

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	Land Value	Land Table	roperty Claiding De	
W -13-01-101-007	2933 MANN RD	04/24/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$130,870	55.69	\$261,733	\$101,569	\$133,431	\$127,114	1.050	1,080	\$123.55	01A	35.1019	Ranch	\$100,213	Land Table 01A	401	54
W -13-01-127-003	4430 SUNBURST AVE	02/24/23	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$62,160	40.76	\$124,321	\$29,154	\$123,346	\$75,529	1.633	737	\$167.36	01A	23.2374	Ranch	\$29,154	Land Table 01A	401	54
W -13-01-201-021	2266 NEWBERRY RD	01/12/24	\$198,500	WD	03-ARM'S LENGTH	\$198,500	\$80,500	40.55	\$160,998	\$46,144	\$152,356	\$91,154	1.671	1,124	\$135.55	01A	27.0701	Ranch	\$41,112	Land Table 01A	401	54
W -13-01-202-012	2275 NEWBERRY RD	05/17/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$171,080	50.32	\$342,164	\$101,786	\$238,214	\$190,776	1.249	1,250	\$190.57	01A	15.2056	Ranch	\$96,124	Land Table 01A	401	55
Totals:			\$926,000			\$926,000	\$444,610		\$889,216		\$647,347	\$484,574			\$154.26		6.4803					
								Sale. Ratio =>	48.01					E.C.F. =>	1.336	Std. Deviation=>		0.30200023				
								Std. Dev. =>	7.46					Ave. E.C.F. =>	1.401	Ave. Variance=>		25.1538	Coefficient of Var=>	17.95783019		

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W -13-01-151-010	2931 MUIRWOOD CT	11/18/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$142,830	48.42	\$285,660	\$58,145	\$236,855	\$219,186	1.081	1,544	\$153.40	01B	5.1394	Colonial/2Sty		\$53,308	Land Table 01B	401 74							
W -13-01-152-006	4090 FOREST GLEN CT	08/02/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$163,380	46.02	\$326,757	\$63,074	\$291,926	\$254,030	1.149	1,817	\$160.66	01B	1.7174	Colonial/2Sty		\$61,097	Land Table 01B	401 68							
W -13-01-152-007	4080 FOREST GLEN CT	02/14/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$138,000	48.42	\$276,004	\$63,855	\$221,145	\$204,382	1.082	1,770	\$124.94	01B	4.9991	Bungalow		\$63,855	Land Table 01B	401 67							
W -13-01-152-017	4091 HIGHVIEW CT	03/21/23	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$163,510	50.62	\$327,019	\$69,736	\$253,264	\$247,864	1.022	1,604	\$157.90	01B	11.0221	Colonial/2Sty		\$69,360	Land Table 01B	401 75							
W -13-01-152-023	4105 STANMOOR DR	12/28/23	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$121,680	53.37	\$243,364	\$58,261	\$169,739	\$178,327	0.952	1,390	\$122.11	01B	18.0163	Colonial/2Sty		\$58,261	Land Table 01B	401 69							
W -13-01-153-003	2921 BAYBERRY DR	09/14/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$157,490	43.75	\$314,980	\$63,920	\$296,080	\$241,869	1.224	1,425	\$207.78	01B	9.2128	Ranch		\$61,148	Land Table 01B	401 73							
W -13-01-154-001	2670 WOODBOURNE DR	09/22/22	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$149,190	45.07	\$298,371	\$72,147	\$258,853	\$217,942	1.188	1,812	\$142.85	01B	5.5708	Colonial/2Sty		\$72,147	Land Table 01B	401 71							
W -13-01-176-023	4203 SUNBURST AVE	03/19/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$172,740	44.29	\$345,473	\$79,368	\$310,632	\$256,363	1.212	2,024	\$153.47	01B	7.9681	Colonial/2Sty		\$67,103	Land Table 01B	401 69							
W -13-01-176-030	2597 NOTTINGHAM DR	09/09/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$169,100	45.70	\$338,195	\$54,880	\$315,120	\$272,943	1.155	2,039	\$154.55	01B	2.2520	Colonial/2Sty		\$54,880	Land Table 01B	401 74							
W -13-01-177-014	2558 NOTTINGHAM DR	03/04/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$187,150	47.99	\$374,292	\$55,730	\$334,270	\$306,900	1.089	2,306	\$144.96	01B	4.2823	Colonial/2Sty		\$54,880	Land Table 01B	401 73							
W -13-01-178-018	2472 WOODBOURNE DR	05/27/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$134,040	46.22	\$268,074	\$54,880	\$235,120	\$205,389	1.145	1,416	\$166.05	01B	1.2747	Ranch		\$54,880	Land Table 01B	401 65							
W -13-01-179-015	2661 BAYBERRY DR	08/18/23	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$143,850	40.98	\$287,692	\$60,433	\$290,567	\$218,939	1.327	1,640	\$177.18	01B	19.5152	Colonial/2Sty		\$54,880	Land Table 01B	401 74							
W -13-01-181-015	2471 WOODBOURNE DR	01/09/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$153,910	52.17	\$307,815	\$54,880	\$240,120	\$243,675	0.985	2,023	\$118.70	01B	14.6597	Colonial/2Sty		\$54,880	Land Table 01B	401 65							
W -13-01-182-002	2652 BAYBERRY DR	08/29/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$157,180	46.23	\$314,352	\$67,756	\$272,244	\$237,568	1.146	1,704	\$159.77	01B	1.3954	Colonial/2Sty		\$62,328	Land Table 01B	401 75							
W -13-01-251-009	2369 MARKLAWN CT	03/20/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$150,140	49.23	\$300,279	\$102,771	\$202,229	\$190,277	1.063	1,556	\$129.97	01B	6.9195	Colonial/2Sty		\$100,443	Land Table 01B	401 67							
W -13-01-251-028	4220 HARDWICH DR	06/30/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$168,380	44.31	\$336,759	\$59,712	\$320,288	\$266,905	1.200	2,052	\$156.09	01B	6.8003	Colonial/2Sty		\$58,016	Land Table 01B	401 72							
W -13-01-251-031	4188 HARDWICH DR	07/10/23	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$136,240	44.23	\$272,475	\$54,880	\$253,120	\$209,629	1.207	1,569	\$161.33	01B	7.5460	Colonial/2Sty		\$54,880	Land Table 01B	401 72							
W -13-01-251-033	4166 HARDWICH DR	06/01/22	\$346,000	WD	03-ARM'S LENGTH	\$346,000	\$146,510	42.34	\$293,018	\$83,374	\$262,626	\$201,969	1.300	1,594	\$164.76	01B	16.8321	Colonial/2Sty		\$76,172	Land Table 01B	401 67							
W -13-01-252-022	4308 HEATHERSTONE DR	08/30/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$142,240	49.05	\$284,480	\$57,739	\$232,261	\$218,440	1.063	1,604	\$144.80	01B	6.8736	Colonial/2Sty		\$54,880	Land Table 01B	401 67							
W -13-01-252-024	4292 HEATHERSTONE DR	11/02/23	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$151,470	45.62	\$302,935	\$54,880	\$277,120	\$238,974	1.160	2,053	\$134.98	01B	2.7618	Colonial/2Sty		\$54,880	Land Table 01B	401 67							
W -13-01-252-037	4100 HEATHERSTONE DR	06/10/22	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$214,590	54.74	\$429,172	\$105,150	\$286,850	\$312,160	0.919	2,270	\$126.37	01B	21.3086	Colonial/2Sty		\$105,150	Land Table 01B	401 69							
W -13-01-253-010	4115 HEATHERSTONE DR	04/07/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$147,400	46.79	\$294,803	\$71,954	\$243,046	\$214,691	1.132	1,840	\$132.09	01B	0.0069	Colonial/2Sty		\$68,923	Land Table 01B	401 66							
W -13-01-254-005	2395 WOODBOURNE DR	06/10/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$147,620	43.42	\$295,245	\$60,238	\$279,762	\$226,404	1.236	1,415	\$197.71	01B	10.3672	Ranch		\$60,238	Land Table 01B	401 66							
Totals:			\$7,611,000			\$7,611,000	\$3,558,640		\$7,117,214		\$6,083,237	\$5,384,828			\$151.84		0.2307												
								Sale. Ratio =>	46.76									E.C.F. =>	1.130				Std. Deviation=>	0.10342649					
								Std. Dev. =>	3.49									Ave. E.C.F. =>	1.132				Ave. Variance=>	8.1061	Coefficient of Var=>	7.160856407			

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W -13-01-301-024	2682 COSTA MESA RD	05/06/22	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$121,910	42.40	\$243,810	\$48,057	\$239,443	\$163,536	1.464	1,694	\$141.35	01C	21.3495	TriLevel/Quad	\$46,264	Land Table 01C	401	57
W -13-01-301-028	2634 COSTA MESA RD	02/08/23	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$133,680	46.74	\$267,365	\$47,571	\$238,429	\$183,621	1.298	1,690	\$141.08	01C	4.7824	Ranch	\$44,502	Land Table 01C	401	54
W -13-01-302-003	3838 CLINTONVILLE RD	04/26/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$116,590	49.61	\$233,185	\$51,126	\$183,874	\$152,096	1.209	1,489	\$123.49	01C	4.1729	Bungalow	\$51,126	Land Table 01C	401	54
W -13-01-305-003	3832 LYNDON LN	03/29/24	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$224,850	54.84	\$449,708	\$35,414	\$374,586	\$346,110	1.082	1,592	\$235.29	01C	16.8389	Ranch	\$32,913	Land Table 01C	407	92
W -13-01-326-005	2550 COSTA MESA RD	01/24/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$144,850	57.94	\$289,697	\$50,436	\$199,564	\$199,884	0.998	1,671	\$119.43	01C	25.2263	Ranch	\$47,547	Land Table 01C	401	60
W -13-01-327-001	3960 RESEDA RD	05/03/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,510	44.17	\$265,025	\$42,820	\$257,180	\$185,635	1.385	1,783	\$144.24	01C	13.4745	TriLevel/Quad	\$41,762	Land Table 01C	401	62
W -13-01-327-013	2632 MONTEBELLO RD	12/22/23	\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$163,890	45.15	\$327,776	\$48,777	\$314,223	\$233,082	1.348	2,263	\$138.85	01C	9.7460	Colonial/2Sty	\$47,613	Land Table 01C	401	59
W -13-01-327-014	2644 MONTEBELLO RD	09/26/23	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$186,340	50.38	\$372,677	\$42,032	\$327,868	\$276,228	1.187	1,741	\$188.32	01C	6.3716	Colonial/2Sty	\$42,032	Land Table 01C	401	88
W -13-01-328-010	2504 LAKE ANGELUS	01/11/23	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$122,890	50.68	\$245,784	\$47,275	\$195,225	\$165,839	1.177	1,804	\$108.22	01C	7.3465	TriLevel/Quad	\$46,717	Land Table 01C	401	54
W -13-01-328-015	2564 N LAKE ANGELUS RD W	02/23/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$163,340	50.26	\$326,675	\$45,010	\$279,990	\$235,309	1.190	2,465	\$113.59	01C	6.0781	Colonial/2Sty	\$43,846	Land Table 01C	401	54
W -13-01-352-020	3545 MEADOWLEIGH LN	08/25/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$121,080	52.64	\$242,169	\$47,551	\$182,449	\$162,588	1.122	1,323	\$137.91	01C	12.8508	Ranch	\$47,551	Land Table 01C	401	54
W -13-01-376-011	2478 LAKE ANGELUS LN	11/30/22	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$240,680	39.46	\$481,361	\$40,143	\$569,857	\$368,603	1.546	4,145	\$137.48	01C	29.5328	Colonial/2Sty	\$38,646	Land Table 01C	401	43
Totals:			\$3,908,900			\$3,908,900	\$1,872,610		\$3,745,232		\$3,362,688	\$2,672,531			\$144.10		0.7578					
								Sale. Ratio =>	47.91					E.C.F. =>	1.258	Std. Deviation=>	0.16128426					
								Std. Dev. =>	5.31					Ave. E.C.F. =>	1.251	Ave. Variance=>	13.1475	Coefficient of Var=>	10.51244825			

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W -13-01-304-007	3852 SAN MATEO RD	05/01/23	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$152,670	48.16	\$305,337	\$96,954	\$220,046	\$180,418	1.220	1,223	\$179.92	01E	0.0000	Ranch	\$93,858	Land Table 01E	401	62
Totals:			\$317,000			\$317,000	\$152,670		\$305,337		\$220,046	\$180,418			\$179.92		0.0000					
							Sale. Ratio =>	48.16				E.C.F. =>	1.220		Std. Deviation=>	#DIV/0!						
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.220		Ave. Variance=>	0.0000	Coefficient of Var=>		0			

Increase neighborhood the same as neighboring ECF 3.5% to 1.195

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W -13-01-226-014	2251 DEER RUN TRL	06/29/23	\$433,000	WD	03-ARM'S LENGTH	\$433,000	\$198,360	45.81	\$396,716	\$63,057	\$369,943	\$370,321	0.999	2,325	\$159.12	01H	7.1508	Colonial/2Sty	\$56,692	Land Table 01H	401	81
W -13-01-226-026	2093 DEER RUN TRL	06/22/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$195,500	44.94	\$390,991	\$56,369	\$378,631	\$371,390	1.019	2,246	\$168.58	01H	9.2026	Colonial/2Sty	\$49,485	Land Table 01H	401	79
W -13-01-227-003	4468 RED OAK BLVD	05/24/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$187,970	53.71	\$375,933	\$68,518	\$281,482	\$341,193	0.825	2,711	\$103.83	01H	10.2479	Colonial/2Sty	\$63,206	Land Table 01H	401	75
W -13-01-229-002	2091 LONE BIRCH DR	03/08/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$193,890	47.87	\$387,786	\$53,120	\$351,880	\$371,438	0.947	2,372	\$148.35	01H	1.9872	Colonial/2Sty	\$52,487	Land Table 01H	401	80
W -13-01-229-008	2179 LONE BIRCH DR	07/18/22	\$409,000	WD	03-ARM'S LENGTH	\$409,000	\$201,870	49.36	\$403,731	\$89,982	\$319,018	\$348,223	0.916	2,208	\$144.48	01H	1.1341	Colonial/2Sty	\$56,692	Land Table 01H	401	78
W -13-01-229-018	2150 DEER RUN TRL	03/12/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$179,300	50.51	\$358,600	\$50,393	\$304,607	\$342,072	0.890	2,401	\$126.87	01H	3.6996	Colonial/2Sty	\$50,393	Land Table 01H	401	74
W -13-01-229-019	2136 DEER RUN TRL	04/06/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$181,060	50.29	\$362,120	\$49,850	\$310,150	\$346,582	0.895	2,122	\$146.16	01H	3.2589	Colonial/2Sty	\$49,850	Land Table 01H	401	78
Totals:			\$2,747,000			\$2,747,000	\$1,337,950		\$2,675,877		\$2,315,711	\$2,491,219			\$142.48		0.2077					
								Sale. Ratio =>	48.71					E.C.F. =>	0.930	Std. Deviation=>	0.06712971					
								Std. Dev. =>	3.00					Ave. E.C.F. =>	0.927	Ave. Variance=>	5.2402	Coefficient of Var=>	5.649938327			

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W -13-01-377-008	2706 COVE BAY DR	11/07/23	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$219,720	48.94	\$439,430	\$56,089	\$392,911	\$425,934	0.922	2,548	\$154.20	01K	4.0077	Colonial/2Sty	\$55,956	Land Table 01K	407	66
W -13-01-377-011	2670 COVE BAY DR	06/13/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$208,870	49.15	\$417,744	\$35,138	\$389,862	\$425,118	0.917	2,411	\$161.70	01K	4.5477	Colonial/2Sty	\$35,138	Land Table 01K	407	71
W -13-01-377-020	2661 COVE BAY DR	04/07/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$353,490	41.59	\$706,970	\$96,088	\$753,912	\$678,758	1.111	3,453	\$218.34	01K	14.8178	Colonial/2Sty	\$89,854	Land Table 01K	407	76
W -13-01-377-024	2709 COVE BAY DR	06/21/23	\$829,000	WD	03-ARM'S LENGTH	\$829,000	\$414,530	50.00	\$829,059	\$152,957	\$676,043	\$751,224	0.900	3,372	\$200.49	01K	6.2624	Colonial/2Sty	\$152,957	Land Table 01K	407	81
Totals:			\$2,553,000			\$2,553,000	\$1,196,610		\$2,393,203		\$2,212,728	\$2,281,034			\$183.68		0.7509					
								Sale. Ratio =>	46.87					E.C.F. =>	0.970	Std. Deviation=>	0.09925183					
								Std. Dev. =>	3.91					Ave. E.C.F. =>	0.963	Ave. Variance=>	7.4089	Coefficient of Var=>	7.697193038			

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W -13-02-101-008	4388 LAMSON DR	03/22/24	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$413,900	50.17	\$827,796	\$322,903	\$502,097	\$353,319	1.421	1,816	\$276.49	02A	26.4603	Ranch	\$318,715	Land Table 02A	401	63
W -13-02-101-017	4312 SASHABAW RD	09/09/22	\$1,295,000	WD	03-ARM'S LENGTH	\$1,295,000	\$660,760	51.02	\$1,321,513	\$229,493	\$1,065,507	\$764,185	1.394	4,023	\$264.85	02A	29.1384	Colonial/2Sty	\$225,037	Land Table 02A	401	80
W -13-02-126-002	4531 PARNELL DR	05/26/23	\$607,000	WD	03-ARM'S LENGTH	\$607,000	\$322,330	53.10	\$644,663	\$204,310	\$402,690	\$308,155	1.307	1,788	\$225.22	02A	37.8911	Ranch	\$201,748	Land Table 02A	401	70
W -13-02-126-016	4385 PARNELL DR	03/24/23	\$1,674,500	WD	03-ARM'S LENGTH	\$1,674,500	\$796,390	47.56	\$1,592,782	\$286,263	\$1,388,237	\$914,289	1.518	3,946	\$351.81	02A	16.7311	Colonial/2Sty	\$281,546	Land Table 02A	401	90
W -13-02-129-002	3641 MANN RD	07/25/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$239,410	36.83	\$478,817	\$201,301	\$448,699	\$194,203	2.310	1,559	\$287.81	02A	62.4775	Bungalow	\$200,348	Land Table 02A	401	56
W -13-02-155-001	4180 LAMONT DR	09/27/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$191,820	39.15	\$383,646	\$183,686	\$306,314	\$139,930	2.189	1,343	\$228.08	02A	50.3362	Bungalow	\$183,686	Land Table 02A	401	54
W -13-02-155-007	4134 LAMONT DR	04/21/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$297,190	49.53	\$594,389	\$190,549	\$409,451	\$282,603	1.449	2,001	\$204.62	02A	23.6835	Colonial/2Sty	\$185,885	Land Table 02A	401	63
W -13-02-159-009	3840 ISLAND PARK DR	08/15/22	\$860,000	WD	03-ARM'S LENGTH	\$860,000	\$407,960	47.44	\$815,929	\$146,778	\$713,222	\$468,265	1.523	2,937	\$242.84	02A	16.2574	Colonial/2Sty	\$141,385	Land Table 02A	401	63
W -13-02-277-005	3201 ALCO DR	11/10/22	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$234,190	40.38	\$468,387	\$201,876	\$378,124	\$186,502	2.027	2,033	\$185.99	02A	34.1766	SingleFamily	\$200,548	Land Table 02A	401	56
W -13-02-302-004	3996 LAMONT DR	03/28/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$203,000	40.60	\$406,004	\$156,096	\$343,904	\$174,883	1.966	1,221	\$281.66	02A	28.0789	Ranch	\$153,297	Land Table 02A	401	65
W -13-02-304-004	3911 DILL DR	08/01/22	\$518,000	WD	03-ARM'S LENGTH	\$518,000	\$249,610	48.19	\$499,213	\$192,954	\$325,046	\$214,317	1.517	1,776	\$183.02	02A	16.9030	Ranch	\$185,925	Land Table 02A	401	66
W -13-02-304-004	3911 DILL DR	04/17/23	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$249,610	41.26	\$499,213	\$192,954	\$412,046	\$214,317	1.923	1,776	\$232.01	02A	23.6911	Ranch	\$185,925	Land Table 02A	401	66
W -13-02-304-019	3788 RUTHERFORD CT	08/02/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$264,780	52.96	\$529,566	\$241,663	\$258,337	\$201,472	1.282	1,726	\$149.67	02A	40.3440	Ranch	\$236,294	Land Table 02A	401	52
W -13-02-328-002	3956 EMBARCADERO ST	04/14/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$158,060	36.34	\$316,127	\$100,578	\$334,422	\$150,839	2.217	1,004	\$333.09	02A	53.1389	Ranch	\$99,478	Land Table 02A	401	59
W -13-02-351-020	3870 ATHENS AVE	04/13/23	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$287,550	46.76	\$575,099	\$185,133	\$429,867	\$272,894	1.575	1,655	\$259.74	02A	11.0475	Colonial/2Sty	\$185,133	Land Table 02A	401	74
W -13-03-229-018	4404 LAMSON DR	10/31/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$217,030	51.67	\$434,066	\$175,511	\$244,489	\$180,934	1.351	1,225	\$199.58	02A	33.4430	Colonial/2Sty	\$175,511	Land Table 02A	401	63
Totals:			\$11,174,500			\$11,174,500	\$5,193,590		\$10,387,210		\$7,962,452	\$5,021,107			\$244.16		9.9893					
							Sale. Ratio =>	46.48				E.C.F. =>	1.586		Std. Deviation=>	0.3561137						
							Std. Dev. =>	5.79				Ave. E.C.F. =>	1.686		Ave. Variance=>	31.4874	Coefficient of Var=>	18.67924356				

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	Land Value	Land Table	Property Class	Building Depr.
W -13-02-152-007	3960 WOODMERE DR	09/23/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$150,860	52.02	\$301,723	\$65,130	\$224,870	\$164,073	1.371	1,487	\$151.22	02B	12.9702	Ranch	\$62,790	Land Table 02B	401	57
W -13-03-227-006	4468 MAJOR AVE	01/13/24	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$154,100	51.71	\$308,203	\$38,486	\$259,514	\$187,044	1.387	1,626	\$159.60	02B	11.2801	Colonial/2Sty	\$37,335	Land Table 02B	401	65
W -13-03-227-014	4460 MAJOR AVE	02/02/24	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$105,830	46.62	\$211,667	\$37,237	\$189,763	\$120,964	1.569	1,156	\$164.15	02B	6.8505	Ranch	\$37,237	Land Table 02B	401	55
W -13-03-277-014	4008 WOODMERE DR	03/06/23	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$85,850	44.25	\$171,705	\$42,500	\$151,500	\$89,601	1.691	860	\$176.16	02B	19.0573	Ranch	\$42,500	Land Table 02B	401	54
W -13-03-279-006	4059 OLMSTEAD DR	02/28/23	\$223,500	WD	03-ARM'S LENGTH	\$223,500	\$104,760	46.87	\$209,525	\$43,828	\$179,672	\$114,908	1.564	1,525	\$117.82	02B	6.3367	Ranch	\$42,500	Land Table 02B	401	48
W -13-03-279-008	4033 OLMSTEAD DR	02/23/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$103,540	50.51	\$207,085	\$68,468	\$136,532	\$96,128	1.420	949	\$143.87	02B	7.9942	Ranch	\$68,000	Land Table 02B	401	49
Totals:			\$1,437,500			\$1,437,500	\$704,940		\$1,409,908		\$1,141,851	\$772,718			\$152.14		2.2544					
								Sale. Ratio =>	49.04					E.C.F. =>	1.478	Std. Deviation=>		0.12725058				
								Std. Dev. =>	3.19					Ave. E.C.F. =>	1.500	Ave. Variance=>		10.7482	Coefficient of Var=>		7.164232152	

Used average ECF of 1.500 for this neighborhood.

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	Land Value	Land Table	Property Class	Building Depr.
W -13-02-201-018	3390 FLORETTA RD	08/30/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$141,340	40.97	\$282,684	\$72,848	\$272,152	\$170,737	1.594	1,899	\$143.31	02C	24.3000	Ranch	\$70,470	Land Table 02C	401	53
W -13-02-203-019	3379 FLORETTA RD	04/14/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$162,050	49.86	\$324,106	\$48,354	\$276,646	\$224,371	1.233	1,753	\$157.81	02C	11.7998	Colonial/2Sty	\$48,354	Land Table 02C	401	69
W -13-02-280-014	4143 CLINTONVILLE RD	10/03/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$170,350	50.10	\$340,703	\$54,560	\$285,440	\$232,826	1.226	1,578	\$180.89	02C	12.5002	Ranch	\$54,560	Land Table 02C	401	80
Totals:			\$1,010,000			\$1,010,000	\$473,740		\$947,493		\$834,238	\$627,934			\$160.67		2.2438					
							Sale. Ratio =>	46.90				E.C.F. =>	1.329		Std. Deviation=>	0.21047299						
							Std. Dev. =>	5.21				Ave. E.C.F. =>	1.351		Ave. Variance=>	16.2000	Coefficient of Var=>	11.9912563				

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	Land Value	Land Table	Property Class	Building Depr.
W -13-02-176-003	3901 LAKE OAKLAND SHORES DR	08/30/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$146,290	39.01	\$292,578	\$75,429	\$299,571	\$168,463	1.778	1,737	\$172.46	02G	44.1001	Colonial/2Sty	\$73,251	Land Table 02G	401	52
W -13-02-305-003	3910 DILL DR	02/16/23	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$105,750	43.70	\$211,501	\$69,391	\$172,609	\$110,248	1.566	1,562	\$110.51	02G	22.8382	TriLevel/Quad	\$66,844	Land Table 02G	401	46
W -13-02-326-014	3747 COLUMBINE CT	08/18/22	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$161,470	51.75	\$322,933	\$76,720	\$235,280	\$191,011	1.232	1,487	\$158.22	02G	10.5495	Ranch	\$72,662	Land Table 02G	401	57
W -13-02-326-023	3671 PHLOX CT	02/24/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$142,910	49.28	\$285,823	\$77,764	\$212,236	\$161,411	1.315	1,747	\$121.49	02G	2.2379	Colonial/2Sty	\$72,614	Land Table 02G	401	52
W -13-02-327-002	3868 LAKE OAKLAND SHORES DR	03/18/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$196,210	46.17	\$392,418	\$80,885	\$344,115	\$241,686	1.424	1,969	\$174.77	02G	8.6554	Colonial/2Sty	\$80,885	Land Table 02G	401	68
W -13-02-327-012	3726 LAKE OAKLAND SHORES DR	04/05/23	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$145,700	55.40	\$291,399	\$65,937	\$197,063	\$174,912	1.127	1,583	\$124.49	02G	21.0619	Ranch	\$64,122	Land Table 02G	401	52
W -13-02-327-014	3704 LAKE OAKLAND SHORES DR	09/26/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$176,580	47.72	\$353,156	\$66,989	\$303,011	\$222,007	1.365	1,750	\$173.15	02G	2.7614	Colonial/2Sty	\$64,110	Land Table 02G	401	67
W -13-02-327-043	3735 AQUARINA	09/08/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$138,210	52.15	\$276,417	\$67,804	\$197,196	\$161,841	1.218	1,421	\$138.77	02G	11.8802	Ranch	\$67,804	Land Table 02G	401	53
W -13-02-327-046	3675 AQUARINA	11/23/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$148,280	52.96	\$296,563	\$67,482	\$212,518	\$177,720	1.196	2,058	\$103.26	02G	14.1455	Ranch	\$67,482	Land Table 02G	401	53
W -13-02-329-009	3898 BREAKER ST	04/15/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$131,720	47.90	\$263,436	\$64,096	\$210,904	\$154,647	1.364	1,341	\$157.27	02G	2.6519	Ranch	\$60,068	Land Table 02G	401	56
W -13-02-355-002	3646 DILL DR	05/20/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$126,950	39.67	\$253,908	\$87,586	\$232,414	\$129,032	1.801	1,222	\$190.19	02G	46.3957	TriLevel/Quad	\$87,586	Land Table 02G	401	57
W -13-02-355-004	3584 DILL DR	11/16/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$139,390	54.66	\$278,780	\$89,274	\$165,726	\$147,018	1.127	1,129	\$146.79	02G	21.0006	Ranch	\$87,586	Land Table 02G	401	57
W -13-02-355-010	3700 W WALTON BLVD	01/26/24	\$188,775	WD	03-ARM'S LENGTH	\$188,775	\$102,020	54.04	\$204,034	\$81,093	\$107,682	\$95,377	1.129	1,063	\$101.30	02G	20.8244	Ranch	\$80,276	Land Table 02G	401	50
W -13-02-376-010	3682 AQUARINA	07/10/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$134,920	49.06	\$269,837	\$62,766	\$212,234	\$160,645	1.321	1,437	\$147.69	02G	1.6118	Ranch	\$59,849	Land Table 02G	401	62
W -13-02-376-019	3763 SHOALS ST	03/20/23	\$237,900	WD	03-ARM'S LENGTH	\$237,900	\$116,820	49.10	\$233,632	\$62,052	\$175,848	\$133,111	1.321	1,421	\$123.75	02G	1.6194	Ranch	\$60,288	Land Table 02G	401	54
W -13-02-377-002	3901 BREAKER ST	10/14/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$120,640	50.27	\$241,281	\$63,066	\$176,934	\$138,258	1.280	1,072	\$165.05	02G	5.7523	Ranch	\$63,066	Land Table 02G	401	53
W -13-02-377-003	3885 BREAKER ST	01/13/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$104,650	46.51	\$209,295	\$63,541	\$161,459	\$113,075	1.428	1,081	\$149.36	02G	9.0632	Ranch	\$61,028	Land Table 02G	401	46
W -13-02-378-001	3540 AQUARINA	12/01/22	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$130,240	51.28	\$260,485	\$77,104	\$176,896	\$142,266	1.243	1,340	\$132.01	02G	9.3841	Ranch	\$76,641	Land Table 02G	401	46
W -13-02-453-030	3739 MARINER ST	03/12/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$128,800	53.67	\$257,599	\$62,071	\$177,929	\$151,690	1.173	1,079	\$164.90	02G	16.4277	Ranch	\$60,294	Land Table 02G	401	51
W -13-02-454-015	3766 MARINER ST	08/25/22	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$134,900	46.68	\$269,797	\$74,294	\$214,706	\$151,670	1.416	1,407	\$152.60	02G	7.8353	Ranch	\$68,496	Land Table 02G	401	55
W -13-02-455-009	3420 W WALTON BLVD	10/18/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$104,160	50.81	\$208,324	\$64,558	\$140,442	\$111,533	1.259	1,078	\$130.28	02G	7.8060	Ranch	\$61,741	Land Table 02G	401	46
Totals:			\$5,826,675			\$5,826,675	\$2,836,610		\$5,673,196		\$4,326,773	\$3,237,621			\$144.68		0.0853					
								Sale. Ratio ==>	48.68					E.C.F. ==>	1.336	Std. Deviation==>	0.18821616					
								Std. Dev. ==>	4.48					Ave. E.C.F. ==>	1.337	Ave. Variance==>	13.7430	Coefficient of Var==>	10.27698874			

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	Land Value	Land Table	Property Class	Building Depr.
W -13-02-480-014	3546 LAKESHORE DR	07/01/22	\$820,000	WD	03-ARM'S LENGTH	\$820,000	\$380,540	46.41	\$761,083	\$232,563	\$587,437	\$621,788	0.945	2,723	\$215.73	02L	0.0000	Colonial/2Sty	\$230,700	Land Table 02L	401	76
Totals:			\$820,000			\$820,000	\$380,540		\$761,083		\$587,437	\$621,788			\$215.73		0.0000					
								Sale. Ratio =>	46.41					E.C.F. =>	0.945	Std. Deviation=>	#DIV/0!					
								Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	0.945	Ave. Variance=>	0.0000	Coefficient of Var=>		0		

Looked at 02A for increase of 7.4% to .921 for 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	Land Value	Land Table	Property Class	Building Depr.
W -13-02-454-067	3103 HAZELWOOD CT	05/19/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$230,320	53.56	\$460,647	\$45,324	\$384,676	\$488,615	0.787	2,490	\$154.49	02M	0.0000	Colonial/2Sty	\$45,324	Land Table 02M	401	73
Totals:			\$430,000			\$430,000	\$230,320		\$460,647		\$384,676	\$488,615			\$154.49		0.0000					
Sale. Ratio =>								53.56	E.C.F. =>				0.787	Std. Deviation=>		#DIV/0!						
Std. Dev. =>								#DIV/0!	Ave. E.C.F. =>				0.787	Ave. Variance=>		0.0000	Coefficient of Var=>		0			

Looked at 02A and these are waterfront so increased 5% due to non waterfront but still access to lake so .892

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	Land Value	Land Table	Property Class	Building Depr.
W -13-03-102-020	4832 LORE DR	04/26/23	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$130,420	47.60	\$260,849	\$32,406	\$241,594	\$180,873	1.336	1,128	\$214.18	03A	1.0277	Ranch	\$30,893	Land Table 03A	401	66
W -13-03-102-024	4848 LORE DR	11/22/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$115,330	46.13	\$230,651	\$31,067	\$218,933	\$158,024	1.385	1,226	\$178.58	03A	3.9458	Colonial/2Sty	\$30,861	Land Table 03A	401	66
W -13-03-155-024	4802 SHORELINE CT	02/15/24	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$132,820	49.01	\$265,642	\$46,082	\$224,918	\$173,840	1.294	1,483	\$151.66	03A	5.2164	Ranch	\$43,056	Land Table 03A	401	57
W -13-03-155-026	4790 SHORELINE BLVD	09/13/23	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$142,150	52.26	\$284,305	\$42,190	\$229,810	\$191,698	1.199	1,800	\$127.67	03A	14.7175	TriLevel/Quad	\$42,190	Land Table 03A	401	57
W -13-03-155-028	4719 PARKRIDGE DR	03/29/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$148,360	42.39	\$296,713	\$30,849	\$319,151	\$210,502	1.516	1,734	\$184.05	03A	17.0157	TriLevel/Quad	\$30,849	Land Table 03A	401	67
Totals:			\$1,417,000			\$1,417,000	\$669,080		\$1,338,160		\$1,234,406	\$914,937			\$171.23		0.3185					
								Sale. Ratio =>	47.22					E.C.F. =>	1.349	Std. Deviation=>		0.11725774				
								Std. Dev. =>	3.64					Ave. E.C.F. =>	1.346	Ave. Variance=>		8.3846	Coefficient of Var=>	6.229355281		

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	Land Value	Land Table	Property Class	Building Depr.
W -13-03-179-002	4759 SHORELINE BLVD	10/04/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$247,960	48.15	\$495,916	\$141,946	\$373,054	\$253,742	1.470	2,008	\$185.78	03B	9.8265	Colonial/2Sty	\$140,182	Land Table 03B	401	67
W -13-03-180-002	4601 ISLAND PARK DR	04/28/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$234,750	53.35	\$469,499	\$130,305	\$309,695	\$243,150	1.274	2,079	\$148.96	03B	9.8265	Colonial/2Sty	\$124,413	Land Table 03B	401	62
Totals:			\$955,000			\$955,000	\$482,710		\$965,415		\$682,749	\$496,892			\$167.37		0.2095					
								Sale. Ratio =>	50.55					E.C.F. =>	1.374	Std. Deviation=>		0.13896809				
								Std. Dev. =>	3.68					Ave. E.C.F. =>	1.372	Ave. Variance=>		9.8265	Coefficient of Var=>	7.162479685		

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	Land Value	Land Table	Property Class	Building Depr.
W -13-03-152-007	4944 SHORELINE BLVD	09/25/23	\$517,000	WD	03-ARM'S LENGTH	\$517,000	\$267,860	51.81	\$535,721	\$243,531	\$273,469	\$221,524	1.234	2,044	\$133.79	03C	23.4868	Colonial/2Sty	\$223,467	Land Table 03C	401	57
W -13-03-152-012	4850 PARKRIDGE DR	08/17/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$229,030	49.25	\$458,057	\$134,589	\$330,411	\$245,237	1.347	1,454	\$227.24	03C	12.2047	Ranch	\$134,589	Land Table 03C	401	67
W -13-03-177-004	4598 ISLAND PARK DR	03/07/24	\$935,000	WD	03-ARM'S LENGTH	\$935,000	\$432,770	46.29	\$865,535	\$160,206	\$774,794	\$534,745	1.449	2,446	\$316.76	03C	2.0455	Colonial/2Sty	\$157,955	Land Table 03C	401	81
W -13-03-177-005	4592 ISLAND PARK DR	05/27/22	\$777,000	WD	03-ARM'S LENGTH	\$777,000	\$357,090	45.96	\$714,177	\$163,269	\$613,731	\$417,671	1.469	2,454	\$250.09	03C	0.0055	Colonial/2Sty	\$158,779	Land Table 03C	401	68
W -13-03-228-017	4419 PARK CT	04/13/22	\$406,000	WD	03-ARM'S LENGTH	\$406,000	\$192,560	47.43	\$385,129	\$121,729	\$284,271	\$199,697	1.424	1,804	\$157.58	03C	4.5844	Colonial/2Sty	\$121,165	Land Table 03C	401	58
W -13-03-228-031	4449 MAJOR AVE	07/17/23	\$935,000	WD	03-ARM'S LENGTH	\$935,000	\$475,600	50.87	\$951,203	\$216,535	\$718,465	\$556,989	1.290	2,663	\$269.80	03C	17.9448	Colonial/2Sty	\$216,535	Land Table 03C	401	78
W -13-03-251-016	4386 ISLAND PARK DR	02/02/24	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$324,090	44.70	\$648,170	\$139,639	\$585,361	\$385,543	1.518	1,684	\$347.60	03C	4.8920	Ranch	\$139,004	Land Table 03C	401	76
W -13-03-251-028	4256 ISLAND PARK DR	02/10/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$202,150	36.75	\$404,293	\$131,317	\$418,683	\$206,957	2.023	1,667	\$251.16	03C	55.3688	Ranch	\$128,764	Land Table 03C	401	62
Totals:			\$5,310,000			\$5,310,000	\$2,481,150			\$4,962,285		\$3,999,185	\$2,768,362		\$244.25		2.4755					
								Sale. Ratio =>	46.73					E.C.F. =>	1.445	Std. Deviation=>	0.24311762					
								Std. Dev. =>	4.69					Ave. E.C.F. =>	1.469	Ave. Variance=>	15.0665	Coefficient of Var=>	10.25383209			

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	Land Value	Land Table	Property Class	Building Depr.
W -13-03-401-003	4488 MIDLAND AVE	12/11/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$139,620	48.99	\$279,231	\$117,915	\$167,085	\$130,304	1.282	1,305	\$128.03	03F	0.0000	Bungalow	\$117,529	Land Table 03F	401	54
Totals:			\$285,000			\$285,000	\$139,620		\$279,231		\$167,085	\$130,304			\$128.03		0.0000					
							Sale. Ratio =>	48.99				E.C.F. =>	1.282		Std. Deviation=>	#DIV/0!						
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.282		Ave. Variance=>	0.0000	Coefficient of Var=>		0			

Looked at 03C for increase of 5.6% for ECF of 1.307

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	Land Value	Land Table	Property Class	Building Depr.				
W -13-03-351-013	4874 ROSSITER AVE	04/21/22	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$86,330	50.19	\$172,651	\$48,894	\$123,106	\$83,903	1.467	736	\$167.26	03G	2.8596	Ranch	\$48,700	Land Table 03G	401	53				
W -13-03-376-003	3674 OAKVIEW RD	06/07/23	\$182,150	WD	03-ARM'S LENGTH	\$182,150	\$89,560	49.17	\$179,110	\$57,434	\$124,716	\$82,492	1.512	792	\$157.47	03G	7.3207	Ranch	\$57,434	Land Table 03G	401	53				
W -13-03-376-044	3680 OAKVIEW RD	02/17/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$132,220	53.97	\$264,431	\$56,983	\$188,017	\$140,643	1.337	1,314	\$143.09	03G	10.1803	Bungalow	\$56,334	Land Table 03G	401	53				
Totals:			\$599,150			\$599,150	\$308,110		\$616,192		\$435,839	\$307,038			\$155.94		1.9149									
								Sale. Ratio =>	51.42									E.C.F. =>	1.419	Std. Deviation=>	0.09094223					
								Std. Dev. =>	2.53									Ave. E.C.F. =>	1.439	Ave. Variance=>	6.7869	Coefficient of Var=>	4.717561458			

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	Land Value	Land Table	Property Class	Building Depr.
W -13-03-253-001	4187 ISLAND PARK DR	06/27/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$173,150	52.47	\$346,302	\$42,943	\$287,057	\$243,466	1.179	1,385	\$207.26	03H	16.1782	Ranch	\$42,709	Land Table 03H	401	90
W -13-03-253-002	4177 ISLAND PARK DR	09/27/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$145,940	48.65	\$291,883	\$46,137	\$253,863	\$197,228	1.287	1,389	\$182.77	03H	5.3668	Colonial/2Sty	\$44,544	Land Table 03H	401	88
W -13-03-253-003	4165 SASHABAW RD	03/11/24	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$151,930	50.31	\$303,868	\$36,679	\$265,321	\$214,437	1.237	1,378	\$192.54	03H	10.3535	Ranch	\$36,679	Land Table 03H	401	80
W -13-03-327-011	4800 MIDLAND AVE	03/03/23	\$200,000	MLC	03-ARM'S LENGTH	\$200,000	\$77,710	38.86	\$155,426	\$46,994	\$153,006	\$87,024	1.758	1,009	\$151.64	03H	41.7379	Ranch	\$46,800	Land Table 03H	401	54
W -13-03-327-015	4770 MIDLAND AVE	03/13/23	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$101,210	46.86	\$202,410	\$45,536	\$170,464	\$125,902	1.354	1,672	\$101.95	03H	1.3117	Ranch	\$45,000	Land Table 03H	401	51
W -13-03-378-008	4638 MEIGS AVE	10/24/22	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$113,860	51.99	\$227,717	\$74,062	\$144,938	\$123,319	1.175	1,081	\$134.08	03H	16.5511	Ranch	\$68,361	Land Table 03H	401	58
W -13-03-401-022	4381 LETART AVE	08/21/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$166,660	46.29	\$333,320	\$66,364	\$293,636	\$214,250	1.371	1,679	\$174.89	03H	2.9703	Ranch	\$64,600	Land Table 03H	401	51
W -13-03-452-004	4467 MEIGS AVE	07/13/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$129,780	49.92	\$259,559	\$64,500	\$195,500	\$156,548	1.249	1,152	\$169.70	03H	9.2007	Ranch	\$64,500	Land Table 03H	401	64
W -13-03-452-008	4399 MEIGS AVE	06/29/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$112,170	44.87	\$224,335	\$72,869	\$177,131	\$121,562	1.457	1,385	\$127.89	03H	11.6303	Bungalow	\$68,200	Land Table 03H	401	53
Totals:			\$2,437,000			\$2,437,000	\$1,172,410		\$2,344,820		\$1,940,916	\$1,483,737			\$160.30		3.2697					
							Sale. Ratio =>	48.11				E.C.F. =>	1.308		Std. Deviation=>	0.18180292						
							Std. Dev. =>	4.22				Ave. E.C.F. =>	1.341		Ave. Variance=>	12.8112	Coefficient of Var=>	9.554704052				

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	Land Value	Land Table	Property Class	Building Depr.
W -13-02-352-010	3535 LAWRENCE AVE	09/02/22	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$74,890	51.29	\$149,770	\$47,863	\$98,137	\$76,221	1.288	901	\$108.92	03I	11.3904	Ranch	\$47,863	Land Table 03I	401	48
W -13-02-353-002	3935 ATHENS AVE	06/15/22	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$82,200	42.59	\$164,390	\$47,004	\$145,996	\$87,798	1.663	1,091	\$133.82	03I	26.1419	Ranch	\$37,735	Land Table 03I	401	53
W -13-02-353-004	3915 ATHENS AVE	12/06/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$107,370	49.94	\$214,748	\$52,046	\$162,954	\$121,692	1.339	1,193	\$136.59	03I	6.2372	Ranch	\$45,749	Land Table 03I	401	55
W -13-03-427-002	3970 SASHABAW RD	07/21/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$93,910	50.76	\$187,816	\$57,293	\$127,707	\$97,624	1.308	1,014	\$125.94	03I	9.3288	Ranch	\$56,580	Land Table 03I	401	49
W -13-03-478-011	4178 MEIGS AVE	12/27/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$113,040	53.83	\$226,085	\$61,169	\$148,831	\$123,348	1.207	1,527	\$97.47	03I	19.4846	Ranch	\$57,701	Land Table 03I	401	46
W -13-03-480-011	4171 MEIGS AVE	10/12/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$123,700	49.48	\$247,390	\$60,305	\$189,695	\$139,929	1.356	1,598	\$118.71	03I	4.5790	SingleFamily	\$57,701	Land Table 03I	401	53
W -13-03-481-013	4018 QUILLEN AVE	04/13/23	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$99,200	40.16	\$198,403	\$31,830	\$215,170	\$124,587	1.727	1,123	\$191.60	03I	32.5622	Ranch	\$28,850	Land Table 03I	401	57
W -13-03-482-008	4165 QUILLEN AVE	08/11/23	\$299,500	PTA	03-ARM'S LENGTH	\$299,500	\$148,050	49.43	\$296,104	\$64,370	\$235,130	\$173,324	1.357	2,022	\$116.29	03I	4.4849	Ranch	\$64,370	Land Table 03I	401	49
W -13-03-482-034	4155 QUILLEN AVE	10/06/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$108,120	49.15	\$216,231	\$60,946	\$159,054	\$116,144	1.369	1,293	\$123.01	03I	3.1992	Bungalow	\$59,879	Land Table 03I	401	48
Totals:			\$1,965,500			\$1,965,500	\$950,480		\$1,900,937		\$1,482,674	\$1,060,666			\$128.04		0.3572					
								Sale. Ratio =>	48.36					E.C.F. =>	1.398	Std. Deviation=>	0.17429614					
								Std. Dev. =>	4.33					Ave. E.C.F. =>	1.401	Ave. Variance=>	13.0454	Coefficient of Var=>	9.308516684			

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	Land Value	Land Table	Property Class	Building Depr.
W -13-03-301-010	4911 OAKHILL DR	09/08/22	\$174,500	WD	03-ARM'S LENGTH	\$174,500	\$78,520	45.00	\$157,031	\$20,240	\$154,260	\$164,610	0.937	1,300	\$118.66	03K	7.7939	Ranch	\$20,000	Land Table 03K	407	76
W -13-03-301-021	4939 OAKHILL DR	05/19/23	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$72,220	52.52	\$144,430	\$20,240	\$117,260	\$149,446	0.785	1,366	\$85.84	03K	7.4556	Ranch	\$20,000	Land Table 03K	407	69
W -13-03-301-030	4893 OAKHILL DR	12/08/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$82,300	44.49	\$164,598	\$20,934	\$164,066	\$172,881	0.949	1,272	\$128.98	03K	8.9828	Ranch	\$20,000	Land Table 03K	407	82
W -13-03-301-037	5024 HARBOR OAK DR	10/05/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$88,540	47.86	\$177,076	\$20,954	\$164,046	\$187,872	0.873	1,337	\$122.70	03K	1.3993	Ranch	\$20,000	Land Table 03K	407	73
W -13-03-301-047	4993 OAKHILL DR	05/31/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$97,350	49.92	\$194,699	\$20,000	\$175,000	\$210,227	0.832	1,548	\$113.05	03K	2.6753	Colonial/2Sty	\$20,000	Land Table 03K	407	76
W -13-03-301-048	4989 OAKHILL DR	03/31/23	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$86,830	52.95	\$173,665	\$20,000	\$144,000	\$184,916	0.779	1,196	\$120.40	03K	8.0451	Ranch	\$20,000	Land Table 03K	407	76
Totals:			\$1,041,000			\$1,041,000	\$505,760		\$1,011,499		\$918,632	\$1,069,953			\$114.94		0.0612					
								Sale. Ratio =>	48.58					E.C.F. =>	0.859	Std. Deviation=>		0.07360158				
								Std. Dev. =>	3.64					Ave. E.C.F. =>	0.859	Ave. Variance=>		6.0587	Coefficient of Var=>	7.051637261		

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	Land Value	Other Parcels in Sale	Land Table	Property Clilding De	
W -13-04-105-004	5819 MILL ST	08/29/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$73,310	36.66	\$146,614	\$41,938	\$158,062	\$72,894	2.168	734	\$215.34	04B	61.0139	Ranch	\$38,115		Land Table 04B	401	54
W -13-05-228-006	6047 ROLTON CT	08/24/22	\$260,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$260,000	\$158,810	61.08	\$317,604	\$148,063	\$111,937	\$118,065	0.948	1,666	\$67.19	04B	61.0139	Bungalow	\$148,063	W -13-05-228-007	Land Table 04B	401	45
Totals:			\$460,000			\$460,000	\$232,120		\$464,218		\$269,999	\$190,959			\$141.27		14.4326						
								Sale. Ratio =>	50.46			E.C.F. =>	1.414	Std. Deviation=>		0.86286741							
								Std. Dev. =>	17.27			Ave. E.C.F. =>	1.558	Ave. Variance=>		61.0139	Coefficient of Var=>		39.15573419				

Increase ECF 4.2% same as other properties in section 4 to 1.496

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	Land Value	Land Table	Property Class	Building Depr.
W -13-04-102-010	5902 ANDERSONVILLE RD	07/14/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$22,690	50.42	\$45,378	\$25,265	\$19,735	\$16,554	1.192	0	#DIV/0!	04D	9.1086	Other	\$25,265	Land Table 04D	401	46
W -13-04-104-006	5872 ANDERSONVILLE RD	05/11/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$140,150	54.96	\$280,301	\$28,515	\$226,485	\$207,231	1.093	1,929	\$117.41	04D	19.0342	Colonial/2Sty	\$25,303	Land Table 04D	401	71
W -13-04-126-016	5840 DIXIE HWY	10/03/22	\$250,000	MLC	03-ARM'S LENGTH	\$250,000	\$99,960	39.98	\$199,924	\$25,930	\$224,070	\$143,205	1.565	1,820	\$123.12	04D	28.1429	Colonial/2Sty	\$25,930	Land Table 04D	401	53
		Totals:	\$550,000			\$550,000	\$262,800		\$525,603		\$470,290	\$366,990			#DIV/0!		0.1773					
								Sale. Ratio =>	47.78			E.C.F. =>	1.281			Std. Deviation=>	0.2487259					
								Std. Dev. =>	7.68			Ave. E.C.F. =>	1.283			Ave. Variance=>	18.7619	Coefficient of Var=>	14.62060967			

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	Land Value	Land Table	Property Class	Building Depr.
W -13-04-151-032	4065 LEDGESTONE DR	06/09/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$105,410	50.20	\$210,827	\$35,093	\$174,907	\$136,228	1.284	1,271	\$137.61	04E	6.3360	Ranch	\$35,093	Land Table 04E	401	53
W -13-04-152-014	4173 SMOKE TREE WAY	04/10/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$114,710	44.12	\$229,420	\$40,253	\$219,747	\$146,641	1.499	1,298	\$169.30	04E	15.1247	TriLevel/Quad	\$35,831	Land Table 04E	401	57
W -13-04-153-009	5966 SOUTHWARD AVE	11/07/23	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$119,150	46.00	\$238,294	\$32,169	\$226,831	\$159,787	1.420	1,817	\$124.84	04E	7.2296	Ranch	\$31,768	Land Table 04E	401	54
W -13-04-177-002	4184 CONNE MARA LN	07/08/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$136,740	47.15	\$273,486	\$39,088	\$250,912	\$181,704	1.381	1,413	\$177.57	04E	3.3595	Ranch	\$36,246	Land Table 04E	401	57
W -13-04-301-001	3966 AIRPORT RD	03/22/24	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$125,160	51.30	\$250,322	\$62,424	\$181,576	\$145,657	1.247	1,331	\$136.42	04E	10.0692	Ranch	\$58,722	Land Table 04E	401	55
W -13-04-327-002	5664 N RAINBOW LN	10/25/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$171,710	49.77	\$343,427	\$36,166	\$308,834	\$238,187	1.297	2,586	\$119.43	04E	5.0685	Colonial/2Sty	\$33,665	Land Table 04E	401	54
W -13-04-327-005	5606 N RAINBOW LN	09/20/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$150,750	46.38	\$301,507	\$33,601	\$291,399	\$207,679	1.403	2,129	\$136.87	04E	5.5832	Colonial/2Sty	\$33,031	Land Table 04E	401	54
W -13-04-328-005	5605 N RAINBOW LN	04/25/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$190,010	51.35	\$380,027	\$64,109	\$305,891	\$244,898	1.249	1,681	\$181.97	04E	9.8233	Ranch	\$36,623	Land Table 04E	401	60
Totals:			\$2,303,000			\$2,303,000	\$1,113,640		\$2,227,310		\$1,960,097	\$1,460,781			\$148.00		0.5474					
								Sale. Ratio =>	48.36					E.C.F. =>	1.342	Std. Deviation=>	0.09158947					
								Std. Dev. =>	2.72					Ave. E.C.F. =>	1.347	Ave. Variance=>	7.8243	Coefficient of Var=>	5.807409946			

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	Land Value	Land Table	Property Class	Building Depr.						
W -13-04-153-021	5794 SOUTHWARD AVE	01/08/24	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$146,430	33.66	\$292,858	\$47,043	\$387,957	\$205,188	1.891	1,284	\$302.15	04F	50.8939	Ranch	\$42,333	Land Table 04F	401	61						
W -13-04-326-001	5766 SOUTHWARD AVE	04/19/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$183,830	51.06	\$367,663	\$33,771	\$326,229	\$278,708	1.171	1,797	\$181.54	04F	21.1297	Ranch	\$33,560	Land Table 04F	401	60						
W -13-04-326-011	5579 S RAINBOW LN	07/01/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$188,440	54.62	\$376,883	\$41,362	\$303,638	\$280,068	1.084	1,856	\$163.60	04F	29.7642	Ranch	\$36,675	Land Table 04F	401	57						
Totals:			\$1,140,000				\$1,140,000	\$518,700			\$1,037,404			\$1,017,824	\$763,963	\$215.76		4.9508										
								Sale. Ratio =>	45.50									E.C.F. =>	1.332	Std. Deviation=>		0.4428635						
								Std. Dev. =>	11.22									Ave. E.C.F. =>	1.382	Ave. Variance=>		33.9293	Coefficient of Var=>	24.55436404				

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	Land Value	Land Table	Property Class	Building Depr.
W -13-04-276-014	4071 IRONSIDE DR	05/12/23	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$158,340	52.96	\$316,683	\$32,474	\$266,526	\$219,806	1.213	1,838	\$145.01	04I	17.3205	TriLevel/Quad	\$31,094	Land Table 04I	401	68
W -13-04-276-017	4035 IRONSIDE DR	05/27/22	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$148,300	44.53	\$296,597	\$50,156	\$282,844	\$190,596	1.484	1,313	\$215.42	04I	9.8239	Ranch	\$27,908	Land Table 04I	401	63
W -13-04-278-012	5162 SHORELINE BLVD	04/21/23	\$292,500	WD	03-ARM'S LENGTH	\$292,500	\$146,530	50.10	\$293,055	\$34,509	\$257,991	\$199,958	1.290	1,932	\$133.54	04I	9.5532	Colonial/2Sty	\$33,243	Land Table 04I	401	57
W -13-04-278-014	5186 SHORELINE BLVD	06/17/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$134,130	43.98	\$268,252	\$31,748	\$273,252	\$182,911	1.494	1,665	\$164.12	04I	10.8150	Ranch	\$30,020	Land Table 04I	401	59
W -13-04-278-019	4160 IRONSIDE DR	09/09/22	\$310,900	WD	03-ARM'S LENGTH	\$310,900	\$146,200	47.02	\$292,390	\$27,650	\$283,250	\$204,749	1.383	1,820	\$155.63	04I	0.2353	Colonial/2Sty	\$27,650	Land Table 04I	401	62
W -13-04-278-023	4108 IRONSIDE DR	05/23/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$132,350	45.64	\$264,705	\$55,479	\$234,521	\$161,814	1.449	1,616	\$145.12	04I	6.3564	TriLevel/Quad	\$28,843	Land Table 04I	401	57
W -13-04-278-024	4096 IRONSIDE DR	02/14/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$138,260	44.60	\$276,526	\$32,480	\$277,520	\$188,744	1.470	1,560	\$177.90	04I	8.4595	TriLevel/Quad	\$30,015	Land Table 04I	401	67
W -13-04-278-025	4086 IRONSIDE DR	02/20/24	\$286,200	WD	03-ARM'S LENGTH	\$286,200	\$137,120	47.91	\$274,249	\$36,192	\$250,008	\$184,112	1.358	1,851	\$135.07	04I	2.7845	Colonial/2Sty	\$32,188	Land Table 04I	401	57
W -13-04-279-002	4180 EAGLES NEST DR	09/22/23	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$135,090	48.77	\$270,171	\$32,461	\$244,539	\$183,844	1.330	1,661	\$147.22	04I	5.5611	Ranch	\$30,421	Land Table 04I	401	55
Totals:			\$2,703,600			\$2,703,600	\$1,276,320			\$2,552,628	\$2,370,451	\$1,716,534			\$157.67		0.4805					
								Sale. Ratio =>	47.21					E.C.F. =>	1.381	Std. Deviation=>	0.09717492					
								Std. Dev. =>	2.98					Ave. E.C.F. =>	1.386	Ave. Variance=>	7.8788	Coefficient of Var=>	5.685573754			

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	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-04-428-005	5145 EAGLE LAKE DR	07/22/22	\$160,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$160,000	\$76,910	48.07	\$153,823	\$38,457	\$121,543	\$90,625	1.341	955	\$127.27	04J	0.0000	Ranch	\$38,242	W -13-04-428-004	Land Table 04J	401	53
Totals:			\$160,000			\$160,000	\$76,910		\$153,823		\$121,543	\$90,625			\$127.27		0.0000						
							Sale. Ratio =>	48.07					E.C.F. =>	1.341	Std. Deviation=>		#DIV/0!						
							Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	1.341	Ave. Variance=>		0.0000	Coefficient of Var=>		0			

increase 4.2% to 1.326

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	Land Value	Land Table	Property Class	Building Depr.
W -13-04-433-015	4900 HARBOR POINT DR	06/05/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$82,000	40.00	\$164,008	\$20,472	\$184,528	\$163,854	1.126	1,332	\$138.53	04L	14.6253	Ranch	\$20,000	Land Table 04L	407	81
W -13-04-433-016	4902 HARBOR POINT DR	04/14/23	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$76,190	42.80	\$152,383	\$20,000	\$158,000	\$151,122	1.046	1,345	\$117.47	04L	6.5591	Ranch	\$20,000	Land Table 04L	407	69
W -13-04-433-030	4921 HARBOR POINT DR	11/15/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$79,890	51.54	\$159,776	\$20,472	\$134,528	\$159,023	0.846	1,731	\$77.72	04L	13.3954	Ranch	\$20,000	Land Table 04L	407	64
W -13-04-433-032	4925 HARBOR POINT DR	06/13/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$88,690	46.68	\$177,388	\$20,000	\$170,000	\$179,667	0.946	1,744	\$97.48	04L	3.3724	Ranch	\$20,000	Land Table 04L	407	69
W -13-04-433-036	4933 HARBOR POINT DR	11/22/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$69,190	47.72	\$138,375	\$20,472	\$124,528	\$134,592	0.925	1,332	\$93.49	04L	5.4698	Ranch	\$20,000	Land Table 04L	407	64
W -13-04-433-038	4937 HARBOR POINT DR	09/11/23	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$72,240	41.30	\$144,474	\$20,000	\$154,900	\$142,094	1.090	1,332	\$116.29	04L	11.0205	Ranch	\$20,000	Land Table 04L	407	69
W -13-04-433-044	5100 HARBOR OAK DR	02/08/23	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$92,360	53.08	\$184,720	\$20,000	\$154,000	\$188,037	0.819	1,744	\$88.30	04L	16.0931	Ranch	\$20,000	Land Table 04L	407	64
W -13-04-433-068	4998 OAKHILL DR	07/28/23	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$55,370	43.09	\$110,748	\$20,000	\$108,500	\$103,594	1.047	1,003	\$108.18	04L	6.7441	Ranch	\$20,000	Land Table 04L	407	65
W -13-04-433-071	4992 OAKHILL DR	01/03/23	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$54,420	48.59	\$108,840	\$20,000	\$92,000	\$101,416	0.907	1,003	\$91.72	04L	7.2762	Ranch	\$20,000	Land Table 04L	407	65
W -13-04-433-073	4984 OAKHILL DR	05/10/23	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$68,770	45.88	\$137,536	\$20,000	\$129,900	\$134,174	0.968	1,337	\$97.16	04L	1.1772	Ranch	\$20,000	Land Table 04L	407	65
W -13-04-433-081	4964 OAKHILL DR	04/01/22	\$162,500	PTA	03-ARM'S LENGTH	\$162,500	\$75,900	46.71	\$151,791	\$20,486	\$142,014	\$149,892	0.947	1,332	\$106.62	04L	3.2476	Ranch	\$20,000	Land Table 04L	407	73
W -13-04-433-084	4958 OAKHILL DR	03/23/23	\$155,500	WD	03-ARM'S LENGTH	\$155,500	\$73,690	47.39	\$147,387	\$20,486	\$135,014	\$144,864	0.932	1,332	\$101.36	04L	4.7917	Ranch	\$20,000	Land Table 04L	407	72
W -13-04-433-096	4902 ASHLEY LN	10/28/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$76,960	45.81	\$153,918	\$20,589	\$147,411	\$152,202	0.969	1,335	\$110.42	04L	1.1399	Ranch	\$20,000	Land Table 04L	407	68
W -13-04-433-103	4892 ASHLEY LN	10/06/22	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$77,720	42.70	\$155,446	\$20,589	\$161,411	\$153,946	1.048	1,347	\$119.83	04L	6.8568	Ranch	\$20,000	Land Table 04L	407	68
W -13-04-433-117	4860 ASHLEY LN	07/06/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$74,860	41.59	\$149,710	\$20,589	\$159,411	\$147,398	1.081	1,371	\$116.27	04L	10.1576	Ranch	\$20,000	Land Table 04L	407	68
Totals:			\$2,460,300			\$2,460,300	\$1,118,250		\$2,236,500		\$2,156,145	\$2,205,873			\$105.39		0.2465					
								Sale. Ratio =>	45.45					E.C.F. =>	0.977	Std. Deviation=>	0.09035264					
								Std. Dev. =>	3.77					Ave. E.C.F. =>	0.980	Ave. Variance=>	7.4618	Coefficient of Var=>	7.614686979			

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	Land Value	Land Table	Property Class	Building Depr.
W -13-04-429-017	4980 LAKE POINTE DR	08/23/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$83,400	47.66	\$166,796	\$30,000	\$145,000	\$121,058	1.198	1,282	\$113.10	04M	0.7174	Ranch	\$30,000	Land Table 04M	407	57
W -13-04-429-039	4904 LAKE POINTE DR	06/21/22	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$106,670	48.05	\$213,333	\$30,000	\$192,000	\$162,242	1.183	1,634	\$117.50	04M	0.7174	Ranch	\$30,000	Land Table 04M	407	63
Totals:			\$397,000			\$397,000	\$190,070		\$380,129		\$337,000	\$283,300			\$115.30		0.1043					
								Sale. Ratio =>	47.88					E.C.F. =>	1.190	Std. Deviation=>	0.01014601					
								Std. Dev. =>	0.28					Ave. E.C.F. =>	1.191	Ave. Variance=>	0.7174	Coefficient of Var=>	0.602582143			

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	Land Value	Land Table	Property Class	Building Depr.
W -13-05-101-048	4109 WINDIATE PARK DR	11/28/22	\$1,125,000	WD	03-ARM'S LENGTH	\$1,125,000	\$548,410	48.75	\$1,096,826	\$198,356	\$926,644	\$499,705	1.854	3,330	\$278.27	05A	9.2316	Colonial/2Sty	\$187,522	Land Table 05A	401	80
W -13-05-152-028	3995 LOTUS DR	05/26/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$161,870	40.47	\$323,740	\$147,594	\$252,406	\$97,968	2.576	1,293	\$195.21	05A	62.9722	Colonial/2Sty	\$147,284	Land Table 05A	401	53
W -13-05-152-037	4099 LOTUS DR	06/21/22	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$592,800	49.40	\$1,185,608	\$185,057	\$1,014,943	\$556,480	1.824	2,851	\$356.00	05A	12.2835	Colonial/2Sty	\$177,285	Land Table 05A	401	78
W -13-05-327-021	3801 LOTUS DR	01/12/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$209,060	52.27	\$418,124	\$149,701	\$250,299	\$149,290	1.677	1,585	\$157.92	05A	27.0099	TriLevel/Quad	\$148,011	Land Table 05A	401	59
W -13-06-405-003	3876 IRIS DR	06/14/22	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$240,060	35.30	\$480,122	\$135,852	\$544,148	\$191,474	2.842	1,904	\$285.79	05A	89.5194	TriLevel/Quad	\$130,503	Land Table 05A	401	54
W -13-06-426-012	3795 DOROTHY LN	07/29/22	\$530,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$530,000	\$301,620	56.91	\$603,245	\$232,389	\$297,611	\$211,498	1.407	2,462	\$120.88	05A	53.9539	Colonial/2Sty	\$232,389	Land Table 05A	401	67
W -13-06-451-024	7660 MACEDAY LAKE RD	10/31/23	\$995,000	WD	03-ARM'S LENGTH	\$995,000	\$433,210	43.54	\$866,423	\$314,148	\$680,852	\$307,161	2.217	1,841	\$369.83	05A	26.9901	Ranch	\$313,213	Land Table 05A	401	57
W -13-06-476-008	3661 DOROTHY LN	01/19/24	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$334,080	45.45	\$668,160	\$220,391	\$514,609	\$249,037	2.066	2,013	\$255.64	05A	11.9696	Ranch	\$220,391	Land Table 05A	401	62
W -13-06-476-009	3657 DOROTHY LN	08/25/23	\$910,000	WD	03-ARM'S LENGTH	\$910,000	\$471,850	51.85	\$943,706	\$215,965	\$694,035	\$404,750	1.715	3,074	\$225.78	05A	23.1974	Colonial/2Sty	\$209,281	Land Table 05A	401	59
W -13-06-476-016	3585 DOROTHY LN	07/24/23	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$378,870	50.52	\$757,748	\$224,713	\$525,287	\$296,460	1.772	2,750	\$191.01	05A	17.4833	Colonial/2Sty	\$219,621	Land Table 05A	401	54
W -13-07-202-016	7530 MACEDAY LAKE RD	06/17/22	\$999,000	WD	03-ARM'S LENGTH	\$999,000	\$515,050	51.56	\$1,030,103	\$425,337	\$573,663	\$336,355	1.706	3,405	\$168.48	05A	24.1168	Colonial/2Sty	\$423,430	Land Table 05A	401	51
W -13-07-276-009	7030 TUTTLE CT	12/28/23	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$336,550	53.42	\$673,101	\$142,040	\$487,960	\$295,362	1.652	2,663	\$183.24	05A	29.4624	Colonial/2Sty	\$141,983	Land Table 05A	401	61
W -13-08-151-005	3225 WHITFIELD CT	08/05/22	\$784,900	WD	03-ARM'S LENGTH	\$784,900	\$360,850	45.97	\$721,700	\$157,966	\$626,934	\$313,534	2.000	1,934	\$324.16	05A	5.2875	Colonial/2Sty	\$157,966	Land Table 05A	401	63
Totals:			\$10,138,900			\$10,138,900	\$4,884,280		\$9,768,606		\$7,389,391	\$3,909,074			\$239.40		5.6380					
							Sale. Ratio =>	48.17				E.C.F. =>	1.890		Std. Deviation=>	0.3984242						
							Std. Dev. =>	5.86				Ave. E.C.F. =>	1.947		Ave. Variance=>	30.2675	Coefficient of Var=>	15.54813204				

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	Land Value	Land Table	Property Class	Building Depr.			
W -13-05-103-004	4394 LOTUS DR	01/30/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$85,120	47.29	\$170,239	\$40,905	\$139,095	\$94,473	1.472	1,063	\$130.85	05B	3.3978	Ranch	\$38,300	Land Table 05B	401	52			
W -13-05-103-016	4282 LOTUS DR	05/02/23	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$161,000	55.33	\$321,995	\$66,991	\$224,009	\$186,270	1.203	2,300	\$97.40	05B	23.5740	Bungalow	\$64,027	Land Table 05B	401	45			
W -13-05-103-029	4180 LOTUS DR	02/13/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$130,990	58.22	\$261,979	\$40,918	\$184,082	\$161,476	1.140	1,612	\$114.19	05B	29.8348	Bungalow	\$38,300	Land Table 05B	401	63			
W -13-05-103-033	4146 LOTUS DR	02/16/24	\$134,999	WD	03-ARM'S LENGTH	\$134,999	\$72,790	53.92	\$145,585	\$40,714	\$94,285	\$76,604	1.231	791	\$119.20	05B	20.7533	Ranch	\$38,300	Land Table 05B	401	55			
W -13-05-103-045	6823 SALINE DR	04/11/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$96,360	52.09	\$192,719	\$38,426	\$146,574	\$112,705	1.301	1,090	\$134.47	05B	13.7830	Ranch	\$36,357	Land Table 05B	401	70			
W -13-05-103-067	4081 LA FOREST DR	12/15/23	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$101,680	47.51	\$203,363	\$68,701	\$145,299	\$98,365	1.477	1,375	\$105.67	05B	3.8796	Bungalow	\$51,306	Land Table 05B	401	45			
W -13-05-103-076	6859 SALINE DR	03/21/24	\$223,500	WD	03-ARM'S LENGTH	\$223,500	\$119,140	53.31	\$238,273	\$47,084	\$176,416	\$139,656	1.263	1,526	\$115.61	05B	17.5123	Mobile/Modular	\$46,957	Land Table 05B	401	57			
W -13-05-127-013	6615 WINDIATE RD	03/31/23	\$290,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$290,000	\$126,470	43.61	\$252,940	\$55,937	\$234,063	\$143,903	1.627	1,188	\$197.02	05B	18.8193	Ranch	\$53,772	Land Table 05B	401	79			
W -13-05-129-011	6798 SALINE DR	01/17/24	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$115,790	56.21	\$231,581	\$31,986	\$174,014	\$145,796	1.194	1,363	\$127.67	05B	24.4799	Colonial/2Sty	\$31,986	Land Table 05B	401	63			
W -13-05-129-033	6590 SALINE DR	04/26/23	\$159,500	WD	03-ARM'S LENGTH	\$159,500	\$87,900	55.11	\$175,798	\$33,511	\$125,989	\$103,935	1.212	1,439	\$87.55	05B	22.6152	Colonial/2Sty	\$32,067	Land Table 05B	401	52			
W -13-05-129-035	6570 SALINE DR	03/08/24	\$203,800	WD	03-ARM'S LENGTH	\$203,800	\$88,200	43.28	\$176,404	\$33,840	\$169,960	\$104,137	1.632	982	\$173.08	05B	19.3734	Ranch	\$32,076	Land Table 05B	401	62			
W -13-05-130-018	6615 SALINE DR	03/08/23	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$68,050	44.48	\$136,092	\$34,364	\$118,636	\$74,308	1.597	1,021	\$116.20	05B	15.8197	Ranch	\$32,044	Land Table 05B	401	52			
W -13-05-130-022	6736 CLOVERTON DR	06/30/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$96,080	41.77	\$192,164	\$34,563	\$195,437	\$115,121	1.698	956	\$204.43	05B	25.9320	Ranch	\$32,044	Land Table 05B	401	66			
W -13-05-176-004	6725 CLOVERTON DR	11/28/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$98,630	49.32	\$197,260	\$32,044	\$167,956	\$120,684	1.392	980	\$171.38	05B	4.6638	Ranch	\$32,044	Land Table 05B	401	61			
W -13-05-176-009	6673 CLOVERTON DR	09/13/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$81,220	54.15	\$162,446	\$41,666	\$108,334	\$88,225	1.228	1,026	\$105.59	05B	21.0413	Ranch	\$41,666	Land Table 05B	401	52			
W -13-05-177-013	4022 LOTUS DR	08/19/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$88,740	47.97	\$177,488	\$34,772	\$150,228	\$104,248	1.441	1,027	\$146.28	05B	0.2717	Ranch	\$33,290	Land Table 05B	401	52			
W -13-05-177-016	6660 LA BLANC RD	11/30/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$86,010	39.10	\$172,029	\$34,699	\$185,301	\$100,314	1.847	1,007	\$184.01	05B	40.8866	Ranch	\$31,521	Land Table 05B	401	61			
W -13-05-177-019	4070 LA FOREST DR	02/16/23	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$77,810	47.74	\$155,612	\$35,081	\$127,919	\$88,043	1.453	1,004	\$127.41	05B	1.4572	Ranch	\$31,833	Land Table 05B	401	60			
W -13-05-177-024	4030 LA FOREST DR	10/20/23	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$105,520	45.38	\$211,042	\$47,251	\$185,249	\$119,643	1.548	1,174	\$157.79	05B	11.0009	Bungalow	\$45,599	Land Table 05B	401	54			
W -13-05-178-001	6611 SALINE DR	12/02/22	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$74,220	46.97	\$148,438	\$32,044	\$125,956	\$85,021	1.481	708	\$177.90	05B	4.3124	Ranch	\$32,044	Land Table 05B	401	53			
W -13-05-178-003	6591 SALINE DR	02/14/24	\$250,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$250,000	\$121,890	48.76	\$243,766	\$64,551	\$185,449	\$130,909	1.417	1,038	\$178.66	05B	2.1721	Ranch	\$64,088	Land Table 05B	401	55			
W -13-05-178-006	6559 SALINE DR	01/13/23	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$89,990	45.22	\$179,977	\$51,287	\$147,713	\$94,003	1.571	943	\$156.64	05B	13.3024	Ranch	\$51,287	Land Table 05B	401	54			
W -13-05-178-022	6526 CLOVERTON DR	10/21/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$108,940	45.39	\$217,871	\$47,439	\$192,561	\$124,494	1.547	1,166	\$165.15	05B	10.8410	Ranch	\$47,439	Land Table 05B	401	53			
W -13-05-179-016	6580 OAKRIDGE DR	12/01/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$95,970	41.73	\$191,948	\$31,475	\$198,525	\$117,219	1.694	960	\$206.80	05B	25.5281	Ranch	\$30,708	Land Table 05B	401	57			
W -13-05-179-027	6524 OAKRIDGE DR	03/31/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$99,320	52.27	\$198,634	\$49,572	\$140,428	\$108,884	1.290	807	\$174.01	05B	14.8637	Ranch	\$46,242	Land Table 05B	401	62			
W -13-05-179-028	6612 OAKRIDGE DR	12/19/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$119,920	57.10	\$239,838	\$49,094	\$160,906	\$139,331	1.155	1,008	\$159.63	05B	28.3494	Ranch	\$48,415	Land Table 05B	401	71			
W -13-05-180-029	6575 OAKRIDGE DR	09/01/23	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$127,450	52.45	\$254,895	\$72,414	\$170,586	\$133,295	1.280	1,257	\$135.71	05B	15.8580	Ranch	\$68,210	Land Table 05B	401	60			
W -13-05-201-003	6439 ANDERSONVILLE RD	03/14/23	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$108,060	50.97	\$216,129	\$39,933	\$172,067	\$128,704	1.337	1,114	\$154.46	05B	10.1423	Ranch	\$38,300	Land Table 05B	401	64			
W -13-05-202-037	6400 TARA CV	02/14/23	\$468,000	WD	03-ARM'S LENGTH	\$468,000	\$232,220	49.62	\$464,441	\$56,567	\$411,433	\$297,936	1.381	1,681	\$244.75	05B	5.7396	Ranch	\$56,567	Land Table 05B	401	74			
W -13-05-203-024	4195 FOLEY ST	12/30/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$188,790	51.72	\$377,588	\$106,319	\$258,681	\$198,151	1.305	2,151	\$120.26	05B	13.2869	Ranch	\$80,305	Land Table 05B	401	57			
W -13-05-251-008	6466 SALINE DR	12/21/23	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$58,530	40.09	\$117,057	\$34,495	\$111,505	\$60,308	1.849	741	\$150.48	05B	41.0576	Ranch	\$32,117	Land Table 05B	401	54			
W -13-05-252-009	6419 SALINE DR	04/17/23	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$106,070	45.92	\$212,148	\$42,768	\$188,232	\$123,725	1.521	943	\$199.61	05B	8.3028	Ranch	\$41,666	Land Table 05B	401	57			
W -13-05-252-013	6365 SALINE DR	01/25/24	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$94,370	43.29	\$188,748	\$32,812	\$185,188	\$113,905	1.626	999	\$185.37	05B	18.7469	Ranch	\$32,044	Land Table 05B	401	62			
W -13-05-253-006	6421 CLOVERTON DR	05/05/23	\$137,200	WD	03-ARM'S LENGTH	\$137,200	\$79,030	57.60	\$158,064	\$29,415	\$107,785	\$93,973	1.147	1,156	\$93.24	05B	29.1363	Bungalow	\$27,987	Land Table 05B	401	59			
W -13-05-253-015	6391 CLOVERTON DR	10/07/22	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$63,140	36.50	\$126,272	\$33,417	\$139,583	\$67,827	2.058	778	\$179.41	05B	61.9588	Ranch	\$33,417	Land Table 05B	401	53			
W -13-05-254-012	4180 FOLEY ST	01/25/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$198,030	50.78	\$396,050	\$112,167	\$277,833	\$207,365	1.340	2,200	\$126.29	05B	9.8518	Colonial/2Sty	\$112,167	Land Table 05B	401	52			
W -13-05-255-005	6412 SALINE DR	05/12/23	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$96,650	45.38	\$193,297	\$33,755	\$179,245	\$116,539	1.538	960	\$186.71	05B	9.9726	Ranch	\$32,248	Land Table 05B	401	62			
W -13-05-255-006	6404 SALINE DR	01/31/24	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$119,860	57.35	\$239,712	\$32,274	\$176,726	\$151,525	1.166	1,920	\$92.04	05B	27.2028	Colonial/2Sty	\$32,274	Land Table 05B	401	55			
Totals:			\$8,328,499			\$8,328,499	\$4,069,950		\$8,139,882		\$6,583,248	\$4,671,023			\$150.08		2.8962								
								Sale. Ratio =>	48.87									E.C.F. =>	1.409	Std. Deviation=>		0.21878354			
								Std. Dev. =>	5.62									Ave. E.C.F. =>	1.438	Ave. Variance=>		17.6242	Coefficient of Var=>		12.25316675

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	Land Value	Land Table	Property Class	Building Depr.
W -13-05-404-001	3954 LOTUS LANDING CIR	11/17/22	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$159,990	50.01	\$319,976	\$32,730	\$287,170	\$274,877	1.045	1,783	\$161.06	05D	2.3640	SingleFamily	\$32,100	Land Table 05D	407	97
W -13-05-404-002	3956 LOTUS LANDING CIR	11/17/22	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$156,500	48.92	\$312,992	\$27,252	\$292,648	\$273,435	1.070	1,765	\$165.81	05D	0.1900	SingleFamily	\$24,396	Land Table 05D	407	97
W -13-05-404-003	3958 LOTUS LANDING CIR	06/05/23	\$314,900	WD	03-ARM'S LENGTH	\$314,900	\$157,760	50.10	\$315,513	\$24,396	\$290,504	\$278,581	1.043	1,814	\$160.15	05D	2.5564	SingleFamily	\$24,396	Land Table 05D	401	97
W -13-05-404-004	3960 LOTUS LANDING CIR	05/12/23	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$157,440	49.22	\$314,887	\$24,396	\$295,504	\$277,982	1.063	1,809	\$163.35	05D	0.5330	SingleFamily	\$24,396	Land Table 05D	401	97
W -13-05-404-007	3966 LOTUS LANDING CIR	10/31/23	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$158,880	49.67	\$317,752	\$24,396	\$295,504	\$280,723	1.053	1,814	\$162.90	05D	1.5712	SingleFamily	\$24,396	Land Table 05D	401	98
W -13-05-404-008	3968 LOTUS LANDING CIR	10/18/23	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$162,640	50.84	\$325,272	\$25,420	\$294,480	\$286,940	1.026	1,864	\$157.98	05D	4.2086	Colonial/2Sty	\$24,396	Land Table 05D	401	98
W -13-05-404-017	3965 LOTUS LANDING CIR	01/17/24	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$155,320	48.55	\$310,646	\$26,108	\$293,792	\$272,285	1.079	1,740	\$168.85	05D	1.0622	Colonial/2Sty	\$26,108	Land Table 05D	401	98
W -13-05-404-018	3963 LOTUS LANDING CIR	02/27/24	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$155,370	48.57	\$310,732	\$26,108	\$293,792	\$272,367	1.079	1,740	\$168.85	05D	1.0296	Colonial/2Sty	\$26,108	Land Table 05D	401	98
W -13-05-404-019	3961 LOTUS LANDING CIR	06/15/23	\$325,900	WD	03-ARM'S LENGTH	\$325,900	\$155,080	47.59	\$310,163	\$24,396	\$301,504	\$273,461	1.103	1,766	\$170.73	05D	3.4183	Colonial/2Sty	\$24,396	Land Table 05D	401	97
W -13-05-404-020	3959 LOTUS LANDING CIR	06/30/23	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$154,300	48.23	\$308,604	\$24,396	\$295,504	\$271,969	1.087	1,754	\$168.47	05D	1.8170	SingleFamily	\$24,396	Land Table 05D	401	97
W -13-05-404-021	3957 LOTUS LANDING CIR	06/23/23	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$151,620	47.40	\$303,244	\$24,396	\$295,504	\$266,840	1.107	1,734	\$170.42	05D	3.9055	SingleFamily	\$24,396	Land Table 05D	401	97
W -13-05-404-022	3955 LOTUS LANDING CIR	06/16/23	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$157,050	49.09	\$314,104	\$31,993	\$287,907	\$269,963	1.066	1,733	\$166.13	05D	0.1894	SingleFamily	\$31,993	Land Table 05D	401	97
Totals:			\$3,839,800			\$3,839,800	\$1,881,950		\$3,763,885		\$3,523,813	\$3,299,424			\$165.39		0.0355					
								Sale. Ratio =>	49.01					E.C.F. =>	1.068	Std. Deviation=>	0.02432535					
								Std. Dev. =>	1.03					Ave. E.C.F. =>	1.068	Ave. Variance=>	1.9038	Coefficient of Var=>	1.781972285			

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	Land Value	Land Table	Property Class	Building Depr.
W -13-05-229-012	6214 ANDERSONVILLE RD	01/18/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$85,290	43.74	\$170,573	\$34,074	\$160,926	\$102,708	1.567	1,014	\$158.70	05F	10.4159	Ranch	\$31,843	Land Table 05F	401	59
W -13-05-230-012	4341 BARNARD RD	09/30/22	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$109,790	44.63	\$219,571	\$42,516	\$203,484	\$133,224	1.527	1,410	\$144.31	05F	6.4709	TriLevel/Quad	\$41,673	Land Table 05F	401	61
W -13-05-230-015	4309 BARNARD RD	05/01/22	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$117,060	54.45	\$234,113	\$40,066	\$174,934	\$146,010	1.198	1,475	\$118.60	05F	26.4573	Ranch	\$39,830	Land Table 05F	401	48
W -13-05-230-019	6130 ANDERSONVILLE RD	04/25/22	\$346,000	WD	03-ARM'S LENGTH	\$346,000	\$176,140	50.91	\$352,285	\$32,563	\$313,437	\$240,573	1.303	1,904	\$164.62	05F	15.9796	Colonial/2Sty	\$31,015	Land Table 05F	401	72
W -13-05-231-011	4307 MARCUS RD	09/30/22	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$91,070	39.77	\$182,148	\$40,491	\$188,509	\$106,589	1.769	1,396	\$135.04	05F	30.5886	Ranch	\$38,686	Land Table 05F	401	53
W -13-05-231-012	4291 MARCUS RD	01/16/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$116,490	43.96	\$232,975	\$41,611	\$223,389	\$143,991	1.551	1,740	\$128.38	05F	8.8739	Ranch	\$38,686	Land Table 05F	401	55
W -13-05-232-002	6015 WATERFRONT DR	06/02/23	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$113,510	44.95	\$227,028	\$27,419	\$225,081	\$150,195	1.499	1,192	\$188.83	05F	3.5922	Ranch	\$27,124	Land Table 05F	401	65
W -13-05-232-011	5998 ANDERSONVILLE RD	03/31/23	\$242,422	WD	03-ARM'S LENGTH	\$242,422	\$111,980	46.19	\$223,951	\$31,929	\$210,493	\$144,486	1.457	1,445	\$145.67	05F	0.5832	TriLevel/Quad	\$29,445	Land Table 05F	401	79
W -13-05-276-002	4215 WATERLOO RD	10/25/22	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$98,820	53.71	\$197,639	\$39,723	\$144,277	\$118,823	1.214	1,105	\$130.57	05F	24.8455	Ranch	\$38,546	Land Table 05F	401	49
W -13-05-276-022	4015 WATERLOO RD	09/29/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$99,510	53.79	\$199,016	\$36,316	\$148,684	\$122,423	1.215	1,192	\$124.73	05F	24.8159	Bungalow	\$31,970	Land Table 05F	401	64
W -13-05-277-001	6175 ANDERSONVILLE RD	01/12/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$113,740	48.40	\$227,473	\$36,133	\$198,867	\$143,973	1.381	1,442	\$137.91	05F	8.1390	Bungalow	\$35,236	Land Table 05F	401	56
W -13-05-277-006	6101 ANDERSONVILLE RD	12/22/23	\$204,400	WD	03-ARM'S LENGTH	\$204,400	\$87,630	42.87	\$175,261	\$35,236	\$169,164	\$105,361	1.606	1,084	\$156.06	05F	14.2892	Ranch	\$35,236	Land Table 05F	401	54
W -13-05-278-009	6053 VAN SYCKLE AVE	11/22/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$106,070	40.03	\$212,149	\$38,560	\$226,440	\$130,616	1.734	1,600	\$141.53	05F	27.0957	Bungalow	\$38,560	Land Table 05F	401	51
W -13-05-278-025	4133 AIRPORT RD	12/22/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$77,780	51.85	\$155,553	\$37,615	\$112,385	\$88,742	1.266	849	\$132.37	05F	19.6246	Ranch	\$37,615	Land Table 05F	401	49
W -13-05-280-009	6095 SOUTHWARD AVE	10/07/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$71,750	42.21	\$143,503	\$35,103	\$134,897	\$81,565	1.654	1,086	\$124.21	05F	19.1186	Ranch	\$33,253	Land Table 05F	401	53
Totals:			\$3,384,322			\$3,384,322	\$1,576,630				\$3,153,238	\$2,834,967	\$1,959,280		\$142.10		1.5728					
							Sale. Ratio ==>	46.59				E.C.F. ==>	1.447		Std. Deviation==>	0.19126885						
							Std. Dev. ==>	5.06				Ave. E.C.F. ==>	1.463		Ave. Variance==>	16.0593	Coefficient of Var==>	10.97946053				

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	Land Value	Land Table	Property Class	Building Depr.	
W -13-05-353-004	3655 WHITFIELD DR	09/29/22	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$148,580	50.71	\$297,157	\$40,566	\$252,434	\$184,997	1.365	1,588	\$158.96	05G	2.1542	Ranch	\$40,566	Land Table 05G	401	57	
W -13-05-354-006	3601 TERRELL ST	07/13/22	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$94,420	55.57	\$188,838	\$40,776	\$129,124	\$106,750	1.210	1,126	\$114.67	05G	13.3393	Ranch	\$40,296	Land Table 05G	401	53	
W -13-05-378-022	3704 LOTUS DR	03/14/23	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$111,360	47.90	\$222,727	\$22,912	\$209,588	\$144,063	1.455	1,749	\$119.83	05G	11.1851	Colonial/2Sty	\$20,121	Land Table 05G	401	52	
Totals:			\$695,400			\$695,400	\$354,360		\$708,722		\$591,146	\$435,810			\$131.16		1.3444						
								Sale. Ratio =>	50.96			E.C.F. =>	1.356	Std. Deviation=>		0.12403306							
								Std. Dev. =>	3.88			Ave. E.C.F. =>	1.343	Ave. Variance=>		8.8929	Coefficient of Var=>	6.621703274					

Set ECF at 1.400 looked at 2 best sales

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	Land Value	Land Table	Property Class	Building Depr.
W -13-05-401-010	3941 PERCY KING RD	05/27/22	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$106,960	48.40	\$213,923	\$48,673	\$172,327	\$121,329	1.420	953	\$180.83	05H	3.9622	Ranch	\$45,975	Land Table 05H	401	54
W -13-05-403-018	3762 PERCY KING RD	12/08/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$90,740	39.45	\$181,486	\$45,975	\$184,025	\$99,494	1.850	1,020	\$180.42	05H	38.9655	Ranch	\$45,975	Land Table 05H	401	51
W -13-05-403-037	6224 WAKING LN	05/13/22	\$253,500	WD	03-ARM'S LENGTH	\$253,500	\$117,780	46.46	\$235,553	\$49,995	\$203,505	\$136,239	1.494	1,260	\$161.51	05H	3.3780	Ranch	\$45,975	Land Table 05H	401	59
W -13-05-403-039	6252 WAKING LN	01/25/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$120,580	45.50	\$241,159	\$54,970	\$210,030	\$136,703	1.536	1,061	\$197.95	05H	7.6449	Ranch	\$54,970	Land Table 05H	401	56
W -13-05-427-003	3954 PERCY KING RD	11/10/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$103,550	39.83	\$207,097	\$51,025	\$208,975	\$114,590	1.824	1,512	\$138.21	05H	36.3719	TriLevel/Quad	\$45,562	Land Table 05H	401	51
W -13-05-427-025	6166 GRACE K DR	11/21/23	\$180,000	OTH	03-ARM'S LENGTH	\$180,000	\$105,200	58.44	\$210,399	\$49,543	\$130,457	\$118,103	1.105	1,005	\$129.81	05H	35.5346	Ranch	\$45,975	Land Table 05H	401	46
W -13-05-451-008	3757 WARRINGHAM AVE	06/26/23	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$99,240	41.18	\$198,472	\$48,795	\$192,205	\$109,895	1.749	1,475	\$130.31	05H	28.9036	TriLevel/Quad	\$45,975	Land Table 05H	401	52
W -13-05-451-017	3641 WARRINGHAM AVE	07/29/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$118,080	56.23	\$236,151	\$49,203	\$160,797	\$137,260	1.171	1,985	\$81.01	05H	28.8473	TriLevel/Quad	\$49,010	Land Table 05H	401	49
W -13-05-452-011	3655 PERCY KING RD	10/31/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$136,200	47.79	\$272,402	\$48,560	\$236,440	\$164,348	1.439	2,228	\$106.12	05H	2.1297	Colonial/2Sty	\$46,149	Land Table 05H	401	49
W -13-05-452-033	3520 WARRINGHAM AVE	04/21/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$128,600	46.76	\$257,200	\$47,546	\$227,454	\$153,931	1.478	2,112	\$107.70	05H	1.7685	Colonial/2Sty	\$47,546	Land Table 05H	401	46
W -13-05-477-021	3627 DAVID K DR	07/22/22	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$135,630	49.68	\$271,259	\$45,975	\$227,025	\$165,407	1.373	1,770	\$128.26	05H	8.7426	Ranch	\$45,975	Land Table 05H	401	53
W -13-05-478-004	6049 GRAPER DR	10/06/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$133,020	53.21	\$266,035	\$49,331	\$200,669	\$159,107	1.261	1,468	\$136.70	05H	19.8732	Ranch	\$47,603	Land Table 05H	401	53
W -13-05-478-007	6007 GRAPER DR	07/07/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$112,730	52.43	\$225,463	\$50,560	\$164,440	\$128,416	1.281	1,037	\$158.57	05H	17.9429	Ranch	\$47,529	Land Table 05H	401	53
Totals:			\$3,158,500			\$3,158,500	\$1,508,310								\$141.34		1.6624					
								Sale. Ratio =>	47.75					E.C.F. =>	1.443	Std. Deviation=>	0.23555018					
								Std. Dev. =>	5.94					Ave. E.C.F. =>	1.460	Ave. Variance=>	18.0050	Coefficient of Var=>	12.3326015			

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	Land Value	Land Table	Property Class	Building Depr.
W -13-06-102-011	7888 JENNIFER AGNES AVE	05/24/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$100,890	40.36	\$201,776	\$41,700	\$208,300	\$122,289	1.703	1,203	\$173.15	06A	22.4639	Bungalow	\$40,568	Land Table 06A	401	55
W -13-06-151-008	4191 NELSEY RD	10/06/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$137,230	44.99	\$274,466	\$40,341	\$264,659	\$178,858	1.480	1,184	\$223.53	06A	0.1010	Ranch	\$39,520	Land Table 06A	401	65
W -13-06-151-028	7822 TWINS DR	12/09/22	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$137,610	53.13	\$275,223	\$45,376	\$213,624	\$175,590	1.217	1,142	\$187.06	06A	26.2098	Ranch	\$45,376	Land Table 06A	407	68
W -13-06-151-060	7914 JENNIFER AGNES AVE	09/18/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$158,730	45.35	\$317,458	\$110,830	\$239,170	\$157,852	1.515	1,457	\$164.15	06A	3.6449	Ranch	\$106,090	Land Table 06A	401	55
Totals:			\$1,164,000			\$1,164,000	\$534,460		\$1,068,923		\$925,753	\$634,588			\$186.97		1.9882					
								Sale. Ratio =>	45.92					E.C.F. =>	1.459	Std. Deviation=>	0.20040581					
								Std. Dev. =>	5.30					Ave. E.C.F. =>	1.479	Ave. Variance=>	13.1049	Coefficient of Var=>	8.862405571			

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	Land Value	Land Table	Property Class	Building Depr.
W -13-06-176-001	7770 AUSTERE RD	09/06/23	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$75,760	39.66	\$151,521	\$26,226	\$164,774	\$95,209	1.731	1,071	\$153.85	06B	22.3882	Ranch	\$25,024	Land Table 06B	401	59
W -13-06-176-011	4029 MAIDEN DR	01/26/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$168,650	43.24	\$337,290	\$22,229	\$367,771	\$239,408	1.536	1,669	\$220.35	06B	2.9394	Colonial/2Sty	\$19,350	Land Table 06B	401	86
W -13-06-176-012	4027 MAIDEN DR	12/04/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$166,960	42.81	\$333,922	\$25,541	\$364,459	\$234,332	1.555	1,669	\$218.37	06B	4.8536	Colonial/2Sty	\$23,500	Land Table 06B	401	86
W -13-06-176-014	7670 AUSTERE RD	07/18/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$123,690	46.68	\$247,375	\$42,312	\$222,688	\$155,823	1.429	1,040	\$214.12	06B	7.7665	Ranch	\$41,673	Land Table 06B	401	54
W -13-06-304-023	3952 FLORMAN AVE	04/24/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$84,750	42.38	\$169,506	\$31,344	\$168,656	\$104,986	1.606	1,000	\$168.66	06B	9.9683	Ranch	\$31,344	Land Table 06B	401	54
W -13-06-326-017	3965 MAIDEN DR	11/22/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$109,600	41.36	\$219,200	\$40,323	\$224,677	\$135,925	1.653	1,920	\$117.02	06B	14.6177	BiLevel	\$40,323	Land Table 06B	401	55
W -13-06-326-018	3933 MAIDEN DR	07/10/23	\$282,750	WD	03-ARM'S LENGTH	\$282,750	\$128,100	45.31	\$256,201	\$23,752	\$258,998	\$176,633	1.466	1,392	\$186.06	06B	4.0468	Bungalow	\$21,652	Land Table 06B	401	68
W -13-06-326-034	3910 NELSEY RD	05/19/23	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$111,010	41.13	\$222,012	\$35,286	\$234,614	\$141,889	1.654	1,586	\$147.93	06B	14.6729	Ranch	\$28,724	Land Table 06B	401	55
W -13-06-327-028	7660 VISGER AVE	07/01/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$109,700	43.88	\$219,402	\$25,754	\$224,246	\$147,149	1.524	1,323	\$169.50	06B	1.7165	Ranch	\$23,500	Land Table 06B	401	67
W -13-06-327-030	7605 BRIDGE RD	06/16/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$104,570	46.48	\$209,145	\$24,248	\$200,752	\$140,499	1.429	1,372	\$146.32	06B	7.7926	Ranch	\$24,248	Land Table 06B	401	54
W -13-06-328-013	3811 MAIDEN DR	10/17/22	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$97,860	50.18	\$195,728	\$41,511	\$153,489	\$117,186	1.310	1,446	\$106.15	06B	19.6986	Bungalow	\$38,459	Land Table 06B	401	54
W -13-06-377-033	7731 MACEDAY LAKE RD	12/26/22	\$590,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$590,000	\$303,500	51.44	\$606,996	\$92,594	\$497,406	\$390,883	1.273	3,598	\$138.25	06B	23.4255	Colonial/2Sty	\$88,933	Land Table 06B	401	63
W -13-06-452-002	7653 MACEDAY LAKE RD	08/22/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$148,170	45.59	\$296,333	\$38,323	\$286,677	\$196,056	1.462	1,907	\$150.33	06B	4.4556	BiLevel	\$37,571	Land Table 06B	401	70
W -13-06-452-003	7641 MACEDAY LAKE RD	04/29/22	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$142,260	45.45	\$284,522	\$36,438	\$276,562	\$188,514	1.467	1,449	\$190.86	06B	3.9708	Ranch	\$36,438	Land Table 06B	401	67
Totals:			\$4,151,650			\$4,151,650	\$1,874,580			\$3,749,153	\$3,645,769	\$2,464,492			\$166.27		2.7456					
								Sale. Ratio ==>	45.15					E.C.F. ==>	1.479	Std. Deviation==>	0.12933395					
								Std. Dev. ==>	3.34					Ave. E.C.F. ==>	1.507	Ave. Variance==>	10.1652	Coefficient of Var==>	6.7463	46173		

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	Land Value	Land Table	Property Class	Building Depr.
W -13-06-101-131	7822 ACADEMY CT E	07/08/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$190,310	48.80	\$380,617	\$46,379	\$343,621	\$291,911	1.177	1,870	\$183.75	06C	9.6045	Colonial/2Sty	\$44,239	Land Table 06C	407	81
W -13-06-102-017	7845 ACADEMY CT E	08/10/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$171,550	44.56	\$343,091	\$44,845	\$340,155	\$260,477	1.306	1,818	\$187.10	06C	3.2705	Colonial/2Sty	\$44,845	Land Table 06C	407	75
W -13-06-151-035	4271 WEST POINTE DR	05/25/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$164,300	43.81	\$328,609	\$51,275	\$323,725	\$242,213	1.337	1,798	\$180.05	06C	6.3341	Colonial/2Sty	\$51,275	Land Table 06C	407	73
Totals:			\$1,150,000			\$1,150,000	\$526,160		\$1,052,317		\$1,007,501	\$794,601			\$183.64		0.5255					
							Sale. Ratio =>	45.75				E.C.F. =>	1.268		Std. Deviation=>	0.08457653						
							Std. Dev. =>	2.69				Ave. E.C.F. =>	1.273		Ave. Variance=>	6.4030	Coefficient of Var=>	5.029126739				

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	Land Value	Land Table	Property Class	Building Depr.
W -13-06-329-003	3970 MAIDEN DR	09/22/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$203,060	50.77	\$406,122	\$166,902	\$233,098	\$134,393	1.734	1,120	\$208.12	06E	20.0379	Ranch	\$166,902	Land Table 06E	401	54
W -13-06-330-012	3812 MAIDEN DR	11/21/23	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$201,220	36.26	\$402,436	\$135,532	\$419,468	\$149,946	2.797	1,482	\$283.04	06E	86.2633	Colonial/2Sty	\$134,601	Land Table 06E	401	54
W -13-06-330-015	3880 MAIDEN DR	08/05/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$286,280	53.01	\$572,560	\$246,662	\$293,338	\$183,089	1.602	2,535	\$115.72	06E	33.2663	Colonial/2Sty	\$246,230	Land Table 06E	401	53
W -13-06-401-006	3893 IRIS DR	02/09/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$233,770	47.71	\$467,537	\$101,692	\$388,308	\$205,531	1.889	1,352	\$287.21	06E	4.5534	Colonial/2Sty	\$100,395	Land Table 06E	401	82
W -13-06-402-005	3906 IRIS DR	03/29/23	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$143,550	51.73	\$287,107	\$154,782	\$122,718	\$74,340	1.651	738	\$166.28	06E	28.4057	Ranch	\$152,610	Land Table 06E	401	54
Totals:			\$2,262,500			\$2,262,500	\$1,067,880		\$2,135,762		\$1,456,930	\$747,299			\$212.07		1.4769					
								Sale. Ratio =>	47.20													
								Std. Dev. =>	6.79													
													E.C.F. =>	1.950	Std. Deviation=>	0.49439718						
													Ave. E.C.F. =>	1.935	Ave. Variance=>	34.5053	Coefficient of Var=>	17.83381139				

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	Land Value	Land Table	Property Class	Building Depr.
W -13-06-101-040	7854 MEADOW DR	10/12/23	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$95,160	43.65	\$190,318	\$20,000	\$198,000	\$159,773	1.239	1,252	\$158.15	06H	1.4486	Ranch	\$20,000	Land Table 06H	407	64
W -13-06-101-044	7853 MEADOW DR	06/16/23	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$104,710	45.33	\$209,420	\$20,000	\$211,000	\$177,692	1.187	1,252	\$168.53	06H	3.7326	Other	\$20,000	Land Table 06H	407	64
W -13-06-101-047	7865 MEADOW DR	06/30/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$101,850	43.34	\$203,703	\$20,000	\$215,000	\$172,329	1.248	1,252	\$171.73	06H	2.2840	Other	\$20,000	Land Table 06H	407	64
Totals:			\$684,000			\$684,000	\$301,720		\$603,441		\$624,000	\$509,795			\$166.13		0.0749					
							Sale. Ratio =>	44.11				E.C.F. =>	1.224		Std. Deviation=>	0.03259405						
							Std. Dev. =>	1.07				Ave. E.C.F. =>	1.225		Ave. Variance=>	2.4884	Coefficient of Var=>	2.031729927				

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	Land Value	Land Table	Property Class	Building Depr.
W -13-06-101-032	7838 MEADOW DR	06/20/22	\$223,170	WD	03-ARM'S LENGTH	\$223,170	\$94,430	42.31	\$188,859	\$20,000	\$203,170	\$158,404	1.283	1,432	\$141.88	06K	10.6212	Colonial/2Sty	\$20,000	Land Table 06K	407	64
W -13-06-101-042	7862 MEADOW DR	10/31/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$107,270	46.64	\$214,534	\$20,000	\$210,000	\$182,490	1.151	1,416	\$148.31	06K	2.5642	Colonial/2Sty	\$20,000	Land Table 06K	407	69
W -13-06-101-052	7885 MEADOW DR	06/20/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$94,660	45.08	\$189,327	\$20,000	\$190,000	\$158,843	1.196	1,416	\$134.18	06K	1.9755	Colonial/2Sty	\$20,000	Land Table 06K	407	65
W -13-06-101-058	4374 KIMBERLY LN	04/28/23	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$96,050	43.27	\$192,101	\$20,000	\$202,000	\$161,446	1.251	1,416	\$142.66	06K	7.4804	Colonial/2Sty	\$20,000	Land Table 06K	407	65
W -13-06-101-073	4365 S MEADOW DR	08/25/22	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$102,610	45.10	\$205,224	\$20,000	\$207,500	\$173,756	1.194	1,432	\$144.90	06K	1.7811	Colonial/2Sty	\$20,000	Land Table 06K	407	65
W -13-06-101-077	7896 MEADOW DR	06/30/23	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$96,780	43.50	\$193,560	\$20,000	\$202,500	\$162,814	1.244	1,432	\$141.41	06K	6.7357	Colonial/2Sty	\$20,000	Land Table 06K	407	66
W -13-06-101-083	7905 MEADOW DR	01/12/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$98,610	49.31	\$197,224	\$20,000	\$180,000	\$166,251	1.083	1,416	\$127.12	06K	9.3694	Colonial/2Sty	\$20,000	Land Table 06K	407	68
W -13-06-101-092	7920 VICTORIA LN	09/29/23	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$112,950	45.73	\$225,901	\$20,000	\$227,000	\$193,153	1.175	1,416	\$160.31	06K	0.1157	Colonial/2Sty	\$20,000	Land Table 06K	407	80
W -13-06-101-096	4479 N MEADOW DR	10/03/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$100,050	46.53	\$200,102	\$20,000	\$195,000	\$168,951	1.154	1,424	\$136.94	06K	2.2212	Colonial/2Sty	\$20,000	Land Table 06K	407	70
W -13-06-101-104	4435 N MEADOW DR	11/14/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$101,390	49.46	\$202,789	\$20,000	\$185,000	\$171,472	1.079	1,424	\$129.92	06K	9.7498	Colonial/2Sty	\$20,000	Land Table 06K	407	71
W -13-06-101-107	4447 N MEADOW DR	07/07/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$101,920	47.40	\$203,849	\$20,000	\$195,000	\$172,466	1.131	1,436	\$135.79	06K	4.5736	Colonial/2Sty	\$20,000	Land Table 06K	407	71
Totals:			\$2,417,170			\$2,417,170	\$1,106,720		\$2,213,470		\$2,197,170	\$1,870,047			\$140.31		0.1464					
								Sale. Ratio =>	45.79					E.C.F. =>	1.175	Std. Deviation=>	0.0660677					
								Std. Dev. =>	2.33					Ave. E.C.F. =>	1.176	Ave. Variance=>	5.1989	Coefficient of Var=>	4.419350509			

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	Land Value	Land Table	Property Class	Building Depr.
W -13-07-401-008	2909 N WILLIAMS LAKE RD	02/01/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$122,950	49.18	\$245,895	\$50,730	\$199,270	\$171,498	1.162	1,477	\$134.92	07B	24.0743	Ranch	\$50,294	Land Table 07B	401	49
W -13-07-401-015	2827 N WILLIAMS LAKE RD	05/02/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$108,980	40.36	\$217,963	\$38,844	\$231,156	\$157,398	1.469	1,222	\$189.16	07B	6.5929	Ranch	\$38,247	Land Table 07B	401	67
W -13-07-454-023	2735 N WILLIAMS LAKE RD	07/11/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$109,250	37.67	\$218,491	\$33,329	\$256,671	\$162,708	1.577	1,506	\$170.43	07B	17.4813	Colonial/2Sty	\$29,834	Land Table 07B	401	59
Totals:			\$810,000			\$810,000	\$341,180		\$682,349		\$687,097	\$491,605			\$164.84		0.5017					
								Sale. Ratio =>	42.12					E.C.F. =>	1.398	Std. Deviation=>		0.21548012				
								Std. Dev. =>	6.02					Ave. E.C.F. =>	1.403	Ave. Variance=>		16.0495	Coefficient of Var=>	11.44203872		

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	Land Value	Land Table	Property Class	Building Depr.
W -13-07-401-047	2922 RAVENGLASS RD	05/23/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$151,380	39.84	\$302,756	\$74,090	\$305,910	\$167,644	1.825	1,640	\$186.53	07C	24.9084	Colonial/2Sty	\$48,000	Land Table 07C	401	62
W -13-07-403-005	2929 RAVENGLASS RD	02/21/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$131,510	52.60	\$263,023	\$53,379	\$196,621	\$153,698	1.279	1,640	\$119.89	07C	29.6410	Colonial/2Sty	\$49,574	Land Table 07C	401	57
W -13-07-403-045	2883 CATERHAM DR	08/04/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$199,670	49.30	\$399,343	\$58,509	\$346,491	\$249,878	1.387	2,191	\$158.14	07C	18.9040	Colonial/2Sty	\$38,313	Land Table 07C	401	66
W -13-07-454-012	2672 RAVENGLASS RD	06/15/23	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$115,230	40.29	\$230,454	\$61,353	\$224,647	\$123,974	1.812	1,347	\$166.78	07C	23.6365	Colonial/2Sty	\$58,428	Land Table 07C	401	49
Totals:			\$1,321,000			\$1,321,000	\$597,790		\$1,195,576		\$1,073,669	\$695,194			\$157.83		3.1263					
								Sale. Ratio =>	45.25					E.C.F. =>	1.544	Std. Deviation=>	0.28372903					
								Std. Dev. =>	6.43					Ave. E.C.F. =>	1.576	Ave. Variance=>	24.2725	Coefficient of Var=>	15.40446309			

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	Land Value	Land Table	Property Class	Building Depr.
W -13-07-439-030	2840 WISNER BLVD	12/09/22	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$102,730	48.23	\$205,467	\$34,785	\$178,215	\$115,248	1.546	1,268	\$140.55	07E	3.5057	Ranch	\$34,265	Land Table 07E	401	55
W -13-07-439-036	2859 ROWAN BLVD	12/21/22	\$169,900	PTA	03-ARM'S LENGTH	\$169,900	\$62,950	37.05	\$125,898	\$27,112	\$142,788	\$66,702	2.141	829	\$172.24	07E	55.9257	Bungalow	\$24,080	Land Table 07E	401	58
W -13-07-479-021	7292 SANDY BEACH DR	05/13/22	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$123,760	49.70	\$247,510	\$30,758	\$218,242	\$146,355	1.491	1,296	\$168.40	07E	9.0240	TriLevel/Quad	\$27,843	Land Table 07E	401	81
W -13-07-480-005	7251 SANDY BEACH DR	07/12/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$63,250	45.50	\$126,503	\$29,874	\$109,126	\$65,246	1.673	928	\$117.59	07E	9.1116	Ranch	\$27,843	Land Table 07E	401	49
W -13-07-480-015	7272 IDEAL TER	01/12/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$122,210	46.12	\$244,428	\$34,265	\$230,735	\$141,906	1.626	1,384	\$166.72	07E	4.4548	TriLevel/Quad	\$34,265	Land Table 07E	401	62
W -13-07-481-014	7243 IDEAL TER	09/02/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$105,160	50.08	\$210,326	\$28,013	\$181,987	\$123,101	1.478	1,200	\$151.66	07E	10.3069	TriLevel/Quad	\$27,694	Land Table 07E	401	62
W -13-07-482-027	2585 DESMOND RD	05/27/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$140,130	45.94	\$280,257	\$40,967	\$264,033	\$161,573	1.634	1,728	\$152.80	07E	5.2717	Colonial/2Sty	\$39,267	Land Table 07E	401	55
W -13-08-301-022	2961 SUNSHINE TER	07/05/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$107,040	53.52	\$214,081	\$34,405	\$165,595	\$121,321	1.365	989	\$167.44	07E	21.6485	Ranch	\$33,743	Land Table 07E	401	55
W -13-08-301-026	2921 SUNSHINE TER	06/16/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$126,690	49.68	\$253,370	\$39,985	\$215,015	\$144,082	1.492	1,092	\$196.90	07E	8.9108	Ranch	\$39,985	Land Table 07E	401	69
W -13-08-302-018	7001 LAPHAM BLVD	06/10/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$83,550	42.63	\$167,104	\$42,439	\$153,561	\$84,176	1.824	690	\$222.55	07E	24.2859	Ranch	\$42,439	Land Table 07E	401	55
W -13-08-303-009	2955 KENFORD RD	02/29/24	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$156,680	56.16	\$313,369	\$48,662	\$230,338	\$178,735	1.289	2,056	\$112.03	07E	29.2711	SingleFamily	\$47,155	Land Table 07E	401	55
W -13-08-305-021	2927 ORANGE GROVE RD	02/06/24	\$269,000	MLC	03-ARM'S LENGTH	\$269,000	\$139,010	51.68	\$278,018	\$67,383	\$201,617	\$142,225	1.418	1,728	\$116.68	07E	16.3827	Bungalow	\$67,383	Land Table 07E	401	55
Totals:			\$2,749,900			\$2,749,900	\$1,333,160		\$2,666,331		\$2,291,252	\$1,490,670			\$157.13		4.4360					
								Sale. Ratio =>	48.48					E.C.F. =>	1.537	Std. Deviation=>	0.22806211					
								Std. Dev. =>	5.08					Ave. E.C.F. =>	1.581	Ave. Variance=>	16.5083	Coefficient of Var=>	10.43890205			

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	Land Value	Land Table	Property Class	Building Depr.
W -13-07-429-006	2936 ROWAN BLVD	11/07/22	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$95,410	46.77	\$190,810	\$84,428	\$119,572	\$76,755	1.558	672	\$177.93	07F	2.0738	Ranch	\$81,403	Land Table 07F	401	57
W -13-07-435-003	2981 SUNDERLAND BLVD	05/26/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$88,720	52.19	\$177,446	\$81,212	\$88,788	\$69,433	1.279	695	\$127.75	07F	25.8348	Ranch	\$77,775	Land Table 07F	401	52
W -13-07-440-009	2756 SUNDERLAND BLVD	09/11/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$175,250	48.01	\$350,498	\$207,524	\$157,476	\$103,156	1.527	949	\$165.94	07F	1.0525	Ranch	\$204,336	Land Table 07F	401	55
W -13-07-440-012	2710 WISNER BLVD	10/26/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$103,910	36.46	\$207,814	\$68,640	\$216,360	\$100,414	2.155	1,006	\$215.07	07F	61.7568	Ranch	\$67,918	Land Table 07F	401	62
W -13-07-440-015	2770 SUNDERLAND BLVD	11/21/23	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$414,400	53.13	\$828,809	\$217,751	\$562,249	\$440,879	1.275	1,674	\$335.87	07F	26.1817	Ranch	\$213,893	Land Table 07F	401	78
W -13-07-441-007	2829 SWAIN AVE	09/16/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$219,210	48.71	\$438,412	\$76,333	\$373,667	\$261,240	1.430	1,930	\$193.61	07F	10.6751	Colonial/2Sty	\$76,333	Land Table 07F	401	79
W -13-08-177-015	6609 LANMAN DR	05/13/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$201,670	46.90	\$403,338	\$157,378	\$272,622	\$177,460	1.536	1,140	\$239.14	07F	0.0866	Ranch	\$156,608	Land Table 07F	401	61
Totals:			\$2,684,000			\$2,684,000	\$1,298,570		\$2,597,127		\$1,790,734	\$1,229,337			\$207.90		8.0442					
							Sale. Ratio =>	48.38				E.C.F. =>	1.457		Std. Deviation=>	0.29682201						
							Std. Dev. =>	5.45				Ave. E.C.F. =>	1.537		Ave. Variance=>	18.2373	Coefficient of Var=>	11.8646998				

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	Land Value	Land Table	Property Class	Building Depr.
W -13-08-126-009	6540 MANSON DR	02/15/24	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$99,980	43.85	\$199,961	\$44,979	\$183,021	\$112,632	1.625	1,150	\$159.15	08C	16.1952	Ranch	\$44,551	Land Table 08C	401	57
W -13-08-128-008	6556 ROWLEY BLVD	07/08/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$96,130	44.71	\$192,252	\$51,850	\$163,150	\$102,036	1.599	1,136	\$143.62	08C	13.5949	Ranch	\$51,850	Land Table 08C	401	55
W -13-08-130-010	6707 ROWLEY BLVD	08/22/22	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$107,340	47.29	\$214,671	\$65,178	\$161,822	\$108,643	1.489	1,173	\$137.96	08C	2.6491	Ranch	\$65,068	Land Table 08C	401	55
W -13-08-131-016	6670 MANSON DR	03/22/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$103,440	50.46	\$206,873	\$49,142	\$155,858	\$114,630	1.360	1,173	\$132.87	08C	10.3331	Ranch	\$49,142	Land Table 08C	401	55
W -13-08-132-004	6653 MANSON DR	05/27/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$107,110	46.57	\$214,221	\$51,294	\$178,706	\$118,406	1.509	994	\$179.78	08C	4.6271	Ranch	\$51,221	Land Table 08C	401	80
W -13-08-132-008	3403 CARMAN ST	01/26/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$116,490	49.57	\$232,976	\$50,869	\$184,131	\$132,345	1.391	1,412	\$130.40	08C	7.1698	Ranch	\$50,086	Land Table 08C	401	57
W -13-08-133-008	6540 WILLIAMS LAKE RD	09/27/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$127,470	54.24	\$254,939	\$51,420	\$183,580	\$147,906	1.241	1,715	\$107.04	08C	22.1799	Ranch	\$48,557	Land Table 08C	401	55
W -13-08-151-016	3065 WHITFIELD DR	05/16/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$170,800	42.17	\$341,590	\$55,639	\$349,361	\$207,813	1.681	2,060	\$169.59	08C	21.8139	Colonial/2Sty	\$51,921	Land Table 08C	401	62
W -13-08-154-010	3246 WHITFIELD DR	05/27/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$173,920	51.15	\$347,830	\$38,013	\$301,987	\$225,158	1.341	1,696	\$178.06	08C	12.1767	TriLevel/Quad	\$34,857	Land Table 08C	401	77
W -13-08-154-012	3238 WHITFIELD DR	07/03/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$87,890	40.88	\$175,788	\$35,647	\$179,353	\$101,847	1.761	1,238	\$144.87	08C	29.8019	Colonial/2Sty	\$33,117	Land Table 08C	401	55
W -13-08-154-015	3220 WHITFIELD DR	05/12/23	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$102,610	45.20	\$205,225	\$35,069	\$191,931	\$123,660	1.552	1,222	\$157.06	08C	8.9097	Bungalow	\$34,460	Land Table 08C	401	57
W -13-08-154-043	6784 WILLIAMS LAKE RD	08/22/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$101,430	49.48	\$202,850	\$58,824	\$146,176	\$104,670	1.397	1,173	\$124.62	08C	6.6450	Ranch	\$58,824	Land Table 08C	401	55
W -13-08-176-021	6669 WILLIAMS LAKE RD	10/14/22	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$133,790	49.37	\$267,583	\$70,349	\$200,651	\$143,339	1.400	1,342	\$149.52	08C	6.3152	Ranch	\$69,669	Land Table 08C	401	55
W -13-08-204-004	6341 WILLIAMS LAKE RD	08/03/23	\$165,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$165,000	\$76,810	46.55	\$195,433	\$21,479	\$143,521	\$126,420	1.135	1,192	\$120.40	08C	32.7720	Bungalow	\$21,479	Land Table 08C	401	55
Totals:			\$3,403,000			\$3,403,000	\$1,605,210			\$3,252,192	\$2,723,248	\$1,869,506			\$145.35		0.6324					
								Sale. Ratio ==>	47.17					E.C.F. ==>	1.457	Std. Deviation==>	0.17265699					
								Std. Dev. ==>	3.71					Ave. E.C.F. ==>	1.463	Ave. Variance==>	13.9417	Coefficient of Var==>	9.529566221			

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	Land Value	Land Table	Property Class	Building Depr.
W -13-08-226-007	6219 WILLIAMS LAKE RD	01/29/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$123,080	48.27	\$246,159	\$54,267	\$200,733	\$132,614	1.514	1,050	\$191.17	08D	5.6518	Ranch	\$53,561	Land Table 08D	401	55
W -13-08-228-015	6226 ROWLEY BLVD	05/27/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$123,260	52.45	\$246,523	\$60,617	\$174,383	\$128,477	1.357	1,586	\$109.95	08D	9.9839	Ranch	\$58,900	Land Table 08D	401	62
W -13-08-229-012	6242 LANMAN DR	07/26/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$106,370	45.26	\$212,736	\$58,900	\$176,100	\$106,314	1.656	936	\$188.14	08D	19.9268	Ranch	\$58,900	Land Table 08D	401	55
W -13-08-229-022	3325 AIRPORT RD	07/15/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$101,110	40.44	\$202,227	\$30,232	\$219,768	\$118,863	1.849	1,015	\$216.52	08D	39.1766	Bungalow	\$25,020	Land Table 08D	401	60
W -13-08-253-010	6498 WILSON DR	05/12/22	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$129,910	51.55	\$259,812	\$63,736	\$188,264	\$135,505	1.389	1,240	\$151.83	08D	6.7801	TriLevel/Quad	\$61,775	Land Table 08D	401	62
W -13-08-254-004	6403 WILSON DR	04/21/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$133,180	52.23	\$266,350	\$60,273	\$194,727	\$142,417	1.367	1,352	\$144.03	08D	8.9845	Ranch	\$59,033	Land Table 08D	401	55
W -13-08-277-015	6226 MONROVIA DR	11/27/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$110,550	58.18	\$221,099	\$58,961	\$131,039	\$112,051	1.169	1,276	\$102.70	08D	28.7693	Ranch	\$58,900	Land Table 08D	401	55
W -13-08-278-032	3071 AIRPORT RD	12/29/23	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$129,510	57.31	\$259,011	\$70,510	\$155,490	\$130,270	1.194	1,055	\$147.38	08D	26.3554	Ranch	\$68,095	Land Table 08D	401	55
W -13-08-279-003	6233 WILSON DR	07/25/22	\$247,100	WD	03-ARM'S LENGTH	\$247,100	\$113,630	45.99	\$227,254	\$59,639	\$187,461	\$115,836	1.618	998	\$187.84	08D	16.1179	Ranch	\$59,243	Land Table 08D	401	55
Totals:			\$2,145,100			\$2,145,100	\$1,070,600		\$2,141,171		\$1,627,965	\$1,122,347			\$159.95		0.6649					
								Sale. Ratio =>	49.91					E.C.F. =>	1.451	Std. Deviation=>	0.22283006					
								Std. Dev. =>	5.77					Ave. E.C.F. =>	1.457	Ave. Variance=>	17.9718	Coefficient of Var=>	12.33352955			

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	Land Value	Land Table	Property Class	Building Depr.
W -13-07-484-008	2648 DESMOND RD	08/31/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$194,010	41.72	\$388,011	\$106,474	\$358,526	\$164,738	2.176	1,026	\$349.44	08E	22.8327	Ranch	\$106,474	Land Table 08E	401	60
W -13-07-484-011	2620 DESMOND RD	07/14/22	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$136,030	39.66	\$272,056	\$106,550	\$236,450	\$96,844	2.442	912	\$259.27	08E	49.3546	Ranch	\$106,550	Land Table 08E	401	55
W -13-08-177-003	6741 LANMAN DR	06/10/22	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$295,720	42.25	\$591,437	\$184,430	\$515,570	\$238,155	2.165	2,218	\$232.45	08E	21.6834	Colonial/2Sty	\$178,801	Land Table 08E	401	55
W -13-08-177-026	6771 WILLIAMS LAKE RD	03/13/23	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$448,610	54.38	\$897,219	\$172,085	\$652,915	\$424,303	1.539	2,665	\$245.00	08E	40.9222	Colonial/2Sty	\$172,085	Land Table 08E	401	65
W -13-08-306-003	2970 ORANGE GROVE RD	09/09/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$270,850	57.02	\$541,696	\$175,729	\$299,271	\$214,141	1.398	1,620	\$184.74	08E	55.0474	Ranch	\$175,729	Land Table 08E	401	72
W -13-08-376-005	2817 LANSDOWNE RD	09/19/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$295,730	53.77	\$591,459	\$169,857	\$380,143	\$246,695	1.541	2,406	\$158.00	08E	40.7073	Colonial/2Sty	\$168,545	Land Table 08E	401	59
W -13-17-126-002	6752 HATCHERY RD	09/22/22	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$305,420	44.59	\$610,836	\$149,592	\$535,408	\$269,891	1.984	2,194	\$244.03	08E	3.5777	Colonial/2Sty	\$144,304	Land Table 08E	401	67
W -13-18-226-011	2598 N WILLIAMS LAKE RD	05/16/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$317,640	42.35	\$635,274	\$226,956	\$523,044	\$238,922	2.189	2,282	\$229.20	08E	24.1166	TriLevel/Quad	\$226,265	Land Table 08E	401	59
W -13-18-227-064	7230 HATCHERY RD	06/22/22	\$639,000	WD	03-ARM'S LENGTH	\$639,000	\$279,080	43.67	\$558,165	\$204,065	\$434,935	\$207,197	2.099	1,189	\$365.80	08E	15.1120	Ranch	\$202,922	Land Table 08E	401	62
Totals:			\$5,432,000			\$5,432,000	\$2,543,090			\$5,086,153	\$3,936,262	\$2,100,886			\$251.99		7.4396					
								Sale. Ratio =>	46.82					E.C.F. =>	1.874	Std. Deviation=>	0.36421295					
								Std. Dev. =>	6.54					Ave. E.C.F. =>	1.948	Ave. Variance=>	30.3726	Coefficient of Var=>	15.59158258			

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	Land Value	Land Table	Property Class	Building Depr.
W -13-08-327-001	2976 LANSDOWNE RD	03/14/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$130,360	44.95	\$260,716	\$56,608	\$233,392	\$158,592	1.472	1,784	\$130.83	08F	8.2950	BiLevel	\$54,519	Land Table 08F	401	65
W -13-08-401-002	6472 BARKER AVE	11/06/23	\$231,000	OTH	03-ARM'S LENGTH	\$231,000	\$113,850	49.29	\$227,695	\$62,935	\$168,065	\$128,019	1.313	1,176	\$142.91	08F	7.5883	Bungalow	\$62,935	Land Table 08F	401	55
W -13-08-401-019	6350 BARKER AVE	04/14/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$107,820	49.01	\$215,630	\$58,263	\$161,737	\$122,274	1.323	1,092	\$148.11	08F	6.5960	Ranch	\$56,729	Land Table 08F	401	65
W -13-08-404-028	2692 MAPLECREST DR	11/10/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$137,980	47.58	\$275,964	\$65,268	\$224,732	\$163,711	1.373	1,656	\$135.71	08F	1.5963	TriLevel/Quad	\$63,604	Land Table 08F	401	61
W -13-08-452-012	6462 ELMWOOD DR	07/28/23	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$70,640	42.55	\$141,270	\$42,951	\$123,049	\$76,394	1.611	817	\$150.61	08F	22.2017	Ranch	\$42,850	Land Table 08F	401	55
W -13-08-453-008	6431 ELMWOOD DR	01/26/24	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$342,080	54.30	\$684,161	\$54,054	\$575,946	\$489,594	1.176	3,180	\$181.12	08F	21.2324	Colonial/2Sty	\$47,587	Land Table 08F	401	66
W -13-08-455-012	6308 ELMWOOD DR	02/22/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$103,970	44.24	\$207,949	\$37,208	\$197,792	\$132,666	1.491	1,056	\$187.30	08F	10.2204	Ranch	\$37,208	Land Table 08F	401	55
W -13-08-459-017	2550 MAPLECREST DR	11/29/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$125,260	48.18	\$250,527	\$61,969	\$198,031	\$146,510	1.352	1,468	\$134.90	08F	3.7042	Bungalow	\$60,379	Land Table 08F	401	55
Totals:			\$2,322,000			\$2,322,000	\$1,131,960			\$2,263,912		\$1,882,744	\$1,417,759		\$151.44		6.0728					
							Sale. Ratio =>	48.75				E.C.F. =>	1.328		Std. Deviation=>	0.13279164						
							Std. Dev. =>	3.66				Ave. E.C.F. =>	1.389		Ave. Variance=>	10.1793	Coefficient of Var=>	7.330086405				

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	Land Value	Land Table	Property Class	Building Depr.
W -13-08-426-033	2925 GARFIELD ST	07/08/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$143,570	49.51	\$287,134	\$29,466	\$260,534	\$200,208	1.301	1,745	\$149.30	08G	12.7883	BiLevel	\$29,466	Land Table 08G	401	79
W -13-08-428-008	2716 GATEWOOD DR	10/14/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$138,520	50.37	\$277,030	\$27,846	\$247,154	\$193,616	1.277	1,690	\$146.24	08G	15.2682	Colonial/2Sty	\$25,399	Land Table 08G	401	63
W -13-08-428-009	2695 CAMPBELLGATE DR	07/07/23	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$104,080	45.85	\$208,165	\$33,437	\$193,563	\$135,764	1.426	1,383	\$139.96	08G	0.3464	TriLevel/Quad	\$32,059	Land Table 08G	401	57
W -13-08-428-018	6177 BARKER CIR	06/30/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$133,450	42.37	\$266,902	\$42,925	\$272,075	\$174,030	1.563	1,737	\$156.64	08G	13.4180	Colonial/2Sty	\$29,574	Land Table 08G	401	57
W -13-08-429-014	2889 AIRPORT RD	06/09/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$114,360	41.59	\$228,722	\$29,332	\$245,668	\$154,926	1.586	1,240	\$198.12	08G	15.6512	Ranch	\$29,332	Land Table 08G	401	57
W -13-08-476-006	6134 HATCHERY RD	04/29/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$95,250	38.10	\$190,506	\$27,460	\$222,540	\$126,687	1.757	1,112	\$200.13	08G	32.7417	Ranch	\$25,808	Land Table 08G	401	56
W -13-08-476-018	2625 CAMPBELLGATE DR	02/01/24	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$136,550	45.53	\$273,099	\$32,223	\$267,677	\$187,161	1.430	1,707	\$156.81	08G	0.1000	Colonial/2Sty	\$29,111	Land Table 08G	401	65
W -13-08-476-023	2581 CAMPBELLGATE CIR	05/31/23	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$121,880	46.34	\$243,769	\$29,397	\$233,603	\$166,567	1.402	1,506	\$155.11	08G	2.6743	TriLevel/Quad	\$27,900	Land Table 08G	401	64
W -13-08-476-028	6176 HATCHERY RD	06/14/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$120,630	47.31	\$241,266	\$42,533	\$212,467	\$154,416	1.376	1,475	\$144.05	08G	5.3256	Ranch	\$41,711	Land Table 08G	401	55
W -13-08-479-004	6007 BARKER AVE	09/28/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$127,670	50.07	\$255,344	\$32,934	\$222,066	\$172,813	1.285	1,510	\$147.06	08G	14.4188	TriLevel/Quad	\$31,564	Land Table 08G	401	67
W -13-08-479-008	6065 BARKER AVE	11/09/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$112,690	49.00	\$225,374	\$35,193	\$194,807	\$147,771	1.318	1,471	\$132.43	08G	11.0892	TriLevel/Quad	\$32,073	Land Table 08G	401	61
Totals:			\$2,934,900			\$2,934,900	\$1,348,650		\$2,697,311		\$2,572,154	\$1,813,959			\$156.90		1.1220					
								Sale. Ratio =>	45.95					E.C.F. =>	1.418	Std. Deviation=>	0.15033951					
								Std. Dev. =>	3.93					Ave. E.C.F. =>	1.429	Ave. Variance=>	11.2565	Coefficient of Var=>	7.876111524			

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	Land Value	Land Table	Property Class	Building Depr.
W -13-08-101-028	3231 WHITFIELD DR	10/24/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$155,400	40.89	\$310,802	\$120,644	\$259,356	\$126,772	2.046	901	\$287.85	08H	0.5149	Ranch	\$119,278	Land Table 08H	401	61
W -13-08-101-030	3219 WHITFIELD DR	11/28/22	\$497,777	WD	03-ARM'S LENGTH	\$497,777	\$199,520	40.08	\$399,034	\$122,468	\$375,309	\$184,377	2.036	1,442	\$260.27	08H	0.5149	Colonial/2Sty	\$121,039	Land Table 08H	401	63
Totals:			\$877,777			\$877,777	\$354,920		\$709,836		\$634,665	\$311,149			\$274.06		0.0953					
								Sale. Ratio =>	40.43					E.C.F. =>	2.040	Std. Deviation=>	0.00728147					
								Std. Dev. =>	0.57					Ave. E.C.F. =>	2.041	Ave. Variance=>	0.5149	Coefficient of Var=>	0.252304731			

Due to lack of sales but neighborhood is isolated to those homes on a canal so very few home put ECF at 1.900.

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	Land Value	Land Table	Property Class	Building Depr.
W -13-09-101-012	3415 CLAYTON AVE	04/13/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$85,700	45.11	\$171,395	\$46,060	\$143,940	\$92,158	1.562	1,044	\$137.87	09C	8.0729	Ranch	\$44,590	Land Table 09C	401	54
W -13-09-103-005	3452 NORRIS RD	10/20/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$123,390	48.39	\$246,774	\$47,412	\$207,588	\$146,590	1.416	1,636	\$126.89	09C	6.5036	Ranch	\$46,094	Land Table 09C	401	54
W -13-09-103-008	3390 NORRIS RD	11/02/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$123,960	46.78	\$247,927	\$48,979	\$216,021	\$146,285	1.477	1,097	\$196.92	09C	0.4442	Ranch	\$46,094	Land Table 09C	401	54
W -13-09-103-013	3447 ARDRETH DR	06/20/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$124,340	49.74	\$248,676	\$40,256	\$209,744	\$153,250	1.369	1,401	\$149.71	09C	11.2512	Ranch	\$37,573	Land Table 09C	401	54
W -13-09-103-015	3413 ARDRETH DR	04/19/23	\$251,341	WD	03-ARM'S LENGTH	\$251,341	\$103,640	41.23	\$207,283	\$38,429	\$212,912	\$124,157	1.715	997	\$213.55	09C	23.3704	Ranch	\$37,573	Land Table 09C	401	54
W -13-09-103-016	3403 ARDRETH DR	05/06/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$99,460	42.32	\$198,914	\$38,471	\$196,529	\$117,973	1.666	986	\$199.32	09C	18.4732	Ranch	\$37,573	Land Table 09C	401	53
W -13-09-104-005	3458 ARDRETH DR	11/20/23	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$118,880	43.55	\$237,755	\$46,400	\$226,600	\$140,702	1.610	997	\$227.28	09C	12.9342	Ranch	\$46,094	Land Table 09C	401	64
W -13-09-126-009	3435 COVENTRY DR	06/03/22	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$99,430	41.87	\$198,859	\$21,408	\$216,092	\$130,479	1.656	1,364	\$158.43	09C	17.4996	Colonial/2Sty	\$20,800	Land Table 09C	401	59
W -13-09-128-036	5585 WILLIAMS LAKE RD	05/05/23	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$129,300	56.84	\$258,597	\$50,978	\$176,522	\$152,661	1.156	1,574	\$112.15	09C	32.4852	Colonial/2Sty	\$46,590	Land Table 09C	401	64
W -13-09-129-011	5575 CLEARY DR	09/12/23	\$190,000	OTH	03-ARM'S LENGTH	\$190,000	\$84,120	44.27	\$168,235	\$31,754	\$158,246	\$100,354	1.577	933	\$169.61	09C	9.5731	Ranch	\$31,385	Land Table 09C	401	51
W -13-09-130-017	5509 ROWLEY BLVD	10/11/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$131,740	56.06	\$263,470	\$25,497	\$209,503	\$174,980	1.197	1,428	\$146.71	09C	28.3856	Colonial/2Sty	\$20,923	Land Table 09C	401	77
W -13-09-130-020	5650 HARRELL DR	05/20/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$108,390	38.03	\$216,778	\$41,847	\$243,153	\$128,626	1.890	1,194	\$203.65	09C	40.9240	Ranch	\$41,847	Land Table 09C	401	53
W -13-09-131-014	5630 DONS DR	12/09/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$163,670	57.43	\$327,349	\$44,079	\$240,921	\$208,287	1.157	1,344	\$179.26	09C	32.4473	Ranch	\$41,847	Land Table 09C	401	78
W -13-09-177-014	5514 SUNWOOD DR	11/29/23	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$89,850	37.91	\$179,698	\$28,730	\$208,270	\$111,006	1.876	1,178	\$176.80	09C	39.5055	Ranch	\$27,723	Land Table 09C	401	56
W -13-09-177-015	5500 SUNWOOD DR	01/12/24	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$86,680	40.79	\$173,365	\$30,240	\$182,260	\$105,239	1.732	771	\$236.39	09C	25.0716	Ranch	\$28,247	Land Table 09C	401	83
W -13-09-178-003	5539 SUNWOOD DR	10/16/23	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$133,660	53.90	\$267,318	\$43,852	\$204,148	\$164,313	1.242	1,289	\$158.38	09C	23.8720	Ranch	\$41,847	Land Table 09C	401	54
W -13-09-180-007	5585 WALLING DR	07/28/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$125,060	56.85	\$250,126	\$54,410	\$165,590	\$143,909	1.151	1,431	\$115.72	09C	33.0493	Ranch	\$54,410	Land Table 09C	401	52
W -13-09-181-015	3214 VAN ZANDT RD	10/03/23	\$188,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$188,000	\$86,370	45.94	\$172,736	\$53,705	\$134,295	\$87,523	1.534	947	\$141.81	09C	5.3248	Ranch	\$53,705	Land Table 09C	401	54
W -13-09-376-016	2925 COVENTRY DR	09/20/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$178,030	57.43	\$356,064	\$45,866	\$264,134	\$228,087	1.158	1,632	\$161.85	09C	32.3110	SingleFamily	\$45,866	Land Table 09C	401	76
Totals:			\$4,594,841			\$4,594,841	\$2,195,670		\$4,391,319		\$3,816,468	\$2,656,578			\$169.07		4.4541					
								Sale. Ratio =>	47.79					E.C.F. =>	1.437	Std. Deviation=>	0.24943539					
								Std. Dev. =>	6.87					Ave. E.C.F. =>	1.481	Ave. Variance=>	21.1315	Coefficient of Var=>	14.26694306			

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	Land Value	Land Table	Property Class	Building Depr.
W -13-09-152-008	5923 PLEASANT DR	08/23/23	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$116,860	46.19	\$233,728	\$48,304	\$204,696	\$135,643	1.509	1,210	\$169.17	09D	11.5781	Ranch	\$47,440	Land Table 09D	401	57
W -13-09-152-009	3077 NANWICH DR	12/08/22	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$130,630	51.25	\$261,255	\$61,740	\$193,160	\$145,951	1.323	1,242	\$155.52	09D	6.9840	Ranch	\$55,743	Land Table 09D	401	57
W -13-09-154-001	5821 PLEASANT DR	02/09/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$137,660	51.95	\$275,328	\$59,136	\$205,864	\$158,151	1.302	1,367	\$150.60	09D	9.1603	Ranch	\$58,023	Land Table 09D	401	58
W -13-09-304-004	2944 SLEAFORD DR	08/01/22	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$121,270	49.10	\$242,534	\$50,918	\$196,082	\$140,173	1.399	1,378	\$142.29	09D	0.5563	Colonial/2Sty	\$49,099	Land Table 09D	401	57
W -13-09-305-012	5817 THORNABY DR	11/04/22	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$129,190	44.40	\$258,389	\$63,846	\$227,154	\$142,314	1.596	1,570	\$144.68	09D	20.2851	TriLevel/Quad	\$48,000	Land Table 09D	401	52
W -13-09-305-013	5805 THORNABY DR	07/31/23	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$122,720	54.30	\$245,432	\$50,762	\$175,238	\$142,407	1.231	1,593	\$110.01	09D	16.2752	TriLevel/Quad	\$50,474	Land Table 09D	401	52
Totals:			\$1,536,900			\$1,536,900	\$758,330		\$1,516,666		\$1,202,194	\$864,638			\$145.38		0.2896					
							Sale. Ratio =>	49.34				E.C.F. =>	1.390		Std. Deviation=>	0.13736189						
							Std. Dev. =>	3.72				Ave. E.C.F. =>	1.393		Ave. Variance=>	10.8065	Coefficient of Var=>	7.756046709				

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	Land Value	Land Table	Property Class	Building Depr.
W -13-09-377-024	5637 LOCKWOOD DR	12/29/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$148,030	36.55	\$296,056	\$29,899	\$375,101	\$242,181	1.549	1,849	\$202.87	09F	31.4602	Colonial/2Sty	\$27,900	Land Table 09F	407	74
W -13-09-377-032	5755 LOCKWOOD DR	06/28/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$138,020	46.79	\$276,044	\$29,069	\$265,931	\$224,727	1.183	1,394	\$190.77	09F	5.0893	Ranch	\$29,069	Land Table 09F	407	74
W -13-09-377-044	5714 LOCKWOOD DR	01/17/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$137,330	49.05	\$274,651	\$33,320	\$246,680	\$219,591	1.123	1,463	\$168.61	09F	11.0885	Colonial/2Sty	\$31,029	Land Table 09F	407	79
W -13-09-377-053	2772 MOOSEWOOD DR	03/28/24	\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$153,440	42.27	\$306,889	\$28,883	\$334,117	\$252,963	1.321	1,849	\$180.70	09F	8.6572	Colonial/2Sty	\$28,883	Land Table 09F	407	84
W -13-09-377-062	5658 LOCKWOOD DR	09/01/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$130,580	43.53	\$261,165	\$28,247	\$271,753	\$211,936	1.282	1,759	\$154.49	09F	4.7995	BiLevel	\$28,247	Land Table 09F	407	80
W -13-09-377-103	2858 BIRCHWOOD DR	02/28/24	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$146,310	46.30	\$292,615	\$29,304	\$286,696	\$239,591	1.197	1,394	\$205.66	09F	3.7640	Ranch	\$27,900	Land Table 09F	407	80
W -13-09-377-119	5420 SANDLEWOOD CT	05/30/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$141,750	50.63	\$283,508	\$30,523	\$249,477	\$230,196	1.084	1,393	\$179.09	09F	15.0483	Ranch	\$27,667	Land Table 09F	407	74
W -13-09-377-123	5366 SANDLEWOOD CT	08/03/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$124,680	40.88	\$249,369	\$31,378	\$273,622	\$198,354	1.379	1,724	\$158.71	09F	14.5220	BiLevel	\$27,667	Land Table 09F	407	74
W -13-09-377-133	5473 SANDLEWOOD CT	05/05/22	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$159,240	45.37	\$318,485	\$42,722	\$308,278	\$250,922	1.229	1,849	\$166.73	09F	0.5661	Colonial/2Sty	\$42,197	Land Table 09F	407	78
W -13-09-377-164	2604 FRUITWOOD CT	04/22/22	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$143,980	48.15	\$287,958	\$38,510	\$260,490	\$226,977	1.148	1,467	\$177.57	09F	8.6596	Colonial/2Sty	\$36,163	Land Table 09F	407	79
W -13-09-377-175	2738 BIRCHWOOD DR	05/03/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$129,280	47.01	\$258,568	\$42,922	\$232,078	\$196,220	1.183	2,177	\$106.60	09F	5.1501	Colonial/2Sty	\$39,194	Land Table 09F	407	74
W -13-09-377-190	2587 DRIFTWOOD DR	09/06/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$133,730	48.63	\$267,469	\$27,667	\$247,333	\$218,200	1.134	1,381	\$179.10	09F	10.0730	Ranch	\$27,667	Land Table 09F	407	74
Totals:			\$3,744,000			\$3,744,000	\$1,686,370		\$3,372,777		\$3,351,556	\$2,711,859			\$172.58		0.1645					
								Sale. Ratio =>	45.04					E.C.F. =>	1.236	Std. Deviation=>	0.1311273					
								Std. Dev. =>	4.00					Ave. E.C.F. =>	1.234	Ave. Variance=>	9.9065	Coefficient of Var=>	8.026346313			

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	Land Value	Land Table	Property Class	Building Depr.
W -13-09-451-005	2508 BONITA DR	06/08/23	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$119,120	36.99	\$238,236	\$29,087	\$292,913	\$191,178	1.532	1,278	\$229.20	09G	10.8896	Ranch	\$27,950	Land Table 09G	407	74
W -13-09-452-023	2628 BONITA DR	05/30/23	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$131,770	42.37	\$263,546	\$27,950	\$283,050	\$215,353	1.314	1,480	\$191.25	09G	10.8896	Colonial/2Sty	\$27,950	Land Table 09G	407	75
Totals:			\$633,000			\$633,000	\$250,890		\$501,782		\$575,963	\$406,531			\$210.22		0.6476					
Sale. Ratio =>								39.64					E.C.F. =>	1.417	Std. Deviation=>		0.15400174					
Std. Dev. =>								3.80					Ave. E.C.F. =>	1.423	Ave. Variance=>		10.8896	Coefficient of Var=>	7.651196164			

increase ECF to 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	Land Value	Land Table	Property Class	Building Depr.
W -13-09-352-006	5831 MARTIN DR	08/25/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$167,200	47.77	\$334,403	\$31,038	\$318,962	\$282,990	1.127	2,060	\$154.84	09J	2.1881	Colonial/2Sty	\$31,038	Land Table 09J	407	83
W -13-09-352-012	2587 LOVINGTON LN	08/09/22	\$312,500	WD	03-ARM'S LENGTH	\$312,500	\$165,210	52.87	\$330,423	\$30,000	\$282,500	\$280,245	1.008	2,104	\$134.27	09J	9.7188	Colonial/2Sty	\$30,000	Land Table 09J	407	81
W -13-09-352-048	2652 LOVINGTON LN	09/15/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$157,790	47.10	\$315,584	\$31,638	\$303,362	\$264,875	1.145	1,734	\$174.95	09J	4.0069	Colonial/2Sty	\$30,000	Land Table 09J	407	81
W -13-09-352-051	2655 COMPTON DR	01/22/24	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$159,800	47.28	\$319,597	\$31,480	\$306,520	\$268,766	1.140	1,940	\$158.00	09J	3.5239	Colonial/2Sty	\$30,000	Land Table 09J	407	83
Totals:			\$1,335,500			\$1,335,500	\$650,000		\$1,300,007		\$1,211,344	\$1,096,876			\$155.51		0.0876					
								Sale. Ratio =>	48.67					E.C.F. =>	1.104	Std. Deviation=>	0.06524734					
								Std. Dev. =>	2.76					Ave. E.C.F. =>	1.105	Ave. Variance=>	4.8594	Coefficient of Var=>	4.396738876			

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	Land Value	Land Table	Property Class	Building Depr.
W -13-09-480-011	2760 DIANE MARIE CT	09/09/22	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$152,410	47.64	\$304,810	\$34,167	\$285,733	\$268,762	1.063	1,623	\$176.05	09K	0.0000	Colonial/2Sty	\$34,167	Land Table 09K	407	87
Totals:			\$319,900			\$319,900	\$152,410		\$304,810		\$285,733	\$268,762			\$176.05		0.0000					
								Sale. Ratio =>	47.64				E.C.F. =>	1.063	Std. Deviation=>	#DIV/0!						
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.063	Ave. Variance=>	0.0000	Coefficient of Var=>		0			

Increase ECF to 1.060

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	Land Value	Land Table	Property Class	Building Depr.
W -13-09-306-017	2900 SLEAFORD DR	06/10/22	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$183,050	48.83	\$366,090	\$67,711	\$307,189	\$294,259	1.044	1,598	\$192.23	09L	0.8436	Ranch	\$67,711	Land Table 09L	401	96
W -13-09-307-001	5800 APPIAN WAY	01/12/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$192,390	49.33	\$384,787	\$33,143	\$356,857	\$346,789	1.029	1,867	\$191.14	09L	0.6472	SingleFamily	\$33,143	Land Table 09L	401	97
W -13-09-307-005	5720 APPIAN WAY	04/01/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$188,920	49.07	\$377,835	\$25,626	\$359,374	\$347,346	1.035	1,753	\$205.01	09L	0.0876	Colonial/2Sty	\$25,626	Land Table 09L	407	91
W -13-09-307-013	2786 MOOSEWOOD DR	10/06/22	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$176,690	49.09	\$353,387	\$29,913	\$329,987	\$319,008	1.034	1,620	\$203.70	09L	0.1088	Ranch	\$29,913	Land Table 09L	407	96
Totals:			\$1,509,800			\$1,509,800	\$741,050		\$1,482,099		\$1,353,407	\$1,307,402			\$198.02		0.0316					
								Sale. Ratio =>	49.08					E.C.F. =>	1.035	Std. Deviation=>	0.00619122					
								Std. Dev. =>	0.21					Ave. E.C.F. =>	1.036	Ave. Variance=>	0.4218	Coefficient of Var=>	0.407316135			

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	Land Value	Land Table	Property Class	Building Depr.
W-13-10-128-023	3435 SIGNET DR	04/11/22	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$83,840	45.08	\$167,683	\$28,861	\$157,139	\$103,753	1.515	743	\$211.49	10B	7.9324	Ranch	\$28,861	Land Table 10B	401	69
W-13-10-128-043	3301 SIGNET DR	12/22/23	\$194,900	WD	03-ARM'S LENGTH	\$194,900	\$83,270	42.72	\$166,542	\$46,870	\$148,030	\$89,441	1.655	1,108	\$133.60	10B	21.9839	Ranch	\$43,798	Land Table 10B	401	54
W-13-10-129-006	3444 SIGNET DR	02/13/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,720	44.20	\$141,434	\$31,262	\$128,738	\$82,341	1.563	804	\$160.12	10B	12.8258	Ranch	\$29,498	Land Table 10B	401	59
W-13-10-130-002	4477 LOUELLA AVE	11/06/23	\$214,750	WD	03-ARM'S LENGTH	\$214,750	\$77,500	36.09	\$154,992	\$27,608	\$187,142	\$95,205	1.966	1,038	\$180.29	10B	53.0459	Bungalow	\$27,608	Land Table 10B	401	54
W-13-10-177-004	4539 THIRZA CT	03/30/23	\$292,500	WD	03-ARM'S LENGTH	\$292,500	\$136,180	46.56	\$272,355	\$47,504	\$244,996	\$168,050	1.458	2,049	\$119.57	10B	2.2656	Colonial/2Sty	\$40,127	Land Table 10B	401	51
W-13-10-201-015	3341 FREMBES RD	01/10/24	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$79,520	43.01	\$159,031	\$24,878	\$160,022	\$100,264	1.596	1,110	\$144.16	10B	16.0790	Bungalow	\$24,205	Land Table 10B	401	55
W-13-10-202-015	3330 FREMBES RD	07/18/23	\$185,500	WD	03-ARM'S LENGTH	\$185,500	\$71,530	38.56	\$143,060	\$25,149	\$160,351	\$88,125	1.820	850	\$188.65	10B	38.4370	Bungalow	\$24,828	Land Table 10B	401	56
W-13-10-202-029	3319 CURWOOD ST	07/15/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$100,760	54.46	\$201,516	\$48,540	\$136,460	\$114,332	1.194	1,105	\$123.49	10B	24.1676	Ranch	\$48,411	Land Table 10B	401	48
W-13-10-205-004	3273 FREMBES RD	08/10/22	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$117,140	53.00	\$234,284	\$27,322	\$193,678	\$154,680	1.252	991	\$195.44	10B	18.3100	Ranch	\$24,205	Land Table 10B	401	76
W-13-10-206-031	3281 SASHABAW RD	06/30/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$131,150	54.65	\$262,291	\$41,775	\$198,225	\$164,810	1.203	1,836	\$107.97	10B	23.2472	Bungalow	\$38,786	Land Table 10B	401	53
W-13-10-206-048	4401 LOUELLA AVE	11/18/22	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$91,740	51.83	\$183,485	\$67,773	\$109,227	\$86,481	1.263	1,230	\$88.80	10B	17.2207	Ranch	\$65,529	Land Table 10B	401	48
W-13-10-206-053	4392 RICHALVA CT	03/21/23	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$132,420	50.45	\$264,846	\$53,752	\$208,748	\$157,768	1.323	1,142	\$182.79	10B	11.2089	Ranch	\$53,752	Land Table 10B	401	64
W-13-10-206-054	4435 RICHALVA CT	07/06/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$136,330	47.01	\$272,666	\$56,463	\$233,537	\$161,587	1.445	1,694	\$137.86	10B	1.0054	TriLevel/Quad	\$55,663	Land Table 10B	401	67
W-13-10-206-056	4397 RICHALVA CT	08/24/22	\$284,900	WD	03-ARM'S LENGTH	\$284,900	\$134,240	47.12	\$268,478	\$56,992	\$227,908	\$158,061	1.442	1,675	\$136.06	10B	0.6677	TriLevel/Quad	\$55,535	Land Table 10B	401	62
W-13-10-227-018	4274 LINDA CT	12/08/22	\$220,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$220,000	\$103,860	47.21	\$207,723	\$45,710	\$174,290	\$121,086	1.439	1,306	\$133.45	10B	0.4172	Bungalow	\$43,362	Land Table 10B	401	53
W-13-10-228-014	4250 SEEDEN ST	01/09/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$134,990	50.00	\$269,971	\$30,485	\$239,515	\$178,988	1.338	1,857	\$128.98	10B	9.7057	Bungalow	\$30,485	Land Table 10B	401	54
W-13-10-229-019	3259 SEEBALDT AVE	10/07/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$75,040	48.10	\$150,073	\$54,171	\$101,829	\$71,676	1.421	783	\$130.05	10B	1.4527	Ranch	\$52,714	Land Table 10B	401	48
W-13-10-231-003	3452 MANILA CT	03/16/23	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$99,640	49.57	\$199,280	\$51,794	\$149,206	\$110,229	1.354	928	\$160.78	10B	8.1615	Ranch	\$49,485	Land Table 10B	401	46
W-13-10-231-011	4008 JOYCE AVE	04/19/23	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$86,620	43.75	\$173,233	\$52,579	\$145,421	\$90,175	1.613	773	\$188.13	10B	17.7436	Ranch	\$52,384	Land Table 10B	401	54
W-13-10-233-016	4048 LOMLEY AVE	11/07/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$67,010	41.88	\$134,027	\$28,407	\$131,593	\$78,939	1.667	864	\$152.31	10B	23.1808	Bungalow	\$26,273	Land Table 10B	401	58
W-13-10-233-018	4020 LOMLEY AVE	11/30/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$83,840	44.13	\$167,673	\$26,273	\$163,727	\$105,680	1.549	870	\$188.19	10B	11.4050	Bungalow	\$26,273	Land Table 10B	401	59
W-13-10-252-003	3160 FREMBES RD	12/30/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$81,860	43.08	\$163,725	\$40,827	\$149,173	\$91,852	1.624	754	\$197.84	10B	18.8839	Ranch	\$39,499	Land Table 10B	401	58
W-13-10-252-004	4437 SEEDEN ST	12/23/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$66,550	51.19	\$133,095	\$44,275	\$85,725	\$66,383	1.291	754	\$113.69	10B	14.3843	Ranch	\$42,320	Land Table 10B	401	45
W-13-10-253-027	4380 MONROE AVE	10/27/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$108,910	48.40	\$217,824	\$24,725	\$200,275	\$144,319	1.388	1,758	\$113.92	10B	4.7496	Bungalow	\$24,725	Land Table 10B	401	54
W-13-10-276-029	3131 SEEBALDT AVE	11/10/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$193,030	53.62	\$386,064	\$62,815	\$297,185	\$241,591	1.230	1,422	\$208.99	10B	20.5104	Colonial/2Sty	\$62,815	Land Table 10B	401	93
W-13-10-278-027	3971 MONROE AVE	05/09/22	\$358,400	WD	03-ARM'S LENGTH	\$358,400	\$189,880	52.98	\$379,768	\$76,077	\$282,323	\$226,974	1.244	1,531	\$184.40	10B	19.1362	Ranch	\$76,077	Land Table 10B	401	86
W-13-10-279-015	4132 LANCO CT	08/25/22	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$107,060	51.01	\$214,128	\$54,478	\$155,422	\$119,320	1.303	1,739	\$89.37	10B	13.2653	Bungalow	\$54,478	Land Table 10B	401	48
W-13-10-426-034	4120 FARNER AVE	03/17/23	\$254,450	WD	03-ARM'S LENGTH	\$254,450	\$128,600	50.54	\$257,197	\$54,339	\$200,111	\$151,613	1.320	1,611	\$124.22	10B	11.5338	TriLevel/Quad	\$53,302	Land Table 10B	401	62
W-13-10-426-042	4162 FARNER AVE	09/29/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$112,900	56.45	\$225,799	\$45,046	\$154,954	\$135,092	1.147	1,748	\$88.65	10B	28.8193	TriLevel/Quad	\$44,161	Land Table 10B	401	45
Totals:			\$6,401,700			\$6,401,700	\$3,086,130		\$6,172,243		\$5,124,950	\$3,658,814			\$148.73		3.4506					
								Sale. Ratio =>	48.21					E.C.F. =>	1.401	Std. Deviation=>		0.19645896				
								Std. Dev. =>	4.99					Ave. E.C.F. =>	1.435	Ave. Variance=>		15.5775	Coefficient of Var=>	10.85372164		

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	Land Value	Land Table	Property Class	Building Depr.
W -13-09-428-006	2820 MARIETTA AVE	06/10/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$79,100	49.44	\$158,202	\$44,511	\$115,489	\$89,591	1.289	972	\$118.82	10C	9.8514	Bungalow	\$44,067	Land Table 10C	401	52
W -13-09-476-022	5220 HATCHERY RD	07/27/22	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$93,140	43.93	\$186,271	\$25,834	\$186,166	\$126,428	1.473	1,501	\$124.03	10C	8.4925	Colonial/2Sty	\$24,270	Land Table 10C	401	55
W -13-09-478-011	2578 BENDER AVE	06/30/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,630	38.68	\$139,265	\$31,394	\$148,606	\$85,005	1.748	845	\$175.87	10C	36.0626	Ranch	\$31,394	Land Table 10C	401	54
W -13-10-303-008	2862 DELAND RD	05/27/22	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$85,030	57.07	\$170,066	\$44,455	\$104,545	\$98,984	1.056	1,008	\$103.72	10C	33.1404	Ranch	\$44,178	Land Table 10C	401	49
W -13-10-303-015	2744 DELAND RD	09/15/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$123,060	48.26	\$246,125	\$49,473	\$205,527	\$154,966	1.326	1,386	\$148.29	10C	6.1312	Ranch	\$44,178	Land Table 10C	401	54
W -13-10-303-029	4912 ANNETTE RD	02/27/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$155,360	48.55	\$310,717	\$30,498	\$289,502	\$220,819	1.311	1,606	\$180.26	10C	7.6544	Colonial/2Sty	\$29,115	Land Table 10C	401	79
W -13-10-303-031	2817 MARLINGTON RD	03/15/23	\$261,200	WD	03-ARM'S LENGTH	\$261,200	\$107,340	41.09	\$214,685	\$37,427	\$223,773	\$139,683	1.602	1,261	\$177.46	10C	21.4421	Ranch	\$33,814	Land Table 10C	401	54
W -13-10-304-006	2970 MARLINGTON RD	08/04/23	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$121,650	50.27	\$243,309	\$45,474	\$196,526	\$155,898	1.261	1,154	\$170.30	10C	12.6979	Ranch	\$44,178	Land Table 10C	401	57
W -13-10-351-006	2801 DELAND RD	03/31/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$137,740	43.04	\$275,472	\$70,380	\$249,620	\$161,617	1.545	1,968	\$126.84	10C	15.6933	Colonial/2Sty	\$66,602	Land Table 10C	401	52
W -13-10-351-019	2671 MARLINGTON RD	04/21/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$97,710	50.11	\$195,414	\$48,253	\$146,747	\$115,966	1.265	1,526	\$96.16	10C	12.2153	Ranch	\$44,178	Land Table 10C	401	49
Totals:			\$2,294,200			\$2,294,200	\$1,069,760		\$2,139,526		\$1,866,501	\$1,348,957			\$142.17		0.3921					
								Sale. Ratio =>	46.63					E.C.F. =>	1.384	Std. Deviation=>		0.20222772				
								Std. Dev. =>	5.38					Ave. E.C.F. =>	1.388	Ave. Variance=>		16.3381	Coefficient of Var=>	11.77450475		

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	Land Value	Land Table	Property Class	Building Depr.
W -13-10-376-016	2757 FREMBES RD	08/08/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$112,730	42.54	\$225,459	\$53,082	\$211,918	\$148,601	1.426	1,188	\$178.38	10D	0.0000	Ranch	\$31,125	Land Table 10D	401	58
Totals:			\$265,000			\$265,000	\$112,730		\$225,459		\$211,918	\$148,601			\$178.38		0.0000					
								Sale. Ratio =>	42.54				E.C.F. =>	1.426	Std. Deviation=>	#DIV/0!						
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.426	Ave. Variance=>	0.0000	Coefficient of Var=>		0			

Increase ECF to 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	Land Value	Land Table	Property Class	Building Depr.
W -13-10-452-006	4351 HATCHERY RD	07/20/22	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$94,230	46.19	\$188,456	\$50,599	\$153,401	\$118,638	1.293	1,402	\$109.42	10F	1.5347	Ranch	\$48,871	Land Table 10F	401	58
W -13-10-454-011	2495 OAKDALE DR	10/14/22	\$235,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$235,000	\$134,300	57.15	\$268,592	\$108,535	\$126,465	\$137,743	0.918	1,012	\$124.97	10F	35.9549	Ranch	\$108,152	Land Table 10F	401	58
W -13-10-476-024	2744 EDGEVALE DR	09/15/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$105,360	47.89	\$210,719	\$33,771	\$186,229	\$152,279	1.223	1,056	\$176.35	10F	5.4726	Ranch	\$33,167	Land Table 10F	401	68
W -13-10-476-034	4143 SAGINAW TRL	10/19/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$120,760	49.29	\$241,514	\$36,804	\$208,196	\$176,170	1.182	1,441	\$144.48	10F	9.5886	Colonial/2Sty	\$36,804	Land Table 10F	401	65
W -13-10-478-017	2651 EDGEVALE DR	06/28/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$116,190	46.48	\$232,380	\$52,909	\$197,091	\$154,450	1.276	1,676	\$117.60	10F	0.1591	TriLevel/Quad	\$52,909	Land Table 10F	401	57
W -13-10-479-014	4170 EDMORE RD	03/15/24	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$145,980	45.98	\$291,969	\$42,312	\$275,188	\$214,851	1.281	1,670	\$164.78	10F	0.3158	Colonial/2Sty	\$42,312	Land Table 10F	401	65
W -13-10-479-018	4070 EDMORE RD	09/23/22	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$133,330	50.89	\$266,665	\$55,409	\$206,591	\$181,804	1.136	1,746	\$118.32	10F	14.1333	Colonial/2Sty	\$55,409	Land Table 10F	401	54
W -13-10-479-019	4060 EDMORE RD	11/17/22	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$155,230	55.64	\$310,463	\$64,292	\$214,708	\$211,851	1.013	1,383	\$155.25	10F	26.4188	Ranch	\$62,544	Land Table 10F	401	64
W -13-10-481-028	2554 EDGEVALE DR	02/09/24	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$138,260	44.46	\$276,515	\$54,499	\$256,501	\$191,064	1.342	1,722	\$148.96	10F	6.4816	Ranch	\$52,387	Land Table 10F	401	55
W -13-11-352-023	3952 SAGINAW TRL	03/05/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$137,580	45.86	\$275,153	\$63,222	\$236,778	\$182,385	1.298	1,654	\$143.15	10F	2.0561	Colonial/2Sty	\$56,810	Land Table 10F	401	65
W -13-15-202-015	2185 FORTRESS RD	10/28/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$191,800	49.82	\$383,609	\$63,314	\$321,686	\$275,641	1.167	2,517	\$127.81	10F	11.0627	Colonial/2Sty	\$62,833	Land Table 10F	401	64
W -13-15-226-009	4063 EDMORE RD	10/14/22	\$242,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$242,000	\$113,950	47.09	\$227,903	\$94,192	\$147,808	\$115,070	1.285	1,236	\$119.59	10F	0.6835	Ranch	\$92,685	Land Table 10F	401	53
W -13-15-226-013	2299 DENBY DR	02/22/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$83,580	42.86	\$167,168	\$54,725	\$140,275	\$96,767	1.450	698	\$200.97	10F	17.1946	Ranch	\$54,333	Land Table 10F	401	62
W -13-15-226-015	2317 DENBY DR	05/23/23	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$83,160	37.82	\$166,313	\$61,726	\$158,174	\$90,006	1.757	796	\$198.71	10F	47.9698	Ranch	\$60,374	Land Table 10F	401	54
W -13-15-228-020	4064 BAYBROOK DR	10/13/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$92,090	42.83	\$184,183	\$53,999	\$161,001	\$112,034	1.437	1,020	\$157.84	10F	15.9394	Ranch	\$53,999	Land Table 10F	401	53
W -13-15-252-002	2114 FORTRESS RD	08/22/22	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$119,540	41.51	\$239,087	\$61,617	\$226,383	\$152,728	1.482	1,759	\$128.70	10F	20.4589	Ranch	\$61,617	Land Table 10F	401	55
W -13-15-254-001	2040 DENBY DR	10/21/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$98,110	51.64	\$196,226	\$64,121	\$125,879	\$113,688	1.107	1,188	\$105.96	10F	17.0438	Ranch	\$64,121	Land Table 10F	401	55
W -13-15-254-015	2045 HIGHFIELD RD	04/27/22	\$294,500	WD	03-ARM'S LENGTH	\$294,500	\$136,460	46.34	\$272,927	\$60,910	\$233,590	\$182,459	1.280	1,484	\$157.41	10F	0.2562	TriLevel/Quad	\$59,630	Land Table 10F	401	67
W -13-15-255-008	4363 HIGHFIELD RD	12/11/23	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$127,710	43.00	\$255,412	\$74,188	\$222,812	\$155,959	1.429	1,600	\$139.26	10F	15.0987	TriLevel/Quad	\$73,210	Land Table 10F	401	57
W -13-15-276-006	2017 OAKDALE DR	07/15/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$111,170	49.41	\$222,348	\$58,886	\$166,114	\$140,673	1.181	1,260	\$131.84	10F	9.6821	Ranch	\$58,553	Land Table 10F	401	51
W -13-15-277-018	4040 SILVER BIRCH DR	11/03/23	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$152,080	48.90	\$304,155	\$58,309	\$252,691	\$211,571	1.194	1,446	\$174.75	10F	8.3320	Ranch	\$53,126	Land Table 10F	401	74
W -13-15-277-027	4012 LAKEWOOD DR	10/06/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$187,220	44.05	\$374,447	\$56,884	\$368,116	\$273,290	1.347	1,974	\$186.48	10F	6.9306	Colonial/2Sty	\$55,505	Land Table 10F	401	79
W -13-15-278-014	4185 SILVER BIRCH DR	08/22/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$100,670	45.76	\$201,334	\$51,703	\$168,297	\$128,770	1.307	999	\$168.47	10F	2.9282	Ranch	\$50,372	Land Table 10F	401	48
Totals:			\$6,130,900			\$6,130,900	\$2,878,760		\$5,757,538		\$4,753,974	\$3,769,890			\$147.87		1.6636					
							Sale. Ratio =>	46.95				E.C.F. =>	1.261		Std. Deviation=>	0.17177677						
							Std. Dev. =>	4.39				Ave. E.C.F. =>	1.278		Ave. Variance=>	11.9868	Coefficient of Var=>	9.381719226				

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	Land Value	Land Table	Property Class	Building Depr.
W -13-10-377-044	2840 CREEKSIDE CT	09/25/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$152,260	41.72	\$304,524	\$29,425	\$335,575	\$242,592	1.383	2,133	\$157.33	10G	15.2634	Colonial/2Sty	\$29,425	Land Table 10G	401	75
W -13-10-378-035	2715 RIVERSIDE DR	01/03/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$155,560	47.86	\$311,120	\$31,968	\$293,032	\$246,166	1.190	1,309	\$223.86	10G	4.0273	Ranch	\$30,100	Land Table 10G	401	78
W -13-10-378-037	2727 RIVERSIDE DR	02/16/23	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$156,230	46.22	\$312,461	\$34,791	\$303,209	\$244,859	1.238	1,475	\$205.57	10G	0.7643	Colonial/2Sty	\$34,791	Land Table 10G	401	78
W -13-10-378-077	2689 PARKVIEW CT	07/21/23	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$170,240	49.06	\$340,471	\$45,290	\$301,710	\$260,301	1.159	1,831	\$164.78	10G	7.1575	Colonial/2Sty	\$42,872	Land Table 10G	401	78
W -13-10-378-094	2769 RIVERSIDE DR	06/23/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$170,840	46.81	\$341,671	\$23,634	\$341,366	\$280,456	1.217	1,789	\$190.81	10G	1.3475	Ranch	\$23,634	Land Table 10G	401	75
W -13-10-378-098	2762 RIVERSIDE DR	11/01/23	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$144,160	47.74	\$288,320	\$36,911	\$265,089	\$221,701	1.196	1,628	\$162.83	10G	3.4953	Colonial/2Sty	\$27,950	Land Table 10G	401	81
Totals:			\$2,042,000			\$2,042,000	\$949,290		\$1,898,567		\$1,839,981	\$1,496,074			\$184.20		0.0785					
							Sale. Ratio =>	46.49				E.C.F. =>	1.230			Std. Deviation=>	0.07937714					
							Std. Dev. =>	2.57				Ave. E.C.F. =>	1.231			Ave. Variance=>	5.3426	Coefficient of Var=>	4.341219469			