

2022 Sales & ECF Analysis

01100 - RURAL RES NORTH

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.
4704-08-300-004	9163 HOGAN RD	08/12/21	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$95,000	41.85	\$189,985	\$27,753	\$199,247	\$153,774	1.296	1,270		01100 Two-Story	70
4704-01-300-035	10520 JAYNE VALLEY LN	08/03/21	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$293,700	48.15	\$587,318	\$115,867	\$494,133	\$446,873	1.106	3,166		01100 Two-Story	79
4704-04-400-010	10581 WHITE LAKE RD	06/11/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$62,500	37.88	\$125,099	\$37,000	\$128,000	\$83,506	1.533	732		01100 Ranch	70
4704-12-400-013	18580 TIPSICO LAKE RD	06/09/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$146,100	44.27	\$292,110	\$55,688	\$274,312	\$224,097	1.224	1,464		01100 Ranch	85
4704-03-100-022	11354 RUNYAN LAKE RD	05/20/21	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$113,100	45.26	\$226,219	\$44,480	\$205,420	\$172,264	1.192	1,284		01100 Ranch	70
4704-12-300-009	13190 WHITE LAKE RD	01/15/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$146,500	49.66	\$292,923	\$78,608	\$216,392	\$203,142	1.065	1,908		01100 Ranch	65
4704-02-200-014	11483 DENTON HILL RD	12/23/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$197,900	52.77	\$395,790	\$46,680	\$328,320	\$330,910	0.992	3,736		01100 Two-Story	69
4704-04-100-044	10110 BENNETT LAKE RD	12/14/20	\$349,400	WD	03-ARM'S LENGTH	\$349,400	\$168,000	48.08	\$336,073	\$38,320	\$311,080	\$282,230	1.102	1,568		01100 Ranch	98
4704-09-400-018	10287 WALNUT SHORES DR	12/09/20	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$98,200	47.21	\$196,313	\$71,957	\$136,043	\$117,873	1.154	884		01100 Tri-Level	64
4704-10-100-035	10498 CARMER RD	12/07/20	\$235,500	WD	03-ARM'S LENGTH	\$235,500	\$112,000	47.56	\$224,045	\$37,000	\$198,500	\$177,294	1.120	1,592		01100 Tri-Level	70
4704-08-400-038	9381 HOGAN RD	10/29/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$147,000	52.50	\$292,445	\$100,298	\$179,702	\$182,130	0.987	1,372		01100 Two-Story	76
4704-11-200-034	10296 ASPEN VALLEY DR	10/20/20	\$343,616	WD	03-ARM'S LENGTH	\$343,616	\$166,000	48.31	\$332,026	\$129,599	\$214,017	\$191,874	1.115	1,617		01100 Ranch	74
4704-07-400-004	8358 TURNER RD	10/09/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$77,200	59.38	\$154,457	\$37,000	\$93,000	\$111,334	0.835	2,121		01100 Two-Story	50
4704-05-100-015	9170 BENNETT LAKE RD	09/14/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$185,800	50.90	\$371,594	\$42,940	\$322,060	\$311,520	1.034	3,375		01100 Tri-Level	66
4704-05-100-042	9250 BENNETT LAKE RD	09/04/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$159,500	50.63	\$319,041	\$37,000	\$278,000	\$267,337	1.040	2,712		01100 Tri-Level	70
4704-12-300-024	13107 WHITE LAKE RD	08/31/20	\$286,900	WD	03-ARM'S LENGTH	\$286,900	\$156,400	54.51	\$312,735	\$53,472	\$233,428	\$245,747	0.950	2,688		01100 Two-Story	65
4704-08-400-020	10179 NIMPHE RD	08/25/20	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$82,500	45.33	\$164,918	\$37,000	\$145,000	\$121,249	1.196	1,008		01100 Ranch	69
4704-05-200-016	5185 LOBDELL RD	08/07/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$100,300	43.61	\$200,562	\$54,679	\$175,321	\$138,278	1.268	2,046		01100 Two-Story	54
4704-07-300-013	8109 HOGAN RD	08/06/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$146,900	54.41	\$293,791	\$73,385	\$196,615	\$208,916	0.941	1,302		01100 Two-Story	93
4704-02-200-015	11519 DENTON HILL RD	08/03/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$133,500	46.03	\$267,012	\$47,075	\$242,925	\$208,471	1.165	2,432		01100 Two-Story	59
4704-07-200-006	8377 TURNER RD	07/10/20	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$179,400	47.85	\$358,839	\$158,929	\$215,971	\$189,488	1.140	1,536		01100 Ranch	70
4704-11-200-039	10359 ASPEN VALLEY DR	06/23/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$155,200	47.75	\$310,539	\$83,739	\$241,261	\$206,557	1.168	1,812		01100 Two-Story	63
4704-05-300-010	11120 LINDEN RD	05/18/20	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$157,800	39.95	\$315,566	\$91,565	\$303,435	\$212,323	1.429	2,004		01100 Tri-Level	69
4704-02-300-044	11347 HARTLAND RD	05/01/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$92,900	46.45	\$185,838	\$86,023	\$113,977	\$94,611	1.205	1,524		01100 Ranch	54
4704-12-200-018	10438 RUSTIC RIDGE LN	04/08/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$118,700	51.61	\$237,374	\$59,736	\$170,264	\$168,377	1.011	1,680		01100 Ranch	69
4704-10-200-043	10505 HARTLAND RD	04/07/20	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$220,400	53.76	\$440,820	\$193,618	\$216,382	\$234,315	0.923	3,306		01100 Two-Story	54
4704-06-200-021	8335 BENNETT LAKE RD	02/28/20	\$424,899	WD	03-ARM'S LENGTH	\$424,899	\$237,300	55.85	\$474,560	\$108,533	\$316,366	\$346,945	0.912	2,047		01100 Ranch	80
4704-05-200-007	9380 BENNETT LAKE RD	02/24/20	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$113,500	57.04	\$227,040	\$48,670	\$150,330	\$169,071	0.889	2,325		01100 Bi-Level	59
4704-11-201-008	10389 DENTON HILL RD	02/18/20	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$70,500	48.65	\$140,947	\$36,815	\$108,085	\$98,703	1.095	1,080		01100 Ranch	59
4704-11-200-010	10380 ASPEN VALLEY DR	11/22/19	\$366,500	WD	03-ARM'S LENGTH	\$366,500	\$171,300	46.74	\$342,613	\$77,220	\$289,280	\$251,557	1.150	2,672		01100 Two-Story	64
4704-09-200-018	10311 WALNUT SHORES DR	11/11/19	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$127,400	58.44	\$254,816	\$38,870	\$179,130	\$204,688	0.875	1,128		01100 Ranch	96
4704-02-400-018	11290 WINDY RIDGE TRL	10/28/19	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$206,100	52.85	\$412,231	\$65,816	\$324,184	\$328,355	0.987	2,702		01100 Two-Story	71
4704-05-100-002	9117 BENNETT LAKE RD	09/30/19	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$108,800	51.81	\$217,566	\$37,000	\$173,000	\$171,153	1.011	2,016		01100 Two-Story	59
4704-07-400-019	8284 TURNER RD	09/19/19	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$233,300	54.89	\$466,500	\$154,550	\$270,450	\$295,687	0.915	1,955		01100 Ranch	79
4704-01-300-034	10524 JAYNE VALLEY LN	08/30/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$190,600	54.46	\$381,165	\$57,272	\$292,728	\$307,008	0.953	2,167		01100 Two-Story	77
4704-08-300-008	9015 HOGAN RD	07/17/19	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$145,500	51.96	\$291,067	\$67,051	\$212,949	\$212,337	1.003	2,314		01100 Tri-Level	68
4704-01-100-011	11284 DENTON HILL RD	06/28/19	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$104,400	49.71	\$208,801	\$29,600	\$180,400	\$169,859	1.062	1,641		01100 Ranch	60
4704-01-300-009	11085 WINDY HILL DR	06/17/19	\$492,000	WD	03-ARM'S LENGTH	\$492,000	\$288,500	58.64	\$577,042	\$224,346	\$267,654	\$334,309	0.801	1,856		01100 Ranch	64
4704-05-300-009	11100 LINDEN RD	05/31/19	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$102,700	51.35	\$205,481	\$54,207	\$145,793	\$143,388	1.017	1,360		01100 Ranch	64
4704-04-200-007	4015 BENNETT LAKE RD	05/20/19	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$105,800	46.40	\$211,575	\$52,560	\$175,440	\$150,725	1.164	1,380		01100 Ranch	73
4704-05-100-034	11310 LINDEN RD	05/03/19	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$210,100	47.75	\$420,147	\$77,923	\$362,077	\$324,383	1.116	2,102		01100 Two-Story	83
4704-12-400-029	18584 TIPSICO LAKE RD	04/22/19	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$152,800	49.29	\$305,565	\$75,110	\$234,890	\$218,441	1.075	1,546		01100 Ranch	84
Totals:			\$12,560,515			\$12,560,515	\$6,281,100		\$12,560,548		\$9,515,561	\$9,011,102					
							Sale. Ratio =>	50.01				E.C.F. =>	1.055				
							Std. Dev. =>	4.87				Ave. E.C.F. =>	1.077				

01101 - JAYNE HILL FARMS 1, 2, 4

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.
4704-02-201-050	11583 ORCHARDVIEW DR	07/09/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$124,900	53.15	\$249,770	\$46,479	\$188,521	\$184,140	1.024	1,484		01101 Ranch	65
4704-02-201-025	11519 FARMHILL DR	06/18/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$127,800	46.47	\$255,628	\$23,184	\$251,816	\$210,547	1.196	2,118		01101 Ranch	70
4704-01-101-033	13058 HILLSBURY DR	11/03/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$152,100	49.06	\$304,211	\$24,710	\$285,290	\$253,171	1.127	2,669		01101 Two-Story	69
4704-01-101-027	13042 WOODSTOCK DR	11/02/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$120,100	50.04	\$240,227	\$23,114	\$216,886	\$196,660	1.103	1,577		01101 Tri-Level	64
4704-02-201-001	11478 FARMHILL DR	03/02/20	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$106,800	51.10	\$213,679	\$28,057	\$180,943	\$168,136	1.076	1,334		01101 Ranch	64
4704-02-201-003	11498 FARMHILL DR	12/16/19	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$101,200	47.07	\$202,417	\$27,181	\$187,819	\$158,728	1.183	1,106		01101 Ranch	69
4704-02-201-007	11538 FARMHILL DR	12/02/19	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$113,400	55.32	\$226,723	\$23,022	\$181,978	\$184,512	0.986	1,484		01101 Ranch	64
4704-01-101-001	11390 DENTON HILL RD	08/14/19	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$107,800	49.00	\$215,681	\$27,844	\$192,156	\$170,142	1.129	1,248		01101 Ranch	63
4704-02-201-018	11551 FARMHILL DR	08/14/19	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$111,800	47.37	\$223,504	\$23,702	\$212,298	\$180,980	1.173	1,670		01101 Ranch	68
4704-02-201-041	11485 ORCHARDVIEW DR	06/27/19	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$97,800	45.07	\$195,682	\$22,500	\$194,500	\$156,868	1.240	1,146		01101 Ranch	68
4704-01-101-005	13035 WOODSTOCK DR	06/17/19	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$128,200	57.10	\$256,362	\$24,919	\$199,581	\$209,640	0.952	2,425		01101 Two-Story	63
Totals:			\$2,586,500			\$2,586,500	\$1,291,900		\$2,583,884		\$2,291,788	\$2,073,525					
							Sale. Ratio =>	49.95				E.C.F. =>	1.105				
							Std. Dev. =>	3.79				Ave. E.C.F. =>	1.108				

01102 - JAYNE HEIGHTS PLUS

No sales during study period. Keep ECF => 0.951

02101 - ORCHARD CREST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.
4704-02-101-002	11593 HARTLAND RD	09/15/21	\$371,000	WD	03-ARM'S LENGTH	\$371,000	\$161,600	43.56	\$323,242	\$33,743	\$337,257	\$277,033	1.217	2,216	02101	Two-Story	74
4704-02-101-039	11517 HARTLAND RD	09/17/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$114,700	47.79	\$229,456	\$33,250	\$206,750	\$187,757	1.101	1,504	02101	Ranch	69
4704-02-101-047	12081 JEFFERS LN	08/12/20	\$256,710	WD	03-ARM'S LENGTH	\$256,710	\$142,100	55.35	\$284,201	\$34,398	\$222,312	\$239,046	0.930	2,135	02101	Ranch	68
4704-02-101-006	12169 JEFFERS LN	08/10/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$165,700	49.46	\$331,471	\$63,164	\$268,085	\$256,753	1.044	2,320	02101	Ranch	64
4704-02-101-016	12000 JEFFERS LN	04/09/20	\$413,500	WD	03-ARM'S LENGTH	\$413,500	\$209,200	50.59	\$418,301	\$61,206	\$350,773	\$341,718	1.026	3,468	02101	Two-Story	59
4704-02-101-055	12080 JEFFERS LN	09/16/19	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$235,300	47.54	\$470,593	\$50,548	\$444,452	\$401,957	1.106	3,138	02101	Two-Story	69
Totals:			\$2,111,210			\$2,111,210	\$1,028,600		\$2,057,264		\$1,829,629	\$1,704,263					
													Sale. Ratio =>	48.72	E.C.F. =>	1.073	
													Std. Dev. =>	3.91	Ave. E.C.F. =>	1.071	

02102 - APPLEWOOD ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.
4704-02-102-010	12044 MACINTOSH DR	09/10/21	\$799,000	WD	03-ARM'S LENGTH	\$799,000	\$349,500	43.74	\$698,979	\$114,222	\$684,778	\$621,239	1.102	3,579	02102	Two-Story	80
4704-02-102-005	12140 MACINTOSH DR	06/22/21	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$305,800	43.07	\$611,536	\$101,836	\$608,164	\$541,499	1.123	3,363	02102	Two-Story	80
4704-02-102-008	12072 MACINTOSH DR	04/21/21	\$1,700,000	WD	03-ARM'S LENGTH	\$1,700,000	\$776,800	45.69	\$1,553,657	\$178,982	\$1,521,018	\$1,460,437	1.041	5,846	02102	Two-Story	90
4704-02-102-015	12137 MACINTOSH DR	06/23/20	\$649,999	WD	03-ARM'S LENGTH	\$649,999	\$330,700	50.88	\$661,423	\$97,219	\$552,780	\$599,403	0.922	3,202	02102	Two-Story	82
Totals:			\$3,858,999			\$3,858,999	\$1,762,800		\$3,525,595		\$3,366,740	\$3,222,578					
													Sale. Ratio =>	45.68	E.C.F. =>	1.045	
													Std. Dev. =>	3.53	Ave. E.C.F. =>	1.047	

02300 - PARKIN LANE/FIELDSTONE PNTE

No sales during study period. Keep ECF => 0.951

02401 - SOUTHWYCK HILLS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.
4704-02-401-016	12310 IVY LN	04/16/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$274,200	43.87	\$548,384	\$25,199	\$599,801	\$638,268	0.940	3,103	02401	Two-Story	95
4704-02-401-020	12285 LAVENDER WEST	06/29/20	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$305,800	51.83	\$611,631	\$23,493	\$566,507	\$717,509	0.790	3,805	02401	Two-Story	93
4704-02-401-009	12381 IVY LN	03/05/20	\$507,000	WD	03-ARM'S LENGTH	\$507,000	\$256,500	50.59	\$513,019	\$23,889	\$483,111	\$596,722	0.810	2,456	02401	Ranch	84
4704-02-401-034	11129 DELPHINIUM DR	05/06/19	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$270,400	56.93	\$540,730	\$58,625	\$416,375	\$588,152	0.708	3,088	02401	Two-Story	80
Totals:			\$2,197,000			\$2,197,000	\$1,106,900		\$2,213,764		\$2,065,794	\$2,540,651					
													Sale. Ratio =>	50.38	E.C.F. =>	0.813	
													Std. Dev. =>	5.37	Ave. E.C.F. =>	0.812	

03101 - WESTFIELD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.
4704-03-101-032	11486 VISTA DR	08/26/21	\$243,600	MLC	03-ARM'S LENGTH	\$243,600	\$115,000	47.21	\$230,058	\$43,550	\$200,050	\$141,508	1.414	1,332	03101	Two-Story	69
4704-03-101-037	11431 VISTA DR	05/28/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$134,400	48.87	\$268,762	\$76,951	\$198,049	\$150,707	1.314	1,274	03101	Ranch	65
4704-03-101-014	11451 VISTA DR	05/04/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$106,300	50.62	\$212,506	\$41,274	\$168,726	\$129,918	1.299	1,212	03101	Ranch	65
4704-03-101-031	11474 VISTA DR	08/20/19	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$105,300	51.37	\$210,595	\$43,550	\$161,450	\$126,741	1.274	1,204	03101	Ranch	57
Totals:			\$933,600			\$933,600	\$461,000		\$921,921		\$728,275	\$548,875					
													Sale. Ratio =>	49.38	E.C.F. =>	1.327	
													Std. Dev. =>	1.86	Ave. E.C.F. =>	1.325	

03102 - HILLS TYRONE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.
4704-03-102-008	11321 BANCROFT CT	09/09/19	\$426,000	WD	03-ARM'S LENGTH	\$426,000	\$219,500	51.53	\$439,073	\$38,450	\$387,550	\$412,719	0.939	2,868	03102	Two-Story	79
Totals:			\$426,000			\$426,000	\$219,500		\$439,073		\$387,550	\$412,719					
													Sale. Ratio =>	51.53	E.C.F. =>	0.939 (Only 1 sale; used prior year ECF 0.971)	
															Ave. E.C.F. =>	0.939	

03103 - WHISPERING PINES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.
4704-03-103-020	11152 WHISPERING RIDGE TRL	09/03/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$178,000	51.59	\$356,033	\$47,610	\$297,390	\$317,962	0.935	1,855	03103	Ranch	79
4704-03-103-034	11111 WHISPERING RIDGE TRL	05/28/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$151,000	47.19	\$301,998	\$34,496	\$285,504	\$275,775	1.035	1,992	03103	Two-Story	80
4704-03-103-043	11481 WHISPERING PINES TRL	05/20/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$133,200	49.33	\$266,375	\$26,055	\$243,945	\$247,753	0.985	1,540	03103	Two-Story	80
4704-03-103-042	11471 WHISPERING PINES TRL	06/28/19	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$135,000	54.66	\$269,963	\$26,311	\$220,689	\$251,188	0.879	1,669	03103	Ranch	83
Totals:			\$1,182,000			\$1,182,000	\$597,200		\$1,194,369		\$1,047,528	\$1,092,677					
													Sale. Ratio =>	50.52	E.C.F. =>	0.959	
													Std. Dev. =>	3.20	Ave. E.C.F. =>	0.958	

03202 - HILLS TYRONE 2, 3 & WEST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.	
4704-03-202-147	11329 OLDE WOOD TRL	08/16/21	\$703,000	WD	03-ARM'S LENGTH	\$703,000	\$295,200	41.99	\$590,303	\$64,481	\$638,519	\$633,521	1.008	3,183	03202	Two-Story	85	
4704-03-203-033	11037 RIDGE VIEW TRL	06/30/21	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$256,900	42.11	\$513,735	\$55,000	\$555,000	\$552,693	1.004	2,385	03202	Ranch	96	
4704-03-202-068	11262 TYRONE TRL	05/28/21	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$596,600	56.82	\$1,193,175	\$142,993	\$907,007	\$1,265,280	0.717	7,993	03202	Two-Story	84	
4704-03-203-002	10920 RIDGE VIEW TRL	01/25/21	\$545,080	WD	03-ARM'S LENGTH	\$545,080	\$255,100	46.80	\$510,135	\$57,265	\$487,815	\$545,627	0.894	2,748	03202	Two-Story	88	
4704-03-201-013	3306 WEATHERED WOOD CT	01/22/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$203,500	44.24	\$406,903	\$55,000	\$405,000	\$423,980	0.955	2,517	03202	Ranch	85	
4704-03-203-030	11061 RIDGE VIEW TRL	10/23/20	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$260,300	47.76	\$520,616	\$57,387	\$487,613	\$544,975	0.895	2,412	03202	Two-Story	92	
4704-03-202-157	11445 OLDE WOOD TRL	09/21/20	\$464,000	WD	03-ARM'S LENGTH	\$464,000	\$235,200	50.69	\$470,415	\$63,525	\$400,475	\$478,694	0.837	2,304	03202	Ranch	80	
4704-03-202-106	11416 FAWN VALLEY TRL	08/18/20	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$234,200	53.23	\$468,307	\$62,301	\$377,699	\$477,654	0.791	2,829	03202	Two-Story	79	
4704-03-201-010	10873 RIDGE VIEW TRL	07/31/20	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$179,100	48.42	\$358,285	\$56,127	\$313,773	\$355,480	0.883	1,514	03202	Ranch	79	
4704-03-202-139	11408 OLDE WOOD TRL	07/29/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$241,700	52.54	\$483,367	\$62,990	\$397,010	\$494,561	0.803	2,418	03202	Ranch	91	
4704-03-201-009	10880 RIDGE VIEW TRL	01/02/20	\$358,500	WD	03-ARM'S LENGTH	\$358,500	\$192,100	53.58	\$384,285	\$55,000	\$303,500	\$387,394	0.783	2,750	03202	Two-Story	74	
4704-03-202-115	11289 FAWN VALLEY TRL	12/02/19	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$323,000	59.27	\$646,048	\$121,068	\$423,932	\$617,624	0.686	4,485	03202	Two-Story	79	
4704-03-202-112	11332 FAWN VALLEY TRL	07/19/19	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$228,600	50.80	\$457,253	\$98,567	\$351,433	\$421,984	0.833	2,156	03202	Two-Story	83	
4704-03-201-011	11253 RIDGE VIEW TRL	05/14/19	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$230,400	60.31	\$460,749	\$61,020	\$320,980	\$470,269	0.683	2,841	03202	Two-Story	77	
4704-03-203-040	10959 RIDGE VIEW TRL	04/30/19	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$213,600	54.08	\$427,214	\$55,000	\$340,000	\$437,899	0.776	2,598	03202	Two-Story	90	
Totals:			\$7,777,480			\$7,777,480	\$3,945,500		\$7,890,790		\$6,709,756	\$8,107,633						
							Sale. Ratio =>	50.73				E.C.F. =>	0.828					
							Std. Dev. =>	5.69				Ave. E.C.F. =>	0.836					

04101 - PEISNER ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.	
4704-04-101-082	11276 BALFOUR DR	08/02/21	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$164,100	46.62	\$328,170	\$64,937	\$287,063	\$242,165	1.185	1,999	04101	Ranch	75	
4704-04-101-014	11403 NORA DR	07/30/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$147,500	46.09	\$294,964	\$42,007	\$277,993	\$232,711	1.195	1,166	04101	Ranch	75	
4704-04-101-016	11423 NORA DR	07/09/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$140,400	46.80	\$280,846	\$41,106	\$258,894	\$220,552	1.174	1,848	04101	Two-Story	78	
4704-04-101-029	11442 NORA DR	01/07/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$161,900	52.23	\$323,851	\$58,228	\$251,772	\$244,363	1.030	2,286	04101	Two-Story	73	
4704-04-101-001	11275 NORA DR	10/23/20	\$264,400	WD	03-ARM'S LENGTH	\$264,400	\$131,400	49.70	\$262,872	\$46,314	\$218,086	\$199,225	1.095	2,052	04101	Bi-Level	69	
4704-04-101-009	10223 ROYCE WAY	10/01/20	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$164,700	51.63	\$329,328	\$42,203	\$276,797	\$264,144	1.048	1,956	04101	Ranch	70	
4704-04-101-077	11346 BALFOUR DR	07/20/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$139,100	45.61	\$278,257	\$38,667	\$266,333	\$220,414	1.208	1,700	04101	Ranch	74	
4704-04-101-011	10253 ROYCE WAY	04/09/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$194,400	51.16	\$388,747	\$35,836	\$344,164	\$324,665	1.060	2,404	04101	Ranch	72	
4704-04-101-046	11317 BALFOUR DR	09/04/19	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$144,900	49.97	\$289,841	\$38,667	\$251,333	\$231,071	1.088	1,724	04101	Ranch	74	
4704-04-101-051	10334 PRESSLER ST	06/25/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$177,200	70.88	\$354,345	\$34,239	\$215,761	\$294,486	0.733	2,296	04101	Two-Story	71	
4704-04-101-031	11422 NORA DR	04/12/19	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$134,700	53.03	\$269,473	\$38,667	\$215,333	\$212,333	1.014	2,074	04101	Two-Story	73	
Totals:			\$3,344,400			\$3,344,400	\$1,700,300		\$3,400,694		\$2,863,529	\$2,686,130						
							Sale. Ratio =>	50.84				E.C.F. =>	1.066					
							Std. Dev. =>	7.02				Ave. E.C.F. =>	1.075					

04102 - SUNRIDGE MEADOWS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.
4704-04-102-005	9616 LONGMEADOW ST	10/23/19	\$309,500	WD	03-ARM'S LENGTH	\$309,500	\$154,300	49.85	\$308,515	\$77,545	\$231,955	\$255,770	0.907	1,774	04102	Ranch	88
Totals:			\$309,500			\$309,500	\$154,300		\$308,515		\$231,955	\$255,770					
							Sale. Ratio =>	49.85				E.C.F. =>	0.907	(Only 1 sale; Adj ECF 0.930)			
												Ave. E.C.F. =>	0.907				

05101 - APPLE ORCHARD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.	
4704-05-101-006	9053 APPLE ORCHARD DR	08/31/21	\$377,900	WD	03-ARM'S LENGTH	\$377,900	\$187,200	49.54	\$374,381	\$52,778	\$325,122	\$298,333	1.090	2,504	05101	Two-Story	74	
4704-05-101-041	9064 APPLE ORCHARD DR	06/22/21	\$325,000	WD	03-ARM'S LENGTH	\$320,000	\$143,000	44.69	\$286,070	\$42,798	\$277,202	\$225,670	1.228	1,488	05101	Ranch	74	
4704-05-101-019	9183 APPLE ORCHARD DR	05/17/21	\$333,500	WD	03-ARM'S LENGTH	\$333,500	\$145,800	43.72	\$291,547	\$58,014	\$275,486	\$216,635	1.272	1,826	05101	Two-Story	75	
4704-05-101-022	11457 WHITAKER RD	02/01/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$133,800	52.47	\$267,512	\$33,727	\$221,273	\$216,869	1.020	2,160	05101	Ranch	71	
4704-05-101-045	9020 APPLE ORCHARD DR	10/02/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$128,100	51.24	\$256,126	\$56,663	\$193,337	\$185,031	1.045	1,644	05101	Ranch	74	
4704-05-101-002	9011 APPLE ORCHARD DR	09/15/20	\$237,000	WD	03-ARM'S LENGTH	\$232,000	\$118,100	50.91	\$236,189	\$32,204	\$199,796	\$189,225	1.056	2,163	05101	Ranch	70	
4704-05-101-031	9186 APPLE ORCHARD DR	06/29/20	\$250,400	WD	03-ARM'S LENGTH	\$250,400	\$128,500	51.32	\$256,976	\$33,213	\$217,187	\$207,572	1.046	1,960	05101	Two-Story	74	
4704-05-101-018	9175 APPLE ORCHARD DR	06/21/19	\$265,100	WD	03-ARM'S LENGTH	\$265,100	\$150,600	56.81	\$301,125	\$66,719	\$198,381	\$217,445	0.912	2,734	05101	Bi-Level	72	
4704-05-101-027	11405 WHITAKER RD	05/08/19	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$126,400	52.67	\$252,712	\$32,668	\$207,332	\$204,122	1.016	1,524	05101	Ranch	78	
Totals:			\$2,533,900			\$2,523,900	\$1,261,500		\$2,522,638		\$2,115,116	\$1,960,904						
							Sale. Ratio =>	49.98				E.C.F. =>	1.079					
							Std. Dev. =>	4.04				Ave. E.C.F. =>	1.076					

05102 - ORCHARD PARK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.	
4704-05-102-011	11465 ORCHARD PKWY	07/29/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$156,200	47.33	\$312,407	\$35,000	\$295,000	\$282,643	1.044	1,912	05102	Ranch	84	
4704-05-102-007	11476 ORCHARD PKWY	07/14/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$119,800	50.98	\$239,564	\$35,000	\$200,000	\$208,425	0.960	1,493	05102	Ranch	80	
4704-05-102-012	11471 ORCHARD PKWY	12/17/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$172,900	49.40	\$365,899	\$59,793	\$290,207	\$311,883	0.930	2,779	05102	Two-Story	82	
Totals:			\$915,000			\$915,000	\$448,900		\$917,870		\$785,207	\$802,950						
							Sale. Ratio =>	49.06				E.C.F. =>	0.978					
							Std. Dev. =>	1.83				Ave. E.C.F. =>	0.978					

05201 - FOREST HILLS 2, 3, 4

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.
4704-05-201-026	9391 WHITE LAKE RD	09/03/21	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$114,400	38.39	\$228,783	\$33,835	\$264,165	\$184,435	1.432	1,566	05201	Two-Story	75
4704-05-201-030	9441 WHITE LAKE RD	02/25/21	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$132,600	51.60	\$265,260	\$86,077	\$170,923	\$169,520	1.008	2,263	05201	Two-Story	59
4704-05-201-067	9472 LONGMEADOW ST	10/30/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$115,900	43.74	\$231,879	\$39,146	\$225,854	\$182,340	1.239	1,704	05201	Two-Story	74
4704-05-201-071	11345 CHRISWOOD DR	09/10/20	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$106,200	49.98	\$212,379	\$35,154	\$177,346	\$167,668	1.058	1,284	05201	Ranch	74
4704-05-201-041	9511 LONGMEADOW ST	09/30/19	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$165,800	57.17	\$331,597	\$56,778	\$233,222	\$259,999	0.897	2,614	05201	Ranch	64
4704-05-201-078	9450 BENNETT LAKE RD	07/26/19	\$194,350	WD	03-ARM'S LENGTH	\$194,350	\$99,000	50.94	\$197,980	\$48,779	\$145,571	\$141,155	1.031	1,131	05201	Ranch	59
4704-05-201-005	9434 BENNETT LAKE RD	06/20/19	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$139,100	60.48	\$278,237	\$88,068	\$141,932	\$179,914	0.789	2,100	05201	Tri-Level	59
Totals:			\$1,746,850			\$1,746,850	\$873,000		\$1,746,115		\$1,359,013	\$1,285,031					
										Sale. Ratio =>		49.98		E.C.F. =>		1.057	
										Std. Dev. =>		7.51		Ave. E.C.F. =>		1.065	

05202 - SILVER LK EST 1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.
4704-05-202-006	11464 WHITAKER RD	03/17/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$130,800	42.19	\$261,517	\$46,143	\$263,857	\$212,230	1.243	1,692	05202	Ranch	69
4704-05-203-060	9323 ENGLISHMAN DR	09/16/20	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$165,600	40.39	\$331,129	\$91,062	\$313,387	\$236,563	1.325	1,688	05202	Two-Story	79
4704-05-203-068	9335 ENGLISHMAN DR	07/30/20	\$392,500	WD	03-ARM'S LENGTH	\$392,500	\$201,700	51.39	\$403,440	\$43,914	\$348,586	\$354,278	0.984	2,418	05202	Two-Story	79
4704-05-203-102	9412 ENGLISHMAN DR	07/06/20	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$198,900	48.87	\$397,829	\$43,914	\$363,086	\$348,749	1.041	2,490	05202	Ranch	74
4704-05-202-005	11476 WHITAKER RD	04/29/19	\$247,999	WD	03-ARM'S LENGTH	\$247,999	\$128,400	51.77	\$256,886	\$46,143	\$201,856	\$207,667	0.972	1,336	05202	Ranch	74
Totals:			\$1,767,499			\$1,767,499	\$825,400		\$1,650,801		\$1,490,772	\$1,359,486					
										Sale. Ratio =>		46.70		E.C.F. =>		1.097	
										Std. Dev. =>		5.30		Ave. E.C.F. =>		1.113	

08101 - THE PRESERVE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.
4704-08-101-030	9138 PRESERVE DR	01/15/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$226,300	45.26	\$452,582	\$49,000	\$451,000	\$503,219	0.896	2,462	08101	Ranch	96
4704-08-101-042	10255 TURTLE BAY CV	12/08/20	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$289,200	52.58	\$578,472	\$64,000	\$486,000	\$641,486	0.758	4,053	08101	Two-Story	96
4704-08-101-012	9138 MARSH VIEW DR	08/28/20	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$216,500	48.65	\$433,144	\$85,680	\$359,320	\$405,442	0.886	2,076	08101	Ranch	95
4704-08-101-029	9126 PRESERVE DR	08/14/20	\$418,000	WD	03-ARM'S LENGTH	\$418,000	\$198,400	47.46	\$396,724	\$49,000	\$369,000	\$433,571	0.851	2,274	08101	Ranch	93
4704-08-101-058	9452 PRESERVE DR	08/08/19	\$437,500	WD	03-ARM'S LENGTH	\$437,500	\$265,000	60.57	\$529,942	\$60,800	\$376,700	\$584,965	0.644	3,733	08101	Two-Story	78
Totals:			\$2,350,500			\$2,350,500	\$1,195,400		\$2,390,864		\$2,042,020	\$2,568,684					
										Sale. Ratio =>		50.86		E.C.F. =>		0.795	
										Std. Dev. =>		6.02		Ave. E.C.F. =>		0.807	

08401 - PARKLAND MANOR 1 & 2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.
4704-08-402-017	10050 SONORA DR	08/16/21	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$124,300	47.62	\$248,616	\$44,694	\$216,306	\$150,053	1.442	1,176	08401	Ranch	70
4704-08-402-009	10020 SONORA DR	06/22/21	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$133,700	50.07	\$267,494	\$26,291	\$240,709	\$177,486	1.356	1,988	08401	Two-Story	70
4704-08-401-009	9471 HOGAN RD	06/04/20	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$88,500	50.00	\$177,056	\$35,378	\$137,400	\$104,252	1.318	1,530	08401	Ranch	58
4704-08-401-016	10023 NIMPHE RD	11/21/19	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$96,900	57.00	\$193,790	\$26,291	\$143,709	\$123,252	1.166	912	08401	Ranch	73
4704-08-402-015	10088 SONORA DR	06/13/19	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$89,300	52.22	\$178,544	\$26,291	\$144,709	\$112,033	1.292	864	08401	Ranch	74
Totals:			\$1,046,000			\$1,046,000	\$532,700		\$1,065,500		\$882,833	\$667,075					
										Sale. Ratio =>		50.93		E.C.F. =>		1.323	
										Std. Dev. =>		3.54		Ave. E.C.F. =>		1.315	

09100 - RUNYAN LK FRONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.
4704-09-203-054	10196 WALNUT SHORES DR	08/17/21	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$236,700	48.31	\$473,450	\$274,066	\$215,934	\$153,727	1.405	1,464	09100	Ranch	69
4704-09-203-001	10440 RUNYAN LAKE RD	07/07/21	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$293,900	64.59	\$587,705	\$227,829	\$227,171	\$277,468	0.819	3,048	09100	Ranch	67
4704-09-402-004	10375 LAKE SHORE DR	07/07/21	\$379,500	WD	03-ARM'S LENGTH	\$379,500	\$148,200	39.05	\$296,331	\$178,680	\$200,820	\$90,710	2.214	936	09100	Ranch	70
4704-10-100-015	11004 WHITE LAKE RD	12/10/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$200,400	52.05	\$400,759	\$245,767	\$139,233	\$119,500	1.165	1,082	09100	Ranch	46
4704-09-402-022	10491 LAKE SHORE DR	10/16/20	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$220,000	38.26	\$439,945	\$212,795	\$362,205	\$175,135	2.068	1,491	09100	Two-Story	69
4704-10-102-013	11048 WHITE LAKE RD	10/15/20	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$244,100	48.83	\$488,190	\$198,412	\$301,488	\$223,422	1.349	1,586	09100	Ranch	70
4704-09-203-033	10310 WALNUT SHORES DR	08/31/20	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$287,000	45.56	\$573,933	\$208,977	\$421,023	\$281,385	1.496	1,808	09100	Ranch	74
4704-09-201-012	11000 WHITE LAKE RD	08/25/20	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$301,400	55.81	\$602,824	\$265,850	\$274,150	\$259,810	1.055	3,336	09100	Two-Story	59
4704-09-202-006	10516 RUNYAN LAKE RD	08/19/20	\$489,900	WD	03-ARM'S LENGTH	\$489,900	\$227,800	46.50	\$455,587	\$295,645	\$194,255	\$123,317	1.575	1,520	09100	Ranch	57
4704-09-203-036	10296 WALNUT SHORES DR	12/20/19	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$168,600	52.28	\$337,259	\$147,186	\$175,314	\$146,548	1.196	1,482	09100	Two-Story	51
4704-09-402-023	10495 LAKE SHORE DR	09/09/19	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$150,600	61.47	\$301,104	\$216,507	\$28,493	\$65,225	0.437	1,080	09100	Ranch	49
4704-09-202-004	10466 RUNYAN LAKE RD	07/09/19	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$166,300	60.47	\$332,576	\$248,291	\$26,709	\$64,985	0.411	960	09100	Ranch	49
Totals:			\$5,286,800			\$5,286,800	\$2,645,000		\$5,289,663		\$2,566,795	\$1,981,232					
										Sale. Ratio =>		50.03		E.C.F. =>		1.296	
										Std. Dev. =>		8.40		Ave. E.C.F. =>		1.266	

09200 - RUNYAN LK ACCESS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.
4704-09-402-039	10492 LAKE SHORE DR	03/17/21	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$121,300	43.34	\$242,581	\$26,605	\$253,295	\$182,721	1.386	1,849	09200	Two-Story	70
4704-09-401-029	10085 WALNUT SHORES DR	12/04/20	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$94,500	42.09	\$189,059	\$26,309	\$198,191	\$137,131	1.445	1,638	09200	Ranch	63
4704-09-402-060	10404 LAKE SHORE DR	11/13/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$97,000	34.64	\$193,951	\$26,185	\$253,815	\$141,900	1.789	1,846	09200	Two-Story	69
4704-09-402-120	10438 LAKE SHORE DR	09/28/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$116,800	45.80	\$233,623	\$38,508	\$216,492	\$165,033	1.312	1,656	09200	Ranch	69
4704-09-402-111	10462 LAKE SHORE DR	08/21/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$127,800	40.57	\$306,243	\$30,642	\$284,358	\$233,110	1.220	1,763	09200	Ranch	76
4704-10-302-082	10526 MERRILL DR	07/31/20	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$131,500	45.50	\$263,097	\$87,161	\$195,228	\$148,810	1.312	1,296	09200	Two-Story	69
4704-10-302-056	10016 MERRILL DR	09/25/19	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$92,000	52.57	\$183,971	\$56,925	\$118,075	\$107,459	1.099	1,044	09200	Ranch	69
4704-09-401-028	10081 WALNUT SHORES DR	09/24/19	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$107,900	54.77	\$215,892	\$44,399	\$152,601	\$145,053	1.052	1,924	09200	Ranch	69
4704-09-402-114	10446 LAKE SHORE DR	09/12/19	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$54,600	49.19	\$109,251	\$27,599	\$83,401	\$69,062	1.208	748	09200	Ranch	64
4704-09-400-024	10145 WALNUT SHORES DR	07/09/19	\$408,500	WD	03-ARM'S LENGTH	\$408,500	\$288,700	70.67	\$577,489	\$69,606	\$338,894	\$429,579	0.789	2,934	09200	Two-Story	79
Totals:			\$2,534,900			\$2,534,900	\$1,232,100		\$2,515,157		\$2,094,350	\$1,759,858					
										Sale. Ratio =>		48.61		E.C.F. =>		1.189	
										Std. Dev. =>		9.91		Ave. E.C.F. =>		1.261	

09204 - RUNYAN LK PTE

One sale during study period (not market); Adj prev year ECF to 1.400

09401 - RUNYAN LK COVE/HGTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.
4704-09-401-001	10162 WALNUT SHORES DR	09/13/19	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$185,200	54.47	\$370,377	\$128,124	\$211,876	\$180,740	1.172	2,064	09401	Ranch	65
Totals:			\$340,000			\$340,000	\$185,200		\$370,377		\$211,876	\$180,740					
										Sale. Ratio =>		54.47		E.C.F. =>		1.172 (Only 1 sale; used prior year ECF 1.340)	
												Ave. E.C.F. =>		1.172			

11101 - WHITE LAKE PLATTED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.
4704-10-103-011	11312 WHITE LAKE RD	01/28/21	\$318,500	WD	03-ARM'S LENGTH	\$318,500	\$143,500	45.05	\$286,967	\$57,292	\$254,904	\$193,252	1.319	1,440	11101	Ranch	74
4704-11-101-002	12160 WHITE LAKE RD	07/10/20	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$115,300	48.65	\$230,609	\$40,752	\$196,248	\$159,812	1.228	1,312	11101	Ranch	69
4704-10-103-009	11336 WHITE LAKE RD	03/09/20	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$130,000	52.42	\$259,974	\$37,133	\$210,867	\$187,502	1.124	1,388	11101	Ranch	69
4704-11-101-001	12154 WHITE LAKE RD	10/30/19	\$301,724	MLC	03-ARM'S LENGTH	\$301,724	\$159,800	52.96	\$319,612	\$44,971	\$256,753	\$231,087	1.111	2,470	11101	Two-Story	64
4704-11-401-015	12318 WHITE LAKE RD	08/21/19	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$140,700	50.27	\$281,307	\$43,548	\$232,538	\$200,054	1.181	1,308	11101	Tri-Level	74
Totals:			\$1,385,124			\$1,385,124	\$689,300		\$1,378,469		\$1,151,310	\$971,707					
										Sale. Ratio =>		49.76		E.C.F. =>		1.184	
										Std. Dev. =>		3.20		Ave. E.C.F. =>		1.193	

11111 - MARL LAKEFRONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.
4704-04-100-008	10309 BENNETT LAKE RD	06/26/19	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$266,700	51.29	\$533,451	\$207,339	\$312,661	\$302,363	1.034	3,024	11111	Ranch	73
Totals:			\$520,000			\$520,000	\$266,700		\$533,451		\$312,661	\$302,363					
										Sale. Ratio =>		51.29		E.C.F. =>		1.034 (Only 1 sale; used prior year ECF 1.079)	
												Ave. E.C.F. =>		1.034			

11202 - DENTON CREEK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.
4704-11-202-023	10440 DENTON CREEK DR	05/03/19	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$146,600	51.44	\$293,157	\$33,752	\$251,248	\$284,785	0.882	2,094	11202	Two-Story	76
Totals:			\$285,000			\$285,000	\$146,600		\$293,157		\$251,248	\$284,785					
										Sale. Ratio =>		51.44		E.C.F. =>		0.882 (Only 1 sale; Adj to 0.895)	
												Ave. E.C.F. =>		0.882			

11303 - TOP OF PINES EST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.
4704-11-303-007	12104 INDIAN OAK TRL	03/18/21	\$1,480,000	WD	03-ARM'S LENGTH	\$1,480,000	\$559,300	37.79	\$1,118,510	\$272,426	\$1,207,574	\$1,376,259	0.877	4,717	11303	Two-Story	93
4704-11-303-031	12203 WOODLINE DR	10/08/20	\$632,000	WD	03-ARM'S LENGTH	\$632,000	\$307,900	48.72	\$615,747	\$94,122	\$537,878	\$848,487	0.634	2,826	11303	Two-Story	81
4704-11-303-033	12229 WOODLINE DR	05/24/19	\$620,000	MLC	03-ARM'S LENGTH	\$620,000	\$370,800	59.81	\$741,674	\$127,945	\$492,055	\$998,305	0.493	4,684	11303	Two-Story	77
Totals:			\$2,732,000			\$2,732,000	\$1,238,000		\$2,475,931		\$2,237,507	\$3,223,050					
										Sale. Ratio =>		45.31		E.C.F. =>		0.694	
												Ave. E.C.F. =>		0.668			

13100 - RURAL RES MID

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.
4704-13-100-025	9406 JEAN ST	08/02/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$146,400	44.36	\$292,850	\$58,064	\$271,936	\$245,592	1.107	1,848	13100	Two-Story	80
4704-15-100-009	11131 FOLEY RD	07/27/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$230,700	41.95	\$461,435	\$170,148	\$379,852	\$304,694	1.247	2,331	13100	Ranch	75
4704-21-400-023	8171 HARTLAND RD	04/29/21	\$655,000	WD	03-ARM'S LENGTH	\$655,000	\$320,900	48.99	\$641,859	\$179,019	\$475,981	\$484,142	0.983	4,148	13100	Two-Story	74

4704-15-100-011	9480 HARTLAND RD	03/01/21	\$469,000	WD	03-ARM'S LENGTH	\$469,000	\$198,400	42.30	\$396,711	\$115,549	\$353,451	\$294,103	1.202	2,240	13100 Two-Story	85
4704-16-400-005	9265 HARTLAND RD	01/22/21	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$80,000	36.53	\$160,053	\$51,803	\$167,197	\$113,232	1.477	1,020	13100 Ranch	70
4704-21-300-019	8070 SHERATON PARK DR	01/08/21	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$375,600	50.08	\$751,113	\$147,089	\$602,911	\$631,824	0.954	4,716	13100 Two-Story	79
4704-16-400-011	9235 HARTLAND RD	12/22/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$193,300	61.37	\$386,609	\$140,000	\$175,000	\$257,959	0.678	1,661	13100 Ranch	77
4704-21-200-043	8463 HARTLAND RD	12/22/20	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$318,800	53.58	\$637,530	\$236,059	\$358,941	\$419,949	0.855	3,988	13100 Two-Story	73
4704-13-200-004	13520 WHITE LAKE RD	12/21/20	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$558,200	44.66	\$1,116,490	\$368,344	\$881,656	\$782,580	1.127	6,950	13100 Ranch	66
4704-15-300-003	11158 FOLEY RD	11/18/20	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$65,300	37.75	\$130,603	\$27,881	\$145,119	\$107,450	1.351	816	13100 Ranch	74
4704-23-300-003	8100 MABLEY HILL RD	11/18/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$234,400	66.97	\$468,861	\$75,000	\$275,000	\$411,989	0.667	2,691	13100 Ranch	65
4704-21-300-005	8020 RUNYAN LAKE RD	11/13/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$145,800	52.07	\$291,538	\$41,620	\$238,380	\$261,421	0.912	2,100	13100 Ranch	76
4704-21-300-015	8250 SHERATON PARK DR	11/06/20	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$181,000	45.14	\$361,943	\$148,598	\$252,402	\$223,164	1.131	1,560	13100 Ranch	74
4704-16-200-024	9405 FOLEY CROSSING	09/30/20	\$571,000	WD	03-ARM'S LENGTH	\$571,000	\$255,600	44.76	\$511,126	\$136,495	\$434,505	\$391,873	1.109	2,517	13100 Ranch	84
4704-15-100-006	11149 FOLEY RD	09/16/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$115,300	51.24	\$230,532	\$47,736	\$177,264	\$191,209	0.927	1,884	13100 Ranch	59
4704-15-200-024	11439 FOLEY RD	07/27/20	\$270,400	WD	03-ARM'S LENGTH	\$270,400	\$137,700	50.92	\$275,465	\$55,893	\$214,507	\$229,678	0.934	1,765	13100 Ranch	78
4704-15-100-012	9440 HARTLAND RD	07/16/20	\$334,900	WD	03-ARM'S LENGTH	\$334,900	\$148,100	44.22	\$296,118	\$91,633	\$243,267	\$213,896	1.137	1,872	13100 Ranch	74
4704-15-300-001	11250 FOLEY RD	05/20/20	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$162,500	47.51	\$325,010	\$83,395	\$258,605	\$252,735	1.023	2,530	13100 Ranch	59
4704-23-400-017	12425 THORNBURY DR	04/30/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$136,900	50.70	\$273,804	\$103,692	\$166,308	\$177,941	0.935	1,328	13100 Ranch	77
4704-13-200-005	13675 WHITE LAKE RD	03/20/20	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$220,300	48.97	\$440,579	\$97,974	\$351,926	\$358,373	0.982	1,591	13100 Ranch	79
4704-24-300-007	13235 ROHN RD	03/13/20	\$289,500	WD	03-ARM'S LENGTH	\$289,500	\$146,400	50.57	\$292,851	\$64,500	\$225,000	\$238,861	0.942	2,256	13100 Two-Story	74
4704-16-200-027	10480 FOLEY RD	02/10/20	\$481,000	WD	03-ARM'S LENGTH	\$481,000	\$305,800	63.58	\$611,545	\$193,933	\$287,067	\$436,833	0.657	3,686	13100 CAPE COD	80
4704-21-400-004	10425 GORDON RD	01/16/20	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$151,800	50.62	\$303,641	\$99,884	\$200,016	\$213,135	0.938	1,860	13100 Ranch	64
4704-19-100-066	8410 CENTER RD	10/10/19	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$206,900	53.60	\$413,748	\$144,648	\$241,352	\$281,485	0.857	1,905	13100 Ranch	77
4704-17-200-002	9448 HOGAN RD	09/30/19	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$74,000	42.29	\$147,961	\$37,000	\$138,000	\$116,068	1.189	1,108	13100 Ranch	69
4704-15-100-014	9330 HARTLAND RD	08/29/19	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$129,700	48.94	\$259,356	\$64,500	\$200,500	\$203,824	0.984	1,420	13100 Ranch	79
4704-23-400-002	8073 DENTON HILL RD	08/19/19	\$140,900	WD	03-ARM'S LENGTH	\$140,900	\$54,400	38.61	\$108,743	\$20,908	\$119,992	\$91,878	1.306	1,132	13100 Ranch	63
4704-15-300-022	9228 HARTLAND RD	08/14/19	\$188,900	WD	03-ARM'S LENGTH	\$188,900	\$100,600	53.26	\$201,250	\$68,155	\$120,745	\$139,221	0.867	2,330	13100 Ranch	54
4704-23-100-010	12225 GREAT OAKS DR	07/25/19	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$172,200	44.15	\$344,425	\$69,316	\$320,684	\$287,771	1.114	2,298	13100 Ranch	74
4704-19-100-046	8105 LINDEN RD	07/24/19	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$177,300	51.39	\$354,635	\$156,247	\$188,753	\$207,519	0.910	2,024	13100 Two-Story	68
4704-21-400-012	8175 OLDER LN	07/08/19	\$428,000	WD	03-ARM'S LENGTH	\$428,000	\$224,800	52.52	\$449,684	\$170,405	\$257,595	\$292,133	0.882	2,038	13100 Ranch	76
4704-19-100-065	8483 LINDEN RD	06/28/19	\$315,200	WD	03-ARM'S LENGTH	\$315,200	\$161,300	51.17	\$322,596	\$174,590	\$140,610	\$154,818	0.908	2,423	13100 Two-Story	53
4704-19-200-006	8370 CENTER RD	05/21/19	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$316,900	60.36	\$633,834	\$239,869	\$285,131	\$412,097	0.692	3,967	13100 Bi-Level	68
4704-21-200-034	10290 CENTER RD	05/17/19	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$125,300	50.32	\$250,569	\$57,624	\$191,376	\$201,825	0.948	1,300	13100 Tri-Level	78
4704-14-400-003	12427 CENTER RD	05/07/19	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$133,000	51.15	\$266,001	\$62,340	\$197,660	\$213,035	0.928	1,868	13100 Ranch	54
4704-13-100-014	13189 FOLEY RD	04/05/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$184,700	52.77	\$369,366	\$155,641	\$194,359	\$223,562	0.869	2,721	13100 Bi-Level	71
4704-21-400-002	10321 GORDON RD	04/03/19	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$97,800	46.57	\$195,671	\$75,281	\$134,719	\$125,931	1.070	1,488	13100 Ranch	58
Totals:			\$14,098,600			\$14,098,600	\$6,988,100		\$13,976,105		\$9,867,767	\$10,193,799				
							Sale. Ratio =>	49.57				E.C.F. =>	0.967			
												Ave. E.C.F. =>	0.995			

13102 - JAYNEHILL FARMS 3

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.
4704-13-102-020	9498 WAITE DR	02/05/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$99,700	42.25	\$199,390	\$23,375	\$212,625	\$116,566	1.824	1,536	13102 Bi-Level	70	
4704-13-102-040	9420 DENTON HILL RD	11/06/20	\$214,500	WD	03-ARM'S LENGTH	\$214,500	\$113,800	53.05	\$227,661	\$23,375	\$191,125	\$135,289	1.413	1,560	13102 Tri-Level	64	
4704-13-102-017	9530 WAITE DR	06/29/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$83,500	52.19	\$166,951	\$22,982	\$137,018	\$95,344	1.437	960	13102 Ranch	69	
4704-13-102-010	9473 WAITE DR	06/11/20	\$185,600	WD	03-ARM'S LENGTH	\$185,600	\$92,800	50.00	\$185,528	\$23,375	\$162,225	\$107,386	1.511	1,382	13102 Ranch	64	
4704-13-102-016	9531 WAITE DR	12/06/19	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$102,700	54.08	\$205,305	\$22,982	\$166,918	\$120,744	1.382	1,512	13102 Ranch	64	
4704-13-102-004	9500 DENTON HILL RD	08/02/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$96,900	60.56	\$193,877	\$23,375	\$136,625	\$112,915	1.210	960	13102 Ranch	65	
Totals:			\$1,146,000			\$1,146,000	\$589,400		\$1,178,712		\$1,006,536	\$688,244					
							Sale. Ratio =>	51.43				E.C.F. =>	1.462				
												Ave. E.C.F. =>	1.463				

13201 - DEERPARK 4

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.
4704-13-201-021	13435 LAKEBROOK DR	02/20/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$135,200	51.02	\$270,476	\$31,464	\$233,536	\$218,038	1.071	1,824	13201 Tri-Level	64	
4704-13-201-002	13572 LAKEBROOK DR	07/22/19	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$148,900	53.18	\$297,742	\$28,318	\$251,682	\$245,781	1.024	1,960	13201 Two-Story	75	
Totals:			\$545,000			\$545,000	\$284,100		\$568,218		\$485,218	\$463,819					
							Sale. Ratio =>	52.13				E.C.F. =>	1.046				
												Ave. E.C.F. =>	1.048				

13203 - DEERPARK 4 LAKEFRONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.
4704-13-101-016	13425 WHITE LAKE RD	07/08/20	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$190,500	47.04	\$381,031	\$112,374	\$292,626	\$240,986	1.214	1,754	13203 Ranch	69	
4704-13-101-017	13413 WHITE LAKE RD	03/27/20	\$409,900	WD	03-ARM'S LENGTH	\$409,900	\$202,900	49.50	\$405,705	\$100,563	\$309,337	\$273,713	1.130	1,898	13203 Ranch	83	
Totals:			\$814,900			\$814,900	\$393,400		\$786,736		\$601,963	\$514,699					
							Sale. Ratio =>	48.28				E.C.F. =>	1.170				
												Ave. E.C.F. =>	1.172				

14201 - PEABODY FARMS/EAGLE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.	
4704-14-203-010	9452 APPLE CT	01/11/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$161,900	48.33	\$323,782	\$29,900	\$305,100	\$290,397	1.051	1,712	14201	Two-Story	80	
4704-14-203-001	12481 PEABODY DR	12/04/19	\$277,400	WD	03-ARM'S LENGTH	\$277,400	\$138,700	50.00	\$177,418	\$31,650	\$245,750	\$242,854	1.012	1,876	14201	Ranch	79	
4704-14-203-024	12315 PEABODY DR	08/14/19	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$146,600	54.30	\$293,280	\$29,900	\$240,100	\$260,257	0.923	1,940	14201	Two-Story	83	
Totals:			\$882,400			\$882,400	\$447,200		\$894,480		\$790,950	\$793,508						
													Sale. Ratio =>	50.68			E.C.F. =>	0.997
																	Ave. E.C.F. =>	0.995

15201 - FOLEY RIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.	
4704-15-201-010	9316 GRAND SUMMIT DR	08/23/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$314,300	44.90	\$628,688	\$46,600	\$653,400	\$643,191	1.016	3,126	15201	Two-Story	85	
4704-15-201-028	9371 GRAND SUMMIT DR	08/03/21	\$980,000	WD	03-ARM'S LENGTH	\$980,000	\$478,400	48.82	\$956,728	\$89,058	\$890,942	\$958,751	0.929	9,229	15201	Two-Story	68	
4704-15-201-011	9328 GRAND SUMMIT DR	12/18/20	\$552,000	WD	03-ARM'S LENGTH	\$552,000	\$299,100	54.18	\$598,279	\$45,100	\$506,900	\$611,248	0.829	3,409	15201	Ranch	93	
4704-15-201-013	11380 MAJESTIC VALLEY CT	07/17/20	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$254,600	48.04	\$509,150	\$45,100	\$484,900	\$512,762	0.946	2,379	15201	Ranch	95	
4704-15-201-012	9340 GRAND SUMMIT DR	11/07/19	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$303,700	54.23	\$607,353	\$45,900	\$514,100	\$620,390	0.829	2,903	15201	Two-Story	82	
Totals:			\$3,322,000			\$3,322,000	\$1,650,100		\$3,300,198		\$3,050,242	\$3,346,343						
													Sale. Ratio =>	49.67			E.C.F. =>	0.912
																	Ave. E.C.F. =>	0.910

25100 - RURAL RES SOUTH

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.
4704-34-300-020	11075 PARSHALL RD	09/13/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$119,700	39.90	\$239,491	\$87,022	\$209,402	\$142,361	1.471	2,529	25100	Two-Story	55
4704-28-400-011	10500 CIRCLE J CT	08/20/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$174,400	49.83	\$348,865	\$87,897	\$258,354	\$243,668	1.060	2,186	25100	Ranch	76
4704-31-100-023	6140 MCGUIRE RD	08/20/21	\$432,500	WD	03-ARM'S LENGTH	\$432,500	\$187,500	43.35	\$374,946	\$69,314	\$359,545	\$285,371	1.260	1,590	25100	Ranch	80
4704-32-300-005	6100 LINDEN RD	08/17/21	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$128,600	43.45	\$257,152	\$37,000	\$259,000	\$205,557	1.260	1,728	25100	Ranch	65
4704-26-300-004	12070 GERMAN RD	06/18/21	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$125,100	39.22	\$250,186	\$78,346	\$231,900	\$160,448	1.445	1,624	25100	Two-Story	70
4704-29-300-039	9000 FAUSSETT RD	06/17/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$88,300	44.15	\$176,563	\$66,993	\$130,047	\$102,306	1.271	1,568	25100	Two-Story	60
4704-27-400-004	7139 MABLEY HILL RD	06/08/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$61,300	33.14	\$122,575	\$20,646	\$164,354	\$95,172	1.727	886	25100	Ranch	70
4704-28-400-031	7214 OLD ORE CREEK DR	04/22/21	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$285,900	51.05	\$571,716	\$84,500	\$475,500	\$454,917	1.045	2,640	25100	Ranch	85
4704-25-200-020	13505 GERMANY RD	04/09/21	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$148,700	49.40	\$297,470	\$76,721	\$224,279	\$206,115	1.088	1,908	25100	Two-Story	65
4704-27-400-003	7121 MABLEY HILL RD	04/09/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$182,400	57.00	\$364,795	\$130,024	\$191,627	\$219,207	0.874	2,054	25100	Two-Story	75
4704-29-300-020	9265 FAUSSETT RD	03/23/21	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$123,700	42.80	\$247,367	\$38,285	\$250,715	\$195,221	1.284	2,016	25100	Ranch	75
4704-27-300-022	11201 FAUSSETT RD	03/12/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$178,100	46.26	\$356,269	\$184,701	\$197,778	\$160,194	1.235	1,377	25100	Ranch	70
4704-28-200-034	7337 HARTLAND RD	03/05/21	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$206,600	45.41	\$413,178	\$64,500	\$390,500	\$325,563	1.199	2,470	25100	Two-Story	85
4704-31-200-001	6350 LINDEN RD	02/12/21	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$220,600	49.03	\$441,237	\$101,967	\$347,933	\$316,779	1.098	2,602	25100	Two-Story	70
4704-31-200-006	6570 LINDEN RD	02/11/21	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$106,400	44.89	\$212,770	\$58,680	\$178,320	\$143,875	1.239	1,814	25100	Ranch	45
4704-25-100-008	13091 GERMANY RD	01/08/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$204,500	47.56	\$409,055	\$181,627	\$238,179	\$212,351	1.122	1,872	25100	Two-Story	74
4704-27-300-024	11376 GERMANY RD	12/23/20	\$405,600	WD	03-ARM'S LENGTH	\$405,600	\$194,300	47.90	\$388,611	\$64,519	\$341,081	\$302,607	1.127	1,755	25100	Ranch	98
4704-25-101-005	7344 DENTON HILL RD	11/25/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$106,100	47.16	\$212,157	\$59,045	\$164,705	\$142,962	1.152	1,016	25100	Ranch	69
4704-28-300-007	7076 RUNYAN LAKE RD	11/25/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$255,500	55.54	\$511,017	\$181,751	\$278,965	\$307,438	0.907	1,733	25100	Ranch	80
4704-35-400-024	12753 HOLT FORTH RD	10/20/20	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$115,100	59.95	\$320,212	\$67,701	\$124,299	\$151,738	0.819	1,596	25100	Ranch	60
4704-28-200-033	7331 HARTLAND RD	10/19/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$209,400	50.46	\$418,764	\$64,500	\$350,500	\$330,779	1.060	2,501	25100	Two-Story	85
4704-26-100-019	7436 MABLEY HILL RD	09/02/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$197,300	51.25	\$394,622	\$66,834	\$318,166	\$306,058	1.040	1,897	25100	Two-Story	80
4704-26-200-031	12383 GERMANY RD	08/18/20	\$309,250	WD	03-ARM'S LENGTH	\$309,250	\$159,600	51.61	\$319,270	\$57,800	\$251,450	\$244,136	1.030	1,680	25100	Two-Story	82
4704-30-400-004	6576 LINDEN RD	07/24/20	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$113,200	48.69	\$226,416	\$52,864	\$179,636	\$162,047	1.109	1,398	25100	Tri-Level	69
4704-36-300-008	13099 HOLT FORTH RD	06/12/20	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$132,700	49.51	\$265,461	\$60,000	\$208,000	\$191,840	1.084	2,296	25100	Two-Story	64
4704-35-400-010	12983 HOLT FORTH RD	02/21/20	\$945,000	WD	03-ARM'S LENGTH	\$945,000	\$473,500	50.11	\$947,077	\$256,012	\$679,248	\$645,252	1.053	3,688	25100	Two-Story	89
4704-35-400-014	6075 DENTON HILL RD	12/19/19	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$159,700	52.36	\$319,314	\$57,360	\$247,640	\$244,588	1.012	1,862	25100	Two-Story	79
4704-36-300-030	6188 DENTON HILL RD	11/01/19	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$94,100	45.90	\$188,193	\$59,096	\$145,576	\$120,539	1.208	1,389	25100	Ranch	73
4704-34-100-037	6470 HARTLAND RD	10/25/19	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$190,700	47.69	\$381,380	\$173,518	\$213,423	\$194,082	1.100	1,632	25100	Two-Story	74
4704-35-200-032	6237 DENTON HILL RD	10/04/19	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$206,500	54.34	\$412,969	\$93,867	\$285,826	\$297,948	0.959	2,352	25100	Ranch	80
4704-29-300-038	9133 FAUSSETT RD	09/27/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$179,400	51.26	\$358,859	\$75,126	\$274,874	\$264,923	1.038	1,944	25100	CAPE COD	83
4704-27-300-030	11230 GERMANY RD	09/26/19	\$357,900	WD	03-ARM'S LENGTH	\$357,900	\$189,400	52.92	\$378,817	\$64,505	\$293,395	\$293,475	1.000	1,668	25100	Ranch	97
4704-25-200-034	13488 ROHN RD	09/24/19	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$123,900	46.75	\$247,852	\$83,350	\$176,705	\$153,597	1.150	1,000	25100	Ranch	74
4704-33-200-019	6333 HARTLAND RD	08/21/19	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$244,900	54.42	\$489,781	\$146,810	\$303,190	\$320,234	0.947	2,244	25100	Ranch	83
4704-36-300-029	13175 HOLT FORTH RD	08/06/19	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$205,600	52.05	\$411,201	\$94,942	\$298,762	\$295,293	1.012	2,192	25100	Two-Story	73
4704-27-100-027	7472 HARTLAND RD	08/02/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$178,900	51.11	\$357,885	\$71,926	\$278,074	\$267,002	1.041	1,741	25100	Ranch	78
4704-26-100-017	12040 ROHN RD	07/09/19	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$196,800	50.47	\$393,500	\$73,492	\$316,408	\$298,794	1.059	2,048	25100	Two-Story	78
4704-26-100-020	7418 MABLEY HILL RD	06/25/19	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$69,300	58.73	\$138,545	\$69,343	\$49,537	\$64,614	0.767	762	25100	Ranch	58
4704-27-200-006	7313 MABLEY HILL RD	06/20/19	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$142,300	54.31	\$284,669	\$78,225	\$183,764	\$192,758	0.953	2,054	25100	Ranch	63
4704-31-400-014	6099 LINDEN RD	05/08/19	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$115,400	48.08	\$230,821	\$37,000	\$203,000	\$180,972	1.122	1,771	25100	Ranch	65
4704-33-100-008	10252 FAUSSETT RD	04/22/19	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$12										

29201 - IRISH HILLS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.	
4704-29-201-018	7755 TIPPERARY TRL	04/09/21	\$434,900	WD	03-ARM'S LENGTH	\$434,900	\$176,200	40.52	\$352,494	\$45,636	\$389,264	\$297,343	1.309	1,852	29201	Two-Story	98	
4704-29-201-006	7611 TIPPERARY TRL	11/13/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$182,800	48.75	\$365,577	\$68,010	\$306,990	\$288,340	1.065	2,359	29201	Two-Story	82	
4704-29-201-070	7973 DONEGAL CT	06/25/20	\$371,000	WD	03-ARM'S LENGTH	\$371,000	\$196,300	52.91	\$392,633	\$52,383	\$318,617	\$329,700	0.966	2,209	29201	Two-Story	95	
4704-29-201-027	9814 DUBLIN DR	06/10/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$145,900	42.91	\$291,711	\$37,590	\$302,410	\$246,241	1.228	1,719	29201	Ranch	92	
4704-29-201-013	7695 TIPPERARY TRL	03/18/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$173,300	51.73	\$346,622	\$50,318	\$284,682	\$287,116	0.992	2,538	29201	Two-Story	87	
4704-29-201-011	7671 TIPPERARY TRL	03/02/20	\$388,900	WD	03-ARM'S LENGTH	\$388,900	\$226,400	58.22	\$452,755	\$83,460	\$305,440	\$357,844	0.854	3,532	29201	Two-Story	83	
4704-29-201-047	9719 WICKLOW HILL CT	07/03/19	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$194,100	49.77	\$388,144	\$54,041	\$335,959	\$323,743	1.038	2,042	29201	Ranch	91	
4704-29-201-071	7985 DONEGAL CT	05/23/19	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$176,600	56.97	\$353,108	\$48,975	\$261,025	\$294,703	0.886	1,717	29201	Ranch	95	
4704-29-201-002	9874 DUBLIN DR	05/22/19	\$373,000	WD	03-ARM'S LENGTH	\$373,000	\$225,400	60.43	\$450,714	\$86,309	\$286,691	\$353,106	0.812	3,330	29201	Two-Story	82	
Totals:			\$3,317,800			\$3,317,800	\$1,697,000		\$3,393,758		\$2,791,078	\$2,778,136						
													E.C.F. =>	1.005				
													Ave. E.C.F. =>	1.017				

30200 - LAKE OF THE WOODS

No sales during study period. Keep ECF => 1.098

30201 - SHANNON LK FR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.	
4704-30-102-030	7386 LEDGEWOOD DR	09/17/21	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$360,600	36.06	\$721,275	\$249,564	\$750,436	\$358,443	2.094	1,248	30201	Ranch	80	
4704-19-301-013	8118 DRIFTWOOD DR	08/11/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$380,200	54.31	\$760,411	\$314,336	\$385,664	\$338,963	1.138	2,263	30201	Two-Story	70	
4704-30-402-005	7050 LAKE SHANNON CT	06/01/21	\$1,020,000	WD	03-ARM'S LENGTH	\$1,020,000	\$448,300	43.95	\$896,553	\$324,746	\$695,254	\$434,504	1.600	2,491	30201	Ranch	65	
4704-30-201-012	7375 PARKWOOD DR	05/04/21	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$424,300	43.52	\$848,623	\$289,623	\$685,377	\$424,772	1.614	3,124	30201	Two-Story	66	
4704-30-201-039	7615 PARKWOOD DR	03/22/21	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$300,500	43.55	\$600,958	\$227,869	\$462,131	\$283,502	1.630	1,590	30201	Ranch	66	
4704-30-102-033	7356 LEDGEWOOD DR	11/20/20	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$296,400	45.60	\$592,734	\$232,311	\$417,689	\$273,878	1.525	1,823	30201	Ranch	69	
4704-30-201-041	7633 PARKWOOD DR	11/20/20	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$246,600	47.88	\$493,271	\$241,508	\$273,492	\$191,309	1.430	1,206	30201	Ranch	69	
4704-30-201-015	7405 PARKWOOD DR	11/13/20	\$835,000	WD	03-ARM'S LENGTH	\$835,000	\$468,000	56.05	\$936,008	\$242,918	\$592,082	\$526,664	1.124	4,574	30201	Two-Story	67	
4704-30-400-012	7140 LEDGEWOOD DR	10/16/20	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$444,100	60.01	\$888,225	\$236,147	\$503,853	\$495,500	1.017	3,620	30201	Two-Story	62	
4704-30-201-011	7365 PARKWOOD DR	09/30/20	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$307,200	53.89	\$614,341	\$255,690	\$314,310	\$272,531	1.153	1,469	30201	Ranch	72	
4704-19-301-021	8048 DRIFTWOOD DR	09/15/20	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$293,900	43.87	\$587,708	\$193,866	\$476,134	\$299,272	1.591	1,864	30201	Ranch	59	
4704-30-400-013	8271 LEDGEWOOD CT	09/04/20	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$285,700	52.42	\$571,330	\$234,891	\$310,109	\$255,653	1.213	2,211	30201	Two-Story	69	
4704-30-201-038	7601 PARKWOOD DR	09/01/20	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$366,800	56.43	\$733,570	\$258,608	\$391,392	\$360,913	1.084	1,920	30201	Ranch	69	
4704-30-202-032	7335 SURFWOOD DR	08/24/20	\$629,500	WD	03-ARM'S LENGTH	\$629,500	\$343,900	54.63	\$687,779	\$224,419	\$405,081	\$352,097	1.150	1,946	30201	Ranch	67	
4704-19-301-011	8140 DRIFTWOOD DR	06/12/20	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$317,300	53.78	\$634,533	\$356,637	\$233,363	\$211,167	1.105	1,611	30201	Ranch	62	
4704-30-201-004	7301 PARKWOOD DR	09/13/19	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$300,400	57.22	\$600,894	\$237,319	\$287,681	\$276,273	1.041	1,205	30201	Ranch	68	
4704-30-300-020	7056 LEDGEWOOD DR	09/09/19	\$638,000	WD	03-ARM'S LENGTH	\$638,000	\$365,300	57.26	\$730,550	\$292,576	\$345,424	\$332,807	1.038	1,768	30201	Ranch	68	
4704-30-101-021	7487 ORE KNOB DR	04/17/19	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$180,600	56.61	\$361,177	\$140,189	\$178,811	\$167,924	1.065	1,200	30201	Ranch	68	
Totals:			\$12,261,500			\$12,261,500	\$6,130,100		\$12,259,940		\$7,708,283	\$5,856,172						
													E.C.F. =>	1.316				
													Ave. E.C.F. =>	1.312				

30401 - SHANNON LK ACCESS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.	
4704-30-300-010	7241 LEDGEWOOD HILLS TRL	12/04/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$182,500	47.40	\$365,069	\$47,952	\$337,048	\$282,384	1.194	1,844	30401	Two-Story	74	
4704-30-403-005	8472 STARWOOD DR	08/13/20	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$233,000	58.69	\$466,081	\$64,337	\$332,663	\$357,742	0.930	1,904	30401	Ranch	69	
4704-30-403-014	8449 STARWOOD DR	07/15/20	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$167,800	45.35	\$335,617	\$39,106	\$330,894	\$264,035	1.253	1,629	30401	Ranch	74	
4704-30-102-006	7607 LEDGEWOOD DR	11/05/19	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$89,800	47.02	\$179,538	\$38,350	\$152,650	\$125,724	1.214	1,084	30401	Ranch	64	
Totals:			\$1,343,000			\$1,343,000	\$673,100		\$1,346,305		\$1,153,255	\$1,029,884						
													E.C.F. =>	1.120				
													Ave. E.C.F. =>	1.148				

32101 - SHANNON GLEN

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.	
4704-32-101-007	8491 RIVERWALK DR	09/17/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$281,000	46.83	\$561,955	\$73,946	\$526,054	\$677,790	0.776	3,898	32101	Two-Story	91	
4704-32-101-021	8504 RIVERWALK DR	11/05/20	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$253,400	51.71	\$506,807	\$56,194	\$433,806	\$625,851	0.693	3,404	32101	Two-Story	80	
4704-32-101-008	8479 RIVERWALK DR	10/20/20	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$275,100	52.90	\$550,189	\$72,000	\$448,000	\$664,151	0.675	3,385	32101	Two-Story	82	
4704-32-101-003	9043 RIVERWALK DR	09/18/20	\$568,000	WD	03-ARM'S LENGTH	\$568,000	\$280,100	49.31	\$560,273	\$54,000	\$514,000	\$703,157	0.731	3,342	32101	Ranch	81	
Totals:			\$2,178,000			\$2,178,000	\$1,089,600		\$2,179,224		\$1,921,860	\$2,670,950						
													E.C.F. =>	0.720				
													Ave. E.C.F. =>	0.719				

34402 - TYRONE LK FR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.
4704-34-401-038	6150 BULLARD RD	08/18/21	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$236,200	43.74	\$472,326	\$185,855	\$354,145	\$287,911	1.230	2,086	34402	Two-Story	85
4704-34-401-004	6472 BULLARD RD	12/16/20	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$166,400	56.60	\$332,858	\$200,351	\$93,649	\$133,173	0.703	1,380	34402	Ranch	70
4704-34-401-008	6440 BULLARD RD	09/16/20	\$312,500	WD	03-ARM'S LENGTH	\$312,500	\$152,400	48.77	\$304,869	\$199,726	\$112,774	\$105,671	1.067	1,176	34402	Ranch	69
4704-34-402-018	6175 MABLEY HILL RD	08/28/20	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$191,800	48.56	\$383,625	\$192,332	\$202,668	\$192,254	1.054	1,872	34402	Ranch	69

4704-34-401-009	6432 BULLARD RD	07/31/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$183,300	53.13	\$366,609	\$199,569	\$145,431	\$167,879	0.866	1,264	34402 Ranch	65
4704-34-401-027	6260 BULLARD RD	01/08/20	\$338,500	WD	03-ARM'S LENGTH	\$338,500	\$188,900	55.81	\$377,790	\$195,107	\$143,393	\$183,601	0.781	1,913	34402 Two-Story	68
4704-34-402-012	6115 MABLEY HILL RD	08/27/19	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$200,100	51.97	\$400,110	\$201,653	\$183,347	\$199,454	0.919	2,382	34402 Ranch	74
Totals:			\$2,610,000			\$2,610,000	\$1,319,100		\$2,638,187	\$1,235,407	\$1,269,944					
												Sale. Ratio =>	50.54		E.C.F. =>	0.973
														Ave. E.C.F. =>	0.946	

36100 - PRIVATE RD 36

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Bld.Depr.
4704-36-400-011	6300 VICTORIA DR	11/06/20	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$160,100	44.47	\$320,123	\$75,000	\$285,000	\$268,775	1.060	2,274	36100 Two-Story	69	
4704-36-100-044	13275 OLD OAKS DR	06/29/20	\$420,721	WD	03-ARM'S LENGTH	\$420,721	\$195,300	46.42	\$390,577	\$57,360	\$363,361	\$365,370	0.995	2,339	36100 Two-Story	80	
4704-36-400-012	6100 VICTORIA DR	03/18/20	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$159,600	47.36	\$319,134	\$88,278	\$248,722	\$253,132	0.983	2,500	36100 Two-Story	74	
4704-36-400-006	6500 VICTORIA DR	11/14/19	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$197,200	50.56	\$394,338	\$140,000	\$250,000	\$278,879	0.896	1,998	36100 Ranch	69	
4704-36-300-025	13062 SAM HILL LN	10/16/19	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$288,000	52.36	\$576,076	\$285,267	\$266,772	\$318,945	0.836	3,270	36100 Ranch	81	
4704-36-100-055	13304 OLD OAKS DR	08/26/19	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$211,100	55.55	\$422,264	\$67,226	\$312,774	\$389,296	0.803	2,619	36100 Two-Story	82	
4704-36-100-028	13190 OLD OAKS DR	06/04/19	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$197,600	50.67	\$395,276	\$101,427	\$291,083	\$322,203	0.903	2,135	36100 Two-Story	83	
4704-36-100-029	13240 OLD OAKS DR	05/31/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$189,800	54.23	\$379,579	\$87,134	\$264,934	\$320,663	0.826	2,734	36100 Two-Story	63	
Totals:			\$3,177,721			\$3,177,721	\$1,598,700		\$3,197,367	\$2,282,646	\$2,517,263						
												Sale. Ratio =>	50.31		E.C.F. =>	0.907	
														Ave. E.C.F. =>	0.913		

99998 - IND

Parcel Number	Sale Date	Sale Price	Time Adjustment	Adj. Sale \$	Land Value	Misc Deduct.	Bldg. Residual	Cost Man. \$	E.C.F.	Building SF	Land SF	L:B Ratio	\$/SF
11- 05-303-014	5/19	\$ 1,150,000	1.000	\$ 1,150,000	251,463	51,980	846,557	621,104	1.363	16,350	228,603	13.98	\$ 70.34
06- 28-301-021	11/19	\$ 407,500	1.000	\$ 407,500	62,993	9,400	353,925	273,729	1.293	6,050	48,456	8.01	\$ 67.36
11- 05-301-002	1/20	\$ 575,000	1.000	\$ 575,000	87,846	53,759	433,395	381,107	1.137	9,200	79,860	8.68	\$ 62.50
18- 31-401-003	8/20	\$ 975,000	1.000	\$ 975,000	103,455	45,832	825,713	695,558	1.187	15,780	54,450	3.45	\$ 61.79
08- 28-300-013	8/20	\$ 600,000	1.000	\$ 600,000	267,850	2,129	330,021	228,679	1.443	9,044	243,500	26.92	\$ 66.34
05- 10-300-027	5/19	\$ 1,465,000	1.000	\$ 1,465,000	85,856	24,086	1,355,058	1,101,263	1.230	25,044	95,396	3.81	\$ 58.50
Totals:				\$ 5,172,500	\$ 859,463		4,144,669	3,301,440					\$ 64.47
										E.C.F. =>	1.255	(No sales within study period; referenced Liv Co sales. Adj ECF => 1.250)	
										Ave. E.C.F. =>	1.276		

99999 - COMM

Parcel Number	Sale Date	Sale Price	Time Adjustment	Adj. Sale \$	Land Value	Misc Deduct.	Bldg. Residual	Cost Man. \$	E.C.F.				
04- 11-200-038	11/20	\$ 1,980,000	1.000	\$ 1,980,000	229,536	-	1,665,732	1,083,964	1.537				
06- 33-300-017	7/19	\$ 330,000	1.000	\$ 330,000	50,000	3,654	276,346	153,421	1.801				
14- 23-400-032	4/20	\$ 225,000	1.000	\$ 225,000	27,051	11,468	186,481	92,496	2.016				
18- 30-304-011	11/19	\$ 725,000	1.000	\$ 725,000	229,400	-	495,600	239,856	2.066				
18- 31-102-016	8/19	\$ 625,000	1.000	\$ 625,000	174,240	2,496	448,264	184,653	2.428				
18- 30-306-050	5/20	\$ 450,000	1.000	\$ 450,000	132,000	-	318,000	214,139	1.485				
12- 21-300-032	10/19	\$ 550,000	1.000	\$ 550,000	160,546	4,858	508,132	371,410	1.368				
Totals:				\$ 4,335,000	\$ 4,885,000	1,002,773	3,898,555	2,339,939					
										E.C.F. =>	1.666	(1 sale w/in study period; analyzed w/ county sales.	
										Ave. E.C.F. =>	1.814	Adj. ECF => 1.670)	

AG1 - AGRICULTURAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Class	
4704-32-200-011	9392 FAUSSETT RD	03/19/21	\$256,500	WD	03-ARM'S LENGTH	\$256,500	\$88,400	34.46	\$176,708	\$51,496	\$205,004	\$130,309	1.573	1,872	AG1 Two-Story	401		
4704-33-400-006	10371 PARSHALL RD	12/04/20	\$380,000	MLC	03-ARM'S LENGTH	\$380,000	\$214,200	56.37	\$428,312	\$333,127	\$46,873	\$99,060	0.473	1,622	AG1 Two-Story	101		
Totals:			\$636,500			\$636,500	\$302,600		\$605,020	\$251,877	\$229,368							
												Sale. Ratio =>	47.54		E.C.F. =>	1.098	(2 sales w/in study period - no consistency;	
														Ave. E.C.F. =>	1.023	Referenced comp county sales; Keep ECF @ 0.961)		

Reference AG Sales

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Value	Misc Value	Bldg. Residual	Cost Man. \$	E.C.F.		
08- 08-200-024	5/20	\$ 204,500	WD	\$ 204,500	70,000	2,654	131,846	132,035	0.999		
03- 30-400-008	7/20	\$ 255,000	WD	\$ 255,000	52,500	2,860	214,640	221,657	0.968		
03- 11-200-029	9/19	\$ 249,500	WD	\$ 249,500	47,500	2,393	199,607	213,144	0.936		
08- 24-400-042	8/19	\$ 260,000	WD	\$ 260,000	50,000	-	210,000	220,475	0.952		
03- 35-100-022	10/20	\$ 215,000	WD	\$ 215,000	50,000	311	164,689	169,499	0.972		
Totals:				\$ 1,184,000	\$ 270,000		920,782	956,810			
										E.C.F. =>	0.962
										Ave. E.C.F. =>	0.966