\$88,254	\$84,120	70.3	103.0	0.17	0.17	\$1,256	\$531,651	\$12.21	70.00	10A	AREA 10AB
002 11 0082 002	738 BRIARCLIFF DR	04/18/24	\$375,000	\$375,000	\$213,900	57.04	\$450,512	\$8,361	\$83,873	70.1	101.0	0.16	0.16	\$119	\$51,611	\$1.18	70.00	10A	AREA 10AB
002 11 0100 002	789 BRIARCLIFF DR	10/27/23	\$483,000	\$483,000	\$230,200	47.66	\$484,563	\$82,800	\$84,363	70.5	105.0	0.17	0.17	\$1,175	\$489,941	\$11.25	70.00	10A	AREA 10AB
002 11 0107 002	899 BRIARCLIFF DR	11/13/24	\$551,000	\$551,000	\$293,600	53.28	\$618,374	\$29,168	\$96,542	80.7	104.0	0.20	0.20	\$362	\$147,313	\$3.38	83.00	10A	AREA 10AB
002 12 0009 001	903 S ROSEDALE CT	07/21/23	\$384,900	\$384,900	\$191,700	49.81	\$401,504	\$85,984	\$102,588	85.7	85.0	0.18	0.18	\$1,003	\$475,050	\$10.91	93.00	10A	AREA 10AB
002 12 0015 000	783 S ROSEDALE CT	03/15/24	\$549,900	\$549,900	\$220,800	40.15	\$463,809	\$190,440	\$104,349	87.2	85.0	0.19	0.19	\$2,185	\$1,029,405	\$23.63	95.00	10A	AREA 10AB
002 12 0018 002	721 S ROSEDALE CT	04/26/24	\$515,000	\$515,000	\$214,100	41.57	\$449,794	\$165,138	\$99,932	83.5	85.0	0.18	0.18	\$1,978	\$938,284	\$21.54	90.00	10A	AREA 10AB
002 12 0023 000	724 S ROSEDALE CT	09/06/24	\$460,000	\$460,000	\$225,400	49.00	\$473,425	\$86,682	\$100,107	83.6	86.0	0.18	0.18	\$1,036	\$486,978	\$11.18	90.00	10A	AREA 10AB
002 12 0047 001	769 N ROSEDALE CT	11/08/23	\$525,000	\$525,000	\$247,600	47.16	\$520,551	\$108,981	\$104,532	87.3	86.0	0.19	0.19	\$1,248	\$579,686	\$13.31	95.00	10A	AREA 10AB
002 12 0050 000	707 N ROSEDALE CT	09/08/23	\$475,000	\$475,000	\$232,500	48.95	\$488,992	\$90,540	\$104,532	87.3	86.0	0.19	0.19	\$1,037	\$481,596	\$11.06	95.00	10A	AREA 10AB
006 11 0131 000	754 N BRY'S DR	05/21/24	\$632,000	\$632,000	\$259,000	40.98	\$547,867	\$174,858	\$90,725	75.8	118.0	0.20	0.20	\$2,307	\$861,369	\$19.77	75.00	10A	AREA 10AB
006 11 0141 000	596 N BRY'S DR	06/23/23	\$681,000	\$681,000	\$335,100	49.21	\$714,053	\$62,601	\$95,654	79.9	119.0	0.22	0.22	\$783	\$285,849	\$6.56	80.00	10A	AREA 10AB

Totals: \$22,906,650 \$22,906,650 \$10,885,000 \$22,907,313 \$4,408,346 \$4,409,009 3,683.4 8.96 8.96

Sale. Ratio =>							47.52		Average			Average		Average		Average						
Std. Dev. =>							5.17		per FF=>			\$1,197		per Net Acre=>		492,002.90		per SqFt=>			\$11.29	
002 07 0076 000	636 WOODS LN		06/09/23	\$375,000	\$375,000	\$250,600	66.83	\$528,789	(\$64,638)	\$89,151	74.5	105.0	0.18	0.18	(\$868)	(\$357,116)	(\$8.20)	75.00	10A AREA 10AB			
2 05 0042 000	1425 BLAIRMoor CT		12/16/24	\$553,850	\$553,850	\$255,837	46.19	\$544,809	\$248,852	\$97,496	81.5	99.7	0.19	0.19	\$3,055	\$1,284,827	\$29.50	85.29	10B AREA 10AB			
2 05 0044 000	1451 BLAIRMoor CT		09/19/24	\$556,978	\$556,978	\$257,023	46.15	\$547,567	\$242,120	\$97,726	81.6	99.5	0.19	0.19	\$2,966	\$1,248,221	\$28.66	85.53	10B AREA 10AB			

AREA 11A

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
010 01 0009 000	800 SUNNINGDALE DR	03/01/24	\$793,000	\$793,000	\$436,200	55.01	\$866,433	\$81,424	\$154,857	103.3	167.0	0.40	0.40	\$788	\$204,070	\$4.68	104.00	11A	AREA 11A
010 01 0053 000	657 SUNNINGDALE DR	08/30/24	\$780,000	\$780,000	\$341,700	43.81	\$668,412	\$273,112	\$161,524	107.8	164.0	0.41	0.41	\$2,535	\$659,691	\$15.14	110.00	11A	AREA 11A
010 01 0174 000	538 LOCHMOOR BLVD	09/22/23	\$965,000	\$965,000	\$451,600	46.80	\$895,787	\$218,604	\$149,391	99.7	162.0	0.37	0.37	\$2,193	\$587,645	\$13.49	100.00	11A	AREA 11A
010 01 0210 000	565 LOCHMOOR BLVD	01/29/24	\$770,000	\$770,000	\$424,500	55.13	\$830,925	\$88,466	\$149,391	99.7	162.0	0.37	0.37	\$888	\$237,812	\$5.46	100.00	11A	AREA 11A
010 01 0214 000	663 LOCHMOOR BLVD	09/14/23	\$885,000	\$885,000	\$350,000	39.55	\$687,774	\$346,617	\$149,391	99.7	162.0	0.37	0.37	\$3,478	\$931,766	\$21.39	100.00	11A	AREA 11A
010 01 0249 000	1457 LOCHMOOR BLVD	03/27/25	\$825,000	\$825,000	\$363,700	44.08	\$730,077	\$244,314	\$149,391	99.7	162.0	0.37	0.37	\$2,451	\$656,758	\$15.08	100.00	11A	AREA 11A
010 01 0254 000	1557 LOCHMOOR BLVD	01/08/25	\$542,000	\$542,000	\$329,100	60.72	\$649,393	\$41,998	\$149,391	99.7	162.0	0.37	0.37	\$421	\$112,898	\$2.59	100.00	11A	AREA 11A
010 03 0025 001	470 RENAUD RD	06/30/23	\$647,283	\$647,283	\$380,100	58.72	\$754,777	\$40,935	\$148,429	99.0	204.0	0.45	0.45	\$413	\$91,989	\$2.11	95.00	11A	AREA 11A
010 04 0001 000	590 OXFORD	11/14/23	\$1,286,000	\$1,286,000	\$565,100	43.94	\$1,115,854	\$359,034	\$188,888	126.0	268.0	0.75	0.75	\$2,849	\$478,075	\$10.98	122.00	11A	AREA 11A
010 04 0002 002	570 OXFORD	06/18/24	\$850,000	\$850,000	\$543,800	63.98	\$1,069,297	(\$44,942)	\$174,355	116.3	273.0	0.69	0.69	(\$386)	(\$65,228)	(\$1.50)	110.00	11A	AREA 11A
010 04 0031 000	491 OXFORD	05/30/23	\$835,000	\$835,000	\$461,900	55.32	\$911,087	\$86,514	\$162,601	108.5	285.0	0.65	0.65	\$798	\$132,284	\$3.04	100.00	11A	AREA 11A
Totals:			\$9,178,283	\$9,178,283	\$4,647,700		\$9,179,816	\$1,736,076	\$1,737,609	1,159.2		5.21	5.21						
						Sale. Ratio =>	50.64	Average				Average			Average				
						Std. Dev. =>	8.18	per FF=>		\$1,498		per Net Acre=>	333,092.10		per SqFt=>	\$7.65			

AREA 11B

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
006 13 0131 000	502 GLEN ARBOR LN	11/21/23	\$435,000	\$435,000	\$273,400	62.85	\$517,891	\$23,985	\$106,876	73.5	111.0	0.19	0.19	\$326	\$125,576	\$2.88	75.00	11B	AREA 11B
006 14 0142 000	544 COVENTRY LN	06/03/24	\$668,400	\$668,400	\$334,800	50.09	\$626,825	\$151,015	\$109,440	75.3	130.0	0.22	0.22	\$2,006	\$674,174	\$15.48	75.00	11B	AREA 11B
006 14 0149 000	529 COVENTRY LN	11/26/24	\$463,000	\$463,000	\$310,400	67.04	\$582,830	(\$10,517)	\$109,313	75.2	129.0	0.22	0.22	(\$140)	(\$47,374)	(\$1.09)	75.00	11B	AREA 11B
009 04 0002 000	20640 FAIRWAY	08/21/23	\$340,000	\$340,000	\$170,400	50.12	\$326,371	\$125,125	\$111,496	76.7	170.0	0.29	0.29	\$1,632	\$439,035	\$10.08	73.00	11B	AREA 11B
010 09 0007 000	578 HIDDEN LN	02/07/24	\$550,000	\$550,000	\$219,000	39.82	\$414,084	\$273,835	\$137,919	94.9	131.0	0.30	0.30	\$2,887	\$909,751	\$20.89	100.00	11B	AREA 11B
010 09 0028 000	966 HIDDEN LN	05/17/24	\$560,000	\$560,000	\$241,800	43.18	\$461,794	\$236,111	\$137,905	94.8	154.0	0.34	0.34	\$2,489	\$688,370	\$15.80	97.00	11B	AREA 11B
010 09 0036 002	855 HIDDEN LN	10/27/23	\$425,000	\$425,000	\$232,900	54.80	\$445,674	\$109,083	\$129,757	89.2	153.0	0.32	0.32	\$1,222	\$345,199	\$7.92	90.00	11B	AREA 11B
010 09 0052 000	543 HIDDEN LN	12/11/23	\$373,000	\$373,000	\$228,100	61.15	\$437,364	\$61,345	\$125,709	86.5	168.0	0.33	0.33	\$710	\$187,027	\$4.29	85.00	11B	AREA 11B
Totals:			\$3,814,400	\$3,814,400	\$2,010,800		\$3,812,833	\$969,982	\$968,415	666.0		2.21	2.21						
						Sale. Ratio =>	52.72			Average					Average				
						Std. Dev. =>	9.62			per FF=>	\$1,456		Average		per Net Acre=>	438,905.88		Average	
															per SqFt=>	\$10.08			

SHOREPOINTE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
003 12 0003 000	1961 SHOREPOINTE RD	04/07/23	\$235,000	\$235,000	\$102,500	43.62	\$226,920	\$61,062	\$52,982	0.0	0.0	0.10	0.10	#DIV/0!	\$587,135	\$13.48	0.00	13	SHOREPOINTE CONDOMINIUMS
003 12 0003 000	1961 SHOREPOINTE RD	08/27/24	\$299,900	\$299,900	\$102,500	34.18	\$226,920	\$125,962	\$52,982	0.0	0.0	0.10	0.10	#DIV/0!	\$1,211,173	\$27.80	0.00	13	SHOREPOINTE CONDOMINIUMS
003 12 0006 000	1975 SHOREPOINTE RD	02/02/24	\$270,000	\$270,000	\$145,900	54.04	\$323,308	(\$326)	\$52,982	0.0	0.0	0.10	0.10	#DIV/0!	(\$3,135)	(\$0.07)	0.00	13	SHOREPOINTE CONDOMINIUMS
003 12 0016 000	2029 SHOREPOINTE RD	06/16/23	\$215,000	\$215,000	\$109,700	51.02	\$242,914	\$25,068	\$52,982	0.0	0.0	0.10	0.10	#DIV/0!	\$241,038	\$5.53	0.00	13	SHOREPOINTE CONDOMINIUMS
Totals:			\$1,019,900	\$1,019,900	\$460,600		\$1,020,062	\$211,766	\$211,928	0.0		0.42	0.42						
Sale. Ratio =>						45.16	Average			Average			Average						
Std. Dev. =>						8.85	Site Value =	\$52,942	Average	#DIV/0!	per Net Acre=>	509,052.88	Average	per SqFt=>	\$11.69				

BERKSHIRES CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
004 10 0001 000	1750 VERNIER	05/24/24	\$189,000	\$189,000	\$85,800	45.40	\$178,763	\$43,248	\$33,011	0.0	0.0	0.08	0.08	#DIV/0!	\$533,926	\$12.26	0.00	14	BERKSHIRES CONDOMINIUMS
004 10 0020 000	1750 VERNIER	11/05/24	\$195,000	\$195,000	\$87,800	45.03	\$182,583	\$45,428	\$33,011	0.0	0.0	0.08	0.08	#DIV/0!	\$560,840	\$12.88	0.00	14	BERKSHIRES CONDOMINIUMS
004 10 0027 000	1750 VERNIER	07/19/23	\$172,500	\$172,500	\$87,100	50.49	\$181,976	\$23,535	\$33,011	0.0	0.0	0.08	0.08	#DIV/0!	\$290,556	\$6.67	0.00	14	BERKSHIRES CONDOMINIUMS
Totals:			\$556,500	\$556,500	\$260,700		\$543,322	\$112,211	\$99,033	0.0		0.24	0.24						
						Sale. Ratio =>	46.85		Average			Average			Average				
						Std. Dev. =>	3.05	Site Value =	\$37,404	Average		#DIV/0!			Average				
									per FF=>			per Net Acre=>	461,773.66			per SqFt=>	\$10.60		

004 10 0046 000	1792 VERNIER	06/28/24	\$325,000	\$325,000	\$132,100	40.65	\$274,325	\$83,686	\$33,011	0.0	0.0	0.08	0.08	#DIV/0!	\$1,033,160	\$23.72	0.00	14	BERKSHIRES CONDOMINIUMS
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VERNIER PLACE CONDOS

NO SALES FOR 2026

LOCHMOOR VILLAGE - MORNINGSIDE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
006 18 0007 000	937 LOCHMOOR PL	02/29/24	\$568,000	\$568,000	\$275,600	48.52	\$552,428	\$98,624	\$83,052	0.0	0.0	0.13	0.13	#DIV/0!	\$741,534	\$17.02	0.00	16	LOCHMOOR VILLAGE-MORNINGSIDE
006 18 0008 000	936 LOCHMOOR PL	03/03/25	\$534,000	\$534,000	\$268,100	50.21	\$534,701	\$82,351	\$83,052	0.0	0.0	0.13	0.13	#DIV/0!	\$619,180	\$14.21	0.00	16	LOCHMOOR VILLAGE-MORNINGSIDE
006 18 0009 000	934 LOCHMOOR PL	11/30/23	\$535,000	\$535,000	\$275,800	51.55	\$549,279	\$68,773	\$83,052	0.0	0.0	0.13	0.13	#DIV/0!	\$517,090	\$11.87	0.00	16	LOCHMOOR VILLAGE-MORNINGSIDE
Totals:			\$1,637,000	\$1,637,000	\$819,500		\$1,636,408	\$249,748	\$249,156	0.0		0.40	0.40						
						Sale. Ratio =>	50.06	Average				Average			Average				
						Std. Dev. =>	1.52	Site Value =	\$83,249	per FF=>	#DIV/0!	per Net Acre=>	625,934.84		per SqFt=>	\$14.37			

REMBRANDT CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
006 21 0001 000	20601 MONTAGUE LN	05/31/23	\$410,000	\$410,000	\$205,000	50.00	\$410,141	\$64,766	\$64,907	0.0	0.0	0.16	0.16	#DIV/0!	\$415,167	\$9.53	0.00	18	REMBRANDT CONDOMINIUMS
Totals:			\$410,000	\$410,000	\$205,000		\$410,141	\$64,766	\$64,907	0.0		0.16	0.16						
				Sale. Ratio =>		50.00			Average			Average			Average				
				Std. Dev. =>	#DIV/0!	Site Value =		\$64,766	per FF=>	#DIV/0!		per Net Acre=>	415,166.67		per SqFt=>	\$9.53			

RIVERS CLUB CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
014 02 0212 014	13 N RIVER CT	05/06/24	\$435,600	\$435,600	\$230,200	52.85	\$463,975	\$71,546	\$99,921	0.0	0.0	1.15	0.15	#DIV/0!	\$61,998	\$1.42	0.00	19	RIVERS RESIDENCE CLUB CONDOMINIUMS
014 02 0212 022	27 RIVER LN	05/21/24	\$459,000	\$459,000	\$212,000	46.19	\$429,232	\$129,689	\$99,921	0.0	0.0	0.15	0.15	#DIV/0!	\$842,136	\$19.33	0.00	19	RIVERS RESIDENCE CLUB CONDOMINIUMS
014 02 0212 028	26 RIVER LN	05/23/23	\$455,000	\$455,000	\$226,200	49.71	\$455,479	\$99,442	\$99,921	0.0	0.0	0.15	0.15	#DIV/0!	\$645,727	\$14.82	0.00	19	RIVERS RESIDENCE CLUB CONDOMINIUMS
014 02 0212 029	28 RIVER LN	11/25/24	\$489,500	\$489,500	\$244,900	50.03	\$494,781	\$94,640	\$99,921	0.0	0.0	0.15	0.15	#DIV/0!	\$614,545	\$14.11	0.00	19	RIVERS RESIDENCE CLUB CONDOMINIUMS
014 02 0212 035	40 RIVER LN	09/26/24	\$485,000	\$485,000	\$237,000	48.87	\$480,730	\$104,191	\$99,921	0.0	0.0	0.15	0.15	#DIV/0!	\$676,565	\$15.53	0.00	19	RIVERS RESIDENCE CLUB CONDOMINIUMS
Totals:			\$2,324,100	\$2,324,100	\$1,150,300		\$2,324,197	\$499,508	\$499,605	0.0		1.77	0.77						
						Sale. Ratio =>	49.49			Average				Average				Average	
						Std. Dev. =>	2.39	Site Value =	\$99,902	per FF=>		#DIV/0!	per Net Acre=>		282,207.91	per SqFt=>		\$6.48	