

2024 Sales & ECF Analysis

01100 - RURAL RES NORTH

02300 - PARKIN LN/FIELDSTONE

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.			
4704-07-400-030	8265 HOGAN RD	10/25/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$235,000	44.34	\$469,907	\$237,944	\$285,607	\$226,305	1.262	1,570		01100 Ranch	70			
4704-02-300-041	12362 PARKIN LN	09/08/23	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$259,500	41.52	\$518,912	\$106,742	\$518,258	\$424,918	1.220	2,708		02300 Ranch	73			
4704-07-400-012	8489 HOGAN RD	09/08/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$166,500	39.18	\$333,082	\$69,000	\$356,000	\$257,641	1.382	1,432		01100 Ranch	70			
4704-02-400-022	11260 HARTLAND RD	08/04/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$208,500	43.89	\$417,043	\$135,282	\$331,172	\$274,889	1.205	2,432		01100 Two-Story	60			
4704-03-100-002	3427 W SHIAWASSEE AVE	07/21/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$116,900	38.98	\$233,750	\$67,295	\$229,684	\$162,395	1.414	1,248		01100 Ranch	60			
4704-05-100-041	9262 BENNETT LAKE RD	07/21/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$47,300	29.56	\$94,657	\$21,000	\$139,000	\$71,860	1.934	584		01100 Ranch	60			
4704-02-300-044	12380 PARKIN LN	07/18/23	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$120,000	35.19	\$239,977	\$95,696	\$225,222	\$140,762	1.600	1,524		01100 Two-Story	65			
4704-12-300-028	10076 DENTON HILL RD	06/30/23	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$117,000	49.37	\$234,021	\$53,340	\$183,660	\$176,274	1.042	1,232		01100 Ranch	55			
4704-06-400-007	11093 LINDEN RD	06/21/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$167,400	39.86	\$334,726	\$140,028	\$273,815	\$189,949	1.442	1,484		01100 Ranch	65			
4704-10-100-022	11093 WHITE LAKE RD	06/05/23	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$90,800	34.94	\$181,637	\$65,440	\$194,460	\$113,363	1.715	1,232		01100 Ranch	51			
4704-07-200-010	10361 LINDEN RD	05/19/23	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$167,300	41.93	\$334,616	\$99,660	\$299,340	\$229,225	1.306	2,160		01100 Bi-Level	68			
4704-04-200-007	4015 BENNETT LAKE RD	04/28/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$120,100	45.32	\$240,170	\$56,400	\$208,600	\$179,288	1.163	1,380		01100 Ranch	71			
4704-08-400-021	10187 NIMPHIE RD	04/18/23	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$105,300	43.51	\$210,586	\$42,000	\$200,000	\$164,474	1.216	2,240		01100 Bi-Level	58			
4704-04-300-012	10089 WHITE LAKE RD	03/24/23	\$880,000	WD	03-ARM'S LENGTH	\$880,000	\$371,500	42.22	\$743,002	\$162,156	\$712,345	\$566,679	1.257	3,048		01100 Ranch	67			
4704-09-200-017	10325 WALNUT SHORES DR	03/06/23	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$149,700	53.09	\$299,484	\$49,893	\$232,107	\$243,503	0.953	1,128		01100 Ranch	94			
4704-02-400-010	11255 WINDY RIDGE TRL	02/24/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$166,000	43.68	\$332,099	\$69,359	\$310,641	\$256,332	1.212	1,987		01100 Ranch	67			
4704-04-100-041	10000 BENNETT LAKE RD	02/09/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$160,000	32.32	\$319,937	\$62,760	\$432,240	\$250,904	1.723	3,704		01100 Ranch	43			
4704-09-200-011	10411 RUNYAN LAKE RD	12/27/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$99,500	44.22	\$198,954	\$91,330	\$133,670	\$104,999	1.273	960		01100 Ranch	45			
4704-12-400-015	18550 TIPSICO LAKE RD	11/15/22	\$270,000	WD	19-MULTI PARCEL ARM'	\$270,000	\$150,200	55.63	\$300,379	\$146,016	\$127,399	\$153,442	0.830	1,280		01100 MODULAR	78			
4704-11-400-010	12460 WHITE LAKE RD	11/08/22	\$410,000	WD	19-MULTI PARCEL ARM'	\$410,000	\$198,500	48.41	\$397,170	\$160,459	\$249,541	\$235,299	1.061	2,324		01100 Two-Story	65			
4704-01-400-007	11358 TIPSICO LAKE RD	11/03/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$186,000	53.14	\$372,062	\$179,862	\$171,367	\$187,512	0.914	2,256		01100 Bi-Level	62			
4704-05-200-016	5185 LOBDELL RD	08/19/22	\$267,500	WD	03-ARM'S LENGTH	\$267,500	\$136,000	50.84	\$272,000	\$59,495	\$208,046	\$207,322	1.003	2,512		01100 Two-Story	59			
4704-01-400-059	11200 WINDY HILL DR	08/18/22	\$512,000	WD	03-ARM'S LENGTH	\$512,000	\$216,800	42.34	\$433,697	\$36,624	\$475,376	\$387,388	1.227	1,815		01100 Ranch	96			
4704-05-100-042	9250 BENNETT LAKE RD	08/05/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$179,900	55.35	\$359,774	\$42,000	\$283,000	\$310,023	0.913	2,712		01100 Tri-Level	68			
4704-05-200-011	9241 WHITE LAKE RD	07/01/22	\$248,500	WD	03-ARM'S LENGTH	\$248,500	\$111,100	44.71	\$222,294	\$43,984	\$204,516	\$173,961	1.176	1,154		01100 Ranch	69			
4704-07-400-002	8519 HOGAN RD	06/17/22	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$99,600	39.37	\$199,178	\$35,632	\$217,368	\$159,557	1.362	1,536		01100 Ranch	55			
4704-05-200-010	5195 LOBDELL RD	06/06/22	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$231,800	58.10	\$463,548	\$51,555	\$347,445	\$401,944	0.864	2,328		01100 Ranch	78			
4704-12-300-033	13138 WHITE LAKE RD	04/26/22	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$308,600	48.22	\$617,166	\$178,982	\$457,887	\$427,497	1.071	2,390		01100 Two-Story	74			
4704-07-200-013	8527 TURNER RD	11/19/21	\$384,500	WD	03-ARM'S LENGTH	\$384,500	\$174,600	45.41	\$349,197	\$92,646	\$288,212	\$250,294	1.151	2,230		01100 Ranch	67			
4704-12-300-018	10071 DENTON HILL RD	11/19/21	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$126,000	54.31	\$252,004	\$42,000	\$190,000	\$204,882	0.927	1,643		01100 Ranch	63			
4704-04-100-043	10122 BENNETT LAKE RD	11/05/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$189,700	46.27	\$379,452	\$41,580	\$368,420	\$329,631	1.118	1,668		01100 Ranch	94			
4704-05-400-001	9334 WHITE LAKE RD	09/28/21	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$121,500	64.80	\$243,098	\$44,645	\$142,855	\$193,613	0.738	1,620		01100 Two-Story	69			
4704-02-300-001	11367 HARTLAND RD	09/20/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$129,200	43.07	\$258,315	\$79,779	\$217,865	\$174,181	1.251	1,748		01100 Ranch	62			
4704-04-100-035	10198 BENNETT LAKE RD	09/10/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$176,700	49.08	\$353,452	\$54,240	\$305,760	\$291,914	1.047	1,568		01100 Two-Story	83			
4704-08-300-004	9163 HOGAN RD	08/12/21	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$107,400	47.31	\$214,813	\$32,002	\$194,998	\$178,352	1.093	1,270		01100 Two-Story	68			
4704-01-300-035	10520 JAYNE VALLEY LN	08/03/21	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$336,300	55.13	\$672,520	\$139,677	\$470,323	\$519,847	0.905	3,166		01100 Two-Story	77			
4704-04-400-010	10581 WHITE LAKE RD	06/11/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70,600	42.79	\$141,246	\$42,000	\$123,000	\$96,825	1.270	732		01100 Ranch	68			
4704-12-400-013	18580 TIPSICO LAKE RD	06/09/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$163,900	49.67	\$327,751	\$60,040	\$269,960	\$261,181	1.034	1,464		01100 Ranch	83			
4704-03-100-022	11354 RUNYAN LAKE RD	05/20/21	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$126,400	50.58	\$252,852	\$48,120	\$201,780	\$199,739	1.010	1,284		01100 Ranch	68			
Totals:			\$14,071,700			\$14,071,700	\$6,409,100		\$12,818,528		\$10,780,939	\$9,378,167								
													Sale. Ratio =>		45.55		E.C.F. =>		1.150	
													Std. Dev. =>		7.26		Ave. E.C.F. =>		1.187	

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.			
4704-02-201-049	11573 ORCHARDVIEW DR	10/03/23	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$118,600	37.89	\$237,106	\$26,071	\$286,929	\$195,403	1.468	1,832		01101 Two-Story	60			
4704-01-101-048	11351 MANCHESTER DR	07/14/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$97,300	44.23	\$194,663	\$25,000	\$195,000	\$157,095	1.241	1,164		01101 Ranch	57			
4704-02-201-002	11492 FARMHILL DR	06/09/23	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$112,700	35.11	\$225,385	\$26,783	\$294,217	\$183,891	1.600	1,106		01101 Ranch	70			
4704-01-101-051	11342 DENTON HILL RD	04/26/23	\$294,500	WD	03-ARM'S LENGTH	\$294,500	\$118,900	40.37	\$237,712	\$27,750	\$266,750	\$194,409	1.372	1,425		01101 Tri-Level	64			
4704-02-201-052	11598 ORCHARDVIEW DR	12/28/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$140,800	46.93	\$281,656	\$59,892	\$240,108	\$205,337	1.169	1,334		01101 Ranch	56			
4704-02-201-066	11440 ORCHARDVIEW DR	07/21/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$150,900	50.30	\$301,876	\$26,082	\$273,918	\$255,365	1.073	1,488		01101 Ranch	64			
4704-01-101-023	13078 WOODSTOCK DR	06/30/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$159,700	55.07	\$319,382	\$28,638	\$261,362	\$269,207	0.971	2,800		01101 Two-Story	59			
4704-02-201-009	11558 FARMHILL DR	04/27/22	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$111,000	42.71	\$221,987	\$25,899	\$234,001	\$181,563	1.289	1,086		01101 Tri-Level	69			
4704-02-201-026	11509 FARMHILL DR	04/06/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$143,700	49.55	\$287,456	\$31,042	\$258,958	\$237,420	1.091	1,634		01101 Ranch	64			
4704-02-201-029	11407 ORCHARDVIEW DR	02/25/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$145,300	50.98	\$290,524	\$30,310	\$254,690	\$240,939	1.057	1,832		01101 Two-Story	63			
4704-02-201-034	11443 ORCHARDVIEW DR	10/29/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$166,200	53.61	\$332,353	\$28,559	\$281,441	\$281,291	1.001	2,167		01101 Two-Story	63			
4704-02-201-055	11568 ORCHARDVIEW DR	08/30/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$161,400	55.66	\$322,801	\$28,360	\$261,764	\$272,631	0.960	2,016		01101 Tri-Level	60			
4704-02-201-025	11519 FARMHILL DR	06/18/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$144,900	52.69	\$289,748	\$26,082	\$248,918	\$244,135	1.020	2,118		01101 Ranch	68			
Totals:			\$3,748,400			\$3,748,400	\$1,771,400		\$3,542,649		\$3,358,056	\$2,918,686								
													Sale. Ratio =>		47.26		E.C.F. =>		1.151	
													Std. Dev. =>		6.72		Ave. E.C.F. =>		1.178	

01102 - JAYNE HEIGHTS PLUS

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.
4704-01-100-007	112 JAYNE RD	10/17/22	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$300,000	48.39	\$599,975	\$111,800	\$508,200	\$464,929	1.093	2,453		01102 Two-Story	

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	\$178,900	48.22	\$357,764	\$33,811	\$337,189	\$321,701	1.048	2,216	02101	Two-Story	72
4704-02-101-030	11385 OREGON CIR	10/18/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$205,700	50.79	\$411,453	\$42,360	\$362,640	\$366,527	0.989	3,104	02101	Two-Story	57
4704-02-101-055	12080 JEFFERS LN	08/29/23	\$653,000	WD	03-ARM'S LENGTH	\$653,000	\$288,600	44.20	\$577,178	\$63,926	\$589,074	\$509,670	1.156	3,138	02101	Two-Story	70
Totals:			\$1,429,000			\$1,429,000	\$673,200		\$1,346,395		\$1,288,903	\$1,197,898					
								Sale. Ratio =>	47.11				E.C.F. =>	1.076			
								Std. Dev. =>	3.32				Ave. E.C.F. =>	1.064			

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.
4704-02-102-005	12140 MACINTOSH DR	06/22/21	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$340,200	47.92	\$680,456	\$101,836	\$608,164	\$595,288	1.022	3,363	02102	Two-Story	79
4704-02-102-008	12072 MACINTOSH DR	04/21/21	\$1,700,000	WD	03-ARM'S LENGTH	\$1,700,000	\$875,200	51.48	\$1,750,347	\$187,621	\$1,512,379	\$1,607,743	0.941	5,846	02102	Two-Story	89
4704-02-102-010	12044 MACINTOSH DR	09/10/21	\$799,000	WD	03-ARM'S LENGTH	\$799,000	\$389,100	48.70	\$778,115	\$114,222	\$684,778	\$683,018	1.003	3,579	02102	Two-Story	79
Totals:			\$3,209,000			\$3,209,000	\$1,604,500		\$3,208,918		\$2,805,321	\$2,886,048					
								Sale. Ratio =>	50.00				E.C.F. =>	0.972			
								Std. Dev. =>	1.87				Ave. E.C.F. =>	0.988			

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.
4704-02-401-013	12293 IVY LN	09/28/21	\$576,500	WD	03-ARM'S LENGTH	\$576,500	\$283,000	49.09	\$566,088	\$44,999	\$531,501	\$651,361	0.816	2,675	02401	Two-Story	88
4704-02-401-016	12310 IVY LN	04/28/23	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$324,600	43.28	\$649,107	\$52,690	\$697,310	\$745,521	0.935	3,103	02401	Two-Story	93
4704-02-401-026+027	11041 LAVENDER CT	12/05/22	\$725,000	WD	19-MULTI PARCEL ARM'	\$725,000	\$356,100	49.12	\$712,277	\$147,688	\$577,312	\$705,736	0.818	3,945	02401	Two-Story	85
Totals:			\$2,051,500			\$2,051,500	\$963,700		\$1,927,472		\$1,806,123	\$2,102,619					
								Sale. Ratio =>	46.98				E.C.F. =>	0.859			
								Std. Dev. =>	3.36				Ave. E.C.F. =>	0.856			

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	12/29/22	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$136,100	50.78	\$272,145	\$38,769	\$229,231	\$175,867	1.303	1,428	03101	Two-Story	67
4704-03-101-037	11431 VISTA DR	05/28/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$144,400	52.51	\$288,815	\$69,096	\$201,799	\$165,576	1.219	1,274	03101	Ranch	63
Totals:			\$543,000			\$543,000	\$280,500		\$560,960		\$431,030	\$341,443					
								Sale. Ratio =>	51.66				E.C.F. =>	1.262			
								Std. Dev. =>	1.22				Ave. E.C.F. =>	1.261			

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.
4704-03-102-004	11429 BANCROFT CT	06/21/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$265,900	53.18	\$531,704	\$77,075	\$422,925	\$351,065	1.205	1,892	03102	Two-Story	79
4704-03-102-005	11413 BANCROFT CT	02/14/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$241,200	63.47	\$482,397	\$35,581	\$444,919	\$345,032	0.998	1,922	03102	Ranch	72
Totals:			\$880,000			\$880,000	\$507,100		\$1,014,101		\$767,344	\$696,097					
								Sale. Ratio =>	57.63				E.C.F. =>	1.102			
								Std. Dev. =>	7.28				Ave. E.C.F. =>	1.101			

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.
4704-03-103-007	11381 LOST PINES CT	09/17/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$170,000	54.84	\$340,038	\$35,548	\$274,452	\$334,973	0.819	2,120	03103	Two-Story	78
4704-03-103-022	11136 WHISPERING RIDGE TRL	09/20/21	\$351,500	WD	03-ARM'S LENGTH	\$351,500	\$169,000	48.08	\$338,095	\$36,385	\$315,115	\$331,914	0.949	1,752	03103	Two-Story	78
4704-03-103-028	11102 WHISPERING RIDGE TRL	09/01/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$170,500	50.15	\$341,079	\$42,388	\$297,612	\$328,593	0.906	2,168	03103	Two-Story	73
4704-03-103-033	11089 WHISPERING RIDGE TRL	05/10/23	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$149,900	42.71	\$299,879	\$35,570	\$315,430	\$290,769	1.085	1,738	03103	Two-Story	80
4704-03-103-040	11411 WHISPERING PINES TRL	05/31/23	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$178,800	43.82	\$357,502	\$36,717	\$371,283	\$352,899	1.052	1,690	03103	Ranch	75
Totals:			\$1,760,500			\$1,760,500	\$838,200		\$1,676,593		\$1,573,892	\$1,639,147					
								Sale. Ratio =>	47.61				E.C.F. =>	0.960			
								Std. Dev. =>	4.92				Ave. E.C.F. =>	0.962			

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.
4704-03-201-008	10889 RIDGE VIEW TRL	08/11/23	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$254,300	44.61	\$508,506	\$60,000	\$510,000	\$533,936	0.955	2,793	03202	Two-Story	74
4704-03-202-076	11197 TYRONE TRL	09/29/21	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$280,500	47.95	\$560,910	\$60,000	\$525,000	\$596,321	0.880	3,052	03202	Two-Story	83
4704-03-202-080	11234 HONEYSUCKLE CT	09/22/23	\$940,000	WD	03-ARM'S LENGTH	\$940,000	\$385,600	41.02	\$771,164	\$137,586	\$802,414	\$754,260	1.064	3,503	03202	Two-Story	80
4704-03-202-082	3161 APPLEWOOD ST	10/10/23	\$547,000	WD	03-ARM'S LENGTH	\$547,000	\$225,700	41.26	\$451,307	\$61,479	\$485,521	\$464,081	1.046	2,552	03202	Two-Story	80
4704-03-202-097	11305 TYRONE TRL	12/09/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$257,300	54.17	\$514,653	\$64,077	\$410,923	\$536,400	0.766	2,057	03202	Ranch	83
4704-03-202-100	11353 TYRONE TRL	12/03/21	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$358,900	51.64	\$717,820	\$132,960	\$562,040	\$696,262	0.807	3,248	03202	Two-Story	78
4704-03-202-114	11308 FAWN VALLEY TRL	12/01/23	\$626,000	WD	03-ARM'S LENGTH	\$626,000	\$328,600	52.49	\$657,252	\$75,357	\$550,643	\$692,732	0.795	3,551	03202	Two-Story	74
4704-03-202-131	11415 TYRONE TRL	02/14/22	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$386,300	52.20	\$772,600	\$86,473	\$653,527	\$816,818	0.800	3,395	03202	Two-Story	79
4704-03-202-147	11329 OLDE WOOD TRL	08/16/21	\$703,000	WD	03-ARM'S LENGTH	\$703,000	\$366,000	52.06	\$731,974	\$111,752	\$591,248	\$738,360	0.801	3,183	03202	Two-Story	83
4704-03-202-156	11433 OLDE WOOD TRL	12/20/23	\$602,000	WD	03-ARM'S LENGTH	\$602,000	\$274,400	45.58	\$548,816	\$60,000	\$542,000	\$581,924	0.931	1,936	03202	Ranch	89
4704-03-203-005	10942 RIDGE VIEW TRL	10/12/21	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$293,100	48.86	\$586,165	\$60,000	\$539,900	\$626,387	0.862	2,602	03202	Two-Story	93

4704-03-203-033	11037 RIDGE VIEW TRL	06/30/21	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$301,200	49.38	\$602,371	\$60,000	\$550,000	\$645,680	0.852	2,385	03202 Ranch	94
Totals:			\$7,692,900			\$7,692,900	\$3,711,900		\$7,423,538		\$6,723,216	\$7,683,159				
								Sale. Ratio =>	48.25				E.C.F. =>	0.875		
								Std. Dev. =>	4.45				Ave. E.C.F. =>	0.880		

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.
4704-04-101-006	10226 ROYCE WAY	12/28/23	\$312,500	WD	03-ARM'S LENGTH	\$312,500	\$153,400	49.09	\$306,713	\$44,171	\$268,329	\$234,203	1.146	1,664	04101 Two-Story	78	
4704-04-101-061	11503 BALFOUR DR	08/22/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$124,800	40.92	\$249,539	\$36,189	\$268,811	\$190,321	1.412	1,232	04101 Ranch	73	
4704-04-101-036	11360 NORA DR	10/07/22	\$346,000	WD	03-ARM'S LENGTH	\$346,000	\$153,800	44.45	\$307,622	\$38,667	\$307,333	\$239,924	1.281	1,704	04101 Two-Story	74	
4704-04-100-036	11525 NORA DR	05/16/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$122,600	40.20	\$245,120	\$36,937	\$268,063	\$185,712	1.443	1,338	04101 Ranch	71	
4704-04-101-009	10223 ROYCE WAY	04/28/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$197,500	51.97	\$394,962	\$42,203	\$337,797	\$314,682	1.073	1,956	04101 Ranch	64	
4704-04-101-007	10212 ROYCE WAY	04/08/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$210,400	53.27	\$420,816	\$45,857	\$349,143	\$334,486	1.044	2,200	04101 Two-Story	71	
4704-04-101-041	11290 NORA DR	11/08/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$219,600	54.90	\$439,245	\$38,667	\$361,333	\$357,340	1.011	2,858	04101 Ranch	70	
4704-04-101-024	11517 NORA DR	10/29/21	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$133,900	47.40	\$267,893	\$45,602	\$236,898	\$198,297	1.195	1,362	04101 Ranch	66	
4704-04-101-082	11276 BALFOUR DR	08/02/21	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$191,700	54.46	\$383,449	\$68,000	\$284,000	\$281,400	1.009	1,999	04101 Ranch	73	
4704-04-101-014	11403 NORA DR	07/30/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$173,300	54.16	\$346,683	\$43,635	\$276,365	\$270,337	1.022	1,166	04101 Ranch	73	
4704-04-101-016	11423 NORA DR	07/09/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$164,500	54.83	\$329,001	\$41,506	\$258,494	\$256,463	1.008	1,848	04101 Two-Story	76	
Totals:			\$3,698,000			\$3,698,000	\$1,845,500		\$3,691,043		\$3,216,566	\$2,863,166					
								Sale. Ratio =>	49.91				E.C.F. =>	1.123			
								Std. Dev. =>	5.61				Ave. E.C.F. =>	1.150			

05101 - APPLE ORCHARD

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.
4704-05-101-004	9033 APPLE ORCHARD DR	03/23/23	\$268,660	WD	03-ARM'S LENGTH	\$268,660	\$125,100	46.56	\$250,206	\$38,105	\$230,555	\$191,947	1.201	1,306	05101 Ranch	66	
4704-05-101-006	9053 APPLE ORCHARD DR	08/31/21	\$377,900	WD	03-ARM'S LENGTH	\$377,900	\$217,800	57.63	\$435,593	\$52,778	\$325,122	\$346,439	0.938	2,504	05101 Two-Story	72	
4704-05-101-019	9183 APPLE ORCHARD DR	05/17/21	\$333,500	WD	03-ARM'S LENGTH	\$333,500	\$168,300	50.46	\$336,606	\$58,458	\$275,042	\$251,718	1.093	1,826	05101 Two-Story	73	
4704-05-101-037	9128 APPLE ORCHARD DR	10/27/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$154,800	43.00	\$309,662	\$76,457	\$283,543	\$211,045	1.344	1,508	05101 Two-Story	71	
4704-05-101-041	9064 APPLE ORCHARD DR	06/22/21	\$325,000	WD	03-ARM'S LENGTH	\$320,000	\$166,700	52.09	\$333,388	\$43,787	\$276,213	\$262,082	1.054	1,488	05101 Ranch	72	
4704-05-102-002	11498 ORCHARD PKWY	09/05/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$141,000	38.11	\$282,073	\$35,000	\$335,000	\$269,143	1.245	1,800	05102 Two-Story	80	
4704-05-102-011	11465 ORCHARD PKWY	11/01/21	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$182,300	48.63	\$364,550	\$35,000	\$339,900	\$358,987	0.947	1,912	05102 Ranch	83	
Totals:			\$2,409,960			\$2,404,960	\$1,156,000		\$2,312,078		\$2,065,375	\$1,891,360					
								Sale. Ratio =>	48.07				E.C.F. =>	1.092			
								Std. Dev. =>	6.34				Ave. E.C.F. =>	1.117			

05201 - FOREST HILLS 2, 3, 4

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.
4704-05-201-025	9343 WHITE LAKE RD	01/26/23	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$110,800	44.34	\$221,542	\$55,156	\$190,193	\$146,984	1.294	1,020	05201 Ranch	62	
4704-05-201-026	9391 WHITE LAKE RD	09/03/21	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$140,900	47.28	\$281,845	\$33,835	\$264,165	\$219,090	1.206	1,566	05201 Two-Story	73	
4704-05-201-031	9453 WHITE LAKE RD	03/10/23	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$172,200	55.73	\$344,498	\$48,828	\$260,172	\$261,193	0.996	2,062	05201 Two-Story	65	
4704-05-201-033	9477 WHITE LAKE RD	06/05/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$129,100	43.76	\$258,293	\$54,230	\$240,770	\$180,268	1.336	1,652	05201 Tri-Level	60	
4704-05-201-038	11336 CHRISWOOD DR	11/08/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$92,900	51.61	\$185,748	\$37,530	\$142,470	\$130,935	1.088	1,040	05201 Ranch	60	
Totals:			\$1,331,900			\$1,331,900	\$645,900		\$1,291,926		\$1,097,770	\$938,469					
								Sale. Ratio =>	48.49				E.C.F. =>	1.170			
								Std. Dev. =>	5.08				Ave. E.C.F. =>	1.184			

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.
4704-05-202-009	11424 WHITAKER RD	09/17/21	\$256,500	WD	03-ARM'S LENGTH	\$256,500	\$133,800	52.16	\$267,686	\$39,041	\$217,459	\$214,489	1.014	1,485	05202 Ranch	70	
4704-05-203-029	11370 BAY OF FIRTH BLVD	12/10/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$146,800	44.48	\$293,684	\$45,727	\$284,273	\$232,605	1.222	1,508	05202 Ranch	68	
4704-05-203-061	9274 MARINUS DR	09/22/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$131,700	51.65	\$263,355	\$42,710	\$212,290	\$206,984	1.026	1,588	05202 Ranch	64	
4704-05-203-067	11421 MALAGA DR	11/16/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$141,300	58.88	\$282,668	\$42,209	\$197,791	\$225,571	0.877	2,024	05202 Two-Story	64	
4704-05-203-090	11458 MAJORCA PL	11/03/23	\$278,500	WD	03-ARM'S LENGTH	\$278,500	\$116,900	41.97	\$233,706	\$34,288	\$244,212	\$187,071	1.305	1,420	05202 Ranch	64	
4704-05-203-112	9294 ENGLISHMAN DR	02/28/22	\$447,000	WD	03-ARM'S LENGTH	\$447,000	\$246,600	55.17	\$493,293	\$76,206	\$370,794	\$391,264	0.948	2,346	05202 Ranch	80	
4704-05-203-117	11414 BAY OF FIRTH BLVD	09/26/23	\$675,000	WD	33-TO BE DETERMINED	\$675,000	\$249,000	36.89	\$498,083	\$176,045	\$498,955	\$302,099	1.652	1,870	05202 Two-Story	76	
Totals:			\$2,482,000			\$2,482,000	\$1,166,100		\$2,332,475		\$2,025,774	\$1,760,083					
								Sale. Ratio =>	46.98				E.C.F. =>	1.151			
								Std. Dev. =>	7.84				Ave. E.C.F. =>	1.149			

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.
4704-08-101-004	9069 PRESERVE DR	06/21/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$342,300	45.64	\$684,571	\$67,500	\$682,500	\$658,560	1.036	2,546	08101 Ranch	94	
4704-08-101-039	9032 PALMERS WAY DR	08/19/22	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$365,200	54.10	\$730,398	\$82,500	\$592,500	\$691,460	0.857	2,911	08101 Ranch	86	
4704-08-101-041	9048 PALMERS WAY DR	08/22/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$354,000	47.20	\$707,996	\$79,825	\$670,175	\$670,407	1.000	2,139	08101 Ranch	93	
4704-08-101-042	10255 TURTLE BAY CV	05/31/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$392,200	46.14	\$784,499	\$75,000	\$775,000	\$757,203	1.024	4,053	08101 Two-Story	94	
4704-08-101-047	9339 PRESERVE DR	05/24/23	\$845,000	WD	03-ARM'S LENGTH	\$845,000	\$333,800	39.50	\$667,562	\$75,000	\$770,000	\$632,403	1.218	2,798	08101 Ranch	86	

4704-08-101-072	9371 LEE JONES RD	07/22/22	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$405,000	46.29	\$809,931	\$75,000	\$800,000	\$784,345	1.020	3,666	08101	Two-Story	78
Totals:			\$4,745,000			\$4,745,000	\$2,192,500		\$4,384,957		\$4,290,175	\$4,194,378					
								Sale. Ratio =>	46.21			E.C.F. =>	1.023	(Use 1.020)			
								Std. Dev. =>	4.65			Ave. E.C.F. =>	1.026				

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.
4704-08-401-028	10129 NIMPHIE RD	04/19/22	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$115,800	51.01	\$231,655	\$27,638	\$199,362	\$151,236	1.318	1,056	08401	Ranch	69
4704-08-400-010	10100 SONORA DR	11/27/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$160,900	49.51	\$321,756	\$47,580	\$277,420	\$205,522	1.350	1,376	08401	Ranch	64
4704-08-402-015	10088 SONORA DR	12/29/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$113,400	49.52	\$226,708	\$26,291	\$202,709	\$148,567	1.364	892	08401	Ranch	74
4704-08-401-019	10057 NIMPHIE RD	10/29/21	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$89,800	49.07	\$179,535	\$30,452	\$152,548	\$110,514	1.380	864	08401	Ranch	74
4704-08-401-022	10079 NIMPHIE RD	02/10/23	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$109,100	48.92	\$218,189	\$47,623	\$175,377	\$126,439	1.387	1,302	08401	Ranch	50
4704-08-401-021	10065 NIMPHIE RD	05/16/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$123,000	47.31	\$245,962	\$26,291	\$233,709	\$162,840	1.435	1,092	08401	Ranch	70
Totals:			\$1,447,000			\$1,447,000	\$712,000		\$1,423,805		\$1,241,125	\$905,118					
								Sale. Ratio =>	49.21			E.C.F. =>	1.371				
								Std. Dev. =>	1.20			Ave. E.C.F. =>	1.373				

09100 - RUNYAN LK FRONT

09204 - RUNYAN LK PTE

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.
4704-09-202-005	10476 RUNYAN LAKE RD	12/15/21	\$479,900	WD	03-ARM'S LENGTH	\$479,900	\$283,100	58.99	\$566,194	\$263,041	\$216,859	\$202,102	1.073	1,616	09100	Ranch	55
4704-09-203-001	10440 RUNYAN LAKE RD	03/27/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$341,900	50.65	\$683,734	\$214,427	\$460,573	\$312,871	1.472	3,048	09100	Ranch	65
4704-09-203-035	10300 WALNUT SHORES DR	05/18/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$218,600	52.05	\$437,207	\$207,431	\$212,569	\$153,184	1.388	1,138	09100	Ranch	60
4704-09-203-054	10196 WALNUT SHORES DR	04/22/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$282,900	49.63	\$565,760	\$258,248	\$311,752	\$205,008	1.521	1,464	09100	Ranch	75
4704-09-204-010	10519 RUNYAN LAKE PT	01/18/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$192,900	56.74	\$385,717	\$247,123	\$92,877	\$92,396	1.005	1,344	09204	Two-Story	45
4704-09-204-028	10441 SPRING ST	09/06/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$167,500	40.36	\$335,031	\$185,514	\$229,486	\$99,678	2.302	990	09204	Ranch	65
4704-09-204-081	10487 RUNYAN LAKE PT	07/20/23	\$533,000	WD	03-ARM'S LENGTH	\$533,000	\$239,000	44.84	\$477,917	\$183,009	\$349,991	\$196,605	1.780	1,238	09204	Two-Story	70
4704-09-401-023	10023 WALNUT SHORES DR	07/11/22	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$293,400	48.50	\$586,735	\$198,919	\$406,081	\$258,544	1.571	1,920	09100	Two-Story	75
4704-09-402-001	10363 LAKE SHORE DR	09/10/21	\$475,000	WD	19-MULTI PARCEL ARM'	\$475,000	\$194,100	40.86	\$482,063	\$137,924	\$337,076	\$229,426	1.469	2,245	09100	Two-Story	70
4704-09-402-004	10375 LAKE SHORE DR	07/07/21	\$379,500	WD	03-ARM'S LENGTH	\$379,500	\$169,000	44.53	\$337,943	\$168,413	\$211,087	\$113,020	1.868	936	09100	Ranch	70
4704-09-402-115	10449 LAKE SHORE DR	08/11/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$216,200	51.48	\$432,399	\$231,624	\$188,376	\$133,850	1.407	1,584	09100	Ranch	50
Totals:			\$5,312,400			\$5,312,400	\$2,598,600		\$5,290,700		\$3,016,727	\$1,996,685					
								Sale. Ratio =>	48.92			E.C.F. =>	1.511	(Use 1.510)			
								Std. Dev. =>	5.97			Ave. E.C.F. =>	1.532				

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.
4704-09-401-040	10121 WALNUT SHORES DR	12/05/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$143,300	42.78	\$286,550	\$36,195	\$298,805	\$197,597	1.512	1,818	09200	Two-Story	78
4704-09-401-047	10129 WALNUT SHORES DR	11/04/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$245,100	59.06	\$490,223	\$40,086	\$374,914	\$355,278	1.055	2,028	09200	Two-Story	75
4704-09-402-110	10488 LAKE SHORE DR	11/19/21	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$101,400	50.45	\$202,796	\$35,589	\$165,411	\$131,971	1.253	1,082	09200	Ranch	64
4704-09-402-116	10472 LAKE SHORE DR	11/24/21	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$199,200	49.81	\$398,418	\$55,945	\$343,955	\$270,302	1.272	1,920	09200	Ranch	63
4704-09-402-123	10393 HILLCREST DR	07/27/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$215,100	53.11	\$430,196	\$30,153	\$374,847	\$315,740	1.187	1,474	09200	Ranch	89
4704-10-302-022+402	10059 NORTH DR	01/20/22	\$152,000	WD	19-MULTI PARCEL ARM'	\$152,000	\$64,500	42.43	\$128,897	\$29,281	\$122,719	\$77,764	1.578	720	09200	Ranch	63
4704-10-302-082	10526 MERRILL DR	06/08/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$181,800	45.45	\$363,697	\$118,468	\$273,797	\$193,551	1.415	1,296	09200	Two-Story	69
Totals:			\$2,307,900			\$2,307,900	\$1,150,400		\$2,300,777		\$1,954,448	\$1,542,203					
								Sale. Ratio =>	49.85			E.C.F. =>	1.267				
								Std. Dev. =>	5.99			Ave. E.C.F. =>	1.325				

09401 - RUNYAN LK COVE/HGTS

No sales w/in study period; Adj. prev. ECF to 1.400

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	05/26/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$179,400	46.00	\$358,817	\$43,752	\$321,779	\$231,359	1.391	1,440	11101	Ranch	74
4704-11-101-013	12165 WHITE LAKE RD	06/17/22	\$350,000	WD	19-MULTI PARCEL ARM'	\$350,000	\$177,000	50.57	\$353,929	\$110,700	\$239,300	\$193,192	1.239	2,124	11101	Two-Story	55
4704-11-101-027	12281 WHITE LAKE RD	11/01/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$153,600	49.55	\$307,223	\$35,771	\$274,229	\$211,247	1.298	1,618	11101	Ranch	64
4704-11-101-044	12242 DENTONVIEW DR	04/18/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$215,500	51.31	\$431,053	\$43,507	\$376,493	\$301,592	1.248	1,962	11101	Ranch	70
4704-11-101-050	12189 DENTONVIEW DR	12/20/21	\$324,000	WD	03-ARM'S LENGTH	\$324,000	\$178,800	55.19	\$357,669	\$35,938	\$288,062	\$250,374	1.151	1,626	11101	Ranch	64
4704-11-401-002	12389 WHITE LAKE RD	05/06/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$118,500	49.38	\$237,069	\$33,905	\$206,095	\$158,104	1.304	1,144	11101	Ranch	63
Totals:			\$2,034,000			\$2,034,000	\$1,022,800		\$2,045,760		\$1,705,958	\$1,345,869					
								Sale. Ratio =>	50.29			E.C.F. =>	1.268				
								Std. Dev. =>	3.00			Ave. E.C.F. =>	1.272				

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.
4704-04-100-049	10201 BENNETT LAKE RD	08/04/23	\$819,000	WD	03-ARM'S LENGTH	\$819,000	\$370,200	45.20	\$740,334	\$400,083	\$418,917	\$313,595	1.336	1,584	11111	Ranch	67
Totals:			\$819,000			\$819,000	\$370,200		\$740,334		\$418,917	\$313,595					
								Sale. Ratio =>	45.20			E.C.F. =>	1.336	(Use 1.300)			
								Std. Dev. =>				Ave. E.C.F. =>	1.336				

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.	
4704-11-202-022	10420 DENTON CREEK DR	12/17/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$190,400	52.89	\$380,748	\$40,661	\$319,339	\$365,685	0.873	2,091	11202	Ranch	74	
4704-11-202-023	10440 DENTON CREEK DR	12/22/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$190,800	48.92	\$381,519	\$34,377	\$355,623	\$373,271	0.953	2,094	11202	Two-Story	80	
Totals:			\$750,000			\$750,000	\$381,200		\$762,267		\$674,962	\$738,956						
								Sale. Ratio =>	50.83					E.C.F. =>	0.913			
								Std. Dev. =>	2.80					Ave. E.C.F. =>	0.913			

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.	
4704-11-303-020	12266 WOODLINE DR	12/21/23	\$840,000	WD	03-ARM'S LENGTH	\$840,000	\$413,600	49.24	\$827,156	\$90,367	\$749,633	\$1,021,899	0.734	3,255	11303	Two-Story	74	
4704-11-303-036	12198 WIND CHILL WAY	11/01/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$421,700	52.71	\$843,459	\$101,564	\$698,436	\$1,028,981	0.679	4,150	11303	Two-Story	75	
Totals:			\$1,640,000			\$1,640,000	\$835,300		\$1,670,615		\$1,448,069	\$2,050,879						
								Sale. Ratio =>	50.93					E.C.F. =>	0.706			
								Std. Dev. =>	2.46					Ave. E.C.F. =>	0.706			

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	\$178,900	54.21	\$357,761	\$61,120	\$268,880	\$285,781	0.941	1,848	13100	Two-Story	78	
4704-14-200-004	9449 DENTON HILL RD	02/15/23	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$103,800	36.55	\$207,541	\$52,800	\$231,200	\$149,076	1.551	1,368	13100	Two-Story	60	
4704-14-200-031	12485 FOLEY RD	06/16/22	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$164,600	59.21	\$329,142	\$61,920	\$206,373	\$246,172	0.838	2,912	13100	Bi-Level	68	
4704-14-300-003	12144 FOLEY RD	09/22/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$187,200	40.26	\$374,435	\$137,333	\$314,616	\$219,560	1.433	2,236	13100	Two-Story	59	
4704-14-300-005	12088 FOLEY RD	10/06/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$128,300	45.02	\$256,689	\$90,000	\$195,000	\$160,587	1.214	1,040	13100	Ranch	60	
4704-14-300-009	9190 MABLEY HILL RD	01/30/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$142,600	36.10	\$285,131	\$102,600	\$292,400	\$175,849	1.663	1,622	13100	Two-Story	58	
4704-14-300-036	12052 FOLEY RD	02/15/22	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$146,300	57.15	\$292,577	\$60,000	\$191,468	\$219,219	0.873	1,864	13100	Two-Story	59	
4704-14-300-038	12101 CENTER RD	08/09/22	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000	\$558,400	54.48	\$1,116,805	\$162,000	\$770,211	\$823,337	0.935	3,534	13100	Two-Story	95	
4704-15-100-009	11131 FOLEY RD	07/27/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$284,300	51.69	\$568,628	\$178,725	\$349,293	\$353,955	0.987	2,331	13100	Ranch	73	
4704-15-300-003	11158 FOLEY RD	12/20/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$80,600	39.32	\$161,219	\$31,681	\$173,319	\$124,796	1.389	816	13100	Ranch	72	
4704-15-300-012	9248 HARTLAND RD	09/17/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$122,200	38.79	\$244,361	\$43,092	\$271,908	\$193,901	1.402	1,344	13100	Ranch	70	
4704-15-300-022	9228 HARTLAND RD	05/02/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$157,800	50.10	\$315,665	\$84,099	\$230,541	\$222,750	1.035	2,330	13100	Two-Story	69	
4704-15-400-006	11503 CENTER RD	05/27/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$158,300	45.23	\$316,621	\$65,640	\$284,360	\$241,793	1.176	1,673	13100	Ranch	69	
4704-15-400-009	11390 FOLEY RD	02/28/22	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$261,100	53.29	\$522,173	\$188,600	\$285,800	\$305,160	0.937	2,793	13100	CAPE COD	63	
4704-15-400-011	9121 MABLEY HILL RD	06/08/23	\$457,000	WD	03-ARM'S LENGTH	\$457,000	\$201,200	44.03	\$402,318	\$110,580	\$331,689	\$269,415	1.231	1,892	13100	Ranch	55	
4704-15-401-002	11410 FOLEY RD	10/23/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$139,000	38.61	\$278,061	\$38,640	\$321,360	\$230,656	1.393	1,506	13100	Ranch	75	
4704-15-401-006	11466 FOLEY RD	06/24/22	\$399,000	WD	19-MULTI PARCEL ARM'	\$399,000	\$175,600	44.01	\$351,122	\$107,738	\$266,299	\$232,003	1.148	2,039	13100	Two-Story	65	
4704-16-200-020	10447 FOLEY RD	08/11/23	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$103,700	36.13	\$207,490	\$60,800	\$226,200	\$141,320	1.601	1,163	13100	Ranch	60	
4704-16-200-025	9345 FOLEY CROSSING	04/21/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$218,400	49.08	\$436,837	\$86,220	\$358,780	\$337,781	1.062	2,151	13100	Two-Story	78	
4704-16-200-027	10480 FOLEY RD	06/14/22	\$671,000	WD	03-ARM'S LENGTH	\$671,000	\$379,200	56.51	\$758,327	\$210,457	\$443,109	\$508,352	0.872	3,686	13100	CAPE COD	78	
4704-17-300-003	9061 CENTER RD	02/03/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$85,100	50.06	\$170,105	\$42,000	\$125,197	\$120,784	1.037	1,028	13100	Ranch	48	
4704-17-300-026	9121 CENTER RD	12/22/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$217,900	45.87	\$435,721	\$69,000	\$406,000	\$353,296	1.149	1,741	13100	Ranch	97	
4704-19-100-051	8228 CENTER RD	10/04/23	\$550,100	WD	03-ARM'S LENGTH	\$550,100	\$271,500	49.35	\$543,067	\$90,000	\$460,100	\$436,481	1.054	2,168	13100	Two-Story	80	
4704-20-300-007	8110 LINDEN RD	09/30/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$209,500	55.13	\$419,059	\$162,076	\$206,543	\$234,977	0.879	2,208	13100	Two-Story	63	
4704-20-300-008	8086 LINDEN RD	06/14/23	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$207,800	50.44	\$415,558	\$165,021	\$238,368	\$233,170	1.022	1,978	13100	Ranch	60	
4704-21-300-018	8104 SHERATON PARK DR	05/31/23	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$347,900	47.99	\$695,894	\$162,304	\$330,311	\$305,158	1.082	1,636	13100	Ranch	70	
4704-21-400-013	8200 OLDER LN	03/15/22	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$405,700	53.03	\$811,357	\$212,431	\$515,709	\$539,481	0.956	4,063	13100	Two-Story	72	
4704-21-400-019	8245 HARTLAND RD	09/28/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$265,500	55.31	\$531,076	\$162,152	\$295,679	\$331,251	0.893	2,434	13100	Ranch	78	
4704-21-400-023	8171 HARTLAND RD	04/29/21	\$655,000	WD	03-ARM'S LENGTH	\$655,000	\$397,300	60.66	\$794,507	\$166,104	\$453,138	\$562,228	0.806	4,148	13100	Two-Story	72	
4704-21-400-026	10495 GORDON RD	01/24/22	\$387,500	WD	03-ARM'S LENGTH	\$387,500	\$187,700	48.44	\$375,350	\$71,520	\$290,690	\$269,862	1.077	1,895	13100	Two-Story	78	
4704-22-200-007	11512 CENTER RD	11/15/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$177,000	55.31	\$353,955	\$107,956	\$212,044	\$236,993	0.895	2,290	13100	Two-Story	63	
4704-22-300-001	8248 HARTLAND RD	12/10/21	\$314,000	WD	03-ARM'S LENGTH	\$314,000	\$161,100	51.31	\$322,108	\$93,500	\$210,528	\$210,536	1.000	1,490	13100	Ranch	73	
4704-23-300-014	12141 ROHN RD	10/24/23	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$223,600	45.73	\$447,142	\$136,100	\$338,361	\$287,629	1.176	2,066	13100	Two-Story	72	
4704-24-300-014	8088 DENTON HILL RD	10/11/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$244,500	56.86	\$489,015	\$61,000	\$369,000	\$412,346	0.895	2,354	13100	Two-Story	74	
Totals:			\$14,714,600			\$14,714,600	\$7,293,600		\$14,586,817		\$10,464,480	\$9,975,654						
								Sale. Ratio =>	49.57					E.C.F. =>	1.049			
								Std. Dev. =>	7.00					Ave. E.C.F. =>	1.106			

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.	
4704-13-102-010	9473 WAITE DR	05/19/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$117,800	45.31	\$235,558	\$23,375	\$236,625	\$147,349	1.606	1,406	13102	Bi-Level	70	
4704-13-102-011	9481 WAITE DR	10/21/22	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$110,300	48.38	\$220,640	\$27,438	\$200,562	\$134,168	1.495	960	13102	Ranch	69	
Totals:			\$488,000			\$488,000	\$228,100		\$456,198		\$437,187	\$281,517						
								Sale. Ratio =>	46.74					E.C.F. =>	1.553			
								Std. Dev. =>	2.17					Ave. E.C.F. =>	1.550			

13201 - DEERPARK 4

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.
4704-13-101-021	9470 DEER PARK CT	05/20/22	\$457,500	WD	03-ARM'S LENGTH	\$457,500	\$238,000	52.02	\$475,906	\$108,480	\$349,020	\$286,604	1.218	1,664	13203	Ranch	64
4704-13-201-016	13440 LAKEBROOK DR	02/25/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$276,500	51.20	\$553,048	\$133,334	\$406,666	\$327,390	1.242	2,337	13203	Two-Story	61

4704-13-201-019	13410 LAKEBROOK DR	11/15/23	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$269,000	47.61	\$538,037	\$176,207	\$388,793	\$282,239	1.378	1,820	13203 Ranch	70
4704-13-201-024	13465 LAKEBROOK DR	08/16/23	\$427,000	WD	03-ARM'S LENGTH	\$427,000	\$178,000	41.69	\$355,975	\$39,023	\$387,977	\$294,839	1.316	1,456	13201 Ranch	80
Totals:			\$1,989,500			\$1,989,500	\$961,500		\$1,922,966		\$1,532,456	\$1,191,072				
								48.33					E.C.F. =>			1.287
								4.70					Ave. E.C.F. =>			1.288

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.
4704-14-202-002	12433 ORCHARD WOOD DR	06/16/23	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$165,000	43.88	\$329,910	\$40,000	\$336,000	\$247,786	1.356	1,612	14201 Ranch	98	
4704-14-202-003	12421 ORCHARD WOOD DR	06/27/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$206,100	51.53	\$412,137	\$40,000	\$360,000	\$318,066	1.132	1,775	14201 Two-Story	77	
4704-14-202-007	12382 ORCHARD WOOD DR	09/03/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$214,900	57.31	\$429,803	\$40,000	\$335,000	\$333,165	1.006	1,978	14201 Ranch	78	
4704-14-202-008	12406 ORCHARD WOOD DR	02/24/23	\$419,900	WD	03-ARM'S LENGTH	\$419,900	\$240,200	57.20	\$480,390	\$40,000	\$379,900	\$376,402	1.009	3,026	14201 Two-Story	77	
4704-14-203-021	12337 PEABODY DR	08/31/22	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$158,100	52.72	\$316,154	\$40,000	\$259,900	\$236,029	1.101	1,612	14201 Two-Story	78	
4704-14-203-039	12372 PEABODY DR	04/12/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$188,600	48.36	\$377,251	\$40,000	\$350,000	\$288,249	1.214	2,252	14201 Two-Story	79	
Totals:			\$2,260,800			\$2,260,800	\$1,172,900		\$2,345,645		\$2,020,800	\$1,799,697					
								51.88					E.C.F. =>			1.123	
								5.20					Ave. E.C.F. =>			1.136	

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	\$355,000	50.71	\$710,063	\$56,600	\$643,400	\$749,384	0.859	3,126	15201 Two-Story	83	
4704-15-201-011	9328 GRAND SUMMIT DR	03/30/23	\$729,900	WD	03-ARM'S LENGTH	\$729,900	\$359,400	49.24	\$718,894	\$55,100	\$674,800	\$761,232	0.886	2,879	15201 Ranch	91	
4704-15-201-030	9335 MAJESTIC VIEW DR	05/02/22	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$536,600	48.78	\$1,073,164	\$90,057	\$1,009,943	\$1,127,416	0.896	4,840	15201 Two-Story	89	
Totals:			\$2,529,900			\$2,529,900	\$1,251,000		\$2,502,121		\$2,328,143	\$2,638,032					
								49.45					E.C.F. =>			0.883	
								1.01					Ave. E.C.F. =>			0.880	

25100 - RURAL RES SOUTH

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.
4704-34-100-021	11101 FOXCROFT LN	12/14/23	\$438,500	WD	03-ARM'S LENGTH	\$438,500	\$175,600	40.05	\$351,227	\$60,000	\$378,500	\$273,967	1.382	1,736	25100 Ranch	75	
4704-35-400-013	6095 DENTON HILL RD	12/01/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$156,300	45.30	\$312,668	\$60,800	\$284,200	\$236,941	1.199	1,354	25100 Ranch	75	
4704-27-300-014	7030 HARTLAND RD	10/24/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$119,000	59.50	\$238,078	\$87,951	\$116,758	\$141,230	0.827	1,302	25100 Ranch	71	
4704-36-300-030	6188 DENTON HILL RD	10/03/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$125,800	34.00	\$251,508	\$79,706	\$279,203	\$161,620	1.728	1,428	25100 Ranch	71	
4704-34-300-033	6150 HARTLAND RD	08/11/23	\$990,000	WD	19-MULTI PARCEL ARM'	\$990,000	\$497,000	50.20	\$999,770	\$221,974	\$768,026	\$731,699	1.050	2,998	25100 Ranch	94	
4704-35-400-014	6075 DENTON HILL RD	10/10/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$181,600	51.15	\$363,289	\$60,800	\$294,200	\$284,562	1.034	1,862	25100 Two-Story	77	
4704-32-200-011	9392 FAUSSETT RD	07/10/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$128,300	42.07	\$256,529	\$55,140	\$249,860	\$189,453	1.319	2,088	25100 Two-Story	65	
4704-29-400-001	9319 FAUSSETT RD	05/12/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$213,800	46.48	\$427,572	\$64,323	\$392,607	\$341,721	1.149	2,886	25100 Two-Story	65	
4704-34-100-019	11020 FAUSSETT RD	03/23/23	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$105,800	38.33	\$211,674	\$70,865	\$199,776	\$132,464	1.508	1,008	25100 Ranch	77	
4704-32-300-009	6062 MILL STREAM TRL	02/24/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$78,700	41.42	\$157,471	\$74,250	\$115,750	\$78,289	1.479	820	25100 Ranch	45	
4704-28-400-022	10400 CIRCLE J CT	01/23/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$288,100	57.62	\$576,139	\$177,164	\$322,836	\$375,329	0.860	2,098	25100 Ranch	75	
4704-26-200-002	12445 GERMANY RD	01/11/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$140,700	41.38	\$281,365	\$110,213	\$229,420	\$161,008	1.425	1,404	25100 Ranch	60	
4704-30-400-004	6576 LINDEN RD	12/17/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$138,100	45.28	\$276,252	\$58,569	\$246,431	\$204,782	1.203	1,610	25100 Tri-Level	67	
4704-29-300-021	7234 LINDEN RD	12/05/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$157,100	44.89	\$314,158	\$42,000	\$308,000	\$256,028	1.203	2,052	25100 Two-Story	69	
4704-36-200-002	7441 TIPSICO LAKE RD	11/07/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$192,000	53.33	\$384,059	\$71,914	\$288,414	\$293,645	0.982	2,624	25100 Ranch	64	
4704-34-300-030	6100 HARTLAND RD	10/21/22	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$515,200	54.23	\$1,030,376	\$198,320	\$751,680	\$782,743	0.960	2,697	25100 Ranch	95	
4704-34-100-043	11081 FOXCROFT LN	09/16/22	\$402,000	WD	03-ARM'S LENGTH	\$402,000	\$209,600	52.14	\$419,251	\$62,000	\$340,000	\$336,078	1.012	1,824	25100 Two-Story	71	
4704-29-200-004	7465 OLD US 23	08/17/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$157,300	51.57	\$314,648	\$108,928	\$196,037	\$193,528	1.013	2,240	25100 Two-Story	57	
4704-31-400-054	6291 LINDEN RD	07/08/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$274,800	45.80	\$549,630	\$220,851	\$369,347	\$309,294	1.194	3,088	25100 Two-Story	65	
4704-34-300-028	6122 HARTLAND RD	07/08/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$261,900	41.90	\$523,748	\$74,271	\$550,729	\$422,838	1.302	1,959	25100 Ranch	94	
4704-35-100-011	6736 MABLEY HILL RD	03/31/22	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$99,500	39.41	\$198,983	\$78,828	\$171,683	\$113,034	1.519	1,296	25100 Two-Story	59	
4704-31-200-016	8529 RIVERWALK DR	02/16/22	\$551,000	WD	03-ARM'S LENGTH	\$551,000	\$284,000	51.54	\$568,032	\$95,520	\$455,480	\$444,508	1.025	2,262	25100 Two-Story	78	
4704-26-200-030	12415 GERMANY RD	02/15/22	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$397,300	54.05	\$794,694	\$154,679	\$580,321	\$602,084	0.964	3,003	25100 Two-Story	75	
4704-27-100-036	7484 HARTLAND RD	12/21/21	\$546,900	WD	03-ARM'S LENGTH	\$546,900	\$294,200	53.79	\$588,303	\$329,162	\$222,038	\$243,783	0.911	2,240	25100 Two-Story	68	
4704-29-300-039	9000 FAUSSETT RD	12/13/21	\$369,500	WD	03-ARM'S LENGTH	\$369,500	\$124,900	33.80	\$249,750	\$105,492	\$254,457	\$135,708	1.875	1,568	25100 Two-Story	58	
4704-28-100-009	7324 RUNYAN LAKE RD	12/02/21	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$138,600	42.91	\$277,267	\$42,000	\$281,000	\$221,324	1.270	1,516	25100 Tri-Level	68	
4704-25-200-027	13514 GERMANY RD	11/19/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$245,000	55.68	\$490,031	\$60,000	\$380,000	\$404,545	0.939	3,168	25100 Two-Story	82	
4704-34-100-032	11126 FOXCROFT LN	11/15/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$250,400	53.85	\$500,899	\$178,516	\$287,498	\$303,277	0.948	2,270	25100 Two-Story	73	
4704-25-200-024	13274 ROHN RD	11/08/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$123,900	56.32	\$247,823	\$103,465	\$117,463	\$135,802	0.865	1,404	25100 Ranch	68	
4704-34-300-013	6451 BULLARD RD	10/01/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$149,900	49.15	\$299,790	\$68,513	\$235,762	\$217,570	1.084	1,512	25100 Ranch	73	
4704-30-300-024	7206 MCGUIRE RD	09/17/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$156,700	54.03	\$313,405	\$162,000	\$128,000	\$142,432	0.899	1,090	25100 Ranch	58	
4704-34-300-020	11075 PARSHALL RD	09/13/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$142,900	47.63	\$285,703	\$111,628	\$187,253	\$163,758	1.143	2,529	25100 Two-Story	53	
4704-28-400-011	10500 CIRCLE J CT	08/20/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$200,400	57.26	\$400,862	\$99,870	\$254,517	\$283,153	0.899	2,186	25100 Ranch	74	
4704-31-100-023	6140 MCGUIRE RD	08/20/21	\$432,500	WD	03-ARM'S LENGTH	\$432,500	\$214,200	49.53	\$428,310	\$75,326	\$356,291	\$332,064	1.073	1,590	25100 Two-Story	78	
4704-32-300-005	6100 LINDEN RD	08/17/21	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$147,500	49.83	\$294,924	\$42,000	\$254,000	\$237,934	1.068	1,728	25100 Ranch	63	
4704-26-300-004	12070 GERMANY RD	06/18/21	\$319,000	WD	03-ARM'S LENGTH	\$319,000											

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.
4704-29-201-001	9886 DUBLIN DR	02/09/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$178,600	48.93	\$357,231	\$53,775	\$311,225	\$291,225	1.069	1,719	29201	Ranch	89
4704-29-201-004	9850 DUBLIN DR	06/17/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$206,100	47.93	\$412,116	\$57,076	\$372,924	\$340,729	1.094	2,403	29201	Two-Story	79
4704-29-201-005	9838 DUBLIN DR	10/06/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$218,700	53.34	\$437,383	\$45,500	\$364,500	\$376,087	0.969	2,942	29201	Two-Story	80
4704-29-201-006	7611 TIPPERARY TRL	09/06/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$230,500	50.11	\$460,958	\$65,968	\$394,032	\$379,069	1.039	2,359	29201	Two-Story	80
4704-29-201-011	7671 TIPPERARY TRL	04/20/23	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$259,900	50.96	\$519,884	\$92,496	\$417,504	\$410,161	1.018	1,832	29201	Two-Story	81
4704-29-201-018	7755 TIPPERARY TRL	04/09/21	\$434,900	WD	03-ARM'S LENGTH	\$434,900	\$219,600	50.49	\$439,295	\$49,146	\$385,754	\$341,192	1.131	1,852	29201	Two-Story	96
4704-29-201-021	7714 TIPPERARY TRL	05/25/23	\$503,000	WD	03-ARM'S LENGTH	\$503,000	\$245,300	48.77	\$490,574	\$85,922	\$417,078	\$388,342	1.074	3,426	29201	Two-Story	81
Totals:			\$3,112,900			\$3,112,900	\$1,558,700		\$3,117,441		\$2,663,017	\$2,526,805					
							Sale. Ratio =>	50.07				E.C.F. =>	1.054				
							Std. Dev. =>	1.79				Ave. E.C.F. =>	1.056				

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.
4704-19-301-013	8118 DRIFTWOOD DR	08/11/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$417,300	59.61	\$834,516	\$374,210	\$325,790	\$349,511	0.932	2,263	30201	Two-Story	68
4704-19-301-015	8108 DRIFTWOOD DR	04/28/23	\$990,000	WD	03-ARM'S LENGTH	\$990,000	\$495,900	50.09	\$991,865	\$273,377	\$716,623	\$545,549	1.314	2,588	30201	Ranch	75
4704-30-101-024	7527 ORE KNOB DR	09/30/22	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$319,800	54.67	\$639,516	\$229,426	\$355,574	\$311,382	1.142	2,792	30201	Bi-Level	69
4704-30-101-027	7620 MCGUIRE RD	06/17/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$317,200	50.75	\$634,410	\$361,409	\$263,591	\$207,290	1.272	1,914	30201	Ranch	59
4704-30-102-025	7436 LEDGEWOOD DR	10/08/21	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$299,700	46.47	\$599,366	\$277,112	\$367,888	\$244,688	1.503	1,456	30201	Ranch	68
4704-30-102-030	7386 LEDGEWOOD DR	09/17/21	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$423,900	42.39	\$847,802	\$298,468	\$701,532	\$417,110	1.682	1,248	30201	Ranch	78
4704-30-103-012	8032 ORE KNOB DR	10/29/21	\$1,001,000	WD	03-ARM'S LENGTH	\$1,001,000	\$487,300	48.68	\$974,654	\$316,079	\$684,921	\$500,057	1.370	3,884	30201	Two-Story	64
4704-30-103-014	8020 ORE KNOB DR	07/21/23	\$1,097,000	WD	03-ARM'S LENGTH	\$1,097,000	\$408,800	37.27	\$817,575	\$266,937	\$830,063	\$418,100	1.985	1,848	30201	Ranch	75
4704-30-201-002	7291 PARKWOOD DR	08/02/22	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$487,300	51.29	\$974,620	\$273,815	\$676,185	\$532,122	1.271	2,228	30201	Ranch	69
4704-30-201-008	7333 PARKWOOD DR	10/20/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$299,600	49.93	\$599,197	\$255,962	\$344,038	\$260,619	1.320	1,760	30201	Ranch	60
4704-30-201-012	7375 PARKWOOD DR	05/04/21	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$496,100	50.88	\$992,235	\$344,789	\$630,211	\$491,607	1.282	3,124	30201	Two-Story	64
4704-30-202-006	7300 SURFWOOD DR	08/25/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$271,300	47.18	\$542,599	\$261,659	\$313,341	\$213,318	1.469	1,608	30201	Ranch	69
4704-30-202-013	7231 SURFWOOD DR	06/28/21	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$267,900	49.61	\$535,760	\$258,971	\$281,029	\$210,166	1.337	2,522	30201	Two-Story	94
4704-30-202-025	7300 LEDGEWOOD DR	05/24/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$224,100	47.18	\$448,126	\$222,976	\$252,024	\$170,957	1.474	1,748	30201	Bi-Level	60
4704-30-300-021	7236 LEDGEWOOD DR	06/18/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$314,400	48.37	\$628,865	\$320,903	\$329,097	\$233,836	1.407	1,444	30201	Ranch	59
4704-30-300-033	7222 LEDGEWOOD DR	11/02/23	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$744,100	53.15	\$1,488,252	\$257,131	\$1,142,869	\$934,792	1.223	4,585	30201	Two-Story	75
4704-30-400-012	7140 LEDGEWOOD DR	05/24/23	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$567,000	47.25	\$1,133,962	\$281,128	\$918,872	\$647,558	1.419	3,620	30201	Two-Story	65
4704-30-400-040	7160 LEDGEWOOD DR	03/24/22	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$525,300	52.53	\$1,050,654	\$290,786	\$709,214	\$576,969	1.229	2,392	30201	Ranch	92
4704-30-402-005	7050 LAKE SHANNON CT	06/01/21	\$1,020,000	WD	03-ARM'S LENGTH	\$1,020,000	\$523,700	51.34	\$1,047,345	\$385,385	\$634,615	\$502,627	1.263	2,491	30201	Ranch	63
4704-30-402-007	7070 LAKE SHANNON CT	08/15/22	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$433,200	61.01	\$866,468	\$318,181	\$391,819	\$416,315	0.941	3,174	30201	Two-Story	64
4704-30-403-015	7041 LINDEN RD	04/11/22	\$1,440,000	WD	03-ARM'S LENGTH	\$1,440,000	\$768,100	53.34	\$1,536,108	\$351,553	\$1,088,447	\$899,434	1.210	5,092	30201	Two-Story	66
Totals:			\$18,178,000			\$18,178,000	\$9,092,000		\$18,183,895		\$11,957,743	\$9,084,008					
							Sale. Ratio =>	50.02				E.C.F. =>	1.316				
							Std. Dev. =>	5.14				Ave. E.C.F. =>	1.335				

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.
4704-30-102-014	7507 LEDGEWOOD DR	02/28/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$121,100	44.04	\$242,292	\$44,100	\$230,900	\$158,174	1.460	1,526	30401	Ranch	56
4704-30-102-016	7479 LEDGEWOOD DR	06/28/23	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$107,100	39.96	\$214,119	\$42,573	\$225,427	\$136,908	1.647	1,056	30401	Ranch	60
4704-30-102-036	7385 LEDGEWOOD DR	08/11/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$141,800	50.64	\$283,625	\$44,828	\$235,172	\$190,580	1.234	2,052	30401	Bi-Level	64
4704-30-201-055	8084 PARKWOOD DR	05/06/22	\$424,400	WD	03-ARM'S LENGTH	\$424,400	\$207,000	48.77	\$413,949	\$53,165	\$371,235	\$287,936	1.289	1,724	30401	Ranch	64
4704-30-201-059	8076 PARKWOOD DR	08/30/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$146,100	41.74	\$292,229	\$51,074	\$298,926	\$192,462	1.553	1,824	30401	Two-Story	60
4704-30-300-010	7241 LEDGEWOOD HILLS TRL	05/27/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$238,500	49.18	\$477,034	\$54,727	\$430,273	\$337,037	1.277	1,844	30401	Two-Story	74
4704-30-401-013	7188 PARKWOOD DR	11/21/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$140,700	42.64	\$281,483	\$63,400	\$266,600	\$174,049	1.532	1,144	30401	Ranch	65
4704-30-403-004	8468 STARWOOD DR	04/01/22	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$298,300	54.73	\$596,518	\$69,079	\$475,921	\$420,941	1.131	2,076	30401	Two-Story	73
Totals:			\$2,957,400			\$2,957,400	\$1,400,600		\$2,801,249		\$2,534,454	\$1,898,087					
							Sale. Ratio =>	47.36				E.C.F. =>	1.335				
							Std. Dev. =>	5.12				Ave. E.C.F. =>	1.390				

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.
4704-32-101-002	9057 RIVERWALK DR	03/04/22	\$678,300	WD	03-ARM'S LENGTH	\$678,300	\$309,000	45.56	\$617,918	\$60,000	\$618,300	\$702,668	0.880	3,080	32101	Two-Story	97
4704-32-101-005	8519 RIVERWALK DR	05/18/23	\$654,900	WD	03-ARM'S LENGTH	\$654,900	\$312,200	47.67	\$624,439	\$70,000	\$584,900	\$698,286	0.838	2,613	32101	Ranch	82
4704-32-101-018	8402 RIVERWALK DR	04/10/23	\$589,000	WD	03-ARM'S LENGTH	\$589,000	\$271,000	46.01	\$542,082	\$66,000	\$523,000	\$599,600	0.872	3,028	32101	Two-Story	81
4704-32-101-032	9028 GREEN HICKORY LN	08/01/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$260,000	48.60	\$519,923	\$66,000	\$469,000	\$571,691	0.820	2,623	32101	Two-Story	79
Totals:			\$2,457,200			\$2,457,200	\$1,152,200		\$2,304,362		\$2,195,200	\$2,572,244					
							Sale. Ratio =>	46.89				E.C.F. =>	0.853				
							Std. Dev. =>	1.42				Ave. E.C.F. =>	0.853				

34402 - TYRONE LK FRT

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.
4704-34-401-030	6230 BULLARD RD	09/15/23	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$289,100	56.69	\$578,190	\$179,184	\$330,816	\$336,430	0.983	2,688	34402	Two-Story	78
4704-34-401-043	6100 BULLARD RD																

Totals:	\$3,533,000	\$3,533,000	\$1,742,400	\$3,484,824	\$2,401,144	\$1,983,953	1.210
			Sale. Ratio =>	49.32		E.C.F. =>	1.210
			Std. Dev. =>	5.70		Ave. E.C.F. =>	1.241

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	\$/SF	L:B Ratio	Land SF
06-28-401-028	2/23	\$ 11,250,000	1.000	\$ 11,250,000	555,521	99,999	10,594,480	7,499,292	1.413	125,132	\$ 89.91	3.41	427,324
11-15-200-025	6/22	\$ 4,700,000	1.000	\$ 4,700,000	583,931	60,620	3,702,949	3,374,789	1.097	64,358	\$ 73.03	4.22	271,596
18-31-401-016	2/23	\$ 3,909,400	1.000	\$ 3,909,400	263,190	13,656	3,632,554	2,664,926	1.363	69,092	\$ 56.58	2.00	138,521
06-27-400-010+	7/21	\$ 7,300,000	1.000	\$ 7,300,000	1,376,496	218,167	5,708,409	5,382,192	1.061	154,040	\$ 47.39	5.58	860,310
Totals:		\$ 27,159,400		\$ 27,159,400	2,779,138		23,638,392	18,921,199			\$ 66.73		
									E.C.F. =>	1.249	Use 1.250		
									Ave. E.C.F. =>	1.233			

99999 - COMM

Parcel Number	Sale Date	Sale Price	Time Adjustment	Adj. Sale \$	Land Value	Misc Deduct.	Bldg. Residual	Cost Man. \$	E.C.F.				
15-22-200-043 +044	3/23	\$ 3,300,000	1.000	\$ 3,300,000	764,914	127,795	2,407,291	2,282,173	1.055				
15-25-100-102	2/22	\$ 2,900,000	1.000	\$ 2,900,000	155,809	109,371	2,634,820	1,905,064	1.383				
08-28-200-020	12/22	\$ 2,755,000	1.000	\$ 2,755,000	741,619	101,153	1,912,228	1,003,691	1.905				
12-32-102-057	12/21	\$ 799,900	1.000	\$ 799,000	65,691	8,966	725,243	445,314	1.629				
11-05-400-038	10/22	\$ 2,075,000	1.000	\$ 2,075,000	396,178	59,274	1,619,548	898,144	1.803				
17-36-304-004	7/22	\$ 440,000	1.000	\$ 440,000	57,908	25,972	356,120	304,855	1.168				
17-36-307-047	5/22	\$ 250,000	1.000	\$ 250,000	46,744	1,215	202,041	111,278	1.816				
18-31-207-014	6/22	\$ 622,000	1.000	\$ 622,000	60,000	4,680	557,320	289,238	1.927				
08-28-303-063	11/21	\$ 191,600	1.000	\$ 191,600	18,905	7,031	165,664	153,425	1.080				
08-28-303-059	5/21	\$ 388,095	1.000	\$ 388,095	37,810	14,379	335,906	275,436	1.220				
08-303-010	11/21	\$ 204,000	1.000	\$ 204,000	18,905	7,190	177,905	150,323	1.183				
16-29-300-031	10/22	\$ 1,975,000	1.000	\$ 1,975,000	281,398	10,447	1,683,155	1,796,499	0.937				
12-32-106-034	3/23	\$ 240,000	1.000	\$ 240,000	29,445	1,641	208,914	91,163	2.292				
12-33-300-008	8/22	\$ 950,000	1.000	\$ 950,000	72,000	15,190	862,810	459,792	1.877				
06-12-300-012	7/22	\$ 326,400	1.000	\$ 326,400	35,000	-	291,400	164,222	1.774				
06-33-300-020	10/22	\$ 275,000	1.000	\$ 275,000	40,000	14,085	220,915	195,332	1.131				
05-14-103-001 &016	2/23	\$ 2,250,000	1.000	\$ 2,250,000	240,000	12,000	1,998,000	1,691,267	1.181				
18-30-303-056 &057	5/21	\$ 2,734,213	1.000	\$ 2,734,213	844,494	91,272	1,798,447	1,095,589	1.642				
Totals:		\$ 22,676,208		\$ 22,675,308	3,906,820		18,157,727	13,312,805					
									E.C.F. =>	1.364	(No sales w/in study period; analyzed liv county sales;		
									Ave. E.C.F. =>	1.500	Adj. ECF => 1.365)		

AG1 - AGRICULTURAL

Parcel Number	Sale Date	Sale Price	Time Adjustment	Adj. Sale \$	Land Value	Misc Deduct.	Bldg. Residual	Cost Man. \$	E.C.F.				
05-200-011	7/1/22	\$ 248,500		\$ 248,500	55,000	11,389	182,111	174,674	1.043				
09-200-011	12/22/22	\$ 225,000		\$ 225,000	75,000	14,773	135,227	126,371	1.070				
15-300-022	5/2/22	\$ 315,000		\$ 315,000	70,000	10,628	234,372	221,240	1.059				
30-400-004	12/27/22	\$ 305,000		\$ 305,000	60,000	9,071	235,929	185,506	1.272				
34-200-028	9/9/22	\$ 140,000		\$ 140,000	75,000	7,658	57,342	48,803	1.175				
35-100-011	3/31/22	\$ 252,500		\$ 252,500	70,000	30,610	151,890	119,244	1.274				
26-300-004	6/18/21	\$ 319,000		\$ 319,000	65,000	17,456	236,544	257,969	0.917				
Totals:		\$ 1,805,000		\$ 1,805,000	470,000		1,233,415	1,133,807					
									E.C.F. =>	1.088	(No sales w/in study period; ref co.sales& 01100,13100,25100)		
									Ave. E.C.F. =>	1.116	Adj. ECF => 1.085)		