

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W-13-21-102-003	1270 AIRPORT RD	09/18/20	\$155,500	WD	03-ARM'S LENGTH	\$155,500	\$84,660	54.44	\$169,313	\$35,542	\$119,958	\$94,873	1.264	1,101	\$108.95	21A	11.9306	Ranch		\$33,750	No	/ /		Land Table 21A	401	49
W-13-21-102-026	5724 LOCHLEVEN DR	07/12/19	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$88,400	57.03	\$176,801	\$35,293	\$119,707	\$100,360	1.193	1,075	\$111.36	21A	19.0939	Ranch		\$35,293	No	/ /		Land Table 21A	401	49
W-13-21-103-020	5910 SUTHERLAND DR	06/17/20	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$88,860	51.96	\$177,710	\$35,293	\$135,707	\$101,005	1.344	1,066	\$127.30	21A	4.0144	Ranch		\$35,293	No	/ /		Land Table 21A	401	49
W-13-21-103-027	5786 SUTHERLAND DR	10/02/20	\$178,250	WD	03-ARM'S LENGTH	\$178,250	\$87,800	49.26	\$175,604	\$33,427	\$144,823	\$100,835	1.436	1,066	\$135.86	21A	5.2529	Ranch		\$32,678	No	/ /		Land Table 21A	401	49
W-13-21-128-022	1395 EDGEORGE ST	06/24/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$77,210	55.15	\$154,428	\$33,571	\$106,429	\$85,714	1.242	1,135	\$93.77	21A	14.2039	Ranch		\$32,678	No	/ /		Land Table 21A	401	49
W-13-21-129-006	1370 EDGEORGE ST	08/23/19	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$125,100	55.11	\$250,201	\$35,771	\$191,229	\$152,078	1.257	1,587	\$120.50	21A	12.6272	Ranch		\$35,293	No	/ /		Land Table 21A	401	54
W-13-21-129-022	1343 IRWIN DR	08/08/19	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$84,320	48.18	\$168,645	\$34,750	\$140,250	\$94,961	1.477	1,075	\$130.47	21A	9.3210	Ranch		\$33,985	No	/ /		Land Table 21A	401	49
W-13-21-129-030	1211 IRWIN DR	06/05/19	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$93,600	53.49	\$187,200	\$41,388	\$133,612	\$103,413	1.292	1,026	\$130.23	21A	9.1686	Ranch		\$37,959	No	/ /		Land Table 21A	401	49
W-13-21-130-007	1400 IRWIN DR	08/02/19	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$104,300	55.78	\$208,597	\$35,322	\$151,678	\$122,890	1.234	1,100	\$137.89	21A	14.9454	Ranch		\$33,985	No	/ /		Land Table 21A	401	59
W-13-21-152-018	5793 SHETLAND WAY	05/29/19	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$99,810	47.53	\$199,617	\$35,865	\$174,135	\$116,136	1.499	1,600	\$108.83	21A	11.5692	TriLevel/Quad		\$33,985	No	/ /		Land Table 21A	401	49
W-13-21-152-024	1079 IRWIN DR	03/13/20	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$89,810	49.92	\$179,616	\$36,824	\$143,076	\$101,271	1.413	1,056	\$135.49	21A	2.9093	Ranch		\$34,049	No	/ /		Land Table 21A	401	49
W-13-21-152-027	5848 STRATHDON WAY	08/20/19	\$194,900	WD	03-ARM'S LENGTH	\$194,900	\$101,960	52.31	\$203,927	\$33,552	\$161,348	\$120,833	1.335	1,600	\$100.84	21A	4.8418	TriLevel/Quad		\$32,678	No	/ /		Land Table 21A	401	54
W-13-21-152-037	5722 STRATHDON WAY	09/27/19	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$98,390	51.78	\$196,777	\$44,513	\$145,487	\$107,989	1.347	1,141	\$127.51	21A	3.6468	Ranch		\$33,612	No	/ /		Land Table 21A	401	49
W-13-21-153-004	1160 AIRPORT RD	12/31/19	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$82,110	48.30	\$164,214	\$35,671	\$134,329	\$91,165	1.473	1,448	\$92.77	21A	8.9755	TriLevel/Quad		\$33,750	No	/ /		Land Table 21A	401	49
W-13-21-153-018	5945 STRATHDON WAY	04/28/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$100,800	51.69	\$201,606	\$33,652	\$161,348	\$119,116	1.355	1,089	\$148.16	21A	2.9170	Ranch		\$32,678	No	/ /		Land Table 21A	401	61
W-13-21-153-043	5904 PONTIAC LAKE RD	09/25/20	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$82,490	46.08	\$164,988	\$36,199	\$142,801	\$91,340	1.563	1,462	\$97.68	21A	17.9694	TriLevel/Quad		\$32,678	No	/ /		Land Table 21A	401	49
W-13-21-153-047	5840 PONTIAC LAKE RD	12/22/20	\$190,001	WD	03-ARM'S LENGTH	\$190,001	\$77,070	40.56	\$154,149	\$34,265	\$155,736	\$85,024	1.832	1,462	\$106.52	21A	44.7957	TriLevel/Quad		\$33,666	No	/ /		Land Table 21A	401	49
W-13-21-177-004	1056 IRWIN DR	10/30/19	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$91,180	51.51	\$182,358	\$33,227	\$143,773	\$105,767	1.359	1,063	\$135.25	21A	2.4370	Ranch		\$32,678	No	/ /		Land Table 21A	401	49
W-13-21-177-011	1138 IRWIN DR	08/20/19	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$99,620	51.09	\$199,233	\$33,218	\$161,782	\$117,741	1.374	1,066	\$151.77	21A	0.9663	Ranch		\$33,218	No	/ /		Land Table 21A	401	54
Totals:			\$3,444,551			\$3,444,551	\$1,757,490		\$3,514,984		\$2,767,208	\$2,012,511			\$121.11		0.8709									
							Sale. Ratio =>	51.02				E.C.F. =>	1.375		Std. Deviation=>	0.147397346										
							Std. Dev. =>	3.94				Ave. E.C.F. =>	1.384		Ave. Variance=>	10.6098	Coefficient of Var=>	7.667629137								

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W -13-21-202-004	5448 MIKEWOOD DR	02/05/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$103,500	50.49	\$206,994	\$58,551	\$146,449	\$120,197	1.218	960	\$152.55	21B	6.9049	Ranch		\$57,105	No	/ /		Land Table 21B	401	62
W -13-21-202-006	5424 MIKEWOOD DR	12/19/19	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$89,520	51.45	\$179,040	\$54,779	\$119,221	\$100,616	1.185	960	\$124.19	21B	10.2550	Ranch		\$54,779	No	/ /		Land Table 21B	401	52
W -13-21-203-003	5423 MIKEWOOD DR	08/06/20	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$85,800	46.63	\$171,590	\$55,085	\$128,915	\$94,336	1.367	1,394	\$92.48	21B	7.9092	TriLevel/Quad		\$54,779	No	/ /		Land Table 21B	401	52
W -13-21-203-013	1372 JEFFWOOD DR	01/13/20	\$175,000	OTH	03-ARM'S LENGTH	\$175,000	\$86,890	49.65	\$173,783	\$53,722	\$121,278	\$97,215	1.248	912	\$132.98	21B	3.9940	Ranch		\$52,875	No	/ /		Land Table 21B	401	56
W -13-21-203-028	1379 NANCYWOOD DR	12/04/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$90,320	44.06	\$180,631	\$66,901	\$138,099	\$92,089	1.500	1,623	\$85.09	21B	21.2165	BiLevel		\$63,385	No	/ /		Land Table 21B	401	52
W -13-21-204-005	1446 NANCYWOOD DR	02/12/21	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$82,170	46.69	\$164,332	\$54,548	\$121,452	\$88,894	1.366	968	\$125.47	21B	7.8798	Ranch		\$54,548	No	/ /		Land Table 21B	401	49
W -13-21-253-006	5530 FARM RD	12/04/19	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$102,890	54.15	\$205,783	\$63,499	\$126,501	\$115,210	1.098	1,250	\$101.20	21B	18.9453	TriLevel/Quad		\$62,273	No	/ /		Land Table 21B	401	61
W -13-21-254-017	5426 PONTIAC LAKE RD	06/13/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$71,570	47.71	\$143,138	\$54,754	\$95,246	\$71,566	1.331	1,094	\$87.06	21B	4.3424	Ranch		\$52,615	No	/ /		Land Table 21B	401	54
W -13-21-254-021	5366 PONTIAC LAKE RD	05/20/20	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$68,430	44.44	\$136,863	\$56,057	\$97,943	\$65,430	1.497	1,264	\$77.49	21B	20.9455	Ranch		\$56,057	No	/ /		Land Table 21B	401	45
W -13-21-254-030	5294 LYNSUE LN	06/12/20	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$77,510	55.40	\$155,020	\$75,971	\$63,929	\$64,007	0.999	816	\$78.34	21B	28.8682	Ranch		\$75,971	No	/ /		Land Table 21B	401	56
W -13-21-276-001	1205 JOANGAY BLVD	12/10/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$81,720	46.70	\$163,448	\$72,120	\$102,880	\$73,950	1.391	1,152	\$89.31	21B	10.3755	Ranch		\$71,367	No	/ /		Land Table 21B	401	49
W -13-21-276-013	5036 JOANGAY BLVD	06/14/19	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$70,530	43.01	\$141,056	\$59,004	\$104,996	\$66,439	1.580	912	\$115.13	21B	29.2881	Ranch		\$57,922	No	/ /		Land Table 21B	401	49
W -13-21-277-007	5194 FARM RD	07/08/19	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$69,100	53.15	\$138,196	\$63,716	\$66,284	\$60,308	1.099	816	\$81.23	21B	18.8362	Ranch		\$61,800	No	/ /		Land Table 21B	401	60
W -13-21-279-004	5211 TANGENT DR	03/05/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$90,870	45.44	\$181,744	\$64,072	\$135,928	\$95,281	1.427	1,163	\$116.88	21B	13.9143	Ranch		\$62,711	No	/ /		Land Table 21B	401	67
W -13-21-280-002	5281 LYNSUE LN	06/19/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$99,170	46.13	\$198,339	\$75,139	\$139,861	\$99,757	1.402	1,376	\$101.64	21B	11.4557	Ranch		\$72,581	No	/ /		Land Table 21B	401	45
W -13-21-281-007	1122 LYNSUE LN	12/27/19	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$101,260	54.74	\$202,527	\$58,800	\$126,200	\$116,378	1.084	1,698	\$74.32	21B	20.3063	TriLevel/Quad		\$57,922	No	/ /		Land Table 21B	401	49
W -13-21-281-010	1074 LYNSUE LN	06/03/19	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$86,190	54.90	\$172,386	\$67,475	\$89,525	\$84,948	1.054	1,400	\$63.95	21B	23.3581	Ranch		\$67,475	No	/ /		Land Table 21B	401	49
W -13-21-281-015	1231 CRESCENT LAKE RD	09/23/20	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$78,720	48.89	\$157,431	\$52,903	\$108,097	\$84,638	1.277	1,206	\$89.63	21B	1.0291	Ranch		\$52,903	No	/ /		Land Table 21B	401	64
W -13-21-281-024	1095 CRESCENT LAKE RD	05/13/19	\$144,500	WD	03-ARM'S LENGTH	\$144,500	\$66,630	46.11	\$133,257	\$54,035	\$90,465	\$64,147	1.410	1,040	\$86.99	21B	12.2809	Ranch		\$53,413	No	/ /		Land Table 21B	401	45
W -13-21-281-030	1090 LYNSUE LN	08/28/19	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$88,350	50.49	\$176,692	\$64,633	\$110,367	\$90,736	1.216	1,476	\$74.77	21B	7.1107	Ranch		\$63,880	No	/ /		Land Table 21B	401	49
Totals:			\$3,459,400			\$3,459,400	\$1,691,140		\$3,382,250		\$2,233,636	\$1,746,143			\$97.53		0.8276									
								Sale. Ratio =>	48.89					E.C.F. =>	1.279	Std. Deviation=>		0.165416931								
								Std. Dev. =>	3.92					Ave. E.C.F. =>	1.287	Ave. Variance=>		13.9608	Coefficient of Var=>	10.84367501						

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W-13-21-376-008	5570 CLINTON RIVER DR	03/19/21	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$85,420	53.72	\$170,843	\$63,594	\$95,406	\$88,416	1.079	1,200	\$79.51	21C	24.9564	Ranch	need photo	\$61,618	No	/ /		Land Table 21C	401	45
W-13-21-376-021	5690 CLINTON RIVER DR	05/15/19	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$77,690	42.69	\$155,376	\$52,400	\$129,600	\$84,894	1.527	1,238	\$104.68	21C	19.7998	Ranch		\$52,400	No	/ /		Land Table 21C	401	45
W-13-21-377-007	5515 CLINTON RIVER DR	06/14/19	\$165,400	WD	03-ARM'S LENGTH	\$165,400	\$63,320	38.28	\$126,636	\$39,040	\$126,360	\$72,214	1.750	915	\$138.10	21C	42.1173	Ranch		\$39,040	No	/ /		Land Table 21C	401	49
W-13-21-378-006	5611 CRUSE AVE	06/12/19	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$45,620	38.66	\$91,241	\$29,280	\$88,720	\$51,081	1.737	764	\$116.13	21C	40.8238	Ranch		\$29,280	No	/ /		Land Table 21C	401	45
W-13-21-378-009	5579 CRUSE AVE	03/02/20	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$75,650	46.41	\$151,298	\$39,040	\$123,960	\$92,546	1.339	864	\$143.47	21C	1.0827	Ranch		\$39,040	No	/ /		Land Table 21C	401	56
W-13-21-378-023	5536 HANLEY BLVD	08/05/19	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$80,780	50.17	\$161,555	\$39,040	\$121,960	\$101,002	1.208	1,468	\$83.08	21C	12.1113	Ranch		\$39,040	No	/ /		Land Table 21C	401	54
W-13-21-379-013	5581 HANLEY BLVD	01/16/20	\$242,700	WD	03-ARM'S LENGTH	\$242,700	\$94,470	38.92	\$188,930	\$50,752	\$191,948	\$113,914	1.685	1,591	\$120.65	21C	35.6404	TriLevel/Quad		\$50,752	No	/ /		Land Table 21C	401	52
W-13-21-379-021	5614 BRUNSWICK BLVD	07/14/20	\$246,450	WD	03-ARM'S LENGTH	\$246,450	\$110,190	44.71	\$220,385	\$29,280	\$217,170	\$157,547	1.378	1,661	\$130.75	21C	4.9824	TriLevel/Quad		\$29,280	No	/ /		Land Table 21C	401	71
W-13-21-403-013	538 N PINEGROVE AVE	07/01/20	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$58,100	37.97	\$116,190	\$29,841	\$123,159	\$71,186	1.730	948	\$129.91	21C	40.1476	Ranch		\$29,280	No	/ /		Land Table 21C	401	54
W-13-21-403-046	361 HIGHGATE AVE	12/18/19	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$51,460	57.18	\$102,917	\$46,275	\$43,725	\$46,696	0.936	803	\$54.45	21C	39.2238	Bungalow		\$46,275	No	/ /		Land Table 21C	401	45
W-13-21-404-006	284 FLORAWOOD DR	10/26/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$63,240	43.61	\$126,474	\$39,894	\$105,106	\$71,377	1.473	948	\$110.87	21C	14.3934	Ranch		\$39,040	No	/ /		Land Table 21C	401	45
W-13-21-405-016	215 HERSHEY BLVD	05/08/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$53,480	39.61	\$106,967	\$29,327	\$105,673	\$64,007	1.651	888	\$119.00	21C	32.2352	Ranch		\$29,327	No	/ /		Land Table 21C	401	45
W-13-21-406-037	5300 CLINTON RIVER DR	04/11/19	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$56,930	41.55	\$113,865	\$39,480	\$97,520	\$61,323	1.590	1,248	\$78.14	21C	26.1646	Bungalow		\$39,480	No	/ /		Land Table 21C	401	45
W-13-21-406-042	5373 VINCENT AVE	08/07/20	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$111,530	56.90	\$223,064	\$41,956	\$154,044	\$149,306	1.032	960	\$160.46	21C	29.6884	Ranch		\$41,956	No	/ /		Land Table 21C	401	76
W-13-21-407-005	378 BRISCOE BLVD	03/29/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$78,270	48.61	\$156,544	\$22,891	\$138,109	\$110,184	1.253	1,084	\$127.41	21C	7.5177	TriLevel/Quad		\$20,663	No	/ /		Land Table 21C	401	75
W-13-21-407-025	220 BRISCOE BLVD	03/23/20	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$103,440	51.75	\$206,880	\$44,954	\$154,946	\$133,492	1.161	1,825	\$84.90	21C	16.7906	Ranch		\$44,954	No	/ /		Land Table 21C	401	55
W-13-21-427-021	855 CRESCENT LAKE RD	10/07/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$84,940	56.63	\$169,876	\$35,460	\$114,540	\$110,813	1.034	1,106	\$103.56	21C	29.4983	Ranch		\$35,460	No	/ /		Land Table 21C	401	71
W-13-21-452-010	5420 HANLEY BLVD	09/10/20	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$61,530	44.27	\$123,058	\$41,686	\$97,314	\$67,083	1.451	745	\$130.62	21C	12.2027	Ranch		\$41,686	No	/ /		Land Table 21C	401	45
W-13-21-453-005	5445 HANLEY BLVD	12/01/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$65,230	56.72	\$130,458	\$49,655	\$65,345	\$66,614	0.981	1,008	\$64.83	21C	34.7671	TwnHse/Duplex		\$47,720	No	/ /		Land Table 21C	401	45
W-13-21-453-025	5425 HANLEY BLVD	10/09/19	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$93,390	51.88	\$186,783	\$39,589	\$140,411	\$121,347	1.157	1,092	\$128.58	21C	17.1516	Ranch		\$39,589	No	/ /		Land Table 21C	401	67
W-13-21-454-041	5415 BRUNSWICK BLVD	12/09/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$122,010	48.80	\$244,017	\$73,623	\$176,377	\$140,473	1.256	1,566	\$112.63	21C	7.3026	Ranch		\$71,666	No	/ /		Land Table 21C	401	49
W-13-21-455-001	5345 CLINTON RIVER DR	05/31/19	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$89,120	37.45	\$178,245	\$40,335	\$197,665	\$113,693	1.739	1,568	\$126.06	21C	40.9963	Ranch		\$40,335	No	/ /		Land Table 21C	401	45
W-13-21-455-006	230 HIGHGATE AVE	07/16/19	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$106,090	55.84	\$212,182	\$40,931	\$149,069	\$141,180	1.056	1,272	\$117.19	21C	27.2737	Colonial/2Sty		\$38,880	No	/ /		Land Table 21C	401	73
W-13-21-457-032	5340 ELIZABETH LAKE RD	01/08/21	\$166,500	WD	03-ARM'S LENGTH	\$166,500	\$90,860	54.57	\$181,725	\$68,508	\$97,992	\$93,336	1.050	1,136	\$86.26	21C	27.8738	Ranch		\$64,367	No	/ /		Land Table 21C	401	49
W-13-21-477-001	260 HICKORY LN	10/16/20	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$127,780	50.61	\$255,554	\$23,587	\$228,913	\$191,234	1.197	1,418	\$161.43	21C	13.1588	SingleFamily		\$23,587	No	/ /		Land Table 21C	401	98
W-13-21-477-005	5075 PHEASANT RD	10/17/19	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$68,940	46.27	\$137,872	\$27,280	\$121,720	\$91,172	1.335	962	\$126.53	21C	0.6437	Ranch		\$27,280	No	/ /		Land Table 21C	401	58
W-13-21-477-009	5045 PHEASANT RD	11/24/20	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$57,310	40.65	\$114,615	\$27,280	\$113,720	\$71,999	1.579	707	\$160.85	21C	25.0845	Ranch		\$27,280	No	/ /		Land Table 21C	401	60
W-13-21-477-020	172 HICKORY LN	08/13/19	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$95,380	52.99	\$190,763	\$51,050	\$128,950	\$115,180	1.120	1,155	\$111.65	21C	20.9063	Ranch		\$51,050	No	/ /		Land Table 21C	401	57
W-13-21-477-066	5190 ELIZABETH LAKE RD	06/15/19	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$80,690	56.82	\$161,374	\$59,369	\$82,631	\$84,093	0.983	872	\$94.76	21C	34.6005	Ranch		\$59,304	No	/ /		Land Table 21C	401	45
W-13-21-477-073	5065 PHEASANT RD	08/12/19	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$115,270	50.14	\$230,533	\$30,960	\$198,940	\$164,528	1.209	1,176	\$169.17	21C	11.9465	Ranch		\$30,960	No	/ /		Land Table 21C	401	82
W-13-21-478-007	571 CRESCENT LAKE RD	07/01/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$55,410	42.62	\$110,814	\$33,277	\$96,723	\$63,922	1.513	618	\$156.51	21C	18.4530	Ranch		\$33,277	No	/ /		Land Table 21C	401	62
Totals:			\$5,307,350			\$5,307,350	\$2,523,540		\$5,047,034		\$4,027,716	\$3,105,853			\$117.17		3.1803									
								Sale. Ratio =>	47.55					E.C.F. =>	1.297	Std. Deviation=>	0.26392152									
								Std. Dev. =>	6.70					Ave. E.C.F. =>	1.329	Ave. Variance=>	22.8882	Coefficient of Var=>	17.22708624							

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W -13-21-104-023	5895 NORTHRIDGE CIR	02/22/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$126,740	50.70	\$253,482	\$32,669	\$217,331	\$206,367	1.053	1,723	\$126.14	21D	4.0548	Colonial/2Sty		\$32,669	No	/ /		Land Table 21D	407	86	
W -13-21-104-025	5907 NORTHRIDGE CIR	11/07/19	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$107,950	53.71	\$215,893	\$32,479	\$168,521	\$171,415	0.983	1,370	\$123.01	21D	11.0558	Ranch		\$32,479	No	/ /		Land Table 21D	407	76	
W -13-21-104-028	5925 NORTHRIDGE CIR	04/16/20	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$105,400	45.33	\$210,794	\$29,124	\$203,376	\$169,785	1.198	1,498	\$135.77	21D	10.4169	Colonial/2Sty		\$29,124	No	/ /		Land Table 21D	407	76	
W -13-21-104-030	5937 NORTHRIDGE CIR	11/23/20	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$114,130	47.36	\$228,264	\$33,737	\$207,263	\$181,801	1.140	1,503	\$137.90	21D	4.6379	Colonial/2Sty		\$32,648	No	/ /		Land Table 21D	407	76	
W -13-21-104-032	5949 NORTHRIDGE CIR	12/22/20	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$105,750	50.84	\$211,500	\$32,603	\$175,397	\$167,193	1.049	1,370	\$128.03	21D	4.4609	Ranch		\$32,603	No	/ /		Land Table 21D	407	76	
W -13-21-104-036	5973 NORTHRIDGE CIR	04/27/20	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$105,750	47.42	\$211,490	\$32,593	\$190,407	\$167,193	1.139	1,370	\$138.98	21D	4.5167	Ranch		\$32,593	No	/ /		Land Table 21D	407	76	
Totals:			\$1,355,500			\$1,355,500	\$665,720		\$1,331,423		\$1,162,295	\$1,063,755			\$131.64		0.1041										
								Sale. Ratio =>	49.11					E.C.F. =>	1.093	Std. Deviation=>		0.078612258									
								Std. Dev. =>	3.06					Ave. E.C.F. =>	1.094	Ave. Variance=>		6.5238	Coefficient of Var=>		5.965062321						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W-13-21-228-003	1414 FIELDCREST DR	11/23/20	\$137,400	WD	03-ARM'S LENGTH	\$137,400	\$70,210	51.10	\$140,412	\$18,700	\$118,700	\$165,595	0.717	1,198	\$99.08	21E	0.3153	Ranch		\$18,700	No	/ /		Land Table 21E	407	82
W-13-21-228-005	1394 FIELDCREST DR	04/01/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$70,370	56.30	\$140,742	\$18,700	\$106,300	\$166,044	0.640	1,319	\$80.59	21E	7.3464	Ranch		\$18,700	No	/ /		Land Table 21E	407	82
W-13-21-228-065	1373 PARKCREST DR	09/11/19	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$96,270	51.76	\$192,542	\$18,778	\$167,222	\$236,414	0.707	1,358	\$123.14	21E	0.6330	Ranch		\$18,700	No	/ /		Land Table 21E	407	84
W-13-21-228-067	1385 PARKCREST DR	09/13/19	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$70,100	50.80	\$140,203	\$18,700	\$119,300	\$165,310	0.722	1,198	\$99.58	21E	0.8016	Ranch		\$18,700	No	/ /		Land Table 21E	407	84
W-13-21-228-075	1430 HILLCREST DR	07/10/20	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$85,200	45.81	\$170,390	\$18,962	\$167,038	\$206,024	0.811	1,358	\$123.00	21E	9.7110	Ranch		\$18,700	No	/ /		Land Table 21E	407	84
W-13-21-228-079	1406 HILLCREST DR	06/13/19	\$125,375	WD	03-ARM'S LENGTH	\$125,375	\$71,860	57.32	\$143,718	\$18,700	\$106,675	\$170,093	0.627	1,319	\$80.88	21E	8.6499	Ranch		\$18,700	No	/ /		Land Table 21E	407	84
W-13-21-228-082	1386 HILLCREST DR	09/03/19	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$70,840	53.67	\$141,671	\$18,700	\$113,300	\$167,307	0.677	1,198	\$94.57	21E	3.6462	Ranch		\$18,700	No	/ /		Land Table 21E	407	84
W-13-21-228-084	1374 HILLCREST DR	07/26/19	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$87,930	47.53	\$175,854	\$18,959	\$166,041	\$213,463	0.778	1,358	\$122.27	21E	6.4188	Ranch		\$18,700	No	/ /		Land Table 21E	407	84
W-13-21-228-085	1364 HILLCREST DR	11/25/19	\$185,460	WD	03-ARM'S LENGTH	\$185,460	\$90,120	48.59	\$180,230	\$18,962	\$166,498	\$219,412	0.759	1,358	\$122.61	21E	4.5178	Ranch		\$18,700	No	/ /		Land Table 21E	407	89
W-13-21-228-087	1352 HILLCREST DR	02/26/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$70,200	56.16	\$140,405	\$18,700	\$106,300	\$165,585	0.642	1,198	\$88.73	21E	7.1692	Ranch		\$18,700	No	/ /		Land Table 21E	407	84
W-13-21-228-096	1327 HILLCREST DR	02/05/21	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$73,170	47.98	\$146,342	\$18,700	\$133,800	\$173,663	0.770	1,319	\$101.44	21E	5.6802	Ranch		\$18,700	No	/ /		Land Table 21E	407	84
Totals:			\$1,677,735			\$1,677,735	\$856,270			\$1,712,509	\$1,471,174	\$2,048,909			\$103.26		0.4370									
Sale. Ratio ==>								51.04	E.C.F. ==>				0.718	Std. Deviation==>				0.061871217								
Std. Dev. ==>								3.91	Ave. E.C.F. ==>				0.714	Ave. Variance==>				4.9899	Coefficient of Var==>	6.992060959						

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W-13-21-228-076	1424 HILLCREST DR	10/11/19	\$154,351	WD	03-ARM'S LENGTH	\$154,351	\$79,300	51.38	\$158,596	\$18,700	\$135,651	\$174,870	0.776	1,506	\$90.07	21F	3.5199	Colonial/2Sty		\$18,700	No	//		Land Table 21F	407	84
W-13-21-228-101	1359 HILLCREST DR	01/13/20	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$76,620	47.59	\$153,243	\$18,700	\$142,300	\$168,179	0.846	1,506	\$94.49	21F	3.5199	Colonial/2Sty		\$18,700	No	//		Land Table 21F	407	84
Totals:			\$315,351			\$315,351	\$155,920		\$311,839		\$277,951	\$343,049			\$92.28		0.0687									
								Sale. Ratio =>	49.44					E.C.F. =>	0.810	Std. Deviation=>		0.04977941								
								Std. Dev. =>	2.68					Ave. E.C.F. =>	0.811	Ave. Variance=>		3.5199	Coefficient of Var=>	4.340647459						

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W -13-21-226-007	5299 HIGHLAND RD	06/23/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$39,420	60.65	\$78,845	\$10,445	\$54,555	\$64,528	0.845	775	\$70.39	21K	4.1321	Ranch		\$10,200	No	/ /		Land Table 21K	407	60	
W -13-21-226-030	5251 HIGHLAND RD	09/16/20	\$94,900	WD	03-ARM'S LENGTH	\$94,900	\$53,470	56.34	\$106,939	\$10,200	\$84,700	\$91,263	0.928	1,089	\$77.78	21K	4.1321	Ranch		\$10,200	No	/ /		Land Table 21K	407	60	
Totals:			\$159,900			\$159,900	\$92,890		\$185,784		\$139,255	\$155,792			\$74.09		0.7091										
								Sale. Ratio =>	58.09					E.C.F. =>	0.894	Std. Deviation=>	0.05843659										
								Std. Dev. =>	3.04					Ave. E.C.F. =>	0.887	Ave. Variance=>	4.1321	Coefficient of Var=>	4.659741731								

No change. Keep ECF at 1.040

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-21-427-031	5032 SAYBROOK CT	11/27/19	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$55,980	53.31	\$111,953	\$20,239	\$84,761	\$98,300	0.862	1,108	\$76.50	21L	2.4920	Ranch		\$20,000	No	/ /		Land Table 21L	407	67
W -13-21-427-037	964 SAYBROOK DR	11/01/19	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$56,520	50.46	\$113,041	\$20,000	\$92,000	\$99,722	0.923	1,108	\$83.03	21L	3.5373	Ranch		\$20,000	No	/ /		Land Table 21L	407	67
W -13-21-427-046	5029 SAYBROOK CT	05/31/19	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$64,080	50.86	\$128,158	\$20,000	\$106,000	\$115,925	0.914	1,108	\$95.67	21L	2.7197	Ranch		\$20,000	No	/ /		Land Table 21L	407	78
W -13-21-427-051	902 SAYBROOK DR	06/10/20	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$55,980	54.35	\$111,953	\$20,239	\$82,761	\$98,300	0.842	1,108	\$74.69	21L	4.5266	Ranch		\$20,000	No	/ /		Land Table 21L	407	67
W -13-21-427-054	900 SAYBROOK DR	11/13/20	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$57,220	51.09	\$114,431	\$20,000	\$92,000	\$101,212	0.909	1,108	\$83.03	21L	2.1793	Ranch		\$20,000	No	/ /		Land Table 21L	407	68
W -13-21-427-057	884 SAYBROOK DR	12/14/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$58,580	53.25	\$117,159	\$20,000	\$90,000	\$104,136	0.864	1,108	\$81.23	21L	2.2934	Ranch		\$20,000	No	/ /		Land Table 21L	407	70
W -13-21-427-062	863 SAYBROOK DR	06/26/19	\$126,500	WD	03-ARM'S LENGTH	\$126,500	\$62,140	49.12	\$124,276	\$20,000	\$106,500	\$111,764	0.953	1,108	\$96.12	21L	6.5711	Ranch		\$20,000	No	/ /		Land Table 21L	407	77
W -13-21-427-063	855 SAYBROOK DR	06/19/19	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$61,630	52.68	\$123,253	\$20,275	\$96,725	\$110,373	0.876	1,108	\$87.30	21L	1.0841	Ranch		\$20,000	No	/ /		Land Table 21L	407	77
W -13-21-427-068	5020 AMHURST CT	04/28/20	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$58,140	53.83	\$116,285	\$20,250	\$87,750	\$102,931	0.853	1,108	\$79.20	21L	3.4678	Ranch		\$20,000	No	/ /		Land Table 21L	407	70
W -13-21-427-069	5026 AMHURST CT	03/16/21	\$111,450	WD	03-ARM'S LENGTH	\$111,450	\$58,710	52.68	\$117,428	\$20,000	\$91,450	\$104,424	0.876	1,108	\$82.54	21L	1.1435	Ranch	need photo	\$20,000	No	/ /		Land Table 21L	407	70
Totals:			\$1,130,950			\$1,130,950	\$588,980		\$1,177,937		\$929,947	\$1,047,089			\$83.93		0.0938									
								Sale. Ratio =>	52.08					E.C.F. =>	0.888	Std. Deviation=>	0.035638199									
								Std. Dev. =>	1.69					Ave. E.C.F. =>	0.887	Ave. Variance=>	3.0015	Coefficient of Var=>	3.383155558							

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-22-301-003	4925 PONTIAC LAKE RD	03/19/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$71,870	47.91	\$143,741	\$23,303	\$126,697	\$98,720	1.283	1,270	\$99.76	22F	9.0443	Ranch	need photo	\$21,987	No	/ /		Land Table 22F	401	55
W -13-22-301-008	4873 PONTIAC LAKE RD	03/20/20	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$70,840	47.86	\$141,676	\$29,956	\$118,044	\$91,574	1.289	1,120	\$105.40	22F	8.4786	Ranch		\$28,758	No	/ /		Land Table 22F	401	55
W -13-22-301-015	4946 IRWINDALE DR	03/29/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$93,540	42.52	\$187,074	\$30,849	\$189,151	\$128,053	1.477	1,360	\$139.08	22F	10.3282	Ranch		\$29,072	No	/ /		Land Table 22F	401	70
W -13-22-302-028	640 CRESCENT LAKE RD	04/15/20	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$77,410	42.30	\$154,826	\$24,314	\$158,686	\$106,977	1.483	1,336	\$118.78	22F	10.9520	TriLevel/Quad		\$24,314	No	/ /		Land Table 22F	401	64
W -13-22-302-031	727 REYNOLDS DR	03/25/20	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$71,600	52.65	\$143,208	\$30,651	\$105,349	\$92,260	1.142	771	\$136.64	22F	23.1972	Ranch		\$24,244	No	/ /		Land Table 22F	401	75
W -13-22-302-039	4908 FIDDLE AVE	05/28/19	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$90,370	45.41	\$180,748	\$31,992	\$167,008	\$121,931	1.370	1,100	\$151.83	22F	0.4154	Ranch		\$25,837	No	/ /		Land Table 22F	401	57
W -13-22-327-005	779 IRWINDALE CT	08/28/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$65,240	35.26	\$130,480	\$35,551	\$149,449	\$77,811	1.921	960	\$155.68	22F	54.6830	Ranch		\$31,756	No	/ /		Land Table 22F	401	45
W -13-22-351-023	4828 FIDDLE AVE	07/02/20	\$207,500	WD	03-ARM'S LENGTH	\$207,500	\$105,110	50.66	\$210,211	\$21,377	\$186,123	\$154,782	1.202	1,712	\$108.72	22F	17.1360	TriLevel/Quad		\$21,377	No	/ /		Land Table 22F	401	69
W -13-22-353-023	571 CRISTY AVE	10/23/19	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$102,260	48.12	\$204,529	\$46,949	\$165,551	\$129,164	1.282	1,679	\$98.60	22F	9.2133	Colonial/2Sty		\$46,708	No	/ /		Land Table 22F	401	54
W -13-22-353-024	551 CRISTY AVE	10/10/19	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$69,800	42.56	\$139,608	\$53,926	\$110,074	\$70,231	1.567	1,031	\$106.76	22F	19.3465	Ranch		\$49,508	No	/ /		Land Table 22F	401	45
W -13-22-377-007	608 E PRED A DR	09/10/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$116,800	51.91	\$233,592	\$25,612	\$199,388	\$170,475	1.170	1,233	\$161.71	22F	20.4245	Ranch		\$24,115	No	/ /		Land Table 22F	401	78
W -13-22-378-009	4751 FIDDLE AVE	11/24/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$109,120	50.75	\$218,234	\$33,198	\$181,802	\$151,669	1.199	1,542	\$117.90	22F	17.5168	TriLevel/Quad		\$30,683	No	/ /		Land Table 22F	401	71
W -13-22-378-013	4621 FIDDLE AVE	06/19/19	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$75,310	43.03	\$150,612	\$33,936	\$141,064	\$95,636	1.475	1,451	\$97.22	22F	10.1163	Ranch		\$33,761	No	/ /		Land Table 22F	401	45
Totals:			\$2,420,000			\$2,420,000	\$1,119,270		\$2,238,539		\$1,998,386	\$1,489,283			\$122.93		3.2000									
								Sale. Ratio =>	46.25					E.C.F. =>	1.342	Std. Deviation=>	0.213853054									
								Std. Dev. =>	4.97					Ave. E.C.F. =>	1.374	Ave. Variance=>	16.2194	Coefficient of Var=>	11.80584596							

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-22-328-007	4685 IRWINDALE DR	07/22/19	\$222,900	LC	03-ARM'S LENGTH	\$222,900	\$118,270	53.06	\$236,535	\$55,987	\$166,913	\$138,883	1.202	1,104	\$151.19	22G	0.0000	Ranch		\$51,562	No	/ /		Land Table 22G	408	64
Totals:			\$222,900			\$222,900	\$118,270		\$236,535		\$166,913	\$138,883			\$151.19		0.0000									
							Sale. Ratio =>	53.06					E.C.F. =>	1.202	Std. Deviation=>	#DIV/0!										
							Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	1.202	Ave. Variance=>	0.0000	Coefficient of Var=>		0							

not enough sales, no change Leave ECF at 1.300

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W -13-22-451-012	4264 WOODSTOCK RD	12/30/20	\$242,900	WD	03-ARM'S LENGTH	\$242,900	\$126,440	52.05	\$252,884	\$55,141	\$187,759	\$154,850	1.213	1,610	\$116.62	22H	0.5497	Ranch		\$53,575	No	/ /		Land Table 22H	401	54	
W -13-22-452-001	4340 WOODSTOCK RD	12/11/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$158,200	53.63	\$316,408	\$96,847	\$198,153	\$171,935	1.152	3,060	\$64.76	22H	6.5533	BiLevel		\$96,847	No	/ /		Land Table 22H	408	52	
W -13-22-453-015	707 GERTRUDE RD	06/07/19	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$107,340	53.67	\$214,678	\$48,685	\$151,315	\$129,987	1.164	1,456	\$103.93	22H	5.3940	Ranch		\$48,685	No	/ /		Land Table 22H	401	49	
W -13-22-454-006	732 GERTRUDE RD	05/10/19	\$173,500	WD	03-ARM'S LENGTH	\$173,500	\$78,360	45.16	\$156,710	\$53,673	\$119,827	\$80,687	1.485	1,110	\$107.95	22H	26.7068	Ranch		\$53,348	No	/ /		Land Table 22H	401	45	
W -13-22-455-005	4175 CROCUS RD	10/04/19	\$196,500	WD	03-ARM'S LENGTH	\$196,500	\$93,860	47.77	\$187,713	\$71,067	\$125,433	\$91,344	1.373	1,389	\$90.30	22H	15.5176	Ranch		\$70,750	No	/ /		Land Table 22H	401	45	
W -13-22-480-005	4105 CROCUS RD	02/09/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$138,750	57.81	\$277,506	\$61,300	\$178,700	\$169,308	1.055	1,565	\$114.19	22H	16.2547	Ranch		\$61,300	No	/ /		Land Table 22H	401	60	
W -13-23-353-009	521 CANDLESTICK DR	08/05/19	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$120,840	57.00	\$241,685	\$45,987	\$166,013	\$153,248	1.083	1,707	\$97.25	22H	13.4726	Ranch		\$42,303	No	/ /		Land Table 22H	401	55	
Totals:			\$1,559,900			\$1,559,900	\$823,790		\$1,647,584		\$1,127,200	\$951,358			\$99.29		3.3188										
								Sale. Ratio =>	52.81					E.C.F. =>	1.185	Std. Deviation=>		0.156637403									
								Std. Dev. =>	4.61					Ave. E.C.F. =>	1.218	Ave. Variance=>		12.0641		Coefficient of Var=>		9.904669768					

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-23-126-001	3600 SHELBY ST	09/06/19	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$79,720	50.78	\$159,441	\$37,306	\$119,694	\$90,470	1.323	1,105	\$108.32	23B	1.5850	Ranch		\$37,306	No	/ /		Land Table 23B	401	45
W -13-23-178-012	1264 BIELBY ST	08/28/19	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$116,580	51.24	\$233,158	\$49,353	\$178,147	\$136,152	1.308	1,811	\$98.37	23B	3.0426	TriLevel/Quad		\$46,340	No	/ /		Land Table 23B	401	52
W -13-23-178-019	1423 GENELLA ST	06/07/19	\$148,000	OTH	03-ARM'S LENGTH	\$148,000	\$80,840	54.62	\$161,685	\$37,245	\$110,755	\$92,178	1.202	1,448	\$76.49	23B	13.7332	Ranch		\$37,245	No	/ /		Land Table 23B	401	45
W -13-23-178-019	1423 GENELLA ST	10/02/20	\$180,500	WD	03-ARM'S LENGTH	\$180,500	\$80,840	44.79	\$161,685	\$37,245	\$143,255	\$92,178	1.554	1,448	\$98.93	23B	21.5247	Ranch		\$37,245	No	/ /		Land Table 23B	401	45
W -13-23-178-023	1367 GENELLA ST	09/30/19	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$79,200	45.00	\$158,390	\$41,537	\$134,463	\$86,558	1.553	984	\$136.65	23B	21.4579	Ranch		\$37,245	No	/ /		Land Table 23B	401	45
W -13-23-178-055	1038 BIELBY ST	09/25/20	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$132,940	52.96	\$265,870	\$31,700	\$219,300	\$173,459	1.264	1,324	\$165.63	23B	7.4595	Ranch		\$30,161	No	/ /		Land Table 23B	407	77
W -13-23-179-021	1064 GENELLA ST	09/27/19	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$103,100	56.96	\$206,200	\$42,500	\$138,500	\$121,259	1.142	1,184	\$116.98	23B	19.6688	Ranch		\$42,500	No	/ /		Land Table 23B	401	52
W -13-23-179-024	1411 N CASS LAKE RD	04/10/20	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$116,090	48.57	\$232,171	\$42,662	\$196,338	\$140,377	1.399	1,316	\$149.19	23B	5.9779	Ranch		\$42,500	No	/ /		Land Table 23B	401	58
W -13-23-179-031	1285 N CASS LAKE RD	06/30/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$91,060	50.59	\$182,114	\$42,500	\$137,500	\$103,418	1.330	1,040	\$132.21	23B	0.9310	Ranch		\$42,500	No	/ /		Land Table 23B	401	56
W -13-23-201-002	3472 SHELBY ST	12/06/19	\$159,900	PTA	03-ARM'S LENGTH	\$159,900	\$73,530	45.98	\$147,056	\$39,225	\$120,675	\$79,875	1.511	1,076	\$112.15	23B	17.1933	Ranch		\$39,225	No	/ /		Land Table 23B	401	45
W -13-23-251-005	1356 N CASS LAKE RD	08/18/20	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$101,940	47.86	\$203,879	\$43,171	\$169,829	\$119,043	1.427	1,614	\$105.22	23B	8.7750	Ranch		\$42,500	No	/ /		Land Table 23B	401	45
W -13-23-251-016	1158 N CASS LAKE RD	06/24/19	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$88,850	48.82	\$177,707	\$44,771	\$137,229	\$98,471	1.394	1,050	\$130.69	23B	5.4727	Ranch		\$42,500	No	/ /		Land Table 23B	401	52
W -13-23-251-028	1337 ORCHID ST	04/21/20	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$92,160	50.09	\$184,328	\$42,500	\$141,500	\$105,058	1.347	1,286	\$110.03	23B	0.8009	Ranch		\$42,500	No	/ /		Land Table 23B	401	45
W -13-23-251-040	1121 ORCHID ST	08/06/20	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$67,690	47.01	\$135,371	\$43,440	\$100,560	\$68,097	1.477	1,096	\$91.75	23B	13.7847	Ranch		\$42,500	No	/ /		Land Table 23B	401	45
W -13-23-251-043	1067 ORCHID ST	08/21/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$78,830	47.78	\$157,669	\$43,134	\$121,866	\$84,841	1.436	973	\$125.25	23B	9.7540	Ranch		\$42,500	No	/ /		Land Table 23B	401	45
W -13-23-252-010	1264 ORCHID ST	10/31/19	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$66,190	45.03	\$132,384	\$42,500	\$104,500	\$66,581	1.570	880	\$118.75	23B	23.0654	Ranch		\$42,500	No	/ /		Land Table 23B	401	45
W -13-23-252-016	1138 ORCHID ST	09/30/19	\$166,500	WD	03-ARM'S LENGTH	\$166,500	\$92,630	55.63	\$185,253	\$42,500	\$124,000	\$105,743	1.173	992	\$125.00	23B	16.6214	Ranch		\$42,500	No	/ /		Land Table 23B	401	61
W -13-23-252-027	1367 HIRA ST	12/08/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$97,940	54.41	\$195,880	\$42,500	\$137,500	\$113,615	1.210	1,384	\$99.35	23B	12.8640	Ranch		\$42,500	No	/ /		Land Table 23B	401	52
W -13-23-253-019	1080 HIRA ST	02/21/20	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$118,650	58.16	\$237,307	\$42,899	\$161,101	\$144,006	1.119	1,480	\$108.85	23B	22.0158	Ranch		\$42,500	No	/ /		Land Table 23B	401	59
W -13-23-253-023	1371 ALHI ST	09/04/20	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$121,110	55.81	\$242,216	\$42,408	\$174,592	\$148,006	1.180	1,653	\$105.62	23B	15.9241	TriLevel/Quad		\$41,772	No	/ /		Land Table 23B	401	62
W -13-23-253-028	1281 ALHI ST	06/11/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$90,910	49.14	\$181,825	\$42,853	\$142,147	\$102,942	1.381	1,072	\$132.60	23B	4.1973	Ranch		\$42,500	No	/ /		Land Table 23B	401	54
W -13-23-253-038	1101 ALHI ST	09/24/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$92,700	56.18	\$185,399	\$42,500	\$122,500	\$105,851	1.157	1,368	\$89.55	23B	18.1583	Ranch		\$42,500	No	/ /		Land Table 23B	401	45
Totals:			\$4,052,400			\$4,052,400	\$2,063,500			\$4,126,988	\$3,135,951	\$2,378,177			\$115.35		2.0233									
							Sale. Ratio =>	50.92				E.C.F. =>	1.319		Std. Deviation=>	0.143940685										
							Std. Dev. =>	4.21				Ave. E.C.F. =>	1.339		Ave. Variance=>	12.0003	Coefficient of Var=>	8.963046073								

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
W -13-23-326-009	791 SHERYL DR	10/16/19	\$175,000	OTH	03-ARM'S LENGTH	\$175,000	\$77,420	44.24	\$154,845	\$53,303	\$121,697	\$82,354	1.478	1,075	\$113.21	23E	26.3471	Ranch		\$49,061	No	/ /		Land Table 23E	401	49		
W -13-23-327-009	930 ELIRA RD	11/07/19	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$104,410	56.44	\$208,822	\$59,798	\$125,202	\$120,863	1.036	1,025	\$122.15	23E	17.8366	Ranch		\$47,792	No	/ /		Land Table 23E	401	59		
W -13-23-327-010	920 ELIRA RD	08/15/19	\$178,900	WD	03-ARM'S LENGTH	\$178,900	\$90,300	50.48	\$180,592	\$48,538	\$130,362	\$107,100	1.217	1,025	\$127.18	23E	0.2935	Ranch		\$47,792	No	/ /		Land Table 23E	401	59		
W -13-23-328-005	3643 ELIRA LN	06/30/20	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$92,780	51.26	\$185,558	\$50,067	\$130,933	\$109,887	1.192	1,420	\$92.21	23E	2.2745	Ranch		\$49,390	No	/ /		Land Table 23E	401	49		
W -13-23-328-019	3624 SHADDICK RD	11/19/20	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$86,350	46.18	\$172,701	\$53,003	\$133,997	\$97,079	1.380	1,025	\$130.73	23E	16.6026	Ranch		\$50,461	No	/ /		Land Table 23E	401	45		
W -13-23-328-023	3564 SHADDICK RD	03/20/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$86,390	49.37	\$172,770	\$47,792	\$127,208	\$101,361	1.255	1,075	\$118.33	23E	4.0734	Ranch		\$47,792	No	/ /		Land Table 23E	401	49		
W -13-23-376-010	696 SHERYL DR	06/28/19	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$75,480	49.66	\$150,951	\$49,600	\$102,400	\$82,199	1.246	1,043	\$98.18	23E	3.1495	Ranch		\$49,050	No	/ /		Land Table 23E	401	52		
W -13-23-376-015	769 ROBBINANN DR	07/16/20	\$165,500	WD	03-ARM'S LENGTH	\$165,500	\$95,750	57.85	\$191,507	\$49,050	\$116,450	\$115,537	1.008	1,100	\$105.86	23E	20.6363	Ranch		\$49,050	No	/ /		Land Table 23E	401	61		
W -13-23-377-022	667 JOYCEIL DR	06/18/19	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$107,340	59.97	\$214,688	\$53,076	\$125,924	\$131,072	0.961	2,136	\$58.95	23E	25.3544	Ranch		\$50,226	No	/ /		Land Table 23E	401	45		
W -13-23-378-004	764 JOYCEIL DR	01/29/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$102,540	51.27	\$205,086	\$53,225	\$146,775	\$123,164	1.192	1,075	\$136.53	23E	2.2561	Ranch		\$50,226	No	/ /		Land Table 23E	401	57		
W -13-23-378-007	716 JOYCEIL DR	01/25/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$87,110	51.24	\$174,210	\$50,662	\$119,338	\$100,201	1.191	1,286	\$92.80	23E	2.3282	Ranch	need photo	\$50,226	No	/ /		Land Table 23E	401	60		
W -13-23-378-010	668 JOYCEIL DR	02/10/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$92,050	51.14	\$184,097	\$50,226	\$129,774	\$108,573	1.195	1,075	\$120.72	23E	1.9001	Ranch		\$50,226	No	/ /		Land Table 23E	401	57		
W -13-23-378-014	3548 MARK RD	02/25/20	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$84,550	53.51	\$169,093	\$49,005	\$108,995	\$97,395	1.119	1,125	\$96.88	23E	9.5164	Ranch		\$48,938	No	/ /		Land Table 23E	401	61		
W -13-23-379-003	693 SHERYL DR	06/21/19	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$85,930	47.74	\$171,867	\$49,489	\$130,511	\$99,252	1.315	1,100	\$118.65	23E	10.0676	Ranch		\$49,093	No	/ /		Land Table 23E	401	49		
W -13-23-379-016	3641 MARK RD	08/12/20	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$88,820	48.27	\$177,637	\$48,568	\$135,432	\$104,679	1.294	1,100	\$123.12	23E	7.9519	Ranch		\$48,568	No	/ /		Land Table 23E	401	49		
W -13-23-379-017	3629 MARK RD	03/26/21	\$206,500	WD	03-ARM'S LENGTH	\$206,500	\$96,490	46.73	\$192,973	\$50,949	\$155,551	\$115,186	1.350	1,100	\$141.41	23E	13.6170	Ranch		\$48,570	No	/ /		Land Table 23E	401	49		
Totals:			\$2,856,900			\$2,856,900	\$1,453,710		\$2,907,397		\$2,040,549	\$1,695,901			\$112.31		1.1042											
								Sale. Ratio =>	50.88					E.C.F. =>	1.203	Std. Deviation=>		0.137674269										
								Std. Dev. =>	4.27					Ave. E.C.F. =>	1.214	Ave. Variance=>		10.2628	Coefficient of Var=>		8.451880571							

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W -13-23-402-009	3384 SHADDICK RD	07/19/19	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$105,280	53.44	\$210,555	\$35,120	\$161,880	\$134,743	1.201	1,437	\$112.65	23F	1.3650	Colonial/2Sty		\$26,187	No	/ /		Land Table 23F	401	60	
W -13-23-426-005	3149 PONTIAC LAKE RD	03/09/20	\$187,900	WD	03-ARM'S LENGTH	\$187,900	\$108,900	57.96	\$217,796	\$43,660	\$144,240	\$133,745	1.078	1,807	\$79.82	23F	13.6580	Bungalow		\$42,041	No	/ /		Land Table 23F	401	54	
W -13-23-428-005	875 SCOTT LAKE RD	11/21/19	\$140,100	WD	03-ARM'S LENGTH	\$140,100	\$67,310	48.04	\$134,617	\$21,805	\$118,295	\$86,645	1.365	1,274	\$92.85	23F	15.0230	Colonial/2Sty		\$21,520	No	/ /		Land Table 23F	401	59	
Totals:			\$525,000			\$525,000	\$281,490		\$562,968		\$424,415	\$355,133			\$95.11		1.9963										
								Sale. Ratio =>	53.62					E.C.F. =>	1.195	Std. Deviation=>	0.143891801										
								Std. Dev. =>	4.96					Ave. E.C.F. =>	1.215	Ave. Variance=>	10.0154	Coefficient of Var=>	8.242746953								

Keep ECF at 1.302 due to not enough sales. Future sales indicate higher value.

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-23-429-007	3117 MEGAN DR	06/13/19	\$128,950	WD	03-ARM'S LENGTH	\$128,950	\$62,200	48.24	\$124,408	\$21,420	\$107,530	\$128,095	0.839	1,094	\$98.29	23G	1.7636	Colonial/2Sty		\$21,420	No	/ /		Land Table 23G	407	72
W -13-23-429-010	3125 MEGAN DR	07/16/19	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$62,080	53.06	\$124,150	\$21,420	\$95,580	\$127,774	0.748	1,094	\$87.37	23G	7.3780	Colonial/2Sty		\$21,420	No	/ /		Land Table 23G	407	73
W -13-23-429-013	3118 MEGAN DR	11/15/19	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$61,770	49.81	\$123,531	\$21,420	\$102,580	\$127,004	0.808	1,094	\$93.77	23G	1.4129	Colonial/2Sty		\$21,420	No	/ /		Land Table 23G	407	73
W -13-23-429-014	3116 MEGAN DR	08/24/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$61,970	45.90	\$123,939	\$21,420	\$113,580	\$127,511	0.891	1,094	\$103.82	23G	6.8924	Colonial/2Sty		\$21,420	No	/ /		Land Table 23G	407	73
W -13-23-429-016	3112 MEGAN DR	10/25/19	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$61,920	52.03	\$123,842	\$21,420	\$97,580	\$127,391	0.766	1,094	\$89.20	23G	5.5831	Colonial/2Sty		\$21,420	No	/ /		Land Table 23G	407	73
W -13-23-429-020	3139 MEGAN DR	01/15/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$62,760	44.83	\$125,518	\$21,420	\$118,580	\$129,475	0.916	1,112	\$106.64	23G	9.4030	Colonial/2Sty	need photo	\$21,420	No	/ /		Land Table 23G	407	73
W -13-23-429-026	3145 MEGAN DR	08/27/19	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$67,090	55.91	\$134,189	\$21,420	\$98,580	\$140,260	0.703	1,094	\$90.11	23G	11.8984	Colonial/2Sty		\$21,420	No	/ /		Land Table 23G	407	73
W -13-23-429-027	3147 MEGAN DR	02/16/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$67,140	46.30	\$134,271	\$21,420	\$123,580	\$140,362	0.880	1,094	\$112.96	23G	5.8616	Colonial/2Sty	need photo	\$21,420	No	/ /		Land Table 23G	407	73
W -13-23-429-028	3149 MEGAN DR	06/19/20	\$136,250	WD	03-ARM'S LENGTH	\$136,250	\$67,370	49.45	\$134,741	\$21,420	\$114,830	\$140,947	0.815	1,112	\$103.26	23G	0.7116	Colonial/2Sty		\$21,420	No	/ /		Land Table 23G	407	73
W -13-23-429-037	3158 MEGAN DR	05/10/19	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$61,460	52.53	\$122,919	\$21,420	\$95,580	\$126,243	0.757	1,112	\$85.95	23G	6.4708	Colonial/2Sty		\$21,420	No	/ /		Land Table 23G	407	73
W -13-23-429-039	3154 MEGAN DR	03/24/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$61,810	44.79	\$123,616	\$21,420	\$116,580	\$127,109	0.917	1,094	\$106.56	23G	9.5341	Colonial/2Sty		\$21,420	No	/ /		Land Table 23G	407	73
Totals:			\$1,420,200			\$1,420,200	\$697,570		\$1,395,124		\$1,184,580	\$1,442,169			\$97.99		0.0434									
							Sale. Ratio =>	49.12				E.C.F. =>	0.821		Std. Deviation=>	0.07320104										
							Std. Dev. =>	3.71				Ave. E.C.F. =>	0.822		Ave. Variance=>	6.0827	Coefficient of Var=>	7.401448345								

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W -13-23-477-005	3120 HIDDEN RIDGE DR	03/29/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$65,490	49.61	\$130,972	\$10,294	\$121,706	\$112,468	1.082	956	\$127.31	23H	2.4966	Ranch		\$10,000	No	/ /		Land Table 23H	407	72	
W -13-23-477-007	3124 HIDDEN RIDGE DR	02/18/20	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$64,570	50.05	\$129,139	\$10,294	\$118,706	\$110,760	1.072	1,034	\$114.80	23H	1.4571	Colonial/2Sty		\$10,000	No	/ /		Land Table 23H	407	72	
W -13-23-477-013	3121 HIDDEN RIDGE DR	08/28/20	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$66,120	48.26	\$132,248	\$10,294	\$126,706	\$113,657	1.115	956	\$132.54	23H	5.7636	Ranch		\$10,000	No	/ /		Land Table 23H	407	72	
W -13-23-477-017	3131 HIDDEN RIDGE DR	04/11/19	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$65,860	53.54	\$131,717	\$10,294	\$112,706	\$113,162	0.996	956	\$117.89	23H	6.1205	Ranch		\$10,000	No	/ /		Land Table 23H	407	72	
W -13-23-477-040	3146 HIDDEN RIDGE DR	05/07/20	\$107,500	WD	03-ARM'S LENGTH	\$107,500	\$61,220	56.95	\$122,446	\$10,000	\$97,500	\$104,796	0.930	1,001	\$97.40	23H	12.6794	Ranch		\$10,000	No	/ /		Land Table 23H	407	73	
W -13-23-477-041	3150 HIDDEN RIDGE DR	04/30/19	\$124,500	WD	03-ARM'S LENGTH	\$124,500	\$65,490	52.60	\$130,983	\$10,298	\$114,202	\$112,474	1.015	956	\$119.46	23H	4.1814	Ranch		\$10,000	No	/ /		Land Table 23H	407	73	
W -13-23-477-050	3173 HIDDEN RIDGE DR	07/15/19	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$64,650	48.61	\$129,296	\$10,298	\$122,702	\$110,902	1.106	1,034	\$118.67	23H	4.9225	Colonial/2Sty		\$10,000	No	/ /		Land Table 23H	407	73	
W -13-23-477-054	3181 HIDDEN RIDGE DR	05/31/19	\$137,900	WD	03-ARM'S LENGTH	\$137,900	\$62,970	45.66	\$125,944	\$10,000	\$127,900	\$108,056	1.184	1,034	\$123.69	23H	12.6472	Colonial/2Sty		\$10,000	No	/ /		Land Table 23H	407	73	
W -13-23-477-055	3180 HIDDEN RIDGE DR	04/30/19	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$64,650	49.77	\$129,296	\$10,298	\$119,602	\$110,902	1.078	1,034	\$115.67	23H	2.1272	Colonial/2Sty		\$10,000	No	/ /		Land Table 23H	407	73	
W -13-23-477-057	3176 HIDDEN RIDGE DR	04/10/20	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$67,850	49.53	\$135,700	\$10,298	\$126,702	\$116,870	1.084	956	\$132.53	23H	2.6949	Ranch		\$10,000	No	/ /		Land Table 23H	407	73	
W -13-23-477-068	3128 HIDDEN TRL	08/29/19	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$66,310	51.05	\$132,628	\$10,298	\$119,602	\$114,007	1.049	956	\$125.11	23H	0.8103	Ranch		\$10,000	No	/ /		Land Table 23H	407	73	
W -13-23-477-077	3152 HIDDEN TRL	12/18/20	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$67,940	49.96	\$135,884	\$10,302	\$125,698	\$117,038	1.074	956	\$131.48	23H	1.6817	Ranch		\$10,000	No	/ /		Land Table 23H	407	74	
W -13-23-477-081	3162 HIDDEN TRL	11/23/20	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$65,680	50.56	\$131,359	\$10,302	\$119,598	\$112,821	1.060	956	\$125.10	23H	0.2894	Ranch		\$10,000	No	/ /		Land Table 23H	407	74	
W -13-23-477-087	3176 HIDDEN TRL	12/13/19	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$75,260	55.75	\$150,512	\$10,302	\$124,698	\$130,671	0.954	1,038	\$120.13	23H	10.2885	Ranch		\$10,000	No	/ /		Land Table 23H	407	74	
Totals:			\$1,821,600			\$1,821,600	\$924,060		\$1,848,124		\$1,678,028	\$1,588,585			\$121.56		0.0871										
								Sale. Ratio =>	50.73					E.C.F. =>	1.056	Std. Deviation=>	0.065789807										
								Std. Dev. =>	2.99					Ave. E.C.F. =>	1.057	Ave. Variance=>	4.8686	Coefficient of Var=>	4.605280759								

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
W -13-23-476-033	3030 HARBOR CT	04/14/20	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$98,150	57.06	\$196,302	\$15,000	\$157,000	\$187,878	0.836	1,163	\$135.00	23I	5.3139	Ranch		\$15,000	No	/ /		Land Table 23I	407	87		
W -13-23-476-040	3070 HARBOR CT	08/08/19	\$146,500	WD	03-ARM'S LENGTH	\$146,500	\$86,750	59.22	\$173,500	\$15,000	\$131,500	\$164,249	0.801	1,171	\$112.30	23I	8.8174	Ranch		\$15,000	No	/ /		Land Table 23I	407	79		
W -13-23-476-041	3074 HARBOR CT	03/16/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$96,390	55.08	\$192,784	\$15,000	\$160,000	\$184,232	0.868	1,218	\$131.36	23I	2.0319	Ranch		\$15,000	No	/ /		Land Table 23I	407	87		
W -13-23-476-056	3157 HARBOR CT	12/06/19	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$86,160	50.68	\$172,312	\$15,000	\$155,000	\$163,018	0.951	1,171	\$132.37	23I	6.2028	Ranch		\$15,000	No	/ /		Land Table 23I	407	79		
W -13-23-476-057	3147 HARBOR CT	05/06/19	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$85,860	46.16	\$171,725	\$15,000	\$171,000	\$162,409	1.053	1,163	\$147.03	23I	16.4106	Ranch		\$15,000	No	/ /		Land Table 23I	407	79		
W -13-23-476-062	3121 HARBOR CT	04/24/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$86,010	55.49	\$172,017	\$15,000	\$140,000	\$162,712	0.860	1,171	\$119.56	23I	2.8373	Ranch		\$15,000	No	/ /		Land Table 23I	407	79		
W -13-23-476-077	3037 HARBOR CT	05/15/20	\$164,500	WD	03-ARM'S LENGTH	\$164,500	\$92,100	55.99	\$184,197	\$15,000	\$149,500	\$175,334	0.853	1,171	\$127.67	23I	3.6129	Ranch		\$15,000	No	/ /		Land Table 23I	407	84		
Totals:			\$1,169,000			\$1,169,000	\$631,420		\$1,262,837		\$1,064,000	\$1,199,831			\$129.33		0.1998											
								Sale. Ratio =>	54.01					E.C.F. =>	0.887	Std. Deviation=>		0.08553748										
								Std. Dev. =>	4.40					Ave. E.C.F. =>	0.889	Ave. Variance=>		6.4610	Coefficient of Var=>	7.269425511								

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-23-327-038	995 N CASS LAKE RD	12/19/19	\$45,000	PTA	03-ARM'S LENGTH	\$45,000	\$22,180	49.29	\$44,362	\$8,000	\$37,000	\$34,896	1.060	639	\$57.90	23K	4.1130	Ranch		\$8,000	No	/ /		Land Table 23K	407	45
W -13-23-327-043	995 N CASS LAKE RD	03/30/20	\$57,500	WD	03-ARM'S LENGTH	\$57,500	\$27,660	48.10	\$55,316	\$8,000	\$49,500	\$45,409	1.090	870	\$56.90	23K	1.1316	Ranch		\$8,000	No	/ /		Land Table 23K	407	45
W -13-23-327-049	995 N CASS LAKE RD	10/27/20	\$46,400	WD	03-ARM'S LENGTH	\$46,400	\$22,180	47.80	\$44,362	\$8,000	\$38,400	\$34,896	1.100	639	\$60.09	23K	0.1011	Ranch		\$8,000	No	/ /		Land Table 23K	407	45
W -13-23-327-059	995 N CASS LAKE RD	09/25/19	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$22,180	58.37	\$44,362	\$8,000	\$30,000	\$34,896	0.860	639	\$46.95	23K	24.1724	Ranch		\$8,000	No	/ /		Land Table 23K	407	45
W -13-23-327-070	995 N CASS LAKE RD	12/02/19	\$51,000	WD	03-ARM'S LENGTH	\$51,000	\$22,180	43.49	\$44,362	\$8,000	\$43,000	\$34,896	1.232	639	\$67.29	23K	13.0808	Ranch		\$8,000	No	/ /		Land Table 23K	407	45
W -13-23-327-076	995 N CASS LAKE RD	07/09/19	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$27,660	50.29	\$55,316	\$8,000	\$47,000	\$45,409	1.035	870	\$54.02	23K	6.6372	Ranch		\$8,000	No	/ /		Land Table 23K	407	45
W -13-23-327-081	995 N CASS LAKE RD	08/06/20	\$56,500	WD	03-ARM'S LENGTH	\$56,500	\$22,180	39.26	\$44,362	\$8,000	\$48,500	\$34,896	1.390	639	\$75.90	23K	28.8417	Ranch		\$8,000	No	/ /		Land Table 23K	407	45
W -13-23-327-084	995 N CASS LAKE RD	12/10/19	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$22,230	47.30	\$44,454	\$8,000	\$39,000	\$34,985	1.115	639	\$61.03	23K	1.3362	Ranch		\$8,000	No	/ /		Land Table 23K	407	45
W -13-23-327-087	995 N CASS LAKE RD	12/28/20	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$27,790	44.82	\$55,587	\$8,000	\$54,000	\$45,669	1.182	870	\$62.07	23K	8.1011	Ranch		\$8,000	No	/ /		Land Table 23K	407	45
W -13-23-327-093	995 N CASS LAKE RD	07/15/20	\$42,500	WD	03-ARM'S LENGTH	\$42,500	\$22,180	52.19	\$44,362	\$8,000	\$34,500	\$34,896	0.989	639	\$53.99	23K	11.2771	Ranch		\$8,000	No	/ /		Land Table 23K	407	45
W -13-23-327-095	995 N CASS LAKE RD	10/19/20	\$41,500	WD	03-ARM'S LENGTH	\$41,500	\$22,180	53.45	\$44,362	\$8,000	\$33,500	\$34,896	0.960	639	\$52.43	23K	14.1427	Ranch		\$8,000	No	/ /		Land Table 23K	407	45
W -13-23-327-096	995 N CASS LAKE RD	09/18/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$22,180	44.36	\$44,362	\$8,000	\$42,000	\$34,896	1.204	639	\$65.73	23K	10.2152	Ranch		\$8,000	No	/ /		Land Table 23K	407	45
Totals:			\$592,400			\$592,400	\$282,780		\$565,569		\$496,400	\$450,642			\$59.53		0.0127									
								Sale. Ratio =>	47.73					E.C.F. =>	1.102	Std. Deviation=>		0.13975524								
								Std. Dev. =>	5.06					Ave. E.C.F. =>	1.101	Ave. Variance=>		10.2625	Coefficient of Var=>	9.317582747						

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
W-13-24-103-012	2885 PEERLESS AVE	12/09/20	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$31,170	50.27	\$62,331	\$21,091	\$40,909	\$32,524	1.258	644	\$63.52	24A	5.5981	Bungalow		\$19,800	No	/ /		Land Table 24A	401	45		
W-13-24-103-030	2818 BUICK AVE	11/26/19	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$57,780	49.81	\$115,554	\$24,883	\$91,117	\$71,507	1.274	803	\$113.47	24A	3.9567	Ranch		\$24,883	No	/ /		Land Table 24A	401	64		
W-13-24-103-032	2861 WATKINS LAKE RD	08/16/19	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$80,580	48.54	\$161,167	\$31,631	\$134,369	\$102,158	1.315	1,289	\$104.24	24A	0.1505	Ranch		\$31,631	No	/ /		Land Table 24A	401	53		
W-13-24-151-017	2850 OLDSMOBILE AVE	05/01/20	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$57,240	43.04	\$114,470	\$32,973	\$100,027	\$64,272	1.556	864	\$115.77	24A	24.2502	Ranch		\$31,680	No	/ /		Land Table 24A	401	45		
W-13-24-151-025	2835 OLDSMOBILE AVE	03/18/21	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$35,150	52.46	\$74,404	\$21,001	\$45,999	\$42,116	1.092	815	\$56.44	24A	22.1604	Ranch		\$21,001	No	/ /		Land Table 24A	401	45		
W-13-24-151-041	1101 PAIGE AVE	02/11/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$81,200	49.21	\$162,404	\$34,710	\$130,290	\$100,705	1.294	864	\$150.80	24A	2.0025	Ranch		\$33,602	No	/ /		Land Table 24A	401	60		
W-13-24-152-006	2971 CHRYSLER AVE	04/30/19	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$43,420	36.18	\$86,830	\$21,001	\$98,999	\$51,916	1.907	864	\$114.58	24A	59.3118	Ranch		\$21,001	No	/ /		Land Table 24A	401	45		
W-13-24-153-040	2910 PONTIAC LAKE RD	11/24/20	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$89,590	55.13	\$179,172	\$29,286	\$133,214	\$118,207	1.127	1,296	\$102.79	24A	18.6845	Ranch		\$28,920	No	/ /		Land Table 24A	401	82		
W-13-24-154-008	2795 OLDSMOBILE AVE	12/23/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$44,960	35.97	\$89,912	\$22,557	\$102,443	\$53,119	1.929	936	\$109.45	24A	61.4750	Ranch		\$21,196	No	/ /		Land Table 24A	401	45		
W-13-24-154-029	2785 BUICK AVE	11/10/20	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$112,420	47.64	\$224,832	\$31,113	\$204,887	\$152,775	1.341	1,866	\$109.80	24A	2.7297	Ranch		\$29,842	No	/ /		Land Table 24A	401	59		
W-13-24-155-039	2621 WATKINS LAKE RD	07/11/19	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$95,680	54.06	\$191,351	\$18,075	\$158,925	\$136,653	1.163	1,335	\$119.04	24A	15.0822	Colonial/2Sty		\$18,075	No	/ /		Land Table 24A	401	82		
W-13-24-156-012	2705 MOTT AVE	11/30/20	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$83,800	48.44	\$167,606	\$22,622	\$150,378	\$114,341	1.315	1,372	\$109.60	24A	0.1371	TriLevel/Quad		\$19,800	No	/ /		Land Table 24A	401	70		
W-13-24-176-028	2628 PONTIAC LAKE RD	04/09/20	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$74,530	58.69	\$149,058	\$23,497	\$103,503	\$99,023	1.045	834	\$124.10	24A	26.8560	Ranch		\$23,497	No	/ /		Land Table 24A	401	97		
W-13-24-176-029	2620 PONTIAC LAKE RD	03/25/20	\$126,800	WD	03-ARM'S LENGTH	\$126,800	\$74,530	58.78	\$149,058	\$23,497	\$103,303	\$99,023	1.043	834	\$123.86	24A	27.0580	Ranch		\$23,497	No	/ /		Land Table 24A	401	97		
W-13-24-176-030	2612 PONTIAC LAKE RD	07/16/20	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$74,530	58.69	\$149,058	\$23,497	\$103,503	\$99,023	1.045	834	\$124.10	24A	26.8560	Ranch		\$23,497	No	/ /		Land Table 24A	401	97		
W-13-24-301-010	892 SCOTT LAKE RD	01/11/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$88,950	45.62	\$177,899	\$41,529	\$153,471	\$107,547	1.427	998	\$153.78	24A	11.3205	Ranch		\$40,023	No	/ /		Land Table 24A	401	65		
W-13-24-305-002	849 TYRONE AVE	01/23/20	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$56,290	38.29	\$112,574	\$31,502	\$115,498	\$63,937	1.806	864	\$133.68	24A	49.2633	Bungalow		\$31,502	No	/ /		Land Table 24A	401	51		
W-13-24-306-009	796 TYRONE AVE	11/30/20	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$86,190	47.62	\$172,379	\$35,534	\$145,466	\$107,922	1.348	1,344	\$108.23	24A	3.4078	Bungalow		\$31,502	No	/ /		Land Table 24A	401	48		
W-13-24-326-015	2700 HALLMAN AVE	10/14/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$74,840	51.61	\$149,671	\$27,549	\$117,451	\$96,311	1.220	911	\$128.93	24A	9.4303	Ranch		\$25,954	No	/ /		Land Table 24A	401	64		
W-13-24-328-008	2716 SINCLAIR AVE	06/10/19	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$83,140	53.64	\$166,277	\$22,926	\$132,074	\$113,053	1.168	1,091	\$121.06	24A	14.5554	TriLevel/Quad		\$21,079	No	/ /		Land Table 24A	401	80		
W-13-24-328-014	2708 SINCLAIR AVE	09/08/20	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$85,900	52.70	\$171,796	\$33,726	\$129,274	\$108,888	1.187	1,372	\$94.22	24A	12.6584	TriLevel/Quad		\$33,726	No	/ /		Land Table 24A	401	60		
W-13-24-329-004	2629 HALLMAN AVE	07/28/20	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$94,740	53.83	\$189,471	\$35,017	\$140,983	\$121,809	1.157	960	\$146.86	24A	15.6395	Ranch		\$33,726	No	/ /		Land Table 24A	401	58		
W-13-24-329-021	2598 SINCLAIR AVE	09/17/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$71,430	57.14	\$142,867	\$22,370	\$102,630	\$95,029	1.080	1,008	\$101.82	24A	23.3820	Ranch		\$21,079	No	/ /		Land Table 24A	401	67		
W-13-24-331-003	2637 SINCLAIR AVE	11/05/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$63,490	50.79	\$126,979	\$33,726	\$91,274	\$73,543	1.241	816	\$111.86	24A	7.2713	Ranch		\$33,726	No	/ /		Land Table 24A	401	55		
W-13-24-331-021	2623 SINCLAIR AVE	10/16/20	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$72,430	45.55	\$144,854	\$22,822	\$136,178	\$96,240	1.415	1,372	\$99.26	24A	10.1183	TriLevel/Quad		\$21,079	No	/ /		Land Table 24A	401	60		
W-13-24-333-005	2625 COREY AVE	02/07/20	\$147,900	WD	03-ARM'S LENGTH	\$147,900	\$70,630	47.76	\$123,443	\$22,607	\$125,293	\$89,235	1.404	1,372	\$91.32	24A	9.0269	TriLevel/Quad		\$21,219	No	/ /		Land Table 24A	401	61		
Totals:			\$3,802,200			\$3,802,200	\$1,884,610		\$3,755,417		\$3,091,458	\$2,410,875			\$112.79		3.1507											
								Sale. Ratio =>	49.57					E.C.F. =>	1.282	Std. Deviation=>		0.246914048										
								Std. Dev. =>	6.32					Ave. E.C.F. =>	1.314	Ave. Variance=>		17.7839	Coefficient of Var=>		13.53622357							

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W -13-24-304-028	2918 REFLECTION AVE	03/04/20	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$130,910	53.65	\$261,828	\$28,779	\$215,221	\$232,121	0.927	1,718	\$125.27	24C	0.0000	Colonial/2sty		\$27,621	No	/ /		Land Table 24C	401	75	
Totals:			\$244,000			\$244,000	\$130,910		\$261,828		\$215,221	\$232,121			\$125.27		0.0000										
							Sale. Ratio =>	53.65					E.C.F. =>	0.927	Std. Deviation=>		#DIV/0!										
							Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	0.927	Ave. Variance=>		0.0000	Coefficient of Var=>		0							

Only one sales. NO change.
Keep at 1.004

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W-13-23-430-002	3054 BROOKSIDE DR	12/22/20	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$91,660	52.68	\$183,323	\$20,000	\$154,000	\$175,616	0.877	1,168	\$131.85	24W	1.2980	Ranch		\$20,000	No	/ /		Land Table 24W	407	85	
W-13-23-430-023	3138 BROOKSIDE DR	12/30/20	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$93,280	50.45	\$186,562	\$20,000	\$164,900	\$179,099	0.921	1,168	\$141.18	24W	3.0828	Ranch		\$20,000	No	/ /		Land Table 24W	407	87	
W-13-23-430-025	3146 BROOKSIDE DR	06/12/19	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$93,790	56.16	\$187,582	\$20,000	\$147,000	\$180,196	0.816	1,424	\$103.23	24W	7.4113	Colonial/2Sty		\$20,000	No	/ /		Land Table 24W	407	81	
W-13-23-430-026	3150 BROOKSIDE DR	06/12/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$88,440	55.28	\$176,875	\$21,603	\$138,397	\$166,959	0.829	1,168	\$118.49	24W	6.0965	Ranch		\$20,000	No	/ /		Land Table 24W	407	81	
W-13-23-430-036	3190 BROOKSIDE DR	10/30/20	\$180,700	WD	03-ARM'S LENGTH	\$180,700	\$90,270	49.96	\$180,541	\$20,000	\$160,700	\$172,625	0.931	1,426	\$112.69	24W	4.1029	Colonial/2Sty		\$20,000	No	/ /		Land Table 24W	407	81	
W-13-23-430-042	3214 BROOKSIDE DR	05/10/19	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$89,130	53.05	\$178,266	\$20,000	\$148,000	\$170,179	0.870	1,167	\$126.82	24W	2.0217	Ranch		\$20,000	No	/ /		Land Table 24W	407	81	
W-13-23-430-043	3089 BROOKSIDE DR	06/03/20	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$94,230	53.54	\$188,460	\$20,000	\$156,000	\$181,140	0.861	1,168	\$133.56	24W	2.8679	Ranch		\$20,000	No	/ /		Land Table 24W	407	87	
W-13-23-430-048	3075 BROOKSIDE DR	09/10/20	\$178,600	WD	03-ARM'S LENGTH	\$178,600	\$86,070	48.19	\$172,143	\$20,000	\$158,600	\$163,595	0.969	1,168	\$135.79	24W	7.9577	Ranch		\$20,000	No	/ /		Land Table 24W	407	80	
W-13-23-430-051	3063 BROOKSIDE DR	10/15/19	\$175,500	WD	03-ARM'S LENGTH	\$175,500	\$95,520	54.43	\$191,044	\$20,000	\$155,500	\$183,918	0.845	1,168	\$133.13	24W	4.4408	Ranch		\$20,000	No	/ /		Land Table 24W	407	80	
W-13-23-430-059	3159 BROOKSIDE DR	01/08/21	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$87,480	49.15	\$174,964	\$20,000	\$158,000	\$166,628	0.948	1,173	\$134.70	24W	5.8328	Ranch		\$20,000	No	/ /		Land Table 24W	407	80	
W-13-23-430-060	3155 BROOKSIDE DR	03/02/20	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$86,950	50.41	\$173,908	\$20,000	\$152,500	\$165,492	0.921	1,168	\$130.57	24W	3.1600	Ranch		\$20,000	No	/ /		Land Table 24W	407	80	
Totals:			\$1,915,200			\$1,915,200	\$996,820		\$1,993,668		\$1,693,597	\$1,905,446			\$127.46		0.1073										
								Sale. Ratio =>	52.05									E.C.F. =>	0.889	Std. Deviation=>	0.050939293						
								Std. Dev. =>	2.64									Ave. E.C.F. =>	0.890	Ave. Variance=>	4.3884	Coefficient of Var=>	4.931373846				

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-25-152-005	240 OKEMAH RD	07/22/20	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$82,960	52.67	\$165,916	\$35,878	\$121,622	\$107,204	1.134	924	\$131.63	25A	8.5913	Ranch		\$35,878	No	/ /		Land Table 25A	401	59
W -13-25-152-012	187 OSHAWA CIR	10/23/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$96,650	48.33	\$193,295	\$45,298	\$154,702	\$122,009	1.268	1,619	\$95.55	25A	4.7547	Bungalow		\$42,035	No	/ /		Land Table 25A	401	52
W -13-25-152-013	209 OSHAWA CIR	08/30/19	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$85,950	55.45	\$171,896	\$48,855	\$106,145	\$101,435	1.046	1,162	\$91.35	25A	17.3978	Ranch		\$48,855	No	/ /		Land Table 25A	401	49
W -13-25-152-014	214 OSHAWA CIR	06/24/19	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$132,590	58.93	\$265,171	\$49,718	\$175,282	\$177,620	0.987	1,588	\$110.38	25A	23.3571	Colonial/2Sty		\$49,718	No	/ /		Land Table 25A	401	70
W -13-25-153-018	2980 VOORHEIS RD	06/30/20	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$80,650	50.72	\$161,291	\$38,481	\$120,519	\$101,245	1.190	1,092	\$110.37	25A	3.0037	Ranch		\$38,346	No	/ /		Land Table 25A	401	49
W -13-25-154-023	60 OSAGE CIR	08/26/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$76,900	43.94	\$153,797	\$39,268	\$135,732	\$94,418	1.438	1,053	\$128.90	25A	21.7157	Ranch		\$38,909	No	/ /		Land Table 25A	401	45
W -13-25-155-008	2835 OTSEGO RD	09/02/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$86,480	45.52	\$172,958	\$41,250	\$148,750	\$108,580	1.370	1,060	\$140.33	25A	14.9544	Ranch		\$38,534	No	/ /		Land Table 25A	401	54
W -13-25-155-012	2850 OTSEGO RD	04/27/20	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$89,360	46.54	\$178,713	\$40,557	\$151,443	\$113,896	1.330	1,189	\$127.37	25A	10.9251	Ranch		\$40,557	No	/ /		Land Table 25A	401	45
Totals:			\$1,453,500			\$1,453,500	\$731,540		\$1,463,037		\$1,114,195	\$926,407			\$116.98		1.7703									
							Sale. Ratio =>	50.33				E.C.F. =>	1.203		Std. Deviation=>	0.15893573										
							Std. Dev. =>	5.18				Ave. E.C.F. =>	1.220		Ave. Variance=>	13.0875	Coefficient of Var=>	10.723838								

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W-13-25-101-021	2720 ONAGON TRL	12/21/20	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$147,690	56.37	\$295,382	\$44,543	\$217,457	\$228,659	0.951	2,356	\$92.30	25B	8.3140	Colonial/2Sty		\$43,576	No	/ /		Land Table 25B	401	64
W-13-25-102-001	2851 ONAGON TRL	09/25/20	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$122,580	54.97	\$245,154	\$37,935	\$185,065	\$188,896	0.980	2,002	\$92.44	25B	5.4431	Colonial/2Sty		\$37,935	No	/ /		Land Table 25B	401	64
W-13-25-102-011	2945 ONAGON CIR	07/24/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$110,990	49.33	\$221,982	\$38,295	\$186,705	\$167,445	1.115	2,183	\$85.53	25B	8.0874	Colonial/2Sty		\$37,946	No	/ /		Land Table 25B	401	52
W-13-25-102-014	2970 LACOTA RD	06/20/19	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$98,580	50.81	\$197,154	\$32,461	\$161,539	\$150,130	1.076	2,085	\$77.48	25B	4.1842	TriLevel/Quad		\$32,461	No	/ /		Land Table 25B	401	49
W-13-25-102-015	2954 LACOTA RD	09/23/19	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$107,970	53.99	\$215,943	\$31,652	\$168,348	\$167,995	1.002	1,824	\$92.30	25B	3.2051	Ranch		\$30,724	No	/ /		Land Table 25B	401	52
W-13-25-102-017	2918 LACOTA RD	02/28/20	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$92,810	49.37	\$185,615	\$35,921	\$152,079	\$136,458	1.114	1,853	\$82.07	25B	8.0328	TriLevel/Quad		\$35,921	No	/ /		Land Table 25B	401	49
W-13-25-102-023	2755 ONAGON TRL	05/31/19	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$120,920	52.57	\$241,844	\$37,235	\$192,765	\$186,517	1.033	2,120	\$90.93	25B	0.0651	Ranch		\$36,955	No	/ /		Land Table 25B	401	55
W-13-25-102-025	321 OKEMAH RD	10/30/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$110,140	47.89	\$220,278	\$35,809	\$194,191	\$168,158	1.155	1,955	\$99.33	25B	12.0665	TriLevel/Quad		\$35,809	No	/ /		Land Table 25B	401	59
W-13-25-103-008	2754 LACOTA RD	10/31/19	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$110,680	59.83	\$221,364	\$41,410	\$143,590	\$164,042	0.875	1,646	\$87.24	25B	15.8825	Ranch		\$40,937	No	/ /		Land Table 25B	401	55
W-13-25-151-002	2985 LACOTA RD	10/20/20	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$108,600	50.75	\$217,203	\$34,163	\$179,837	\$166,855	1.078	1,829	\$98.33	25B	4.3654	TriLevel/Quad		\$31,875	No	/ /		Land Table 25B	401	64
W-13-25-152-001	2755 LACOTA RD	11/30/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$135,730	54.29	\$271,464	\$38,604	\$211,396	\$212,270	0.996	2,099	\$100.71	25B	3.8266	Colonial/2Sty		\$38,604	No	/ /		Land Table 25B	401	66
Totals:			\$2,401,000			\$2,401,000	\$1,266,690		\$2,533,383		\$1,992,972	\$1,937,425			\$90.79		0.5479									
								Sale. Ratio =>	52.76					E.C.F. =>	1.029	Std. Deviation=>		0.08294699								
								Std. Dev. =>	3.56					Ave. E.C.F. =>	1.034	Std. Variance=>		6.6793	Coefficient of Var=>	6.458772536						

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W -13-25-126-009	457 MARIAN AVE	08/12/19	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$46,320	46.37	\$92,647	\$28,740	\$71,160	\$56,756	1.254	806	\$88.29	25C	3.3088	Ranch		\$28,740	No	/ /		Land Table 25C	401	48	
W -13-25-128-005	321 MARIAN AVE	11/16/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$60,980	46.91	\$121,969	\$28,740	\$101,260	\$82,797	1.223	1,032	\$98.12	25C	6.3884	Ranch		\$28,740	No	/ /		Land Table 25C	401	55	
W -13-25-178-006	120 MARIAN AVE	07/24/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$63,350	38.39	\$126,700	\$29,027	\$135,973	\$86,743	1.568	1,124	\$120.97	25C	28.0651	Ranch		\$28,740	No	/ /		Land Table 25C	401	54	
W -13-25-327-002	35 PRESTON AVE	04/01/19	\$107,500	WD	03-ARM'S LENGTH	\$107,500	\$54,650	50.84	\$109,299	\$20,446	\$87,054	\$78,910	1.103	975	\$89.29	25C	18.3679	Bungalow		\$20,407	No	/ /		Land Table 25C	401	45	
Totals:			\$502,400			\$502,400	\$225,300		\$450,615		\$395,447	\$305,206			\$99.17		0.8791										
								Sale. Ratio =>	44.84					E.C.F. =>	1.296	Std. Deviation=>		0.19805663									
								Std. Dev. =>	5.22					Ave. E.C.F. =>	1.287	Ave. Variance=>		14.0326	Coefficient of Var=>		10.9043271						

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-25-302-003	18 CAMLEY DR	10/14/20	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$75,180	52.21	\$150,360	\$28,683	\$115,317	\$97,576	1.182	972	\$118.64	25E	11.0485	Bungalow		\$28,210	No	/ /		Land Table 25E	401	64
W -13-25-302-005	40 CAMLEY DR	11/22/19	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$66,050	48.93	\$132,096	\$25,890	\$109,110	\$85,169	1.281	788	\$138.46	25E	1.1208	Ranch		\$25,890	No	/ /		Land Table 25E	401	54
W -13-25-326-003	39 CAMLEY DR	06/03/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,500	41.00	\$122,992	\$24,150	\$125,850	\$79,264	1.588	1,224	\$102.82	25E	29.5430	Bungalow		\$24,150	No	/ /		Land Table 25E	401	45
W -13-25-326-022	116 PRESTON AVE	10/21/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$79,110	47.95	\$158,214	\$24,316	\$140,684	\$107,376	1.310	1,109	\$126.86	25E	1.7893	Bungalow		\$24,150	No	/ /		Land Table 25E	401	54
W -13-25-327-013	2720 EDGEFIELD DR	06/23/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$101,480	48.32	\$202,955	\$67,210	\$142,790	\$108,857	1.312	1,498	\$95.32	25E	1.9412	Bungalow		\$66,439	No	/ /		Land Table 25E	401	45
W -13-25-328-003	49 COLEMAN DR	01/04/21	\$169,500	WD	03-ARM'S LENGTH	\$169,500	\$79,410	46.85	\$158,829	\$27,050	\$142,450	\$105,677	1.348	906	\$157.23	25E	5.5672	Ranch		\$27,050	No	/ /		Land Table 25E	401	54
W -13-25-376-004	2841 EDGEFIELD DR	01/07/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$71,450	37.61	\$142,894	\$26,514	\$163,486	\$93,328	1.752	818	\$199.86	25E	45.9431	Ranch		\$26,005	No	/ /		Land Table 25E	401	59
W -13-25-376-016	2740 VOORHEIS RD	06/28/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$89,630	54.32	\$179,251	\$38,880	\$126,120	\$112,567	1.120	1,040	\$121.27	25E	17.1906	Ranch		\$33,733	No	/ /		Land Table 25E	401	59
W -13-25-376-024	200 PRESTON AVE	08/02/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$76,780	51.19	\$153,555	\$29,521	\$120,479	\$99,466	1.211	1,209	\$99.65	25E	8.1046	Bungalow		\$29,521	No	/ /		Land Table 25E	401	45
W -13-25-377-001	129 PRESTON AVE	09/14/20	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$65,450	52.78	\$130,892	\$25,600	\$98,400	\$84,436	1.165	906	\$108.61	25E	12.6929	Ranch		\$25,600	No	/ /		Land Table 25E	401	54
W -13-25-377-009	221 PRESTON AVE	06/12/19	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$72,870	52.05	\$145,736	\$28,532	\$111,468	\$93,989	1.186	1,350	\$82.57	25E	10.6334	Bungalow		\$28,532	No	/ /		Land Table 25E	401	48
W -13-25-377-029	256 COLEMAN DR	09/26/19	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$63,820	48.72	\$127,644	\$32,027	\$98,973	\$76,678	1.291	1,077	\$91.90	25E	0.1538	Bungalow		\$32,027	No	/ /		Land Table 25E	401	45
W -13-25-378-008	207 COLEMAN DR	05/14/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$82,020	56.57	\$164,032	\$41,119	\$103,881	\$98,567	1.054	966	\$107.54	25E	23.8392	Ranch		\$39,961	No	/ /		Land Table 25E	401	54
Totals:			\$2,018,500			\$2,018,500	\$984,750			\$1,969,450		\$1,599,008	\$1,242,949		\$119.29		0.5843									
								Sale. Ratio =>	48.79					E.C.F. =>	1.286	Std. Deviation=>	0.19036277									
								Std. Dev. =>	5.20					Ave. E.C.F. =>	1.292	Ave. Variance=>	13.0437	Coefficient of Var=>	10.0933362							

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-25-301-003	3060 EDGEFIELD DR	09/13/19	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$125,640	60.11	\$251,280	\$47,088	\$161,912	\$134,691	1.202	1,828	\$88.57	25F	24.7419	Bungalow		\$45,833	No	/ /		Land Table 25F	401	45
W -13-25-301-005	3020 EDGEFIELD DR	06/24/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$105,120	53.91	\$210,240	\$44,241	\$150,759	\$109,498	1.377	1,152	\$130.87	25F	7.2696	Colonial/2Sty		\$44,241	No	/ /		Land Table 25F	401	60
W -13-25-303-002	2987 EDGEFIELD DR	10/01/19	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$81,350	53.17	\$162,693	\$39,556	\$113,444	\$81,225	1.397	1,217	\$93.22	25F	5.2851	Bungalow		\$39,556	No	/ /		Land Table 25F	401	45
W -13-25-303-005	2951 EDGEFIELD DR	04/14/20	\$258,150	WD	03-ARM'S LENGTH	\$258,150	\$132,580	51.36	\$265,161	\$56,144	\$202,006	\$137,874	1.465	1,994	\$101.31	25F	1.5633	Bungalow		\$56,144	No	/ /		Land Table 25F	401	45
W -13-25-303-017	2952 OLD ORCHARD DR	04/23/19	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$108,210	56.95	\$216,422	\$43,521	\$146,479	\$114,051	1.284	1,666	\$87.92	25F	16.5185	Bungalow		\$43,316	No	/ /		Land Table 25F	401	45
W -13-25-303-018	2942 OLD ORCHARD DR	11/25/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$98,080	57.69	\$196,164	\$43,016	\$126,984	\$101,021	1.257	1,322	\$96.05	25F	19.2511	Bungalow		\$43,016	No	/ /		Land Table 25F	401	45
W -13-25-303-022	2852 OLD ORCHARD DR	01/07/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$121,640	55.29	\$243,288	\$45,562	\$174,438	\$130,426	1.337	2,071	\$84.23	25F	11.2069	Bungalow		\$45,562	No	/ /		Land Table 25F	401	45
W -13-25-379-009	2653 VOORHEIS RD	11/12/20	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$93,690	50.10	\$187,385	\$41,887	\$145,113	\$95,975	1.512	1,061	\$136.77	25F	6.2473	Bungalow		\$40,729	No	/ /		Land Table 25F	401	56
W -13-25-381-004	2723 COLRAIN DR	08/30/19	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$113,350	53.98	\$226,691	\$44,181	\$165,819	\$120,389	1.377	1,804	\$91.92	25F	7.2158	Bungalow		\$43,880	No	/ /		Land Table 25F	401	45
W -13-36-103-009	488 SHOREVIEW DR	03/11/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$94,720	51.20	\$189,433	\$18,603	\$166,397	\$112,685	1.477	1,578	\$105.45	25F	2.7144	Colonial/2Sty		\$18,603	No	/ /		Land Table 36A	401	45
W -13-36-103-015	2732 WOODBINE DR	01/27/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$172,600	47.29	\$345,198	\$52,901	\$312,099	\$192,808	1.619	1,941	\$160.79	25F	16.9187	Bungalow		\$37,670	No	/ /		Land Table 36A	401	55
W -13-36-126-017	2596 ELSINORE DR	07/19/19	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$94,830	48.38	\$189,658	\$26,168	\$169,832	\$107,843	1.575	1,365	\$124.42	25F	12.5292	Ranch		\$23,847	No	/ /		Land Table 36A	401	45
W -13-36-127-002	2709 ELSINORE DR	01/06/20	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$66,720	52.13	\$133,449	\$21,471	\$106,529	\$73,864	1.442	882	\$120.78	25F	0.7286	Ranch		\$21,311	No	/ /		Land Table 36A	401	45
W -13-36-127-014	2465 VOORHEIS RD	11/19/19	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$72,990	61.86	\$145,979	\$29,896	\$88,104	\$76,572	1.151	1,216	\$72.45	25F	29.8911	Ranch		\$29,411	No	/ /		Land Table 36A	401	45
W -13-36-127-021	2676 WOODBINE DR	02/05/21	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$92,800	51.58	\$185,609	\$19,519	\$160,381	\$109,558	1.464	996	\$161.03	25F	1.4375	Ranch		\$19,519	No	/ /		Land Table 36A	401	65
W -13-36-127-027	2624 WOODBINE DR	06/27/19	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$99,290	55.47	\$198,573	\$18,257	\$160,743	\$118,942	1.351	1,583	\$101.54	25F	9.8075	Bungalow		\$18,257	No	/ /		Land Table 36A	401	51
W -13-36-127-028	2618 WOODBINE DR	09/17/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$115,480	56.33	\$230,952	\$18,623	\$186,377	\$140,059	1.331	1,466	\$127.13	25F	11.8810	Bungalow		\$18,623	No	/ /		Land Table 36A	401	54
W -13-36-127-029	2604 WOODBINE DR	10/30/20	\$210,000	LC	03-ARM'S LENGTH	\$210,000	\$93,030	44.30	\$186,057	\$29,212	\$180,788	\$103,460	1.747	1,050	\$172.18	25F	29.7907	Ranch		\$29,212	No	/ /		Land Table 36A	401	45
W -13-36-129-033	2596 SYLVAN SHORES DR	04/19/19	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$76,640	38.32	\$153,281	\$32,263	\$167,737	\$79,827	2.101	1,014	\$165.42	25F	65.1736	Ranch		\$32,263	No	/ /		Land Table 36A	401	45
W -13-36-129-035	2554 SYLVAN SHORES DR	11/08/19	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$111,530	49.79	\$223,054	\$37,741	\$186,259	\$122,238	1.524	1,452	\$128.28	25F	7.4223	Ranch		\$37,741	No	/ /		Land Table 36A	401	45
Totals:			\$3,982,050			\$3,982,050	\$2,070,290		\$4,140,567		\$3,272,200	\$2,263,006			\$117.52		0.3563									
													E.C.F. =>	1.446		Std. Deviation=>	0.20938165									
													Ave. E.C.F. =>	1.450		Ave. Variance=>	14.3797	Coefficient of Var=>	9.920353916							

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-25-382-016	190 S LYNN AVE	04/30/19	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$49,870	49.87	\$99,733	\$22,861	\$77,139	\$64,926	1.188	1,028	\$75.04	25G	1.5088	Ranch		\$22,861	No	/ /		Land Table 25G	401	45
W -13-25-401-023	1094 HOLBROOK AVE	10/28/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$63,710	43.94	\$127,424	\$24,868	\$120,132	\$86,618	1.387	1,120	\$107.26	25G	18.3713	Colonial/2Sty		\$23,710	No	/ /		Land Table 25G	401	59
W -13-25-402-001	1159 HOLBROOK AVE	02/07/20	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$47,420	43.91	\$94,833	\$22,631	\$185,369	\$60,981	1.400	839	\$101.75	25G	19.6718	Ranch		\$22,631	No	/ /		Land Table 25G	401	54
W -13-25-402-029	1090 BOSTON AVE	06/26/20	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$41,060	50.07	\$82,124	\$25,820	\$56,180	\$47,554	1.181	744	\$75.51	25G	2.1808	Ranch		\$22,631	No	/ /		Land Table 25G	401	54
W -13-25-403-002	1155 BOSTON AVE	09/25/20	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$63,350	54.15	\$126,709	\$28,951	\$88,049	\$82,566	1.066	1,243	\$70.84	25G	13.6791	Ranch		\$27,717	No	/ /		Land Table 25G	401	54
W -13-25-403-016	67 N JOSEPHINE AVE	02/28/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$39,650	37.76	\$79,294	\$21,308	\$83,692	\$48,975	1.709	884	\$94.67	25G	50.5683	Ranch		\$18,863	No	/ /		Land Table 25G	401	45
W -13-25-404-008	134 N JOSEPHINE AVE	07/28/20	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$53,430	44.56	\$106,863	\$20,050	\$99,850	\$73,322	1.362	758	\$131.73	25G	15.8605	Bungalow		\$20,050	No	/ /		Land Table 25G	401	59
W -13-25-404-017	70 CARPENTER CT	10/07/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$73,250	56.35	\$146,496	\$22,365	\$107,635	\$104,840	1.027	1,008	\$106.78	25G	17.6544	Ranch		\$20,566	No	/ /		Land Table 25G	401	64
W -13-25-405-010	1066 BOSTON AVE	04/18/19	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$44,460	54.22	\$88,923	\$21,726	\$60,274	\$56,754	1.062	888	\$67.88	25G	14.1183	Ranch		\$21,726	No	/ /		Land Table 25G	401	45
W -13-25-405-012	1058 BOSTON AVE	02/17/21	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$77,710	52.86	\$155,412	\$23,871	\$123,129	\$111,099	1.108	1,248	\$98.66	25G	9.4917	Bungalow		\$22,631	No	/ /		Land Table 25G	401	72
W -13-25-406-018	1068 LA SALLE AVE	06/24/19	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$71,390	41.99	\$142,773	\$28,365	\$141,635	\$96,628	1.466	1,191	\$118.92	25G	26.2570	Bungalow		\$27,823	No	/ /		Land Table 25G	401	53
W -13-25-426-019	2255 NOVARA AVE	09/11/20	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$56,640	50.57	\$113,275	\$31,842	\$80,158	\$68,778	1.165	1,097	\$73.07	25G	3.7738	Ranch		\$31,842	No	/ /		Land Table 25G	401	45
W -13-25-428-006	115 N TILDEN AVE	07/09/19	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$56,960	48.27	\$113,917	\$30,321	\$87,679	\$70,605	1.242	966	\$90.77	25G	3.8629	Ranch		\$30,321	No	/ /		Land Table 25G	401	45
W -13-25-429-016	974 BOSTON AVE	07/30/19	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$68,200	56.83	\$136,402	\$25,670	\$94,330	\$93,524	1.009	1,092	\$86.38	25G	19.4579	Bungalow		\$25,174	No	/ /		Land Table 25G	401	60
W -13-25-429-030	52 W END AVE	05/06/19	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$42,670	49.62	\$85,335	\$20,050	\$65,950	\$55,139	1.196	656	\$100.53	25G	0.7140	Ranch		\$20,050	No	/ /		Land Table 25G	401	45
W -13-25-430-003	33 W END AVE	11/11/20	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$49,310	48.34	\$98,614	\$20,786	\$81,214	\$65,733	1.236	707	\$114.87	25G	3.2311	Ranch		\$20,786	No	/ /		Land Table 25G	401	54
W -13-25-430-006	45 W END AVE	07/26/19	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$48,740	49.99	\$97,473	\$20,649	\$76,851	\$64,885	1.184	640	\$120.08	25G	1.8784	Ranch		\$20,649	No	/ /		Land Table 25G	401	60
W -13-25-430-064	932 BOSTON AVE	02/11/20	\$80,000	LC	03-ARM'S LENGTH	\$80,000	\$45,940	57.43	\$91,882	\$19,002	\$60,998	\$61,554	0.991	970	\$62.88	25G	21.2234	Bungalow		\$19,002	No	/ /		Land Table 25G	401	49
W -13-25-430-066	924 BOSTON AVE	01/07/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$53,680	42.94	\$107,362	\$19,358	\$105,642	\$74,328	1.421	745	\$141.80	25G	21.8100	Ranch		\$18,958	No	/ /		Land Table 25G	401	55
W -13-25-431-019	962 LA SALLE AVE	07/13/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$92,610	52.92	\$185,213	\$28,096	\$146,904	\$132,700	1.107	1,638	\$89.68	25G	9.6163	MultiTenant		\$28,096	No	/ /		Land Table 25G	401	55
W -13-25-431-020	960 LA SALLE AVE	11/30/20	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$68,560	56.66	\$137,117	\$28,158	\$92,842	\$92,026	1.009	1,185	\$78.35	25G	19.4335	Bungalow		\$28,158	No	/ /		Land Table 25G	401	54
W -13-25-431-024	940 LA SALLE AVE	07/10/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$60,500	52.61	\$120,994	\$28,409	\$86,591	\$78,197	1.107	1,006	\$86.07	25G	9.5853	Ranch		\$28,409	No	/ /		Land Table 25G	401	54
W -13-25-451-001	1155 LA SALLE AVE	10/27/20	\$135,000	LC	03-ARM'S LENGTH	\$135,000	\$67,300	49.85	\$134,602	\$35,150	\$99,850	\$83,997	1.189	1,532	\$65.18	25G	1.4462	Bungalow		\$35,150	No	/ /		Land Table 25G	401	45
W -13-25-451-008	1129 LA SALLE AVE	11/15/19	\$146,900	WD	03-ARM'S LENGTH	\$146,900	\$74,850	50.95	\$149,704	\$31,086	\$115,814	\$100,184	1.156	1,196	\$96.83	25G	4.7189	Ranch		\$31,086	No	/ /		Land Table 25G	401	56
W -13-25-451-018	23 N JOSEPHINE AVE	06/02/20	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$47,960	43.21	\$95,927	\$17,405	\$93,595	\$66,319	1.411	767	\$122.03	25G	20.8079	Ranch		\$17,405	No	/ /		Land Table 25G	401	45
W -13-25-454-032	1084 PREMONT AVE	02/25/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$35,120	58.53	\$70,232	\$24,525	\$35,475	\$38,604	0.919	504	\$70.39	25G	28.4252	Ranch		\$23,572	No	/ /		Land Table 25G	401	60
W -13-25-455-013	1011 LA SALLE AVE	10/18/19	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$63,660	51.34	\$127,311	\$31,086	\$92,914	\$81,271	1.143	1,063	\$87.41	25G	5.9941	Ranch		\$31,086	No	/ /		Land Table 25G	401	50
W -13-25-457-011	1023 MYRTLE AVE	02/21/20	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$72,240	52.35	\$144,479	\$24,959	\$113,041	\$100,946	1.120	884	\$127.87	25G	8.3383	Ranch		\$23,572	No	/ /		Land Table 25G	401	54
W -13-25-457-017	995 MYRTLE AVE	03/10/21	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$47,790	43.84	\$95,583	\$22,078	\$86,922	\$62,082	1.400	744	\$116.83	25G	19.6917	Ranch		\$22,078	No	/ /		Land Table 25G	401	55
W -13-25-458-001	1079 LAKEVIEW AVE	07/17/19	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$69,120	54.00	\$138,244	\$23,572	\$104,428	\$96,851	1.078	1,235	\$84.56	25G	12.4971	Ranch		\$23,572	No	/ /		Land Table 25G	401	60
W -13-25-458-003	1063 LAKEVIEW AVE	06/28/19	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$57,100	42.61	\$114,193	\$24,544	\$109,456	\$75,717	1.446	1,011	\$108.27	25G	24.2392	Ranch		\$23,572	No	/ /		Land Table 25G	401	53
W -13-25-458-007	1043 LAKEVIEW AVE	10/30/20	\$99,900	LC	03-ARM'S LENGTH	\$99,900	\$54,820	54.87	\$109,649	\$37,992	\$61,908	\$60,521	1.023	756	\$81.89	25G	18.0285	Ranch		\$37,694	No	/ /		Land Table 25G	401	53
W -13-25-458-018	1066 PREMONT AVE	11/20/20	\$150,500	WD	03-ARM'S LENGTH	\$150,500	\$54,630	36.30	\$109,252	\$23,572	\$126,928	\$72,365	1.754	906	\$140.10	25G	55.0800	Ranch		\$23,572	No	/ /		Land Table 25G	401	45
W -13-25-458-025	1030 PREMONT AVE	12/20/19	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$60,460	53.98	\$120,922	\$23,572	\$88,428	\$82,221	1.075	836	\$105.78	25G	12.7712	Bungalow		\$23,572	No	/ /		Land Table 25G	401	60
W -13-25-458-029	1008 PREMONT AVE	08/16/19	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$55,490	48.29	\$110,974	\$24,765	\$90,135	\$72,812	1.238	1,104	\$81.64	25G	3.4720	Bungalow		\$23,572	No	/ /		Land Table 25G	401	53
W -13-25-458-030	1004 PREMONT AVE	07/08/19	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$49,370	53.66	\$98,736	\$24,702	\$67,298	\$62,529	1.076	894	\$75.28	25G	12.6927	Bungalow		\$24,702	No	/ /		Land Table 25G	401	45
W -13-25-478-027	924 LAKEVIEW AVE	08/26/19	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$51,690	42.02	\$103,389	\$23,572	\$99,428	\$67,413	1.475	942	\$105.55	25G	27.1708	Ranch		\$23,572	No	/ /		Land Table 25G	401	45
W -13-25-479-003	973 LAKEVIEW AVE	04/03/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$71,050	61.78	\$142,097	\$25,557	\$89,443	\$98,429	0.909	960	\$93.17	25G	29.4495	Ranch		\$23,572	No	/ /		Land Table 25G	401	81
W -13-25-479-005	965 LAKEVIEW AVE	11/14/19	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$51,880	45.11	\$103,750	\$23,612	\$91,388	\$67,684	1.350	887	\$103.03	25G	14.7013	Ranch		\$23,572	No	/ /		Land Table 25G	401	45
W -13-25-479-036	937 LAKEVIEW AVE	07/15/20	\$123,250	WD	03-ARM'S LENGTH	\$123,250	\$68,710	55.75	\$137,427	\$23,572	\$99,678	\$96,161	1.037	816	\$122.15	25G	16.6630	Ranch		\$23,572	No	/ /		Land Table 25G	401	96
W -13-36-201-003	94 CALVERT AVE	06/26/20	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$72,550	56.24	\$145,101	\$27,302	\$101,698	\$99,492	1.022	1,120	\$90.80	25G	18.1032	Ranch		\$26,009	No	/ /		Land Table 25G	401	74
W -13-36-202-025	142 WATERLY AVE	09/04/20	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$60,150	46.99	\$120,304	\$25,944	\$102,056	\$79,696	1.281	1,055	\$96.74	25G	7.7367	Ranch		\$22,992	No	/ /		Land Table 25G	401	61
W -13-36-203-003	95 WATERLY AVE	04/08/19	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$33,220	44.29	\$66,434	\$26,009	\$48,991	\$34,143	1.435	560	\$87.48	25G	23.1687	Ranch		\$26,009	No	/ /		Land Table 25G	401	45
W -13-36-205-002	137 S JOSEPHINE AVE	05/07/19	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$56,660	47.22	\$113,323	\$28,510	\$91,490	\$71,633	1.277	1,116	\$81.98	25G	7.4011	Ranch		\$26,832	No	/ /		Land Table 25G	401	45
W -13-36-205-006	136 STARR AVE	05/15/19	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$54,490	41.92	\$108,974	\$28,513	\$101,487	\$67,957	1.493	1,221	\$83.12	25G	29.0202	Ranch		\$26,832	No	/ /		Land Table 25G	401	45
W -13-36-206-004	1179 JAMES K BLVD	03/11/21	\$130,000	WD																						

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-25-103-014	2679 TOMAHAWK CT	03/27/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$121,160	59.10	\$242,324	\$32,547	\$172,453	\$199,408	0.865	1,698	\$101.56	25K	15.9857	Ranch		\$32,547	No	/ /		Land Table 25K	407	72
W -13-25-132-011	2599 ONAGON TRL	12/27/19	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$103,540	47.06	\$207,071	\$29,679	\$190,321	\$168,624	1.129	1,385	\$137.42	25K	10.3990	Colonial/2Sty		\$29,679	No	/ /		Land Table 25K	407	73
W -13-25-132-025	2742 TOMAHAWK DR	06/14/19	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$145,770	57.16	\$291,541	\$33,538	\$221,462	\$245,250	0.903	1,974	\$112.19	25K	12.1678	Colonial/2Sty		\$31,346	No	/ /		Land Table 25K	407	84
W -13-25-133-008	2667 LACOTA RD	09/24/20	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$125,210	48.91	\$250,410	\$22,733	\$233,267	\$216,423	1.078	1,497	\$155.82	25K	5.3146	Ranch		\$22,733	No	/ /		Land Table 25K	407	73
W -13-25-133-013	2694 ONAGON TRL	02/02/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$147,550	50.88	\$295,100	\$31,074	\$258,926	\$250,975	1.032	1,857	\$139.43	25K	0.6996	Colonial/2Sty		\$31,074	No	/ /		Land Table 25K	407	85
W -13-25-133-016	2674 ONAGON TRL	03/22/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$118,300	42.25	\$236,595	\$31,626	\$248,374	\$194,837	1.275	1,648	\$150.71	25K	25.0092	TriLevel/Quad		\$26,379	No	/ /		Land Table 25K	407	85
W -13-25-133-018	2651 CHEROKEE HILLS CIR	04/20/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$161,610	59.86	\$323,216	\$41,872	\$228,128	\$267,437	0.853	2,201	\$103.65	25K	17.1668	Colonial/2Sty		\$37,867	No	/ /		Land Table 25K	407	75
W -13-25-133-021	2660 CHEROKEE HILLS CIR	09/23/20	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$127,720	49.70	\$255,448	\$41,088	\$215,912	\$203,764	1.060	1,796	\$120.22	25K	3.4933	Colonial/2Sty		\$37,083	No	/ /		Land Table 25K	407	74
W -13-25-133-028	2628 ONAGON TRL	01/28/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$101,930	50.97	\$203,862	\$29,273	\$170,727	\$165,959	1.029	1,394	\$122.47	25K	0.4046	Colonial/2Sty		\$29,273	No	/ /		Land Table 25K	407	74
Totals:			\$2,233,000			\$2,233,000	\$1,152,790		\$2,305,567		\$1,939,570	\$1,912,678			\$127.05		1.0623									
							Sale. Ratio =>	51.63					E.C.F. =>	1.014		Std. Deviation=>	0.135692764									
							Std. Dev. =>	5.86					Ave. E.C.F. =>	1.025		Ave. Variance=>	10.0712	Coefficient of Var=>	9.828594681							

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-26-151-008	307 LANSING DR	06/08/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$98,430	57.90	\$196,866	\$55,914	\$114,086	\$117,460	0.971	1,512	\$75.45	26A	35.4111	Ranch		\$52,370	No	/ /		Land Table 26A	408	64
W -13-26-151-012	287 LANSING DR	09/06/19	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$68,320	40.19	\$136,635	\$41,101	\$128,899	\$97,612	1.619	1,177	\$109.51	26A	29.3710	Colonial/2Sty		\$40,816	No	/ /		Land Table 26A	408	53
W -13-26-151-033	125 LANSING DR	08/14/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$113,740	45.50	\$227,475	\$81,986	\$168,014	\$121,241	1.386	1,445	\$116.27	26A	6.0401	TriLevel/Quad		\$81,986	No	/ /		Land Table 26A	408	61
		Totals:	\$590,000			\$590,000	\$280,490		\$560,976		\$410,999	\$318,313			\$100.41		3.4206									
							Sale. Ratio =>	47.54				E.C.F. =>	1.291		Std. Deviation=>	0.32810728										
							Std. Dev. =>	9.09				Ave. E.C.F. =>	1.325		Ave. Variance=>	23.6074	Coefficient of Var=>	17.81171817								

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-26-106-008	300 LANSING DR	03/31/21	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$141,030	52.43	\$282,050	\$37,589	\$231,411	\$183,805	1.259	3,002	\$77.09	26B	12.6731	TriLevel/Quad	need photo	\$35,582	No	/ /		Land Table 26B	401	56
W -13-26-107-007	240 N ROSLYN RD	05/01/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$91,510	49.46	\$183,012	\$35,171	\$149,829	\$111,159	1.348	1,342	\$111.65	26B	3.7847	Ranch		\$32,973	No	/ /		Land Table 26B	401	54
W -13-26-107-024	297 N WINDING DR	11/24/20	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$68,680	41.13	\$137,350	\$36,390	\$130,610	\$75,910	1.721	1,080	\$120.94	26B	33.4864	Ranch		\$32,973	No	/ /		Land Table 26B	401	51
W -13-26-108-004	290 N WINDING DR	09/18/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$86,460	49.41	\$172,922	\$33,909	\$141,091	\$104,521	1.350	1,176	\$119.98	26B	3.5851	Ranch		\$32,973	No	/ /		Land Table 26B	401	49
W -13-26-108-012	210 N WINDING DR	08/31/20	\$156,500	WD	03-ARM'S LENGTH	\$156,500	\$72,010	46.01	\$144,029	\$41,711	\$114,789	\$76,931	1.492	932	\$123.16	26B	10.6375	Ranch		\$41,711	No	/ /		Land Table 26B	401	64
W -13-26-153-012	87 N ROSLYN RD	10/03/19	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$75,410	55.86	\$150,812	\$34,977	\$100,023	\$87,094	1.148	1,513	\$66.11	26B	23.7283	Ranch		\$34,977	No	/ /		Land Table 26B	401	45
W -13-26-153-013	67 N ROSLYN RD	01/28/20	\$189,500	WD	03-ARM'S LENGTH	\$189,500	\$102,070	53.86	\$204,145	\$34,977	\$154,523	\$127,194	1.215	1,755	\$88.05	26B	17.0871	Ranch		\$34,977	No	/ /		Land Table 26B	401	61
W -13-26-154-001	180 N ROSLYN RD	06/07/19	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$44,410	45.32	\$88,820	\$34,088	\$63,912	\$41,152	1.553	775	\$82.47	26B	16.7344	Ranch		\$32,973	No	/ /		Land Table 26B	401	45
Totals:			\$1,375,000			\$1,375,000	\$681,580		\$1,363,140			\$807,765			\$98.68		4.1049									
Sale. Ratio =>								49.57	E.C.F. =>		1.345	Std. Deviation=>		0.191136336												
Std. Dev. =>								4.89	Ave. E.C.F. =>		1.386	Ave. Variance=>		15.2146	Coefficient of Var=>		10.97944557									

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W -13-23-451-011	777 HILLCLIFF DR	02/09/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$108,220	46.05	\$216,431	\$56,256	\$178,744	\$129,173	1.384	1,616	\$110.61	26C	15.1006	Colonial/2Sty		\$53,336	No	/ /		Land Table 26C	401	52	
W -13-23-451-022	787 HILLCLIFF DR	05/31/19	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$88,030	48.91	\$176,065	\$50,911	\$129,089	\$100,931	1.279	1,834	\$70.39	26C	4.6241	Colonial/2Sty		\$48,555	No	/ /		Land Table 26C	401	54	
W -13-23-452-018	790 HILLCLIFF DR	07/03/19	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$84,250	47.87	\$168,490	\$50,846	\$125,154	\$94,874	1.319	1,284	\$97.47	26C	8.6411	Colonial/2Sty		\$49,503	No	/ /		Land Table 26C	401	53	
W -13-26-201-036	409 HILLCLIFF DR	08/27/19	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$104,560	56.22	\$209,129	\$51,880	\$134,120	\$126,814	1.058	1,176	\$114.05	26C	17.5132	Ranch		\$51,880	No	/ /		Land Table 26C	401	63	
W -13-26-201-061	249 HILLCLIFF DR	08/16/19	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$104,720	52.62	\$209,445	\$28,513	\$170,487	\$145,913	1.168	1,455	\$117.17	26C	6.4330	Bungalow		\$28,513	No	/ /		Land Table 26C	401	68	
W -13-26-201-066	371 HILLCLIFF DR	02/19/20	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$89,610	51.80	\$179,229	\$54,491	\$118,509	\$100,595	1.178	1,292	\$91.73	26C	5.4668	Bungalow		\$53,700	No	/ /		Land Table 26C	401	45	
W -13-26-202-017	212 HILLCLIFF DR	09/03/19	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$96,320	49.91	\$192,645	\$55,851	\$137,149	\$110,318	1.243	1,040	\$131.87	26C	1.0472	Bungalow		\$55,851	No	/ /		Land Table 26C	401	60	
Totals:			\$1,342,000			\$1,342,000	\$675,710		\$1,351,434		\$993,252	\$808,618			\$104.76		0.4413										
								Sale. Ratio =>	50.35					E.C.F. =>	1.228	Std. Deviation=>		0.108255682									
								Std. Dev. =>	3.38					Ave. E.C.F. =>	1.233	Ave. Variance=>		8.4037	Coefficient of Var=>		6.817063739						

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-26-226-011	363 FERNBARRY DR	09/10/20	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$90,860	47.32	\$181,728	\$46,730	\$145,270	\$105,964	1.371	1,432	\$101.45	26D	10.3383	Ranch		\$45,736	No	/ /		Land Table 26D	401	54
W -13-26-227-013	282 FERNBARRY DR	05/01/19	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$84,970	50.88	\$169,938	\$57,771	\$109,229	\$88,043	1.241	1,053	\$103.73	26D	2.6926	Ranch		\$48,254	No	/ /		Land Table 26D	401	45
W -13-26-227-015	433 TILMOR DR	11/12/20	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$101,050	56.77	\$202,092	\$62,235	\$115,765	\$109,778	1.055	1,053	\$109.94	26D	21.3017	Ranch		\$62,235	No	/ /		Land Table 26D	401	54
W -13-26-227-017	383 TILMOR DR	02/14/20	\$185,700	WD	03-ARM'S LENGTH	\$185,700	\$108,270	58.30	\$216,536	\$54,686	\$131,014	\$127,041	1.031	1,461	\$89.67	26D	23.6281	Ranch		\$51,009	No	/ /		Land Table 26D	401	52
W -13-26-227-021	343 TILMOR DR	11/16/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$91,510	50.84	\$183,025	\$52,727	\$127,273	\$102,275	1.244	1,053	\$120.87	26D	2.3133	Ranch		\$51,450	No	/ /		Land Table 26D	401	55
W -13-26-228-009	454 TILMOR DR	12/14/20	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$89,970	50.01	\$179,938	\$49,985	\$129,915	\$102,004	1.274	1,053	\$123.38	26D	0.6072	Ranch		\$49,805	No	/ /		Land Table 26D	401	54
W -13-26-228-016	384 TILMOR DR	04/03/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$96,130	51.96	\$192,262	\$54,490	\$130,510	\$108,141	1.207	1,053	\$123.94	26D	6.0709	Ranch		\$54,077	No	/ /		Land Table 26D	401	57
W -13-26-228-022	324 TILMOR DR	12/05/19	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$98,560	56.97	\$197,116	\$53,033	\$119,967	\$113,095	1.061	1,521	\$78.87	26D	20.6793	Ranch		\$53,033	No	/ /		Land Table 26D	401	45
W -13-26-228-052	441 SCOTT LAKE RD	08/12/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$82,530	43.44	\$165,058	\$60,613	\$129,387	\$81,982	1.578	990	\$130.69	26D	31.0682	Bungalow		\$60,613	No	/ /		Land Table 26D	401	51
W -13-26-276-003	513 TILMOR DR	09/20/19	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$93,970	55.28	\$187,947	\$62,463	\$107,537	\$98,496	1.092	1,067	\$100.78	26D	17.5766	Ranch		\$62,463	No	/ /		Land Table 26D	401	49
W -13-26-276-004	503 TILMOR DR	11/01/19	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$88,410	52.01	\$176,819	\$49,816	\$120,184	\$99,688	1.206	1,053	\$114.13	26D	6.1959	Ranch		\$49,816	No	/ /		Land Table 26D	401	49
W -13-26-276-018	301 LORBERTA LN	01/16/20	\$177,900	WD	03-ARM'S LENGTH	\$177,900	\$78,300	44.01	\$156,598	\$51,846	\$126,054	\$82,223	1.533	899	\$140.22	26D	26.5520	Ranch		\$51,846	No	/ /		Land Table 26D	401	49
W -13-26-276-035	131 LORBERTA LN	06/26/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$79,420	49.64	\$158,846	\$57,495	\$102,505	\$79,553	1.289	1,046	\$98.00	26D	2.0950	Ranch		\$53,006	No	/ /		Land Table 26D	401	51
W -13-26-276-036	121 LORBERTA LN	12/06/19	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$70,960	50.69	\$141,924	\$55,144	\$84,856	\$68,116	1.246	1,046	\$81.12	26D	2.1802	Ranch		\$54,302	No	/ /		Land Table 26D	401	45
W -13-26-277-010	110 LORBERTA LN	11/06/20	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$96,210	51.45	\$192,429	\$58,646	\$128,354	\$105,010	1.222	1,613	\$79.57	26D	4.5256	Ranch		\$56,204	No	/ /		Land Table 26D	401	49
W -13-26-277-019	3166 FERNBARRY CT	04/13/20	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$70,940	49.78	\$141,886	\$51,207	\$91,293	\$71,177	1.283	1,222	\$74.71	26D	1.5070	Ranch		\$50,893	No	/ /		Land Table 26D	401	45
W -13-26-277-024	3101 FERNBARRY CT	04/17/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$79,870	51.53	\$159,731	\$51,998	\$103,002	\$84,563	1.218	1,022	\$100.78	26D	4.9503	Ranch		\$50,841	No	/ /		Land Table 26D	401	57
W -13-26-277-025	183 FERNBARRY DR	06/29/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$64,690	46.21	\$129,377	\$58,395	\$81,605	\$55,716	1.465	1,022	\$79.85	26D	19.7108	Ranch		\$56,078	No	/ /		Land Table 26D	401	45
W -13-26-278-038	41 SCOTT LAKE RD	11/03/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$69,550	44.87	\$139,092	\$35,646	\$119,354	\$81,198	1.470	1,170	\$102.01	26D	20.2361	Bungalow		\$35,646	No	/ /		Land Table 26D	401	45
Totals:			\$3,228,000			\$3,228,000	\$1,636,170		\$3,272,342		\$2,203,074	\$1,764,063			\$102.83		1.8692									
							Sale. Ratio =>	50.69				E.C.F. =>	1.249			Std. Deviation=>	0.157557229									
							Std. Dev. =>	4.25				Ave. E.C.F. =>	1.268			Ave. Variance=>	11.8015	Coefficient of Var=>	9.310457653							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	User Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-26-301-018	38 ASCOT RD	03/24/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$75,840	45.96	\$151,679	\$40,755	\$124,245	\$85,195	1.458	890	\$139.60	26E	15.2161	Bungalow	need photo	\$39,657	No	/ /		Land Table 26E	401	59
W -13-26-301-020	58 ASCOT RD	05/14/19	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$52,050	42.66	\$104,097	\$31,331	\$90,669	\$55,888	1.622	720	\$125.93	26E	31.6140	Ranch		\$31,331	No	/ /		Land Table 26E	401	45
W -13-26-301-021	68 ASCOT RD	07/24/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$69,530	43.46	\$139,064	\$40,337	\$119,663	\$75,827	1.578	957	\$125.04	26E	27.1904	Bungalow		\$40,209	No	/ /		Land Table 26E	401	45
W -13-26-301-026	3976 BEECHGROVE DR	08/24/20	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$88,650	47.15	\$177,308	\$38,306	\$149,694	\$106,760	1.402	1,136	\$131.77	26E	9.5952	Bungalow		\$37,165	No	/ /		Land Table 26E	401	59
W -13-26-302-012	3872 BEECHGROVE DR	06/12/20	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$72,410	44.70	\$144,816	\$40,996	\$121,804	\$79,739	1.518	864	\$140.05	26E	21.1306	Bungalow		\$40,192	No	/ /		Land Table 26E	401	61
W -13-26-304-008	151 DOVER RD	10/08/19	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$69,080	41.32	\$118,265	\$39,480	\$103,520	\$60,885	1.700	1,015	\$101.99	26E	39.3784	Ranch		\$140,000	No	/ /		Land Table 26E	401	45
W -13-26-304-021	156 ASCOT RD	01/29/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$99,180	56.67	\$198,367	\$40,389	\$134,611	\$121,335	1.100	1,789	\$75.24	26E	19.6780	Colonial/2Sty		\$40,389	No	/ /		Land Table 26E	401	49
W -13-26-304-026	190 ASCOT RD	08/13/19	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$81,210	50.79	\$162,417	\$41,705	\$118,195	\$92,713	1.275	1,091	\$108.34	26E	3.1346	Trilevel/Quad		\$41,281	No	/ /		Land Table 26E	401	58
W -13-26-305-002	97 ASCOT RD	09/27/19	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$92,230	51.24	\$184,465	\$53,876	\$126,124	\$100,299	1.257	1,196	\$105.45	26E	4.8715	Bungalow		\$45,344	No	/ /		Land Table 26E	401	53
W -13-26-306-012	185 S ROSLYN RD	10/30/20	\$186,500	WD	03-ARM'S LENGTH	\$186,500	\$80,650	43.24	\$161,309	\$43,069	\$143,431	\$90,814	1.579	1,031	\$139.12	26E	27.3193	Bungalow		\$42,587	No	/ /		Land Table 26E	401	54
W -13-26-307-003	61 S WINDING DR	09/24/20	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$80,170	40.11	\$160,346	\$39,661	\$160,239	\$92,692	1.729	1,442	\$111.12	26E	42.2527	Bungalow		\$39,137	No	/ /		Land Table 26E	401	45
W -13-26-351-001	311 DOVER RD	10/02/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$125,670	50.27	\$251,335	\$66,007	\$183,993	\$142,341	1.293	1,412	\$130.31	26E	1.3577	Bungalow		\$65,156	No	/ /		Land Table 26E	401	56
W -13-26-351-008	381 DOVER RD	06/12/19	\$150,500	WD	03-ARM'S LENGTH	\$150,500	\$73,990	49.16	\$147,970	\$37,704	\$112,796	\$84,690	1.332	864	\$130.55	26E	2.5676	Ranch		\$37,704	No	/ /		Land Table 26E	401	52
W -13-26-351-010	294 ASCOT RD	01/22/20	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$69,870	45.82	\$139,749	\$41,232	\$111,268	\$75,666	1.471	966	\$115.18	26E	16.4319	Bungalow		\$41,232	No	/ /		Land Table 26E	401	51
W -13-26-351-019	380 ASCOT RD	01/07/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$77,250	51.50	\$154,505	\$37,704	\$112,296	\$89,709	1.252	957	\$117.34	26E	5.4416	Bungalow		\$37,704	No	/ /		Land Table 26E	401	57
W -13-26-353-006	357 S ROSLYN RD	07/31/20	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$84,270	55.08	\$168,538	\$41,400	\$111,960	\$97,925	1.143	1,320	\$84.82	26E	16.2871	Bungalow		\$41,400	No	/ /		Land Table 26E	401	52
W -13-26-353-023	388 S WINDING DR	02/05/20	\$155,324	WD	03-ARM'S LENGTH	\$155,324	\$83,140	53.53	\$166,289	\$44,066	\$111,258	\$93,873	1.185	1,211	\$91.87	26E	12.1004	Ranch		\$44,066	No	/ /		Land Table 26E	401	45
W -13-26-353-027	332 S WINDING DR	10/01/19	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$55,250	51.64	\$110,499	\$42,162	\$64,838	\$52,486	1.235	698	\$92.89	26E	7.0863	Ranch		\$42,162	No	/ /		Land Table 26E	401	45
W -13-26-353-029	392 S WINDING DR	01/15/21	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$126,090	50.84	\$252,174	\$83,877	\$164,123	\$129,260	1.270	1,644	\$99.83	26E	3.6489	Trilevel/Quad		\$83,877	No	/ /		Land Table 26E	401	59
W -13-26-354-020	482 LAKESIDE DR	01/28/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$119,510	47.80	\$239,024	\$41,883	\$208,117	\$151,414	1.374	1,380	\$150.81	26E	6.8292	Bungalow		\$40,561	No	/ /		Land Table 26E	401	75
W -13-26-355-006	477 LAKESIDE DR	06/10/19	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$78,010	45.62	\$156,022	\$42,193	\$208,807	\$87,426	1.473	982	\$131.17	26E	16.7124	Bungalow		\$42,193	No	/ /		Land Table 26E	401	53
W -13-26-355-032	3870 ELMHURST RD	12/18/20	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$96,130	44.10	\$192,255	\$43,789	\$174,211	\$114,029	1.528	1,432	\$121.66	26E	22.1578	Trilevel/Quad		\$42,948	No	/ /		Land Table 26E	401	60
W -13-26-356-003	315 S WINDING DR	02/22/21	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$95,090	51.68	\$190,178	\$42,590	\$141,410	\$113,355	1.247	986	\$143.42	26E	5.8699	Ranch		\$39,015	No	/ /		Land Table 26E	401	62
W -13-26-356-027	475 S WINDING DR	03/20/20	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$164,150	56.62	\$328,305	\$39,840	\$250,060	\$221,555	1.129	1,792	\$139.54	26E	17.7540	Colonial/2Sty		\$39,840	No	/ /		Land Table 26E	401	87
W -13-26-356-028	515 S WINDING DR	08/31/20	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$168,840	56.30	\$337,679	\$39,544	\$268,356	\$228,982	1.137	1,725	\$150.93	26E	16.9184	Colonial/2Sty		\$39,544	No	/ /		Land Table 26E	401	87
W -13-26-356-029	525 S WINDING DR	04/10/20	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$171,360	57.14	\$342,710	\$39,531	\$260,369	\$232,856	1.118	1,922	\$135.47	26E	18.8045	Colonial/2Sty		\$39,531	No	/ /		Land Table 26E	401	87
W -13-27-426-031	4253 ELIZABETH LAKE RD	05/18/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$97,120	55.50	\$194,234	\$52,480	\$122,520	\$108,874	1.125	1,372	\$89.30	26E	18.0861	Trilevel/Quad		\$52,480	No	/ /		Land Table 26E	401	60
W -13-27-427-021	70 EXMOOR RD	05/29/19	\$158,250	WD	03-ARM'S LENGTH	\$158,250	\$71,570	45.23	\$143,139	\$40,614	\$117,636	\$78,744	1.494	1,020	\$115.33	26E	18.7702	Bungalow		\$40,000	No	/ /		Land Table 26E	401	53
W -13-27-427-022	76 EXMOOR RD	09/09/20	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$76,420	44.69	\$152,831	\$40,464	\$130,536	\$86,303	1.513	994	\$131.32	26E	20.6327	Bungalow		\$40,003	No	/ /		Land Table 26E	401	51
W -13-27-428-007	51 EXMOOR RD	10/24/19	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$72,250	53.52	\$144,505	\$40,000	\$95,000	\$80,265	1.184	1,014	\$93.69	26E	12.2618	Ranch		\$40,000	No	/ /		Land Table 26E	401	45
W -13-27-428-008	57 EXMOOR RD	10/22/19	\$154,400	WD	03-ARM'S LENGTH	\$154,400	\$79,590	51.55	\$159,182	\$40,000	\$114,400	\$91,538	1.250	1,014	\$112.82	26E	5.6438	Ranch		\$40,000	No	/ /		Land Table 26E	401	45
W -13-27-428-026	64 RIVIERA TER	12/04/20	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$85,100	45.76	\$162,002	\$52,000	\$125,000	\$84,487	1.480	1,278	\$97.81	26E	17.3321	Bungalow		\$52,000	No	/ /		Land Table 26E	401	45
W -13-27-429-010	71 RIVIERA TER	06/28/19	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$85,120	47.29	\$170,244	\$40,216	\$139,784	\$99,868	1.400	1,164	\$120.09	26E	9.3491	Bungalow		\$39,734	No	/ /		Land Table 26E	401	53
W -13-27-430-014	110 S AVERY RD	05/22/19	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$64,480	47.41	\$128,954	\$41,302	\$94,698	\$67,321	1.407	972	\$97.43	26E	10.0465	Bungalow		\$40,980	No	/ /		Land Table 26E	401	45
W -13-27-431-017	170 EXMOOR RD	07/17/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$78,620	49.14	\$157,249	\$42,565	\$117,435	\$88,083	1.333	954	\$123.10	26E	2.7034	Ranch		\$42,023	No	/ /		Land Table 26E	401	56
W -13-27-432-001	101 EXMOOR RD	07/13/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$67,870	42.42	\$135,749	\$41,236	\$118,764	\$72,591	1.636	920	\$129.09	26E	32.9881	Bungalow		\$41,051	No	/ /		Land Table 26E	401	45
W -13-27-432-005	121 EXMOOR RD	05/21/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$66,870	44.58	\$133,740	\$40,000	\$110,000	\$71,997	1.528	1,062	\$103.58	26E	22.1645	Bungalow		\$40,000	No	/ /		Land Table 26E	401	45
W -13-27-432-019	160 RIVIERA TER	07/06/20	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$84,170	44.07	\$168,345	\$53,480	\$137,520	\$88,222	1.559	1,344	\$102.32	26E	25.2598	Bungalow		\$52,866	No	/ /		Land Table 26E	401	45
W -13-27-433-007	153 RIVIERA TER	09/16/20	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$136,220	46.99	\$272,442	\$45,497	\$244,403	\$174,305	1.402	1,225	\$199.51	26E	9.5960	Ranch		\$42,752	No	/ /		Land Table 26E	401	82
W -13-27-433-010	193 RIVIERA TER	06/15/20	\$164,500	WD	03-ARM'S LENGTH	\$164,500	\$90,400	54.95	\$180,806	\$44,087	\$120,413	\$105,007	1.147	1,042	\$115.56	26E	15.9483	Bungalow		\$42,752	No	/ /		Land Table 26E	401	49
W -13-27-433-016	166 DOVER RD	10/20/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$90,160	45.08	\$180,326	\$41,203	\$158,797	\$106,853	1.486	1,698	\$93.52	26E	17.9924	Bungalow		\$41,203	No	/ /		Land Table 26E	401	45
W -13-27-432-026	4356 LANETTE DR	08/14/19	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$113,840	43.78	\$227,689	\$61,879	\$198,121	\$127,350	1.556	1,404	\$141.11	26E	24.9520	Bungalow		\$61,879	No	/ /		Land Table 26E	401	62
W -13-27-453-007	442 GATEWAY DR	04/22/19	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$115,820	52.37	\$230,444	\$64,975	\$155,025	\$127,088	1.220	1,264	\$122.65	26E	8.6377	Ranch		\$61,753	No	/ /		Land Table 26E	401	52
W -13-27-453-007	442 GATEWAY DR	10/23/20	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$115,220	47.22	\$230,444	\$64,975	\$179,025	\$127,088	1.400	1,264	\$141.63	26E	10.2468	Ranch		\$61,753	No	/ /		Land Table 26E	401	52
W -13-27-476-003	239 GATEWAY DR	03/13/20	\$144,200	WD	03-ARM'S LENGTH	\$144,200	\$89,520	62.08	\$179,030	\$65,003	\$79,197	\$87,578	0.904	1,196	\$66.22	26E	40.1899	Ranch		\$64,921	No	/ /				

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
W -13-26-328-008	3660 BROOKDALE LN	06/18/19	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$89,150	50.37	\$178,290	\$63,480	\$113,520	\$92,069	1.233	1,017	\$111.62	26F	0.5747	Bungalow		\$63,480	No	/ /		Land Table 26F	401	53		
W -13-26-328-016	3540 BROOKDALE LN	09/17/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$78,060	53.83	\$156,127	\$63,580	\$81,420	\$74,216	1.097	1,040	\$78.29	26F	14.1664	Bungalow		\$63,480	No	/ /		Land Table 26F	401	45		
W -13-26-376-003	3675 BROOKDALE LN	05/28/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$128,300	50.31	\$256,600	\$65,080	\$189,920	\$153,585	1.237	1,400	\$135.66	26F	0.2154	Colonial/2Sty		\$65,080	No	/ /		Land Table 26F	401	61		
W -13-26-376-004	3659 BROOKDALE LN	07/11/19	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$97,420	51.54	\$194,838	\$65,581	\$123,419	\$103,654	1.191	1,401	\$88.09	26F	4.8058	Colonial/2Sty		\$65,080	No	/ /		Land Table 26F	401	45		
W -13-26-376-012	3539 BROOKDALE LN	11/16/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$75,330	47.08	\$150,661	\$66,392	\$93,608	\$67,577	1.385	1,000	\$93.61	26F	14.6461	Bungalow		\$65,080	No	/ /		Land Table 26F	401	45		
W -13-26-377-014	3704 LINCOLNSHIRE RD	06/25/19	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$100,700	49.61	\$201,409	\$65,240	\$137,760	\$109,197	1.262	1,538	\$89.57	26F	2.2834	Bungalow		\$65,240	No	/ /		Land Table 26F	401	48		
W -13-26-377-022	3586 LINCOLNSHIRE RD	03/19/20	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$93,170	52.64	\$186,337	\$55,533	\$121,467	\$104,895	1.158	1,078	\$112.68	26F	8.0749	Bungalow		\$55,533	No	/ /		Land Table 26F	401	54		
W -13-26-378-003	3793 LINCOLNSHIRE RD	06/19/20	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$81,280	41.90	\$162,557	\$57,120	\$136,880	\$84,553	1.619	1,140	\$120.07	26F	38.0140	Bungalow		\$57,120	No	/ /		Land Table 26F	401	45		
W -13-26-378-004	3787 LINCOLNSHIRE RD	07/02/19	\$165,000	LC	03-ARM'S LENGTH	\$165,000	\$89,210	54.07	\$178,415	\$63,000	\$102,000	\$92,554	1.102	1,458	\$69.96	26F	13.6678	Bungalow		\$63,000	No	/ /		Land Table 26F	401	45		
W -13-26-378-019	3689 LINCOLNSHIRE RD	12/09/19	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$95,730	54.08	\$191,469	\$64,986	\$112,014	\$101,430	1.104	1,102	\$101.65	26F	13.4386	Ranch		\$64,520	No	/ /		Land Table 26F	401	45		
Totals:			\$1,842,000			\$1,842,000	\$928,350		\$1,856,703		\$1,212,008	\$983,730			\$100.12		0.6682											
								Sale. Ratio =>	50.40					E.C.F. =>	1.232	Std. Deviation=>		0.160608247										
								Std. Dev. =>	3.78					Ave. E.C.F. =>	1.239	Ave. Variance=>		10.9887	Coefficient of Var=>	8.870898119								

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-26-452-011	410 BEVERLY ISLAND DR	05/15/19	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$236,150	48.19	\$472,299	\$148,618	\$341,382	\$209,502	1.629	2,132	\$160.12	26H	14.9672	Colonial/2Sty		\$148,221	No	/ /		Land Table 26H	408	62
W -13-26-452-036	324 BEVERLY ESTATES DR	07/01/19	\$487,500	WD	03-ARM'S LENGTH	\$487,500	\$282,320	57.91	\$564,634	\$148,470	\$339,030	\$269,362	1.259	2,039	\$166.27	26H	22.1177	Colonial/2Sty		\$138,837	No	/ /		Land Table 26H	407	82
W -13-26-453-012	417 BEVERLY ISLAND DR	09/20/19	\$427,500	WD	03-ARM'S LENGTH	\$427,500	\$213,180	49.87	\$426,359	\$147,638	\$279,862	\$180,402	1.551	2,243	\$124.77	26H	7.1506	TriLevel/Quad		\$147,638	No	/ /		Land Table 26H	408	52
Totals:			\$1,405,000			\$1,405,000	\$731,650		\$1,463,292		\$960,274	\$659,266			\$150.39		2.3239									
								Sale. Ratio =>	52.07					E.C.F. =>	1.457	Std. Deviation=>	0.195491842									
								Std. Dev. =>	5.20					Ave. E.C.F. =>	1.480	Ave. Variance=>	14.7452	Coefficient of Var=>	9.964164162							

Older sales, no change.
ECF 1.500

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-27-102-013	4810 HOBSON AVE	11/08/19	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$88,810	49.34	\$177,620	\$25,350	\$154,650	\$115,795	1.336	1,452	\$106.51	27A	2.7833	TriLevel/Quad		\$25,350	No	/ /		Land Table 27A	401	60
W -13-27-105-021	4950 ELIZABETH LAKE RD	01/10/20	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$70,710	49.62	\$141,422	\$26,663	\$115,837	\$87,269	1.327	1,168	\$99.18	27A	3.6034	Ranch		\$25,350	No	/ /		Land Table 27A	401	57
W -13-27-108-017	4876 FILER AVE	11/01/19	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$60,110	39.81	\$120,214	\$25,350	\$125,650	\$72,140	1.742	1,180	\$106.48	27A	37.8367	Ranch		\$25,350	No	/ /		Land Table 27A	401	45
W -13-27-108-025	4875 GILBO AVE	02/21/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$98,610	51.90	\$197,218	\$43,939	\$146,061	\$116,562	1.253	1,480	\$98.69	27A	11.0311	Ranch		\$42,681	No	/ /		Land Table 27A	401	49
W -13-27-109-007	4921 FILER AVE	11/20/20	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$64,700	43.16	\$129,409	\$25,694	\$124,206	\$78,871	1.575	912	\$136.19	27A	21.1418	Ranch		\$25,350	No	/ /		Land Table 27A	401	54
W -13-27-109-013	4855 FILER AVE	03/12/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$46,840	46.84	\$93,677	\$25,350	\$74,650	\$51,960	1.437	721	\$103.54	27A	7.3304	Ranch		\$25,350	No	/ /		Land Table 27A	401	45
W -13-27-109-016	4821 FILER AVE	08/22/19	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$47,880	39.90	\$95,759	\$40,550	\$79,450	\$41,984	1.892	792	\$100.32	27A	52.8999	Ranch		\$40,550	No	/ /		Land Table 27A	401	45
W -13-27-109-025	4854 FENMORE AVE	10/01/19	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$42,290	40.28	\$84,573	\$27,794	\$77,206	\$43,178	1.788	816	\$94.62	27A	42.4702	Ranch		\$25,350	No	/ /		Land Table 27A	401	45
W -13-27-110-019	4820 NORWAY RD	03/19/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$68,790	45.26	\$137,571	\$26,106	\$125,894	\$84,764	1.485	772	\$163.08	27A	12.1838	Ranch		\$26,106	No	/ /		Land Table 27A	401	67
W -13-27-126-004	4832 FILER AVE	07/17/19	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$60,000	44.44	\$120,008	\$30,911	\$104,089	\$67,754	1.536	896	\$116.17	27A	17.2883	Ranch		\$28,390	No	/ /		Land Table 27A	401	52
W -13-27-126-005	4822 FILER AVE	06/12/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$79,480	48.17	\$158,952	\$28,390	\$136,610	\$99,287	1.376	1,137	\$120.15	27A	1.2528	Ranch		\$28,390	No	/ /		Land Table 27A	401	56
W -13-27-126-008	301 DOREMUS AVE	06/11/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$149,220	49.74	\$298,442	\$139,167	\$160,833	\$121,122	1.328	1,568	\$102.57	27A	3.5524	Ranch		\$139,100	No	/ /		Land Table 27A	401	45
W -13-27-152-004	4735 ELIZABETH LAKE RD	09/23/19	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$97,280	54.96	\$194,564	\$23,238	\$153,762	\$130,286	1.180	1,400	\$109.83	27A	18.3198	Bungalow		\$23,238	No	/ /		Land Table 27A	401	60
W -13-27-154-013	4676 SIEBERT RD	09/11/19	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$105,670	52.86	\$211,336	\$26,426	\$173,474	\$140,616	1.234	1,424	\$121.82	27A	12.9715	TriLevel/Quad		\$26,426	No	/ /		Land Table 27A	401	82
W -13-27-155-008	4731 SIEBERT RD	06/21/19	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$91,760	60.37	\$183,511	\$28,057	\$123,943	\$118,216	1.048	1,140	\$108.72	27A	31.4941	Ranch		\$26,426	No	/ /		Land Table 27A	401	75
W -13-27-176-018	178 THEDA AVE	03/27/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$100,640	57.51	\$201,280	\$27,908	\$147,092	\$131,842	1.116	1,424	\$103.29	27A	24.7717	TriLevel/Quad		\$27,351	No	/ /		Land Table 27A	401	70
W -13-27-179-015	157 DOREMUS AVE	09/16/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$85,280	51.68	\$170,555	\$32,583	\$132,417	\$104,922	1.262	943	\$140.42	27A	10.1331	Ranch		\$32,583	No	/ /		Land Table 27A	401	49
W -13-27-182-004	60 GOLDNER AVE	08/26/19	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$129,570	56.83	\$259,147	\$20,122	\$207,878	\$181,768	1.144	1,656	\$125.53	27A	21.9743	Colonial/2Sty		\$19,239	No	/ /		Land Table 27A	401	80
W -13-27-183-010	71 DOREMUS AVE	08/31/20	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$66,040	46.18	\$132,085	\$29,765	\$113,235	\$77,810	1.455	1,311	\$86.37	27A	9.1891	Colonial/2Sty		\$28,631	No	/ /		Land Table 27A	401	55
W -13-27-201-016	4126 FENMORE AVE	02/25/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$98,400	49.20	\$196,803	\$35,839	\$164,161	\$122,406	1.341	1,035	\$158.61	27A	2.2269	Ranch	need photo	\$34,972	No	/ /		Land Table 27A	401	60
W -13-27-201-038	4428 FENMORE AVE	08/30/19	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$121,260	55.62	\$242,529	\$47,166	\$170,834	\$148,565	1.150	1,508	\$113.29	27A	21.3493	Colonial/2Sty		\$47,166	No	/ /		Land Table 27A	401	67
W -13-27-201-039	4302 FENMORE AVE	11/27/19	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$123,590	58.85	\$247,171	\$47,899	\$162,101	\$151,538	1.070	1,394	\$116.28	27A	29.3679	Ranch		\$45,142	No	/ /		Land Table 27A	401	70
W -13-27-251-008	4283 FENMORE AVE	11/25/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$134,990	50.94	\$269,977	\$63,872	\$201,128	\$156,734	1.283	2,012	\$99.96	27A	8.0141	TriLevel/Quad		\$63,872	No	/ /		Land Table 27A	401	60
Totals:			\$4,023,300			\$4,023,300	\$2,031,920			\$4,063,823	\$3,175,161	\$2,445,387			\$114.42		6.4958									
							Sale. Ratio =>					E.C.F. =>	1.298			Std. Deviation=>	0.22668774									
							Std. Dev. =>	5.99				Ave. E.C.F. =>	1.363			Ave. Variance=>	17.5298	Coefficient of Var=>	12.85755534							

Lack of newer sales use as 1.300 for the ECF

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-27-252-039	66 MILLSTONE CT	01/11/21	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$82,250	50.77	\$164,506	\$25,000	\$137,000	\$166,674	0.822	1,366	\$100.29	27B	2.8620	Colonial/2Sty		\$25,000	No	/ /		Land Table 27B	407	87
W -13-27-252-042	60 MILLSTONE CT	02/22/21	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$82,280	57.14	\$164,564	\$25,000	\$119,000	\$166,743	0.714	1,367	\$87.05	27B	7.9672	Colonial/2Sty		\$25,000	No	/ /		Land Table 27B	407	87
W -13-27-252-044	56 MILLSTONE CT	06/30/20	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$86,770	52.91	\$173,533	\$25,000	\$139,000	\$177,459	0.783	1,367	\$101.68	27B	1.0064	Colonial/2Sty		\$25,000	No	/ /		Land Table 27B	407	87
W -13-27-252-045	54 MILLSTONE CT	11/08/19	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$83,280	53.73	\$166,556	\$25,000	\$130,000	\$169,123	0.769	1,366	\$95.17	27B	2.4674	Colonial/2Sty		\$25,000	No	/ /		Land Table 27B	407	87
W -13-27-252-046	52 MILLSTONE CT	09/09/20	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$82,250	52.39	\$164,506	\$25,000	\$132,000	\$166,674	0.792	1,366	\$96.63	27B	0.1379	Colonial/2Sty		\$25,000	No	/ /		Land Table 27B	407	87
W -13-27-252-053	38 MILLSTONE CT	07/17/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$82,000	54.67	\$163,995	\$25,000	\$125,000	\$166,063	0.753	1,366	\$91.51	27B	4.0620	Colonial/2Sty		\$25,000	No	/ /		Land Table 27B	407	85
W -13-27-252-055	34 MILLSTONE CT	05/11/20	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$76,670	50.28	\$153,347	\$25,000	\$127,500	\$153,342	0.831	1,366	\$93.34	27B	3.8132	Colonial/2Sty		\$25,000	No	/ /		Land Table 27B	407	85
W -13-27-252-056	32 MILLSTONE CT	01/06/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$85,570	48.90	\$171,140	\$25,000	\$150,000	\$174,600	0.859	1,364	\$109.97	27B	6.5763	Colonial/2Sty		\$25,000	No	/ /		Land Table 27B	407	85
W -13-27-252-063	18 MILLSTONE CT	01/04/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$85,730	51.03	\$171,458	\$25,000	\$143,000	\$174,980	0.817	1,366	\$104.69	27B	2.3893	Colonial/2Sty		\$25,000	No	/ /		Land Table 27B	407	85
Totals:			\$1,427,500			\$1,427,500	\$746,800		\$1,493,605		\$1,202,500	\$1,515,657			\$97.81		0.0041									
								Sale. Ratio =>	52.32					E.C.F. =>	0.793	Std. Deviation=>	0.04455104									
								Std. Dev. =>	2.52					Ave. E.C.F. =>	0.793	Ave. Variance=>	3.4757	Coefficient of Var=>	4.381114952							

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-27-378-021	4725 MOTORWAY DR	04/09/20	\$602,500	WD	03-ARM'S LENGTH	\$602,500	\$276,860	45.95	\$553,722	\$216,466	\$386,034	\$220,717	1.749	2,394	\$161.25	27E	9.6603	Colonial/2Sty		\$215,557	No	/ /		Land Table 27E	408	61
W -13-27-378-025	4675 MOTORWAY DR	03/02/20	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$398,700	58.20	\$797,390	\$314,808	\$370,192	\$315,826	1.172	2,280	\$162.36	27E	48.0255	Ranch		\$310,283	No	/ /		Land Table 27E	408	64
W -13-27-378-032	4585 MOTORWAY DR	11/01/19	\$689,000	WD	03-ARM'S LENGTH	\$689,000	\$366,870	53.25	\$733,738	\$229,206	\$459,794	\$330,191	1.393	1,856	\$247.73	27E	25.9886	Ranch		\$226,963	No	/ /		Land Table 27E	408	64
W -13-27-452-005	4425 MOTORWAY DR	11/28/20	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$193,300	41.57	\$386,592	\$230,579	\$234,421	\$102,103	2.296	1,249	\$187.69	27E	64.3538	Ranch		\$230,467	No	/ /		Land Table 27E	408	49
Totals:			\$2,441,500			\$2,441,500	\$1,235,730		\$2,471,442		\$1,450,441	\$968,837			\$189.76		15.5300									
								Sale. Ratio =>	50.61					E.C.F. =>	1.497	Std. Deviation=>	0.490461874									
								Std. Dev. =>	7.42					Ave. E.C.F. =>	1.652	Ave. Variance=>	37.0070	Coefficient of Var=>	22.39600849							

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-27-377-003	4538 MOTORWAY DR	04/26/19	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$153,010	54.26	\$306,028	\$34,169	\$247,831	\$209,930	1.181	2,155	\$115.00	27F	1.3274	Ranch		\$34,169	No	/ /		Land Table 27F	401	52
W -13-27-451-001	4476 MOTORWAY DR	05/21/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$91,140	56.96	\$182,281	\$43,392	\$116,608	\$107,250	1.087	1,822	\$64.00	27F	10.6564	Ranch		\$41,758	No	/ /		Land Table 27F	401	45
W -13-27-451-003	4458 MOTORWAY DR	01/31/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$101,320	49.42	\$202,632	\$38,241	\$166,759	\$126,943	1.314	1,571	\$106.15	27F	11.9838	Ranch		\$36,760	No	/ /		Land Table 27F	401	49
Totals:			\$647,000			\$647,000	\$345,470		\$690,941		\$531,198	\$444,123			\$95.05		0.2245									
								Sale. Ratio =>	53.40					E.C.F. =>	1.196	Std. Deviation=>	0.11378313									
								Std. Dev. =>	3.82					Ave. E.C.F. =>	1.194	Ave. Variance=>	7.9892	Coefficient of Var=>	6.692140095							

older sales, no change.
ECF 1.250

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W-13-27-227-001	245 MADELEINE LN	06/14/19	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$171,700	52.05	\$343,396	\$61,808	\$268,092	\$408,099	0.657	2,977	\$90.05	27G	6.5482	Colonial/2Sty		\$61,808	No	/ /		Land Table 27G	407	80
W-13-27-227-024	250 MADELEINE LN	01/03/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$178,280	61.48	\$356,569	\$76,551	\$213,449	\$405,823	0.526	2,572	\$82.99	27G	6.5482	Colonial/2Sty		\$76,551	No	/ /		Land Table 27G	407	83
Totals:			\$619,900			\$619,900	\$349,980		\$699,965		\$481,541	\$813,922			\$86.52		0.0183									
								Sale. Ratio =>	56.46					E.C.F. =>	0.592	Std. Deviation=>	0.09260555									
								Std. Dev. =>	6.67					Ave. E.C.F. =>	0.591	Ave. Variance=>	6.5482	Coefficient of Var=>	11.07148325							

older sales and not enough, no change
ECF .675

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W -13-27-304-001	4521 FAIRWAY CT	11/03/20	\$265,500	WD	03-ARM'S LENGTH	\$265,500	\$106,680	40.18	\$213,353	\$35,000	\$230,500	\$229,541	1.004	1,980	\$116.41	27H	17.0291	Colonial/2Sty		\$35,000	No	/ /		Land Table 27H	407	68	
W -13-27-304-002	4539 FAIRWAY CT	06/26/19	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$119,620	54.37	\$239,237	\$35,000	\$185,000	\$262,853	0.704	2,180	\$84.86	27H	13.0074	Colonial/2Sty		\$35,000	No	/ /		Land Table 27H	407	77	
W -13-27-304-002	4539 FAIRWAY CT	03/04/20	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$119,620	50.26	\$239,237	\$35,000	\$203,000	\$262,853	0.772	2,180	\$93.12	27H	6.1595	Colonial/2Sty		\$35,000	No	/ /		Land Table 27H	407	77	
W -13-27-304-007	4633 FAIRWAY CT	03/19/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$106,060	46.11	\$212,123	\$35,000	\$195,000	\$227,958	0.855	2,180	\$89.45	27H	2.1534	Colonial/2Sty	need photo	\$35,000	No	/ /		Land Table 27H	407	68	
W -13-27-304-008	4651 FAIRWAY CT	03/19/21	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$114,120	48.15	\$228,241	\$35,000	\$202,000	\$248,701	0.812	2,180	\$92.66	27H	2.1670	Colonial/2Sty	need photo	\$35,000	No	/ /		Land Table 27H	407	68	
W -13-27-304-010	4687 FAIRWAY CT	05/01/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$115,540	44.44	\$231,085	\$35,774	\$224,226	\$251,366	0.892	2,180	\$102.86	27H	5.8143	Colonial/2Sty		\$35,000	No	/ /		Land Table 27H	407	70	
W -13-27-304-016	4797 FAIRWAY CT	09/04/20	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$123,740	48.91	\$247,481	\$35,807	\$217,193	\$272,425	0.797	2,210	\$98.28	27H	3.6630	Colonial/2Sty		\$35,000	No	/ /		Land Table 27H	407	73	
Totals:			\$1,703,500			\$1,703,500	\$805,380		\$1,610,757		\$1,456,919	\$1,755,696			\$96.81		0.4065										
								Sale. Ratio =>	47.28									E.C.F. =>	0.830								
								Std. Dev. =>	4.51									Ave. E.C.F. =>	0.834								
																Std. Deviation=>		0.096062383							Coefficient of Var=>		8.564630011

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W -13-27-276-020	12 WILLOW WAY	10/02/20	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$52,900	43.01	\$105,792	\$25,397	\$97,603	\$68,890	1.417	1,100	\$88.73	27K	11.6116	Colonial/2Sty		\$25,000	No	/ /		Land Table 27K	407	52	
W -13-27-276-023	63 WILLOW WAY	10/16/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,440	43.55	\$108,877	\$25,397	\$99,603	\$71,534	1.392	1,100	\$90.55	27K	9.1718	Colonial/2Sty		\$25,000	No	/ /		Land Table 27K	407	52	
W -13-27-276-036	97 WILLOW WAY	09/30/20	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$56,250	49.78	\$112,503	\$25,477	\$87,523	\$74,572	1.174	874	\$100.14	27K	12.7007	Ranch		\$25,000	No	/ /		Land Table 27K	407	52	
W -13-27-276-040	107 WILLOW WAY	08/19/19	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$49,340	46.99	\$98,676	\$25,000	\$80,000	\$63,133	1.267	874	\$91.53	27K	3.3502	Ranch		\$25,000	No	/ /		Land Table 27K	407	52	
W -13-27-276-049	70 WILLOW WAY	03/23/20	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$50,510	44.70	\$101,023	\$25,397	\$87,603	\$64,804	1.352	746	\$117.43	27K	5.1148	Ranch		\$25,000	No	/ /		Land Table 27K	407	52	
W -13-27-276-067	57 WILLOW WAY	12/12/19	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$54,250	48.87	\$108,496	\$25,477	\$85,523	\$71,139	1.202	874	\$97.85	27K	9.8473	Ranch		\$25,000	No	/ /		Land Table 27K	407	52	
Totals:		\$690,000				\$690,000	\$317,690		\$635,367		\$537,855	\$414,072			\$97.71		0.1731										
								Sale. Ratio =>	46.04					E.C.F. =>	1.299	Std. Deviation=>		0.10145095									
								Std. Dev. =>	2.83					Ave. E.C.F. =>	1.301	Ave. Variance=>		8.6327	Coefficient of Var=>		6.637140799						

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-28-103-013	150 CLAYBURN BLVD	09/23/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$84,580	46.99	\$169,163	\$29,599	\$150,401	\$100,406	1.498	988	\$152.23	28A	5.0086	Ranch		\$29,599	No	/ /		Land Table 28A	401	52
W -13-28-103-026	310 CLAYBURN BLVD	09/12/19	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$64,940	46.39	\$129,878	\$23,050	\$116,950	\$76,855	1.522	840	\$139.23	28A	7.3857	Ranch		\$23,050	No	/ /		Land Table 28A	401	61
W -13-28-104-003	241 CLAYBURN BLVD	03/06/20	\$178,100	WD	03-ARM'S LENGTH	\$178,100	\$90,720	50.94	\$181,446	\$29,975	\$148,125	\$108,972	1.359	1,368	\$108.28	28A	8.8552	Ranch		\$29,975	No	/ /		Land Table 28A	401	52
W -13-28-104-004	259 CLAYBURN BLVD	02/28/20	\$144,850	WD	03-ARM'S LENGTH	\$144,850	\$70,880	48.93	\$141,765	\$23,639	\$121,211	\$84,983	1.426	936	\$129.50	28A	2.1545	Ranch		\$23,050	No	/ /		Land Table 28A	401	45
W -13-28-105-019	5778 SAVOY DR	09/11/20	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$121,540	53.78	\$243,089	\$23,053	\$202,947	\$158,299	1.282	1,459	\$139.10	28A	16.5800	Colonial/2Sty		\$23,053	No	/ /		Land Table 28A	401	78
W -13-28-105-021	5758 SAVOY DR	02/21/20	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$93,610	52.03	\$187,221	\$36,901	\$142,999	\$108,144	1.322	1,336	\$107.04	28A	12.5543	Bungalow		\$36,901	No	/ /		Land Table 28A	401	51
W -13-28-106-017	5812 OSTER DR	04/29/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$52,670	43.89	\$105,347	\$36,032	\$83,968	\$49,867	1.684	720	\$116.62	28A	23.5996	Ranch		\$36,032	No	/ /		Land Table 28A	401	45
W -13-28-106-019	5770 OSTER DR	03/31/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$120,400	53.51	\$240,804	\$23,048	\$201,952	\$156,659	1.289	1,581	\$127.74	28A	15.8728	Colonial/2Sty		\$23,048	No	/ /		Land Table 28A	401	74
W -13-28-109-018	5715 S AYLESBURY DR	05/31/19	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$123,050	59.16	\$246,091	\$25,038	\$182,962	\$159,031	1.150	1,672	\$109.43	28A	29.7366	TriLevel/Quad		\$25,038	No	/ /		Land Table 28A	401	67
W -13-28-109-019	5691 S AYLESBURY DR	09/29/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$104,940	51.19	\$209,877	\$45,092	\$159,908	\$118,550	1.349	1,460	\$109.53	28A	9.8985	Ranch		\$41,850	No	/ /		Land Table 28A	401	49
W -13-28-109-028	5800 BERKLEY DR	12/11/19	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$77,870	54.08	\$155,747	\$30,636	\$113,364	\$90,008	1.259	960	\$118.09	28A	18.8357	Ranch		\$29,560	No	/ /		Land Table 28A	401	50
W -13-28-126-014	5646 SAVOY DR	12/22/20	\$134,900	PTA	03-ARM'S LENGTH	\$134,900	\$74,210	55.01	\$148,416	\$26,820	\$108,080	\$87,479	1.235	1,090	\$99.16	28A	21.2352	Ranch		\$25,803	No	/ /		Land Table 28A	401	58
W -13-28-127-004	5609 SAVOY DR	03/25/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$63,630	42.42	\$127,261	\$24,921	\$125,079	\$73,626	1.699	812	\$154.04	28A	25.0999	Ranch		\$24,921	No	/ /		Land Table 28A	401	60
W -13-28-127-026	5532 OSTER DR	07/28/20	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$69,420	42.59	\$138,831	\$24,559	\$138,441	\$82,210	1.684	1,190	\$116.34	28A	23.6144	Bungalow		\$24,559	No	/ /		Land Table 28A	401	57
W -13-28-127-034	5655 SAVOY DR	08/21/20	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$83,430	52.47	\$166,869	\$47,795	\$111,205	\$85,665	1.298	1,058	\$105.11	28A	14.9704	Ranch		\$42,472	No	/ /		Land Table 28A	401	54
W -13-28-127-038	5569 SAVOY DR	07/10/20	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$120,110	52.91	\$240,223	\$32,026	\$194,974	\$149,782	1.302	1,294	\$150.68	28A	14.6128	Ranch		\$30,472	No	/ /		Land Table 28A	401	61
W -13-28-128-015	5521 OSTER DR	11/23/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$49,110	36.38	\$98,212	\$23,661	\$111,339	\$53,634	2.076	770	\$144.60	28A	62.8064	Ranch		\$23,313	No	/ /		Land Table 28A	401	51
W -13-28-128-020	5680 S AYLESBURY DR	04/15/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$93,220	56.50	\$186,442	\$24,118	\$140,882	\$116,780	1.206	1,008	\$139.76	28A	24.1457	Ranch		\$24,065	No	/ /		Land Table 28A	401	70
W -13-28-128-029	5552 S AYLESBURY DR	09/25/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$65,370	39.62	\$130,746	\$23,688	\$141,312	\$77,020	1.835	746	\$189.43	28A	38.6895	Ranch		\$23,688	No	/ /		Land Table 28A	401	66
W -13-28-128-043	5524 S AYLESBURY DR	08/03/20	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$106,150	51.03	\$212,292	\$47,193	\$160,807	\$118,776	1.354	1,091	\$147.39	28A	9.3982	TriLevel/Quad		\$37,918	No	/ /		Land Table 28A	401	64
W -13-28-129-031	5560 BERKLEY DR	10/09/20	\$233,000	PTA	03-ARM'S LENGTH	\$233,000	\$115,850	49.72	\$231,708	\$25,909	\$207,091	\$148,057	1.399	2,094	\$98.90	28A	4.9120	Colonial/2Sty		\$25,909	No	/ /		Land Table 28A	401	56
W -13-28-151-001	360 CLAYBURN BLVD	04/19/19	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$80,000	57.14	\$159,990	\$39,676	\$100,324	\$86,557	1.159	1,134	\$88.47	28A	28.8793	Ranch	need photo	\$39,676	No	/ /		Land Table 28A	401	55
W -13-28-151-002	382 CLAYBURN BLVD	08/13/19	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$91,830	53.70	\$183,663	\$23,053	\$147,947	\$115,547	1.280	1,127	\$131.28	28A	16.7438	Ranch		\$23,053	No	/ /		Land Table 28A	401	69
W -13-28-152-016	440 RIVARD BLVD	04/26/19	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$58,440	38.99	\$116,883	\$23,936	\$125,964	\$66,868	1.884	921	\$136.77	28A	43.5915	Ranch		\$23,053	No	/ /		Land Table 28A	401	45
W -13-28-152-017	450 RIVARD BLVD	05/07/19	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$46,510	40.09	\$93,021	\$23,053	\$92,947	\$50,337	1.847	735	\$126.46	28A	39.8660	Ranch		\$23,053	No	/ /		Land Table 28A	401	45
W -13-28-153-011	436 MANNING DR	07/24/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$73,010	60.84	\$146,014	\$27,033	\$92,967	\$85,598	1.086	1,044	\$89.05	28A	36.1756	Ranch		\$24,438	No	/ /		Land Table 28A	401	52
W -13-28-154-001	275 RIVARD BLVD	09/05/19	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$54,260	40.19	\$108,527	\$25,092	\$109,908	\$60,025	1.831	888	\$123.77	28A	38.3185	Ranch		\$25,092	No	/ /		Land Table 28A	401	45
W -13-28-154-012	5819 BERKLEY DR	05/24/19	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$55,670	56.81	\$111,334	\$23,968	\$74,032	\$62,853	1.178	840	\$88.13	28A	26.9991	Ranch		\$23,968	No	/ /		Land Table 28A	401	45
W -13-28-155-001	355 RIVARD BLVD	11/13/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$87,180	47.12	\$174,362	\$24,096	\$160,904	\$108,105	1.488	899	\$178.98	28A	4.0558	Ranch		\$24,096	No	/ /		Land Table 28A	401	72
W -13-28-155-002	365 RIVARD BLVD	06/16/20	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$78,520	43.87	\$157,046	\$23,050	\$155,950	\$96,400	1.618	1,004	\$155.33	28A	16.9892	Ranch		\$23,050	No	/ /		Land Table 28A	401	65
W -13-28-155-038	5817 ELDRIDGE DR	08/02/19	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$62,890	51.34	\$125,771	\$32,416	\$90,084	\$67,162	1.341	970	\$92.87	28A	10.6550	Ranch		\$31,094	No	/ /		Land Table 28A	401	45
W -13-28-155-040	5797 ELDRIDGE DR	12/04/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$87,220	44.73	\$174,448	\$22,818	\$172,182	\$109,086	1.578	1,356	\$126.98	28A	13.0555	Bungalow		\$22,818	No	/ /		Land Table 28A	401	54
W -13-28-177-004	5825 CRESCENT RD	10/11/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$90,630	54.93	\$181,269	\$27,418	\$137,582	\$110,684	1.243	1,092	\$125.99	28A	20.4832	Ranch		\$25,826	No	/ /		Land Table 28A	401	52
W -13-28-180-009	5585 BERKLEY DR	07/23/20	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$61,220	42.81	\$122,436	\$24,791	\$118,209	\$70,248	1.683	1,075	\$109.96	28A	23.4887	Ranch		\$24,791	No	/ /		Land Table 28A	401	45
W -13-28-180-014	5523 BERKLEY DR	03/29/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$118,160	53.71	\$236,326	\$24,632	\$195,368	\$152,298	1.283	1,162	\$168.13	28A	16.5044	Ranch		\$24,632	No	/ /		Land Table 28A	401	90
W -13-28-180-017	5680 ELDRIDGE DR	10/02/20	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$84,120	49.51	\$168,246	\$28,087	\$141,813	\$100,834	1.406	1,371	\$103.44	28A	4.1443	Ranch		\$25,854	No	/ /		Land Table 28A	401	54
W -13-28-180-018	5674 ELDRIDGE DR	06/06/19	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$44,860	42.32	\$89,717	\$25,448	\$80,552	\$46,237	1.742	720	\$111.88	28A	29.4320	Ranch		\$23,963	No	/ /		Land Table 28A	401	49
W -13-28-180-033	5605 BERKLEY DR	03/22/21	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$81,010	50.66	\$162,024	\$38,670	\$121,230	\$88,744	1.366	872	\$139.03	28A	8.1780	Ranch		\$38,670	No	/ /		Land Table 28A	401	60
W -13-28-201-002	5491 ELIZABETH LAKE RD	12/17/19	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$81,040	45.02	\$162,071	\$33,828	\$146,172	\$92,261	1.584	1,191	\$122.73	28A	13.6482	Colonial/2Sty		\$33,828	No	/ /		Land Table 28A	401	45
W -13-28-251-009	5462 CRESCENT RD	08/26/19	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$115,820	55.15	\$231,634	\$42,337	\$167,663	\$136,185	1.231	1,384	\$121.14	28A	21.6704	TriLevel/Quad		\$42,337	No	/ /		Land Table 28A	401	68
W -13-28-251-019	335 S PINEGROVE AVE	10/21/20	\$215,250	WD	03-ARM'S LENGTH	\$215,250	\$113,250	52.61	\$226,491	\$46,268	\$168,982	\$129,657	1.303	1,456	\$116.06	28A	14.4544	Ranch		\$42,337	No	/ /		Land Table 28A	401	60
Totals:			\$6,871,200			\$6,871,200	\$3,411,340		\$6,822,701		\$5,664,777	\$4,040,488			\$125.82					4.5843						
							Sale. Ratio =>	49.65				E.C.F. =>	1.402		Std. Deviation=>	0.23828548										
							Std. Dev. =>	6.10				Ave. E.C.F. =>	1.448		Ave. Variance=>	19.9341	Coefficient of Var=>	13.76811748								

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-27-151-018	4713 CRESCENT POINT RD	09/25/20	\$431,000	WD	03-ARM'S LENGTH	\$431,000	\$265,880	61.69	\$531,760	\$72,192	\$358,808	\$287,230	1.249	2,651	\$135.35	288	6.7542	Colonial/2Sty		\$64,952	No	/ /		Land Table 28B	408	81
W -13-27-302-011	4956 COOLEY LAKE RD	03/06/20	\$428,000	WD	03-ARM'S LENGTH	\$428,000	\$323,060	75.48	\$646,128	\$106,629	\$321,371	\$337,187	0.953	2,582	\$124.47	288	36.3648	Colonial/2Sty		\$105,110	No	/ /		Land Table 28B	408	83
W -13-28-226-006	5097 ELIZABETH LAKE RD	08/28/19	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$159,270	50.56	\$318,547	\$152,483	\$162,517	\$103,790	1.566	1,124	\$144.59	288	24.9082	Ranch		\$151,976	No	/ /		Land Table 28B	408	52
W -13-28-276-009	217 REYMONT RD	07/15/19	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$116,910	51.96	\$233,815	\$94,377	\$130,623	\$87,149	1.499	1,368	\$95.48	288	18.2108	Ranch		\$94,377	No	/ /		Land Table 28B	408	45
Totals:			\$1,399,000			\$1,399,000	\$865,120		\$1,730,250		\$973,319	\$815,356			\$124.97		12.3007									
								Sale. Ratio =>	61.84					E.C.F. =>	1.194	Std. Deviation=>	0.278093135									
								Std. Dev. =>	11.49					Ave. E.C.F. =>	1.317	Ave. Variance=>	21.5595	Coefficient of Var=>	16.37336815							

Not enough sales to determine value. Look at other lake properties.
NO change ECF 1.500

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-28-280-010	5134 OAKCLIFF DR	03/20/20	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$117,290	54.30	\$234,587	\$21,000	\$195,000	\$165,315	1.180	1,330	\$146.62	28C	5.8669	Colonial/2Sty		\$21,000	No	/ /		Land Table 28C	401	80
W -13-28-281-008	5121 OAKCLIFF DR	02/10/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$86,820	48.23	\$173,648	\$31,493	\$148,507	\$110,027	1.350	1,098	\$135.25	28C	11.1496	TriLevel/Quad		\$28,127	No	/ /		Land Table 28C	401	72
W -13-28-326-014	5739 PRENTIS RD	12/08/20	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$102,600	49.81	\$205,198	\$38,313	\$167,687	\$129,168	1.298	1,344	\$124.77	28C	5.9974	BiLevel		\$37,566	No	/ /		Land Table 28C	401	74
W -13-28-328-015	5882 ARTESIAN DR	07/07/20	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$86,750	44.72	\$173,492	\$30,053	\$163,947	\$111,021	1.477	1,060	\$154.67	28C	23.8487	Ranch		\$30,053	No	/ /		Land Table 28C	401	55
W -13-28-377-011	5535 LAKE VISTA RD	11/07/19	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$94,100	55.35	\$188,192	\$31,500	\$138,500	\$121,279	1.142	1,447	\$95.72	28C	9.6237	TriLevel/Quad		\$31,500	No	/ /		Land Table 28C	401	60
W -13-28-378-006	5453 BROOKHAVEN CT	01/20/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$123,360	49.34	\$246,728	\$28,403	\$221,597	\$168,982	1.311	1,359	\$163.06	28C	7.3128	Colonial/2Sty		\$28,403	No	/ /		Land Table 28C	401	85
W -13-28-378-011	5477 BROOKHAVEN CT	05/29/20	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$149,740	58.15	\$299,481	\$72,234	\$185,266	\$175,888	1.053	1,478	\$125.35	28C	18.4916	Colonial/2Sty		\$72,234	No	/ /		Land Table 28C	401	75
W -13-28-378-014	5494 BROOKHAVEN CT	03/27/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$148,820	58.36	\$297,639	\$45,178	\$209,822	\$195,403	1.074	1,754	\$119.62	28C	16.4445	Colonial/2Sty		\$43,638	No	/ /		Land Table 28C	401	75
W -13-28-378-017	5482 BROOKHAVEN CT	07/12/19	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$124,060	54.65	\$248,118	\$29,194	\$197,806	\$169,446	1.167	1,505	\$131.43	28C	7.0865	Colonial/2Sty		\$29,194	No	/ /		Land Table 28C	401	76
W -13-28-401-011	514 SULLY ST	08/24/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$127,990	54.46	\$255,971	\$48,844	\$186,156	\$160,315	1.161	1,727	\$107.79	28C	7.7046	Colonial/2Sty		\$47,177	No	/ /		Land Table 28C	401	70
W -13-28-402-027	365 S PINEGROVE AVE	05/28/19	\$196,600	WD	03-ARM'S LENGTH	\$196,600	\$101,660	51.71	\$203,315	\$33,662	\$162,938	\$131,310	1.241	1,364	\$119.46	28C	0.2627	Colonial/2Sty		\$30,759	No	/ /		Land Table 28C	401	60
W -13-28-402-032	355 S PINEGROVE AVE	12/11/20	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$96,780	46.98	\$193,562	\$30,867	\$175,133	\$125,925	1.391	1,532	\$114.32	28C	15.2538	TriLevel/Quad		\$30,867	No	/ /		Land Table 28C	401	60
W -13-28-403-023	500 WOODBRIDGE CIR	04/20/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$78,540	46.20	\$157,088	\$30,568	\$139,432	\$97,926	1.424	1,392	\$100.17	28C	18.5620	Ranch		\$30,568	No	/ /		Land Table 28C	401	49
W -13-28-404-009	5782 ARTESIAN DR	08/01/19	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$136,230	56.53	\$272,460	\$34,988	\$206,012	\$183,802	1.121	1,482	\$139.01	28C	11.7398	Ranch		\$34,988	No	/ /		Land Table 28C	401	65
W -13-28-404-010	5760 ARTESIAN DR	09/25/19	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$88,140	47.67	\$176,285	\$30,053	\$154,847	\$113,183	1.368	1,092	\$141.80	28C	12.9881	Ranch		\$30,053	No	/ /		Land Table 28C	401	55
W -13-28-405-012	5390 PRENTIS RD	06/02/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$114,760	57.38	\$229,514	\$39,100	\$160,900	\$147,379	1.092	2,010	\$80.05	28C	14.6494	BiLevel		\$36,647	No	/ /		Land Table 28C	401	65
W -13-28-426-012	390 HICKORY NUT DR	01/14/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$72,060	48.04	\$144,111	\$21,000	\$129,000	\$95,287	1.354	1,126	\$114.56	28C	11.5568	Ranch		\$21,000	No	/ /		Land Table 28C	401	60
W -13-28-426-013	400 HICKORY NUT DR	07/12/19	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,420	40.71	\$162,845	\$31,500	\$168,500	\$101,660	1.657	1,156	\$145.76	28C	41.9247	Bungalow		\$31,500	No	/ /		Land Table 28C	401	53
W -13-28-427-005	5111 REYMONT RD	01/10/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$120,620	50.26	\$241,247	\$59,053	\$180,947	\$141,017	1.283	1,384	\$130.74	28C	4.4922	TriLevel/Quad		\$59,053	No	/ /		Land Table 28C	408	81
W -13-28-427-006	5109 REYMONT RD	08/02/19	\$163,500	WD	03-ARM'S LENGTH	\$163,500	\$90,370	55.27	\$180,741	\$83,857	\$79,643	\$74,988	1.062	1,042	\$76.43	28C	17.6153	Ranch		\$83,729	No	/ /		Land Table 28C	408	53
W -13-28-429-011	350 LAMOTHE DR	03/29/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$146,930	58.77	\$293,850	\$102,567	\$147,433	\$148,052	0.996	1,325	\$111.27	28C	24.2415	Colonial/2Sty	need photo	\$101,452	No	/ /		Land Table 28C	408	79
W -13-28-433-005	5036 LIBCREST DR	06/04/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$113,920	52.99	\$227,842	\$22,183	\$192,817	\$159,179	1.211	1,454	\$132.61	28C	2.6912	Bungalow		\$19,799	No	/ /		Land Table 28C	401	75
W -13-28-436-021	5041 LIBCREST DR	07/01/19	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$119,000	58.05	\$238,009	\$49,055	\$155,945	\$146,249	1.066	1,132	\$137.76	28C	17.1939	Ranch		\$47,836	No	/ /		Land Table 28C	401	67
Totals:			\$4,812,500			\$4,812,500	\$2,521,960		\$5,043,923		\$3,867,835	\$3,172,800			\$123.84		1.9175									
							Sale. Ratio =>	52.40				E.C.F. =>	1.219		Std. Deviation=>	0.162957741										
							Std. Dev. =>	5.02				Ave. E.C.F. =>	1.238		Ave. Variance=>	13.3347	Coefficient of Var=>	10.76909781								

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-28-302-006	513 RIVER RIDGE DR	01/29/21	\$225,000	MLC	03-ARM'S LENGTH	\$225,000	\$109,260	48.56	\$218,519	\$27,328	\$197,672	\$180,881	1.093	1,440	\$137.27	28K	5.5169	Ranch		\$27,328	No	/ /		Land Table 28K	407	74
W -13-28-302-026	473 RIVER RIDGE DR	12/11/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$165,910	58.21	\$331,811	\$61,843	\$223,157	\$255,410	0.874	1,701	\$131.19	28K	16.3939	Ranch		\$61,843	No	/ /		Land Table 28K	407	83
W -13-28-302-030	474 RIVER RIDGE DR	04/03/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$135,100	49.13	\$270,201	\$52,565	\$222,435	\$205,900	1.080	2,050	\$108.50	28K	4.2647	Colonial/2Sty		\$50,508	No	/ /		Land Table 28K	407	72
W -13-28-302-032	482 RIVER RIDGE DR	05/10/19	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$138,210	50.28	\$276,414	\$32,661	\$242,239	\$230,608	1.050	2,285	\$106.01	28K	1.2774	Colonial/2Sty		\$27,846	No	/ /		Land Table 28K	407	73
W -13-28-303-002	526 RIVER RIDGE DR	06/19/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$157,830	53.50	\$315,669	\$42,075	\$252,925	\$258,840	0.977	2,245	\$112.66	28K	6.0513	Colonial/2Sty		\$33,787	No	/ /		Land Table 28K	407	78
W -13-28-452-014	657 WOODCREEK DR	09/10/19	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$119,860	53.27	\$239,726	\$31,108	\$193,892	\$197,368	0.982	1,495	\$129.69	28K	5.5273	Ranch		\$31,108	No	/ /		Land Table 28K	407	76
W -13-28-452-015	659 WOODCREEK DR	06/29/20	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$121,560	51.95	\$243,118	\$31,108	\$202,892	\$200,577	1.012	1,973	\$102.83	28K	2.6120	Colonial/2Sty		\$31,108	No	/ /		Land Table 28K	407	71
W -13-28-456-011	648 WOODCREEK DR	04/22/20	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$121,630	46.07	\$243,250	\$31,108	\$232,892	\$200,702	1.160	1,973	\$118.04	28K	12.2726	Colonial/2Sty		\$31,108	No	/ /		Land Table 28K	407	71
W -13-28-456-016	678 WOODCREEK DR	01/15/21	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$151,650	47.84	\$303,303	\$31,108	\$285,892	\$257,517	1.110	1,965	\$145.49	28K	7.2528	Bungalow	need photo	\$31,108	No	/ /		Land Table 28K	407	85
Totals:			\$2,394,900			\$2,394,900	\$1,221,010		\$2,442,011		\$2,053,996	\$1,987,802			\$121.30		0.4361									
								Sale. Ratio =>	50.98			E.C.F. =>	1.033	Std. Deviation=>		0.08632986										
								Std. Dev. =>	3.68			Ave. E.C.F. =>	1.038	Ave. Variance=>		6.7965	Coefficient of Var=>	6.549868331								

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
W -13-29-126-018	6604 DOYON DR N	10/23/20	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$95,020	44.61	\$190,032	\$30,915	\$182,085	\$118,744	1.533	1,512	\$120.43	29A	21.4376	Ranch		\$29,630	No	/ /		Land Table 29A	401	58		
W -13-29-200-010	6379 ELIZABETH LAKE RD	02/24/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$115,820	52.65	\$231,640	\$66,106	\$153,894	\$123,533	1.246	1,022	\$150.58	29A	7.3275	Ranch		\$66,106	No	/ /		Land Table 29A	401	55		
W -13-29-301-005	6900 MATHER ST	06/04/19	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$88,880	55.90	\$177,759	\$53,844	\$105,156	\$92,474	1.137	919	\$114.42	29A	18.1906	Ranch		\$53,327	No	/ /		Land Table 29A	401	52		
W -13-29-301-006	6890 MATHER ST	12/30/19	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$58,210	48.51	\$116,416	\$29,273	\$90,727	\$65,032	1.395	884	\$102.63	29A	7.6063	Ranch		\$29,273	No	/ /		Land Table 29A	401	63		
W -13-29-301-009	6760 MATHER ST	04/15/19	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$70,260	46.53	\$140,518	\$53,379	\$97,621	\$65,029	1.501	884	\$110.43	29A	18.2141	Ranch		\$53,379	No	/ /		Land Table 29A	401	45		
W -13-29-301-015	6990 MATHER ST	01/04/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$123,500	52.55	\$247,007	\$31,523	\$203,477	\$160,809	1.265	1,744	\$116.67	29A	5.3715	TriLevel/Quad		\$30,138	No	/ /		Land Table 29A	401	67		
W -13-29-351-017	6965 ROBY ST	12/05/19	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$99,900	57.09	\$199,796	\$43,204	\$131,796	\$116,860	1.128	1,118	\$117.89	29A	19.1235	Ranch		\$37,672	No	/ /		Land Table 29A	401	58		
W -13-30-226-018	36 S HOSPITAL RD	10/30/20	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$85,190	45.07	\$170,372	\$36,045	\$152,955	\$100,244	1.526	1,141	\$134.05	29A	20.6778	Ranch		\$32,835	No	/ /		Land Table 29A	401	52		
W -13-30-226-025	7182 BANKS ST	07/31/20	\$158,150	WD	03-ARM'S LENGTH	\$158,150	\$73,130	46.24	\$146,252	\$44,456	\$113,694	\$75,967	1.497	984	\$115.54	29A	17.7572	Ranch		\$44,456	No	/ /		Land Table 29A	401	45		
W -13-30-227-003	7075 BANKS ST	08/12/19	\$153,800	WD	03-ARM'S LENGTH	\$153,800	\$70,950	46.13	\$141,899	\$53,823	\$99,977	\$65,728	1.521	916	\$109.15	29A	20.2015	Ranch		\$53,423	No	/ /		Land Table 29A	401	45		
W -13-30-228-002	7070 WADE ST	05/14/19	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$149,560	54.19	\$299,113	\$25,476	\$250,524	\$204,207	1.227	1,716	\$145.99	29A	9.2233	Ranch		\$25,476	No	/ /		Land Table 29A	407	77		
W -13-30-228-003	7064 WADE ST	08/19/19	\$279,400	WD	03-ARM'S LENGTH	\$279,400	\$158,690	56.80	\$317,376	\$25,476	\$253,924	\$217,836	1.166	2,240	\$113.36	29A	15.3382	Colonial/2Sty		\$25,476	No	/ /		Land Table 29A	407	77		
W -13-30-228-004	7056 WADE ST	09/11/20	\$314,000	WD	03-ARM'S LENGTH	\$314,000	\$145,990	46.49	\$291,971	\$25,476	\$288,524	\$198,877	1.451	1,726	\$167.16	29A	13.1719	Ranch		\$25,476	No	/ /		Land Table 29A	401	77		
W -13-30-228-005	7048 WADE ST	06/27/19	\$288,665	WD	03-ARM'S LENGTH	\$288,665	\$153,450	53.16	\$306,900	\$25,476	\$263,189	\$210,018	1.253	1,853	\$142.03	29A	6.5874	Colonial/2Sty		\$25,476	No	/ /		Land Table 29A	407	77		
W -13-30-427-016	7050 LANORE ST	09/09/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$104,620	51.03	\$209,248	\$35,565	\$169,435	\$129,614	1.307	1,894	\$89.46	29A	1.1823	BiLevel		\$35,565	No	/ /		Land Table 29A	401	60		
W -13-30-427-017	7215 MATHER ST	09/09/19	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$102,440	57.88	\$204,870	\$50,036	\$126,964	\$115,548	1.099	1,310	\$96.92	29A	22.0248	BiLevel		\$50,036	No	/ /		Land Table 29A	401	60		
W -13-30-428-020	598 S HOSPITAL RD	03/11/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$105,120	47.78	\$210,242	\$37,763	\$182,237	\$128,716	1.416	1,820	\$100.13	29A	9.6762	Ranch		\$36,056	No	/ /		Land Table 29A	401	45		
W -13-30-476-026	740 S HOSPITAL RD	03/04/20	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$137,640	55.08	\$275,286	\$33,106	\$216,794	\$180,731	1.200	1,537	\$141.05	29A	11.9511	Ranch		\$33,106	No	/ /		Land Table 29A	401	69		
W -13-30-477-012	7033 PERSHING ST	08/27/19	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$119,680	55.15	\$239,365	\$32,931	\$184,069	\$154,055	1.195	1,549	\$118.83	29A	12.4224	TriLevel/Quad		\$32,931	No	/ /		Land Table 29A	401	74		
Totals:			\$4,000,915			\$4,000,915	\$2,058,050			\$4,116,062	\$3,267,042	\$2,524,022			\$121.41		2.4669											
								Sale. Ratio =>	51.44					E.C.F. =>	1.294	Std. Deviation=>		0.152639672										
								Std. Dev. =>	4.56					Ave. E.C.F. =>	1.319	Ave. Variance=>		13.5518	Coefficient of Var=>		10.27394602							

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W-13-29-127-021	6574 DOYON DR S	09/02/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$104,320	49.68	\$208,639	\$24,473	\$185,527	\$141,666	1.310	1,320	\$140.55	29B	1.2991	Ranch		\$22,575	No	//		Land Table 29B	401	74
W-13-29-127-023	6542 DOYON DR S	02/18/21	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$120,370	50.58	\$240,748	\$22,575	\$215,425	\$167,825	1.284	1,780	\$121.03	29B	1.2991	Ranch	need photo	\$22,575	No	//		Land Table 29B	401	62
Totals:			\$448,000			\$448,000	\$224,690		\$449,387		\$400,952	\$309,492			\$130.79		0.1098									
								Sale. Ratio =>	50.15			E.C.F. =>	1.296			Std. Deviation=>	0.01837154									
								Std. Dev. =>	0.64			Ave. E.C.F. =>	1.297			Ave. Variance=>	1.2991	Coefficient of Var=>	1.001887624							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W -13-29-176-021	6608 WEDGEWOOD CT	09/17/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$112,630	41.71	\$225,256	\$35,888	\$234,112	\$186,569	1.255	1,615	\$144.96	29E	18.2469	Colonial/2Sty		\$35,888	No	/ /		Land Table 29E	407	81	
W -13-29-176-026	6668 WEDGEWOOD CT	12/08/20	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$130,550	49.28	\$261,090	\$34,228	\$230,671	\$223,508	1.032	1,615	\$142.83	29E	4.0310	Colonial/2Sty		\$34,229	No	/ /		Land Table 29E	407	93	
W -13-29-176-036	6593 WEDGEWOOD CT	12/03/19	\$267,500	PTA	03-ARM'S LENGTH	\$267,500	\$144,420	53.99	\$288,833	\$33,498	\$234,002	\$251,562	0.930	2,223	\$105.26	29E	14.2159	Colonial/2Sty		\$33,498	No	/ /		Land Table 29E	407	81	
Totals:						\$802,400	\$387,600		\$775,179		\$698,785	\$661,639			\$131.02		1.6215										
								Sale. Ratio =>	48.31					E.C.F. =>	1.056	Std. Deviation=>		0.166025241									
								Std. Dev. =>	6.19					Ave. E.C.F. =>	1.072	Ave. Variance=>		12.1646	Coefficient of Var=>		11.34377957						

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.					
W -13-29-200-056	6492 OAK VALLEY RD	07/13/20	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$217,150	55.68	\$434,302	\$45,868	\$344,132	\$391,567	0.879	2,616	\$131.55	29F	8.7805	Colonial/2Sty		\$45,542	No	/ /		Land Table 29F	401	80					
W -13-29-201-007	46 CASCADE LN	12/23/19	\$210,500	WD	03-ARM'S LENGTH	\$210,500	\$102,950	48.91	\$205,901	\$26,659	\$183,841	\$180,688	1.017	1,382	\$133.03	29F	5.0788	Ranch		\$26,659	No	/ /		Land Table 29F	407	84					
W -13-29-201-008	38 CASCADE LN	01/28/21	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$152,870	49.47	\$305,737	\$25,822	\$283,178	\$282,172	1.004	2,730	\$103.73	29F	3.6899	Colonial/2Sty		\$25,822	No	/ /		Land Table 29F	407	84					
W -13-29-201-029	6475 MORNINGSTAR LN	04/29/19	\$273,500	WD	03-ARM'S LENGTH	\$273,500	\$139,980	51.18	\$279,969	\$25,489	\$248,011	\$256,532	0.967	2,582	\$96.05	29F	0.0118	Colonial/2Sty		\$24,000	No	/ /		Land Table 29F	407	84					
Totals:			\$1,183,000			\$1,183,000	\$612,950		\$1,225,909		\$1,059,162	\$1,110,959			\$116.09		1.3288														
													Sale. Ratio =>	51.81			E.C.F. =>	0.953			Std. Deviation=>	0.062318349									
													Ave. E.C.F. =>	3.07			Ave. E.C.F. =>	0.967			Ave. Variance=>	4.3903	Coefficient of Var=>	4.541656644							

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
W -13-30-107-004	89 LEOTA BLVD	05/23/19	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$183,370	57.85	\$366,742	\$38,101	\$278,899	\$244,343	1.141	1,792	\$155.64	30A	24.9475	Colonial/2Sty		\$38,101	No	/ /		Land Table 30A	408	87		
W -13-30-107-009	77 LEOTA BLVD	07/10/20	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$212,760	54.55	\$425,527	\$68,629	\$321,371	\$265,352	1.211	2,733	\$117.59	30A	17.9787	Colonial/2Sty		\$68,629	No	/ /		Land Table 30A	408	66		
W -13-30-151-001	210 HOLMUR DR	08/16/19	\$177,200	WD	03-ARM'S LENGTH	\$177,200	\$95,690	54.00	\$191,372	\$42,817	\$134,383	\$110,450	1.217	1,802	\$74.57	30A	17.4212	BiLevel		\$42,817	No	/ /		Land Table 30A	401	55		
W -13-30-151-008	271 S WILLIAMS LAKE RD	04/30/19	\$126,900	WD	03-ARM'S LENGTH	\$126,900	\$57,090	44.99	\$114,186	\$23,989	\$102,911	\$67,061	1.535	1,000	\$102.91	30A	14.3688	Ranch		\$23,889	No	/ /		Land Table 30A	401	52		
W -13-30-151-009	281 S WILLIAMS LAKE RD	07/19/19	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$48,270	40.23	\$96,532	\$25,558	\$94,442	\$52,769	1.790	750	\$125.92	30A	39.8832	Ranch		\$23,889	No	/ /		Land Table 30A	401	54		
W -13-30-151-010	289 S WILLIAMS LAKE RD	06/28/19	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$66,410	40.87	\$132,818	\$26,742	\$135,758	\$78,867	1.721	1,392	\$97.53	30A	33.0455	TriLevel/Quad		\$23,889	No	/ /		Land Table 30A	401	45		
W -13-30-151-013	307 S WILLIAMS LAKE RD	09/30/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$80,100	48.55	\$160,199	\$23,889	\$141,111	\$101,346	1.392	1,179	\$119.69	30A	0.1472	Ranch		\$23,889	No	/ /		Land Table 30A	401	55		
W -13-30-151-022	318 HOLMUR DR	08/28/19	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$91,680	53.30	\$183,362	\$30,052	\$141,948	\$113,985	1.245	1,507	\$94.19	30A	14.5580	Ranch		\$30,052	No	/ /		Land Table 30A	401	55		
W -13-30-152-017	7920 MAINVIEW DR	09/09/19	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$108,350	51.60	\$216,694	\$42,642	\$167,358	\$129,407	1.293	1,225	\$136.62	30A	9.7629	Ranch		\$40,863	No	/ /		Land Table 30A	401	60		
W -13-30-152-022	90 LEOTA BLVD	09/27/19	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$87,780	56.63	\$175,562	\$38,684	\$116,316	\$101,768	1.143	1,080	\$107.70	30A	24.7948	Ranch		\$38,684	No	/ /		Land Table 30A	401	54		
W -13-30-152-025	100 LEOTA BLVD	03/27/20	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$55,540	38.57	\$111,088	\$23,138	\$120,862	\$65,390	1.848	807	\$149.77	30A	45.7415	Ranch		\$21,544	No	/ /		Land Table 30A	401	45		
W -13-30-152-032	247 HOLMUR DR	10/31/19	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$194,630	53.77	\$389,267	\$70,236	\$291,764	\$237,198	1.230	2,595	\$112.43	30A	16.0855	Ranch		\$70,236	No	/ /		Land Table 30A	401	60		
W -13-30-154-005	347 PANAMA DR	04/12/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70,040	42.45	\$140,074	\$33,413	\$131,587	\$79,302	1.659	1,235	\$106.55	30A	26.8417	Ranch		\$33,211	No	/ /		Land Table 30A	401	45		
W -13-30-156-004	324 HOLMUR DR	01/23/20	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$99,600	57.24	\$199,203	\$31,038	\$142,962	\$125,030	1.143	1,284	\$111.34	30A	24.7477	Ranch		\$29,963	No	/ /		Land Table 30A	401	64		
W -13-30-159-002	7829 LODGE BLVD	08/07/20	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$144,850	51.75	\$289,706	\$33,186	\$246,714	\$190,721	1.294	1,728	\$142.77	30A	9.7316	Colonial/2Sty		\$32,319	No	/ /		Land Table 30A	401	77		
Totals:			\$3,120,500			\$3,120,500	\$1,596,160		\$3,192,332		\$2,568,386	\$1,962,987			\$117.01		8.2494											
								Sale. Ratio =>	51.15					E.C.F. =>	1.308	Std. Deviation=>		0.251267758										
								Std. Dev. =>	6.65					Ave. E.C.F. =>	1.391	Ave. Variance=>		21.3371	Coefficient of Var=>		15.34046789							

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-30-155-008	123 LEOTA BLVD	03/18/21	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$205,850	45.24	\$411,707	\$102,533	\$352,467	\$211,763	1.664	2,165	\$162.80	30B	30.6994	Colonial/2Sty		\$101,884	No	/ /		Land Table 30B	408	74
W -13-30-155-048	173 LEOTA BLVD	11/14/19	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$467,610	64.06	\$935,210	\$203,655	\$526,345	\$501,065	1.050	3,912	\$134.55	30B	30.6994	Colonial/2Sty		\$194,549	No	/ /		Land Table 30B	408	62
Totals:			\$1,185,000			\$1,185,000	\$673,460		\$1,346,917		\$878,812	\$712,828			\$148.67		12.4594									
								Sale. Ratio =>	56.83					E.C.F. =>	1.233	Std. Deviation=>	0.43415535									
								Std. Dev. =>	13.30					Ave. E.C.F. =>	1.357	Ave. Variance=>	30.6994	Coefficient of Var=>	22.61556301							

not enough sales, no change
ECF 1.460

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W -13-30-201-021	116 EDGELAKE DR	07/10/20	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$163,570	43.50	\$327,147	\$116,304	\$259,696	\$145,409	1.786	1,669	\$155.60	30C	46.9000	Ranch		\$115,092	No	/ /		Land Table 30C	408	49	
W -13-30-251-030	347 COVE VIEW DR	09/17/19	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$221,720	42.64	\$443,441	\$122,426	\$397,574	\$311,363	1.277	1,846	\$215.37	30C	4.0086	Colonial/2Sty		\$119,642	No	/ /		Land Table 30C	408	88	
W -13-30-251-032	359 COVE VIEW DR	05/15/19	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$290,000	55.77	\$579,999	\$147,247	\$372,753	\$419,740	0.888	2,404	\$155.06	30C	42.8913	Colonial/2Sty		\$140,492	No	/ /		Land Table 30C	408	77	
Totals:			\$1,416,000			\$1,416,000	\$675,290		\$1,350,587		\$1,030,023	\$876,512			\$175.34		14.1831										
								Sale. Ratio =>	47.69					E.C.F. =>	1.175	Std. Deviation=>	0.45029664										
								Std. Dev. =>	7.34					Ave. E.C.F. =>	1.317	Ave. Variance=>	31.2666	Coefficient of Var=>	23.74134621								

Not enough sales, no change
ECF 1.440

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W -13-30-202-001	81 EDGELAKE DR	09/24/20	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$90,120	43.12	\$180,237	\$31,687	\$177,313	\$118,178	1.500	1,236	\$143.46	30D	22.4707	Ranch		\$29,991	No	/ /		Land Table 30D	401	49	
W -13-30-202-005	109 EDGELAKE DR	03/29/21	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$110,600	43.20	\$221,208	\$29,515	\$226,485	\$152,500	1.485	1,115	\$203.13	30D	20.9464	Ranch		\$28,941	No	/ /		Land Table 30D	401	65	
W -13-30-202-006	117 EDGELAKE DR	06/26/20	\$193,500	WD	03-ARM'S LENGTH	\$193,500	\$106,380	54.98	\$212,767	\$28,894	\$164,606	\$146,279	1.125	1,667	\$98.74	30D	15.0393	TriLevel/Quad		\$28,894	No	/ /		Land Table 30D	401	58	
W -13-30-202-010	143 EDGELAKE DR	10/23/19	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$120,390	55.22	\$240,773	\$30,859	\$187,141	\$166,996	1.121	1,415	\$132.26	30D	15.5048	Ranch		\$29,655	No	/ /		Land Table 30D	401	64	
W -13-30-202-015	33 EDGELAKE DR	08/13/19	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$93,600	48.00	\$187,190	\$30,795	\$164,205	\$124,419	1.320	1,322	\$124.21	30D	4.4092	Ranch		\$28,849	No	/ /		Land Table 30D	401	49	
W -13-30-202-023	120 PLEASANT LAKE DR	02/24/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$106,500	50.71	\$212,994	\$29,493	\$180,507	\$145,983	1.236	1,587	\$113.74	30D	3.9189	Ranch		\$29,493	No	/ /		Land Table 30D	401	49	
W -13-30-202-029	174 PLEASANT LAKE DR	12/30/19	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$103,250	49.40	\$206,503	\$29,862	\$179,138	\$140,526	1.275	1,623	\$110.37	30D	0.0911	Ranch		\$29,001	No	/ /		Land Table 30D	401	49	
W -13-30-203-002	15 EDGELAKE DR	10/30/20	\$266,500	WD	03-ARM'S LENGTH	\$266,500	\$132,100	49.57	\$264,196	\$30,078	\$236,422	\$186,251	1.269	1,726	\$136.98	30D	0.6309	TriLevel/Quad		\$28,707	No	/ /		Land Table 30D	401	75	
W -13-30-203-003	9 EDGELAKE DR	11/06/20	\$252,800	WD	03-ARM'S LENGTH	\$252,800	\$117,340	46.42	\$234,674	\$31,513	\$221,287	\$161,624	1.369	1,356	\$163.19	30D	9.3470	Ranch		\$29,145	No	/ /		Land Table 30D	401	64	
W -13-30-203-009	42 BAYCREST DR	08/14/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$108,140	50.30	\$216,281	\$32,778	\$182,222	\$145,985	1.248	1,683	\$108.27	30D	2.7454	TriLevel/Quad		\$31,497	No	/ /		Land Table 30D	401	60	
W -13-30-204-014	153 PLEASANT LAKE DR	05/07/19	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$125,170	56.92	\$250,348	\$30,384	\$189,516	\$174,991	1.083	1,563	\$121.25	30D	19.2677	Ranch		\$29,494	No	/ /		Land Table 30D	401	65	
W -13-30-251-020	176 EDGELAKE DR	10/22/20	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$191,000	49.35	\$381,997	\$49,738	\$337,262	\$264,327	1.276	2,319	\$145.43	30D	0.0248	Colonial/2Sty		\$48,795	No	/ /		Land Table 30D	408	74	
Totals:			\$2,831,700			\$2,831,700	\$1,404,590		\$2,809,168		\$2,446,104	\$1,928,060			\$133.42		0.6993										
								Sale. Ratio =>	49.60					E.C.F. =>	1.269	Std. Deviation=>	0.131826982										
								Std. Dev. =>	4.38					Ave. E.C.F. =>	1.276	Ave. Variance=>	9.5330	Coefficient of Var=>	7.472894826								

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-30-252-011	376 COVE VIEW DR	12/19/19	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$106,860	47.71	\$213,729	\$41,229	\$182,771	\$167,313	1.092	1,352	\$135.19	30F	8.2163	Colonial/2Sty		\$32,720	No	/ /		Land Table 30F	401	75
W -13-30-252-014	350 COVE VIEW DR	03/05/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,630	48.21	\$289,251	\$35,535	\$264,465	\$246,087	1.075	2,063	\$128.19	30F	6.4455	Colonial/2Sty		\$32,056	No	/ /		Land Table 30F	401	76
W -13-30-277-020	7202 EAGLE LANDINGS LN	01/14/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$148,960	52.27	\$297,914	\$34,035	\$250,965	\$255,945	0.981	2,169	\$115.71	30F	2.9681	Colonial/2Sty		\$34,035	No	/ /		Land Table 30F	401	75
W -13-30-401-006	426 COVE VIEW DR	01/14/21	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$116,840	46.75	\$233,683	\$41,197	\$208,703	\$186,698	1.118	1,618	\$128.99	30F	10.7637	Colonial/2Sty		\$41,197	No	/ /		Land Table 30F	401	76
W -13-30-401-007	432 COVE VIEW DR	05/02/19	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$127,100	53.40	\$254,197	\$54,904	\$183,096	\$193,301	0.947	1,452	\$126.10	30F	6.3017	Colonial/2Sty		\$48,237	No	/ /		Land Table 30F	401	76
W -13-30-401-015	387 FEATHER CT	09/30/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$129,150	47.83	\$258,291	\$45,756	\$224,244	\$206,145	1.088	1,338	\$167.60	30F	7.7575	Ranch		\$45,756	No	/ /		Land Table 30F	401	86
W -13-30-404-001	235 COVE VIEW DR	11/14/19	\$237,900	WD	03-ARM'S LENGTH	\$237,900	\$130,960	55.05	\$261,920	\$60,747	\$177,153	\$195,124	0.908	1,414	\$125.29	30F	10.2326	Ranch		\$60,747	No	/ /		Land Table 30F	401	76
W -13-30-406-003	215 COVE VIEW CT	07/21/20	\$272,500	WD	03-ARM'S LENGTH	\$272,500	\$141,510	51.93	\$283,016	\$51,410	\$221,090	\$224,642	0.984	1,568	\$141.00	30F	2.6037	Colonial/2Sty		\$49,043	No	/ /		Land Table 30F	401	87
W -13-30-426-018	323 EAGLE LANDINGS CT	05/31/19	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$123,390	52.96	\$246,778	\$43,915	\$189,085	\$196,763	0.961	1,565	\$120.82	30F	4.9248	Colonial/2Sty		\$43,915	No	/ /		Land Table 30F	401	83
W -13-30-426-021	372 EAGLE LANDINGS CT	09/16/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$135,220	54.09	\$270,442	\$44,509	\$205,491	\$219,140	0.938	1,583	\$129.81	30F	7.2508	Colonial/2Sty		\$39,987	No	/ /		Land Table 30F	401	78
W -13-30-426-023	326 EAGLE LANDINGS CT	11/23/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$138,480	51.29	\$276,966	\$43,670	\$226,330	\$226,281	1.000	1,814	\$124.77	30F	1.0010	Colonial/2Sty		\$43,670	No	/ /		Land Table 30F	401	77
W -13-30-426-025	7173 EAGLE LANDINGS LN	12/21/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$116,460	46.58	\$232,926	\$38,111	\$211,889	\$188,957	1.121	2,008	\$105.52	30F	11.1134	Colonial/2Sty		\$38,111	No	/ /		Land Table 30F	401	77
W -13-30-426-028	253 COVE VIEW DR	06/05/19	\$250,250	WD	03-ARM'S LENGTH	\$250,250	\$137,860	55.09	\$275,722	\$37,512	\$212,738	\$231,048	0.921	1,928	\$110.34	30F	8.9471	Colonial/2Sty		\$37,512	No	/ /		Land Table 30F	401	81
W -13-30-451-007	517 COVE VIEW DR	07/24/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$128,600	50.43	\$257,193	\$35,714	\$219,286	\$214,820	1.021	1,350	\$162.43	30F	1.0566	Ranch		\$35,714	No	/ /		Land Table 30F	401	84
W -13-30-451-016	617 COVE VIEW DR	10/02/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$141,280	48.72	\$282,558	\$40,030	\$249,970	\$235,236	1.063	1,920	\$130.19	30F	5.2411	Colonial/2Sty		\$35,091	No	/ /		Land Table 30F	401	78
W -13-30-451-031	756 BAY CROSSING DR	07/26/19	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$165,700	54.33	\$331,403	\$35,851	\$269,149	\$286,665	0.939	2,226	\$120.91	30F	7.1329	Colonial/2Sty		\$34,390	No	/ /		Land Table 30F	401	79
W -13-30-452-006	7422 VIEW CT	06/28/19	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$108,630	48.28	\$217,262	\$32,515	\$192,485	\$179,192	1.074	1,364	\$141.12	30F	6.3958	Colonial/2Sty		\$32,515	No	/ /		Land Table 30F	401	82
W -13-30-452-013	594 COVE VIEW DR	08/07/20	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$122,160	51.44	\$244,318	\$35,440	\$202,060	\$202,597	0.997	1,456	\$138.78	30F	1.2878	Colonial/2Sty		\$33,895	No	/ /		Land Table 30F	401	88
W -13-30-452-016	7338 BREEZE LN	06/17/20	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$112,010	47.26	\$224,021	\$41,097	\$195,903	\$177,424	1.104	1,456	\$134.55	30F	9.3927	Colonial/2Sty		\$41,097	No	/ /		Land Table 30F	401	77
W -13-30-452-027	749 BAY CROSSING DR	12/20/19	\$219,000	PTA	03-ARM'S LENGTH	\$219,000	\$129,960	59.34	\$259,923	\$45,498	\$173,502	\$207,978	0.834	1,670	\$103.89	30F	17.5991	Colonial/2Sty		\$45,498	No	/ /		Land Table 30F	401	78
W -13-30-452-028	767 BAY CROSSING DR	07/01/19	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$119,820	48.51	\$239,635	\$36,064	\$210,936	\$197,450	1.068	1,392	\$151.53	30F	5.8076	Colonial/2Sty		\$36,064	No	/ /		Land Table 30F	401	78
W -13-30-452-029	785 BAY CROSSING DR	05/10/19	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$121,680	51.56	\$243,352	\$54,700	\$181,300	\$182,980	0.991	1,568	\$115.63	30F	1.9404	Colonial/2Sty		\$54,700	No	/ /		Land Table 30F	401	79
Totals:			\$5,582,050			\$5,582,050	\$2,847,260		\$5,694,500		\$4,652,611	\$4,621,786			\$129.93		0.3556									
								Sale. Ratio ==>	51.01					E.C.F. ==>	1.007	Std. Deviation==>		0.078192569								
								Std. Dev. ==>	3.35					Ave. E.C.F. ==>	1.010	Ave. Variance==>		6.5627	Coefficient of Var==>	6.496314422						

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-30-301-002	396 QUAIL RIDGE CT	01/21/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$113,620	47.34	\$227,232	\$34,190	\$205,810	\$199,836	1.030	1,746	\$117.88	30G	4.5282	Colonial/2Sty		\$34,190	No	/ /		Land Table 30G	401	78
W -13-30-301-006	380 QUAIL RIDGE CT	02/26/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$122,880	45.51	\$245,760	\$39,750	\$230,250	\$213,261	1.080	1,676	\$137.38	30G	9.5054	Colonial/2Sty		\$39,750	No	/ /		Land Table 30G	401	84
W -13-30-301-017	538 DEER PATH TRL	10/02/20	\$278,100	WD	03-ARM'S LENGTH	\$278,100	\$117,260	42.16	\$234,518	\$41,456	\$236,644	\$199,857	1.184	1,746	\$135.53	30G	19.9456	Colonial/2Sty		\$41,456	No	/ /		Land Table 30G	401	78
W -13-30-301-026	391 WATERFALL RIDGE CT	07/23/19	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$123,980	49.79	\$247,952	\$40,299	\$208,701	\$214,962	0.971	1,746	\$119.53	30G	1.3735	Colonial/2Sty		\$40,299	No	/ /		Land Table 30G	401	83
W -13-30-301-029	516 DEER PATH TRL	09/21/20	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$160,560	52.82	\$321,112	\$51,259	\$252,741	\$279,351	0.905	2,134	\$118.44	30G	7.9866	Colonial/2Sty		\$51,259	No	/ /		Land Table 30G	401	83
W -13-30-301-031	484 DEER PATH TRL	05/30/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$126,630	50.65	\$253,265	\$38,284	\$211,716	\$222,548	0.951	2,036	\$103.99	30G	3.3281	Colonial/2Sty		\$38,284	No	/ /		Land Table 30G	401	78
W -13-30-301-032	472 DEER PATH TRL	04/09/19	\$265,500	WD	03-ARM'S LENGTH	\$265,500	\$134,160	50.53	\$268,315	\$36,933	\$228,567	\$239,526	0.954	2,148	\$106.41	30G	3.0362	Colonial/2Sty		\$36,933	No	/ /		Land Table 30G	401	78
W -13-30-302-005	7863 WINDEMERE CT	01/10/20	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$140,840	50.48	\$281,676	\$43,546	\$235,454	\$246,511	0.955	2,112	\$111.48	30G	2.9465	Colonial/2Sty		\$43,546	No	/ /		Land Table 30G	401	78
W -13-30-302-007	7854 WINDEMERE CT	12/04/20	\$270,300	WD	03-ARM'S LENGTH	\$270,300	\$128,060	47.38	\$256,110	\$43,490	\$226,810	\$220,104	1.030	1,760	\$128.87	30G	4.5860	Colonial/2Sty		\$43,490	No	/ /		Land Table 30G	401	78
W -13-30-303-007	557 DEER PATH TRL	06/23/20	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$127,890	47.19	\$255,779	\$34,190	\$236,810	\$229,388	1.032	1,746	\$135.63	30G	4.7745	Colonial/2Sty		\$34,190	No	/ /		Land Table 30G	401	84
W -13-30-303-013	627 DEER PATH TRL	06/23/20	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$125,680	47.97	\$251,352	\$48,226	\$213,774	\$210,275	1.017	1,746	\$122.44	30G	3.2029	Colonial/2Sty		\$44,161	No	/ /		Land Table 30G	401	78
W -13-30-303-016	691 DEER PATH TRL	07/19/19	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$122,070	49.82	\$244,130	\$51,743	\$193,257	\$199,158	0.970	1,278	\$151.22	30G	1.4241	Ranch		\$51,743	No	/ /		Land Table 30G	401	78
W -13-30-303-017	693 DEER PATH TRL	08/06/20	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$126,980	50.19	\$253,968	\$41,324	\$211,676	\$220,128	0.962	1,278	\$165.63	30G	2.3007	Ranch		\$41,324	No	/ /		Land Table 30G	401	86
W -13-30-303-019	703 DEER PATH TRL	08/27/19	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$123,440	51.43	\$246,886	\$39,450	\$200,550	\$214,737	0.934	1,278	\$156.92	30G	5.0677	Ranch		\$39,450	No	/ /		Land Table 30G	401	78
W -13-30-303-028	401 DEER PATH TRL	11/09/20	\$280,444	WD	03-ARM'S LENGTH	\$280,444	\$118,910	42.40	\$237,820	\$34,190	\$246,254	\$210,797	1.168	1,746	\$141.04	30G	18.3594	Colonial/2Sty		\$34,190	No	/ /		Land Table 30G	401	79
W -13-30-326-001	458 DEER PATH TRL	08/13/20	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$121,880	51.43	\$243,753	\$36,090	\$200,910	\$214,972	0.935	1,746	\$115.07	30G	5.0023	Colonial/2Sty		\$36,090	No	/ /		Land Table 30G	401	78
W -13-30-326-004	412 DEER PATH TRL	03/09/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$130,930	48.49	\$261,861	\$52,298	\$217,702	\$216,939	1.004	1,746	\$124.69	30G	1.8908	Colonial/2Sty	need photo	\$52,298	No	/ /		Land Table 30G	401	79
W -13-30-326-005	7656 PENINSULA CT	11/26/19	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$112,890	48.87	\$225,787	\$34,957	\$196,043	\$197,547	0.992	1,486	\$131.93	30G	0.7779	Colonial/2Sty		\$34,957	No	/ /		Land Table 30G	401	79
W -13-30-326-008	7608 PENINSULA CT	04/15/19	\$258,500	WD	03-ARM'S LENGTH	\$258,500	\$139,660	54.03	\$279,315	\$46,635	\$211,865	\$240,870	0.880	2,112	\$100.31	30G	10.5026	Colonial/2Sty		\$46,635	No	/ /		Land Table 30G	401	79
W -13-30-326-021	7661 PENINSULA CT	03/22/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$124,840	47.11	\$249,684	\$40,393	\$224,607	\$216,657	1.037	1,486	\$151.15	30G	5.2083	Colonial/2Sty		\$35,638	No	/ /		Land Table 30G	401	85
W -13-30-351-002	796 APOPKA ST	11/12/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$128,920	47.75	\$257,844	\$36,290	\$233,710	\$229,352	1.019	1,746	\$133.85	30G	3.4392	Colonial/2Sty		\$36,290	No	/ /		Land Table 30G	401	87
W -13-30-351-004	788 APOPKA ST	12/03/20	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$127,700	45.94	\$255,391	\$35,913	\$242,087	\$227,203	1.066	1,746	\$138.65	30G	8.0900	Colonial/2Sty		\$35,913	No	/ /		Land Table 30G	401	86
W -13-30-351-006	770 APOPKA ST	10/14/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$131,110	48.56	\$262,214	\$34,190	\$235,810	\$236,050	0.999	2,134	\$110.50	30G	1.4375	Colonial/2Sty		\$34,190	No	/ /		Land Table 30G	401	78
W -13-30-351-009	758 APOPKA ST	10/18/19	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$121,680	50.91	\$243,359	\$51,038	\$187,962	\$199,090	0.944	1,746	\$107.65	30G	4.0504	Colonial/2Sty		\$51,038	No	/ /		Land Table 30G	401	78
W -13-30-351-015	7846 FAWN CT	02/07/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$127,530	52.05	\$255,055	\$40,424	\$204,576	\$222,185	0.921	1,746	\$117.17	30G	6.3865	Colonial/2Sty		\$39,619	No	/ /		Land Table 30G	401	81
W -13-30-352-001	7997 TURRILLIUM LN	07/07/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$137,830	52.01	\$275,654	\$65,532	\$199,468	\$217,518	0.917	1,746	\$114.24	30G	6.7590	Colonial/2Sty		\$65,532	No	/ /		Land Table 30G	401	79
W -13-30-352-004	7939 TURRILLIUM LN	01/03/20	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$130,060	53.97	\$260,118	\$39,359	\$201,641	\$228,529	0.882	1,486	\$135.69	30G	10.2267	Colonial/2Sty		\$39,359	No	/ /		Land Table 30G	401	91
W -13-30-352-022	7641 TURRILLIUM LN	05/31/19	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$144,610	55.19	\$289,227	\$34,190	\$227,810	\$264,013	0.863	2,112	\$107.86	30G	12.1737	Colonial/2Sty		\$34,190	No	/ /		Land Table 30G	401	79
W -13-30-352-025	7593 TURRILLIUM LN	07/21/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$106,840	44.52	\$213,678	\$35,463	\$204,537	\$184,488	1.109	1,486	\$137.64	30G	12.4066	Colonial/2Sty		\$34,190	No	/ /		Land Table 30G	401	79
W -13-30-352-027	7561 TURRILLIUM LN	07/26/19	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$154,110	54.46	\$308,223	\$54,123	\$228,877	\$263,043	0.870	1,612	\$141.98	30G	11.4499	Ranch		\$53,750	No	/ /		Land Table 30G	401	96
W -13-30-353-005	768 DEER PATH TRL	09/13/19	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$140,630	52.67	\$281,257	\$45,306	\$221,694	\$244,256	0.908	2,148	\$103.21	30G	7.6979	Colonial/2Sty		\$45,306	No	/ /		Land Table 30G	401	78
W -13-30-353-010	710 DEER PATH TRL	11/05/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$109,690	43.02	\$219,377	\$34,190	\$220,810	\$191,705	1.152	1,461	\$151.14	30G	16.7212	Colonial/2Sty		\$34,190	No	/ /		Land Table 30G	401	78
W -13-30-353-017	779 APOPKA ST	04/21/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$131,200	50.46	\$262,409	\$34,841	\$225,159	\$235,578	0.956	1,920	\$117.27	30G	2.8836	Colonial/2Sty		\$34,841	No	/ /		Land Table 30G	401	78
W -13-30-353-027	7780 TURRILLIUM LN	10/21/19	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$115,550	49.19	\$231,098	\$36,933	\$197,967	\$200,999	0.985	1,486	\$133.22	30G	0.0306	Colonial/2Sty		\$36,933	No	/ /		Land Table 30G	401	79
W -13-30-376-004	7637 RING NECK DR	05/31/19	\$283,200	WD	03-ARM'S LENGTH	\$283,200	\$150,420	53.11	\$300,844	\$68,473	\$214,727	\$240,550	0.893	2,134	\$100.62	30G	9.1958	Colonial/2Sty		\$43,276	No	/ /		Land Table 30G	401	79
W -13-30-376-010	370 DEER PATH TRL	12/29/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$138,780	53.38	\$277,551	\$44,338	\$215,662	\$241,421	0.893	2,112	\$102.11	30G	9.1308	Colonial/2Sty		\$44,338	No	/ /		Land Table 30G	401	79
W -13-30-377-002	7622 RING NECK DR	07/09/20	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$121,350	46.69	\$242,709	\$36,933	\$222,967	\$213,019	1.047	1,746	\$127.70	30G	6.2092	Colonial/2Sty		\$36,933	No	/ /		Land Table 30G	401	79
W -13-30-377-003	7618 RING NECK DR	08/20/20	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$145,670	48.40	\$291,334	\$36,933	\$264,067	\$263,355	1.003	2,134	\$123.74	30G	1.8094	Colonial/2Sty		\$36,933	No	/ /		Land Table 30G	401	79
Totals:			\$9,932,844			\$9,932,844	\$4,906,840		\$9,813,617		\$8,339,672	\$8,509,777			\$125.78							0.4599				
							Sale. Ratio ==>	49.40				E.C.F. ==>	0.980			Std. Deviation==>	0.08172281									
							Std. Dev. ==>	3.33				Ave. E.C.F. ==>	0.985			Ave. Variance==>	6.4696	Coefficient of Var==>	6.570736402							