

Ashbury Condos & Legends View Condos

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.	Land Value	
70-16-06-294-006	13639 LEGENDS VIEW	03/14/25	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$179,900	48.62	\$359,721	\$69,644	\$300,356	\$265,153	1.133	1,190	\$252.40	\$67,000	
70-16-06-294-009	13653 LEGENDS VIEW	05/17/24	\$381,500	WD	03-ARM'S LENGTH	\$381,500	\$186,700	48.94	\$373,485	\$69,644	\$311,856	\$277,734	1.123	1,190	\$262.06	\$67,000	
70-16-06-294-025	13680 LEGENDS VIEW	05/26/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$180,700	49.51	\$361,387	\$70,340	\$294,660	\$266,039	1.108	1,260	\$233.86	\$67,000	
70-16-06-294-024	13682 LEGENDS VIEW	09/08/23	\$374,000	WD	03-ARM'S LENGTH	\$374,000	\$189,100	50.56	\$378,226	\$70,340	\$303,660	\$281,431	1.079	1,260	\$241.00	\$67,000	
70-16-06-294-030	13634 LEGENDS VIEW	07/26/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$187,300	51.32	\$374,651	\$70,271	\$294,729	\$278,227	1.059	1,260	\$233.91	\$67,000	
70-16-07-388-016	3236 WESTBURY	05/23/23	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$156,200	51.05	\$312,423	\$68,003	\$237,997	\$226,315	1.052	1,198	\$198.66	\$67,000	
70-16-06-294-023	13684 LEGENDS VIEW	06/06/23	\$365,235	WD	03-ARM'S LENGTH	\$365,235	\$188,800	51.69	\$377,552	\$69,121	\$296,114	\$281,930	1.050	1,260	\$235.01	\$67,000	
70-16-06-294-026	13678 LEGENDS VIEW	08/16/23	\$346,000	WD	03-ARM'S LENGTH	\$346,000	\$179,200	51.79	\$358,353	\$72,288	\$273,712	\$261,485	1.047	1,268	\$215.86	\$67,000	
70-16-07-388-009	3283 WESTBURY	08/16/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$164,200	52.13	\$328,331	\$67,948	\$247,052	\$241,095	1.025	1,201	\$205.71	\$67,000	
70-16-06-294-001	13615 LEGENDS VIEW	01/26/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$184,200	54.18	\$368,395	\$70,340	\$269,660	\$272,445	0.990	1,260	\$214.02	\$67,000	
70-16-06-294-034	13612 LEGENDS VIEW	10/31/24	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$183,900	56.58	\$367,783	\$70,296	\$254,764	\$271,981	0.937	1,260	\$202.19	\$67,000	
70-16-06-294-029	13638 LEGENDS VIEW	03/19/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$188,000	58.75	\$376,094	\$70,271	\$249,729	\$279,546	0.893	1,260	\$198.20	\$67,000	
Totals:			\$2,776,235			\$2,776,235	\$1,429,700		\$2,859,318		\$2,217,584	\$2,108,968			\$222.25		
								Sale. Ratio =>	51.50			E.C.F. =>	1.052				
								Std. Dev. =>	1.35								COD: 2.21%

Beeline, 128th, Felch

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.	Land Value	
70-16-16-300-040	2778 BEELINE	09/22/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$197,400	49.97	\$394,878	\$88,185	\$306,815	\$208,635	1.471	2,056	\$149.23	\$78,000	
70-16-17-400-059	2738 BEELINE	03/12/24	\$429,250	WD	03-ARM'S LENGTH	\$429,250	\$221,700	51.65	\$443,391	\$106,041	\$323,209	\$229,490	1.408	1,568	\$206.13	\$78,000	
70-16-17-400-077	2766 BEELINE	11/30/23	\$248,500	WD	03-ARM'S LENGTH	\$248,500	\$129,700	52.19	\$259,349	\$85,053	\$163,447	\$118,569	1.379	1,120	\$145.93	\$78,000	
70-16-17-200-063	2885 128TH	11/22/24	\$353,000	PTA	03-ARM'S LENGTH	\$353,000	\$187,300	53.06	\$374,638	\$85,020	\$267,980	\$197,019	1.360	1,840	\$145.64	\$78,000	
70-16-16-300-002	12730 FELCH	04/10/23	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$242,400	62.15	\$484,786	\$194,330	\$195,670	\$197,589	0.990	1,848	\$105.88	\$177,912	
70-16-16-100-129	2834 BEELINE	05/04/23	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$130,000	64.68	\$259,936	\$86,580	\$114,420	\$117,929	0.970	1,012	\$113.06	\$78,000	
70-16-16-163-003	12769 FELCH	01/30/24	\$215,000	OTH	03-ARM'S LENGTH	\$124,345	\$124,700	100.29	\$249,337	\$61,869	\$42,456	\$113,910	0.373	816	\$52.03	\$78,000	
Totals:			\$2,016,750			\$2,016,750	\$1,108,500		\$2,216,978		\$1,371,541	\$1,069,231			\$144.31		
								Sale. Ratio =>	54.96			E.C.F. =>	1.283				
								Std. Dev. =>	6.18			Ave. E.C.F. =>	1.263	COD:		13.77%	

Berryfield Condos

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.	Land Value	
70-16-16-168-013	2992 RASPBERRY	03/28/24	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$170,500	48.44	\$340,909	\$57,697	\$294,303	\$257,465	1.143	1,252	\$235.07	\$55,000	
70-16-16-168-013	2992 RASPBERRY	08/24/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$170,500	48.71	\$340,909	\$57,697	\$292,303	\$257,465	1.135	1,252	\$233.47	\$55,000	
70-16-16-168-024	12747 YOUNGBERRY	09/15/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$142,900	49.28	\$285,762	\$58,499	\$231,501	\$206,603	1.121	1,102	\$210.07	\$55,000	
70-16-16-168-039	2967 LOGANBERRY	06/05/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$161,400	49.66	\$322,725	\$62,765	\$262,235	\$236,327	1.110	1,152	\$227.63	\$55,000	
70-16-16-168-044	2982 LOGANBERRY	03/08/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$150,000	50.85	\$299,942	\$62,990	\$232,010	\$215,411	1.077	1,152	\$201.40	\$55,000	
70-16-16-168-019	3042 RASPBERRY	05/09/24	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$142,900	51.40	\$285,731	\$63,016	\$214,984	\$202,468	1.062	1,102	\$195.09	\$55,000	
70-16-16-168-016	2983 RASPBERRY	09/08/23	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$150,600	51.95	\$301,211	\$62,820	\$227,080	\$216,719	1.048	1,102	\$206.06	\$55,000	
70-16-16-168-011	2980 RASPBERRY	04/18/24	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$151,800	52.36	\$303,670	\$57,697	\$232,203	\$223,612	1.038	1,252	\$185.47	\$55,000	
70-16-16-168-057	3021 RASPBERRY	12/11/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$167,700	53.24	\$335,406	\$63,160	\$251,840	\$247,496	1.018	1,252	\$201.15	\$55,000	
Totals:			\$2,784,800			\$2,784,800	\$1,408,300		\$2,816,265		\$2,238,459	\$2,063,567			\$210.60		
								Sale. Ratio =>	50.57					E.C.F. =>	1.085		
								Std. Dev. =>	1.71					Ave. E.C.F. =>	1.083	COD:	3.60%

Blue Heron Cove, Point Lake Condos, Summer Grove, Lyn Dore Meadows

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value	
70-16-15-437-066	11282 AVOCET	03/14/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$147,500	42.14	\$295,000	\$81,609	\$268,391	\$176,648	1.519	1,104	\$243.11	\$75,400	
70-16-15-437-052	11364 BLUE HERON	11/14/24	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$169,400	42.35	\$330,750	\$82,153	\$317,847	\$212,415	1.496	1,189	\$267.32	\$75,400	
70-16-15-437-009	2753 SANDPIPER	11/22/24	\$312,900	PTA	03-ARM'S LENGTH	\$312,900	\$135,300	43.24	\$270,591	\$65,940	\$246,960	\$169,413	1.458	1,075	\$229.73	\$62,700	
70-16-14-230-012	10478 SUMMER GROVE	03/06/25	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$170,600	44.31	\$341,150	\$64,395	\$320,605	\$229,102	1.399	1,378	\$232.66	\$62,700	
70-16-23-126-007	2332 VALARIE	12/16/24	\$329,000	PTA	03-ARM'S LENGTH	\$329,000	\$148,100	45.02	\$296,128	\$69,321	\$259,679	\$187,754	1.383	1,091	\$238.02	\$62,700	
70-16-15-437-016	11227 BLUE HERON	02/16/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$145,100	45.34	\$290,276	\$65,890	\$254,110	\$185,750	1.368	1,062	\$239.27	\$62,700	
70-16-15-437-085	11271 AVOCET	11/01/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$145,600	45.50	\$291,103	\$69,284	\$250,716	\$183,625	1.365	1,046	\$239.69	\$62,700	
70-16-15-437-076	11337 AVOCET	10/16/24	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$159,900	46.35	\$319,874	\$82,352	\$262,648	\$196,624	1.336	1,134	\$231.61	\$75,400	
70-16-15-437-054	11354 BLUE HERON	05/12/23	\$314,000	WD	03-ARM'S LENGTH	\$314,000	\$147,100	46.85	\$294,184	\$68,784	\$245,216	\$186,589	1.314	1,062	\$230.90	\$62,700	
70-16-14-230-003	10499 SUMMER GROVE	01/16/24	\$341,100	WD	03-ARM'S LENGTH	\$341,100	\$162,100	47.52	\$324,284	\$64,020	\$277,080	\$215,450	1.286	1,290	\$214.79	\$62,700	
70-16-15-261-002	2926 REDBIRD	08/08/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$134,700	48.11	\$269,453	\$65,535	\$214,465	\$168,806	1.270	1,120	\$191.49	\$62,700	
70-16-15-261-033	11364 EAST LAKE	02/23/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$139,700	48.17	\$279,356	\$63,897	\$226,103	\$178,360	1.268	1,120	\$201.88	\$62,700	
70-16-15-261-094	11585 NORTH LAKE	03/25/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$159,600	49.11	\$319,191	\$65,835	\$259,165	\$209,732	1.236	1,228	\$211.05	\$62,700	
70-16-15-437-023	11282 BLUE HERON	11/07/24	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$155,700	49.43	\$311,333	\$64,571	\$250,429	\$204,273	1.226	1,113	\$225.00	\$62,700	
70-16-15-437-068	11296 AVOCET	01/31/25	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$183,500	49.59	\$366,944	\$81,878	\$288,122	\$235,982	1.221	1,246	\$231.24	\$75,400	
70-16-15-261-003	2922 REDBIRD	06/16/23	\$284,500	WD	03-ARM'S LENGTH	\$284,500	\$142,000	49.91	\$283,929	\$65,535	\$218,965	\$180,790	1.211	1,148	\$190.74	\$62,700	
70-16-23-126-001	2378 VALARIE	10/23/24	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$145,200	50.95	\$290,374	\$69,353	\$215,647	\$182,964	1.179	1,090	\$197.84	\$62,700	
70-16-15-261-014	2917 THISTLE	09/09/24	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$137,800	52.00	\$275,628	\$63,897	\$201,103	\$175,274	1.147	1,120	\$179.56	\$62,700	
70-16-15-261-027	11347 VILLAGE GREEN	04/08/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$149,600	53.43	\$299,145	\$63,535	\$216,465	\$195,041	1.110	1,228	\$176.27	\$62,700	
70-16-15-261-049	11427 NORTH LAKE	12/08/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$145,000	53.70	\$290,007	\$65,899	\$204,101	\$185,520	1.100	1,140	\$179.04	\$62,700	
70-16-15-261-097	11572 NORTH LAKE	06/25/24	\$308,500	WD	03-ARM'S LENGTH	\$308,500	\$180,400	58.48	\$360,704	\$77,393	\$231,107	\$234,529	0.985	1,228	\$188.20	\$75,400	
70-16-15-261-042	11400 NORTH LAKE	12/19/23	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$145,300	58.14	\$290,584	\$77,506	\$172,394	\$176,389	0.977	1,168	\$147.60	\$75,400	
Totals:			\$5,318,600			\$5,318,600	\$2,571,300		\$5,142,359		\$4,164,619	\$3,301,637			\$212.41		
								Sale. Ratio =>	48.35			E.C.F. =>	1.261				
								Std. Dev. =>	2.86			Ave. E.C.F. =>	1.260	COD:	6.03%		

Country Meadows, Greystone Estates

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value	
70-16-14-400-037	10683 JAMES	03/12/25	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$145,300	42.12	\$290,551	\$84,378	\$260,622	\$179,201	1.454	1,370	\$190.24	\$79,600	
70-16-14-469-005	2461 MEADOW	02/24/25	\$515,000	PTA	03-ARM'S LENGTH	\$515,000	\$233,500	45.34	\$467,006	\$87,821	\$427,179	\$329,726	1.296	2,032	\$210.23	\$79,600	
70-16-14-470-012	2448 MEADOW	02/27/24	\$354,000	WD	03-ARM'S LENGTH	\$354,000	\$164,500	46.47	\$329,072	\$84,865	\$269,135	\$212,354	1.267	1,456	\$184.85	\$79,600	
70-16-14-438-035	2532 MARBLE	11/20/24	\$600,000	PTA	03-ARM'S LENGTH	\$600,000	\$290,100	48.35	\$580,114	\$90,738	\$509,262	\$425,544	1.197	2,150	\$236.87	\$79,600	
70-16-14-438-025	2561 MARBLE	10/20/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$233,600	53.70	\$467,234	\$91,343	\$343,657	\$326,862	1.051	1,440	\$238.65	\$79,600	
70-16-14-420-013	2598 MEADOW	03/15/24	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$226,800	55.59	\$453,643	\$85,288	\$322,712	\$320,309	1.008	1,906	\$169.31	\$79,600	
Totals:			\$2,312,000			\$2,312,000	\$1,148,500		\$2,297,069		\$1,871,945	\$1,614,795			\$207.98		
								Sale. Ratio =>	49.68			E.C.F. =>	1.159				
								Std. Dev. =>	4.52			Ave. E.C.F. =>	1.164	COD:	8.98%		

Crystal Valley Estates

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value	
70-16-10-467-008	3281 CLEAR VIEW	11/27/24	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$153,600	45.85	\$307,299	\$86,282	\$248,718	\$164,203	1.515	1,037	\$239.84	\$78,000	
70-16-10-473-003	3263 CLEAR VIEW	05/02/23	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$153,400	46.77	\$306,871	\$81,949	\$246,051	\$167,104	1.472	1,368	\$179.86	\$78,000	
70-16-10-453-006	3284 CRYSTAL VALLEY	02/14/25	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$162,600	47.13	\$325,207	\$83,569	\$261,431	\$179,523	1.456	1,416	\$184.63	\$78,000	
70-16-10-453-008	3264 CRYSTAL VALLEY	05/31/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$192,200	48.05	\$384,347	\$82,860	\$317,140	\$223,987	1.416	1,612	\$196.74	\$78,000	
70-16-10-461-006	11561 WATERFORD	12/13/24	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$181,400	49.29	\$362,743	\$85,591	\$282,409	\$205,908	1.372	1,440	\$196.12	\$78,000	
70-16-10-463-012	3360 CLEAR VIEW	08/09/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$189,200	49.79	\$378,398	\$85,942	\$294,058	\$217,278	1.353	1,432	\$205.35	\$78,000	
70-16-10-469-014	3380 CRYSTAL VALLEY	02/05/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$177,100	50.60	\$354,195	\$83,113	\$266,887	\$201,398	1.325	1,456	\$183.30	\$78,000	
70-16-10-453-003	3312 CRYSTAL VALLEY	02/27/25	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$170,000	51.52	\$340,083	\$82,810	\$247,190	\$191,139	1.293	1,368	\$180.69	\$78,000	
70-16-10-467-005	3297 CLEAR VIEW	06/21/23	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$192,900	54.03	\$385,869	\$83,518	\$273,482	\$224,629	1.217	1,689	\$161.92	\$78,000	
70-16-10-467-007	3287 CLEAR VIEW	08/21/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$163,800	65.52	\$327,504	\$82,961	\$167,039	\$101,681	0.919	1,415	\$116.05	\$78,000	
Totals:			\$2,858,000			\$2,858,000	\$1,418,800		\$2,837,713		\$2,188,648	\$1,610,967			\$186.08		
								Sale. Ratio =>	49.64								
								Std. Dev. =>	2.42								
												E.C.F. =>	1.359				
												Ave.E.C.F.=>	1.363	COD:	4.83%		

Crystal Waters Condos

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.	Land Value
70-16-16-225-037	3153 E CRYSTAL WATERS	08/09/24	\$233,500	WD	03-ARM'S LENGTH	\$233,500	\$105,600	45.22	\$211,257	\$53,550	\$170,950	\$141,695	1.270	1,176	\$153.02	\$49,200
70-16-16-225-027	3169 E CRYSTAL WATERS	03/12/25	\$237,000	PTA	03-ARM'S LENGTH	\$237,000	\$113,100	47.72	\$226,199	\$65,450	\$171,550	\$144,429	1.188	1,241	\$138.24	\$61,100
70-16-16-225-004	3138 W CRYSTAL WATERS	10/11/23	\$219,500	WD	03-ARM'S LENGTH	\$219,500	\$105,900	48.25	\$211,701	\$53,608	\$165,892	\$142,042	1.168	1,176	\$141.06	\$49,200
70-16-16-225-154	3106 W CRYSTAL WATERS	10/24/24	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$116,400	48.50	\$232,752	\$65,566	\$174,434	\$150,212	1.161	1,241	\$140.56	\$61,100
70-16-16-225-161	3122 W CRYSTAL WATERS	07/14/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$106,900	48.59	\$213,824	\$53,666	\$166,334	\$143,898	1.156	1,176	\$141.44	\$49,200
70-16-16-225-025	3169 E CRYSTAL WATERS	09/29/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$104,800	48.74	\$209,565	\$53,550	\$161,450	\$140,175	1.152	1,176	\$137.29	\$49,200
70-16-16-225-067	3089 E CRYSTAL WATERS	07/25/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$115,500	49.15	\$231,086	\$65,450	\$169,550	\$148,819	1.139	1,241	\$136.62	\$61,100
70-16-16-225-019	3170 W CRYSTAL WATERS	05/09/24	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$114,200	49.22	\$228,348	\$65,450	\$166,550	\$146,359	1.138	1,241	\$134.21	\$61,100
70-16-16-225-022	3170 W CRYSTAL WATERS	07/08/24	\$233,500	WD	03-ARM'S LENGTH	\$233,500	\$115,200	49.34	\$230,345	\$65,450	\$168,050	\$148,154	1.134	1,241	\$135.41	\$61,100
70-16-16-225-027	3169 E CRYSTAL WATERS	09/25/23	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$113,100	49.71	\$226,199	\$65,450	\$162,050	\$144,429	1.122	1,241	\$130.58	\$61,100
70-16-16-225-016	3154 W CRYSTAL WATERS	04/17/23	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$106,700	50.57	\$213,357	\$53,550	\$157,450	\$143,582	1.097	1,176	\$133.89	\$49,200
70-16-16-225-141	3074 W CRYSTAL WATERS	04/08/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$108,900	50.65	\$217,790	\$53,782	\$161,218	\$147,357	1.094	1,176	\$137.09	\$49,200
70-16-16-225-032	3169 E CRYSTAL WATERS	06/05/23	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$105,000	50.72	\$209,968	\$53,550	\$153,450	\$140,537	1.092	1,176	\$130.48	\$49,200
70-16-16-225-077	3073 E CRYSTAL WATERS	07/01/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$109,300	50.84	\$218,536	\$53,782	\$161,218	\$148,027	1.089	1,176	\$137.09	\$49,200
70-16-16-225-090	3041 E CRYSTAL WATERS	01/23/24	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$118,900	51.25	\$237,792	\$65,798	\$166,202	\$154,532	1.076	1,241	\$133.93	\$61,100
70-16-16-225-164	3122 W CRYSTAL WATERS	01/23/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$108,000	51.43	\$215,915	\$53,666	\$156,334	\$145,776	1.072	1,176	\$132.94	\$49,200
70-16-16-225-114	12265 S CRYSTAL WATERS	06/23/23	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$119,700	52.07	\$239,410	\$65,798	\$164,102	\$155,986	1.052	1,241	\$132.23	\$61,100
70-16-16-225-104	12233 S CRYSTAL WATERS	01/22/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$108,000	52.68	\$215,963	\$49,200	\$155,800	\$149,832	1.040	1,176	\$132.48	\$49,200
70-16-16-225-051	3121 E CRYSTAL WATERS	06/07/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$115,700	52.59	\$231,340	\$65,450	\$154,550	\$149,048	1.037	1,241	\$124.54	\$61,100
70-16-16-225-100	12233 S CRYSTAL WATERS	11/16/23	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$111,500	53.35	\$223,013	\$53,840	\$155,160	\$151,997	1.021	1,176	\$131.94	\$49,200
70-16-16-225-148	3090 W CRYSTAL WATERS	09/22/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$110,100	53.71	\$220,259	\$53,840	\$151,160	\$149,523	1.011	1,176	\$128.54	\$49,200
70-16-16-225-133	3050 W CRYSTAL WATERS	05/05/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$111,000	54.15	\$222,064	\$53,840	\$151,160	\$151,145	1.000	1,176	\$128.54	\$49,200
Totals:			\$4,213,400			\$4,213,400	\$2,116,800		\$4,233,103		\$3,091,344	\$2,795,190			\$134.84	
								Sale. Ratio =>	50.24			E.C.F. =>	1.106			
								Std. Dev. =>	1.66			Ave. E.C.F. =>	1.107	COD:	3.82%	

Deerfield Vill/Autumn Meadow

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.	Land Value	
70-16-25-165-012	10296 SUMMERWOOD	12/05/24	\$389,900	PTA	03-ARM'S LENGTH	\$389,900	\$159,800	40.98	\$319,595	\$79,936	\$309,964	\$193,586	1.601	1,234	\$251.19	\$71,200	
70-16-25-154-009	10268 LYNWOOD	12/09/24	\$357,000	PTA	03-ARM'S LENGTH	\$357,000	\$148,300	41.54	\$296,570	\$77,801	\$279,199	\$176,712	1.580	1,468	\$190.19	\$71,200	
70-16-25-101-012	1506 WOODFIELD	08/23/24	\$443,000	WD	03-ARM'S LENGTH	\$443,000	\$187,500	42.33	\$375,061	\$79,566	\$363,434	\$238,687	1.523	1,697	\$214.16	\$71,200	
70-16-25-153-023	10249 LYNWOOD	10/06/23	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$157,800	42.66	\$315,639	\$76,781	\$293,119	\$192,939	1.519	1,128	\$259.86	\$71,200	
70-16-25-154-011	10248 LYNWOOD	09/12/24	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$158,400	44.01	\$316,786	\$75,096	\$284,804	\$195,226	1.459	1,700	\$167.53	\$71,200	
70-16-25-157-004	10231 WINTERWOOD	12/19/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$162,600	45.17	\$325,231	\$80,170	\$279,830	\$197,949	1.414	1,218	\$229.75	\$71,200	
70-16-25-165-017	10244 SUMMERWOOD	11/22/24	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$163,800	46.14	\$327,516	\$77,066	\$277,934	\$202,302	1.374	1,086	\$255.92	\$71,200	
70-16-25-154-005	10312 LYNWOOD	07/07/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$171,700	48.37	\$343,382	\$77,599	\$277,401	\$214,687	1.292	1,200	\$231.17	\$71,200	
70-16-25-125-018	10276 SENTRY	06/30/23	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$178,600	50.03	\$357,136	\$73,625	\$283,375	\$229,007	1.237	2,088	\$135.72	\$71,200	
70-16-25-101-006	1451 WOODFIELD	11/07/24	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$170,100	50.78	\$340,135	\$77,459	\$257,541	\$212,178	1.214	2,088	\$123.34	\$71,200	
70-16-25-112-015	10269 SENTRY	12/06/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$225,800	53.76	\$451,507	\$79,750	\$340,250	\$300,288	1.133	1,971	\$172.63	\$71,200	
Totals:			\$4,101,700			\$4,101,700	\$1,884,400		\$3,768,558		\$3,246,851	\$2,353,561			\$202.86		
								Sale. Ratio =>	45.94			E.C.F. =>	1.380				
								Std. Dev. =>	4.23			Ave. E.C.F. =>	1.395	COD:	9.33%		

Dejonge, Eagen, Mannes

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.	Land Value	
70-16-23-448-025	1893 104TH	05/17/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$114,900	41.78	\$229,871	\$81,612	\$193,388	\$119,564	1.617	1,091	\$177.26	\$73,200	
70-16-23-448-017	10473 MARY ANN	07/03/24	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$120,000	42.25	\$240,040	\$83,672	\$200,328	\$126,103	1.589	1,144	\$175.11	\$73,200	
70-16-23-447-022	1889 105TH	03/21/25	\$251,000	PTA	03-ARM'S LENGTH	\$251,000	\$108,900	43.39	\$217,766	\$81,862	\$169,138	\$109,600	1.543	864	\$195.76	\$73,200	
70-16-23-448-020	10441 MARY ANN	05/26/23	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$125,900	43.87	\$251,836	\$89,046	\$197,954	\$131,282	1.508	1,090	\$181.61	\$73,200	
70-16-23-450-002	10504 MARY ANN	09/15/23	\$284,002	WD	03-ARM'S LENGTH	\$284,002	\$132,500	46.65	\$265,021	\$83,325	\$200,677	\$146,529	1.370	1,080	\$185.81	\$73,200	
70-16-24-301-012	1928 104TH	10/01/24	\$333,000	PTA	03-ARM'S LENGTH	\$333,000	\$162,300	48.74	\$324,554	\$79,167	\$253,833	\$197,893	1.283	1,750	\$145.05	\$73,200	
70-16-23-447-004	10491 MELVIN	10/27/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$150,000	50.00	\$300,050	\$85,514	\$214,486	\$173,013	1.240	1,428	\$150.20	\$73,200	
Totals:			\$2,014,002			\$2,014,002	\$914,500		\$1,829,138		\$1,429,804	\$1,003,984			\$172.97		
								Sale. Ratio =>	45.41					E.C.F. =>	1.424		
								Std. Dev. =>	3.24					Ave.-E.C.F. =>	1.450	COD:	8.67%

Deters, Westshore & Sunberry Corners & Red Maple Lane & Pineoak, Ridgemoor, Rustic Pines & Jameswood Estates

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value	
70-16-17-200-073	2950 132ND	03/01/24	\$247,500	WD	03-ARM'S LENGTH	\$247,500	\$82,000	33.13	\$164,679	\$92,486	\$155,614	\$66,112	2.579	612	\$259.29	\$92,486	
70-16-17-215-004	13120 CARYN	02/20/25	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$143,300	41.54	\$286,650	\$81,825	\$263,175	\$171,977	1.530	1,622	\$162.25	\$72,300	
70-16-17-213-006	13126 THISTLEWOOD	06/30/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$134,700	42.76	\$269,337	\$81,469	\$233,531	\$157,740	1.480	1,454	\$160.61	\$72,300	
70-16-17-232-023	12892 CARYN	10/30/24	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$141,400	43.51	\$282,884	\$84,161	\$240,839	\$166,854	1.443	1,115	\$216.00	\$72,300	
70-16-17-213-012	13054 THISTLEWOOD	09/15/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$129,100	43.76	\$258,283	\$80,602	\$214,398	\$149,186	1.437	1,028	\$208.56	\$72,300	
70-16-17-232-006	12922 THISTLEWOOD	07/28/23	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$140,600	43.95	\$281,246	\$77,943	\$241,957	\$170,699	1.417	1,465	\$165.16	\$72,300	
70-16-17-208-014	13078 SOUTHLAND	03/19/25	\$380,000	WD	11-FROM LENDING INSTITUTION EXPOSED	\$380,000	\$171,700	45.18	\$343,362	\$76,948	\$303,052	\$223,689	1.355	1,872	\$161.89	\$72,300	
70-16-17-468-010	2436 OAK FOREST	02/28/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$165,300	47.23	\$330,570	\$80,962	\$269,038	\$201,297	1.337	1,552	\$173.35	\$72,300	
70-16-17-437-015	12843 RED MAPLE	05/26/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$140,700	49.37	\$281,314	\$80,239	\$204,761	\$168,829	1.213	1,414	\$144.81	\$72,300	
70-16-17-327-016	13318 JUNIPER	12/20/24	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$159,200	49.75	\$318,470	\$91,359	\$228,641	\$190,689	1.199	1,883	\$121.42	\$72,300	
70-16-17-229-003	12860 NORTH BELLWOOD	12/26/24	\$259,900	PTA	03-ARM'S LENGTH	\$259,900	\$140,700	54.14	\$281,440	\$80,143	\$179,757	\$169,015	1.064	1,794	\$100.20	\$72,300	
70-16-17-214-014	12983 CARYN	06/05/23	\$271,500	WD	03-ARM'S LENGTH	\$271,500	\$153,100	56.39	\$306,160	\$79,650	\$191,850	\$190,185	1.009	1,973	\$97.24	\$72,300	
70-16-17-202-004	3166 TRINITY WOODS	04/03/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$174,400	57.18	\$348,837	\$75,948	\$229,052	\$229,126	1.000	1,325	\$172.87	\$72,300	
70-16-17-215-004	13120 CARYN	12/09/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$143,300	57.32	\$286,650	\$81,825	\$168,175	\$171,977	0.978	1,622	\$103.68	\$72,300	
Totals:			\$4,021,300			\$4,021,300	\$1,937,500		\$3,875,203		\$2,968,226	\$2,361,264			\$152.93		
								Sale. Ratio =>	48.18								
								Std. Dev. =>	5.86								
												E.C.F. =>	1.257				
												Ave. E.C.F. =>	1.266	COD:	13.08%		

Div, Lkwd, Dglas

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.	Land Value	
70-16-19-300-047	9 N DIVISION	02/25/25	\$271,000	PTA	03-ARM'S LENGTH	\$271,000	\$0	0.00	\$217,568	\$90,613	\$180,387	\$93,694	1.925	728	\$247.78	\$73,100	
70-16-19-300-104	9 N DIVISION	02/26/25	\$271,000	PTA	03-ARM'S LENGTH	\$271,000	\$108,800	40.15	\$217,568	\$90,613	\$180,387	\$93,694	1.925	728	\$247.78	\$73,100	
70-16-19-300-013	550 W LAKEWOOD	10/31/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$111,500	39.82	\$222,906	\$79,161	\$200,839	\$106,085	1.893	816	\$246.13	\$73,100	
70-16-19-300-072	646 W LAKEWOOD	12/30/24	\$384,900	PTA	03-ARM'S LENGTH	\$384,900	\$153,200	39.80	\$306,432	\$86,900	\$298,000	\$162,016	1.839	1,396	\$213.47	\$73,100	
70-16-19-100-036	447 W LAKEWOOD	09/12/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$127,000	43.05	\$254,089	\$79,993	\$215,007	\$128,484	1.673	1,146	\$187.62	\$73,100	
70-16-19-115-025	634 HAYES	01/03/25	\$317,000	PTA	03-ARM'S LENGTH	\$317,000	\$127,100	40.09	\$254,138	\$76,187	\$240,813	\$154,740	1.556	1,728	\$139.36	\$73,100	
70-16-19-100-086	461 W LAKEWOOD	06/04/24	\$360,900	WD	03-ARM'S LENGTH	\$360,900	\$164,400	45.55	\$328,719	\$79,861	\$281,039	\$183,659	1.530	2,040	\$137.76	\$73,100	
70-16-19-300-093	168 ANILINE	10/05/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$115,900	48.29	\$231,719	\$93,357	\$146,643	\$102,112	1.436	936	\$156.67	\$73,100	
70-16-19-101-052	14288 JAMES	06/06/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$176,400	48.33	\$352,819	\$78,914	\$286,086	\$202,144	1.415	1,138	\$251.39	\$73,100	
70-16-19-101-055	14280 JAMES	12/08/23	\$373,000	WD	03-ARM'S LENGTH	\$373,000	\$182,400	48.90	\$364,727	\$78,859	\$294,141	\$210,973	1.394	1,395	\$210.85	\$73,100	
70-16-19-163-004	263 N DIVISION	01/17/25	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$181,900	49.84	\$363,791	\$84,963	\$280,037	\$205,777	1.361	1,778	\$157.50	\$73,100	
70-16-19-300-010	574 W LAKEWOOD	07/31/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$162,000	51.43	\$324,051	\$79,402	\$235,598	\$180,553	1.305	1,734	\$135.87	\$73,100	
70-16-19-300-035	137 N DIVISION	01/03/25	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$133,800	51.46	\$267,567	\$75,267	\$184,733	\$141,919	1.302	1,224	\$150.93	\$73,100	
70-16-19-101-012	588 142ND	06/06/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$210,000	51.85	\$420,082	\$77,911	\$327,089	\$252,525	1.295	1,981	\$165.11	\$73,100	
70-16-19-101-056	565 HAYES	11/15/24	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$241,100	56.73	\$482,275	\$56,562	\$368,438	\$314,179	1.173	2,527	\$145.80	\$54,825	
70-16-19-163-005	271 N DIVISION	11/17/23	\$362,500	WD	03-ARM'S LENGTH	\$362,500	\$202,900	55.97	\$405,861	\$84,391	\$278,109	\$237,247	1.172	1,243	\$223.74	\$73,100	
70-16-19-101-040	14376 JAMES	12/29/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$155,800	67.74	\$311,569	\$78,078	\$151,922	\$172,318	0.882	1,404	\$108.21	\$73,100	
70-16-19-100-086	461 W LAKEWOOD	03/08/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$164,400	74.73	\$328,719	\$79,861	\$140,139	\$183,659	0.763	2,040	\$68.70	\$73,100	
Totals:			\$4,083,400			\$4,083,400	\$2,024,900		\$4,049,838		\$3,137,733	\$2,314,312			\$171.88		
								Sale. Ratio =>	49.59			E.C.F. =>	1.356				
								Std. Dev. =>	4.82			Ave. E.C.F. =>	1.436	COD:	8.46%		

Dunbrook-Pilgrim Haven

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.	Land Value	
70-16-16-352-010	2433 BRIARWOOD	05/22/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$128,200	47.48	\$256,380	\$76,866	\$193,134	\$133,966	1.442	1,308	\$147.66	\$71,500	
70-16-16-354-010	2506 BROOKDALE	03/17/25	\$359,000	PTA	03-ARM'S LENGTH	\$359,000	\$170,400	47.47	\$340,773	\$75,658	\$283,342	\$197,847	1.432	1,156	\$245.11	\$71,500	
70-16-17-480-004	2518 MILES STANDISH	11/14/24	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$142,700	50.07	\$285,318	\$84,023	\$200,977	\$150,220	1.338	988	\$203.42	\$71,500	
70-16-17-478-006	2497 PLYMOUTH ROCK	03/28/24	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$109,400	52.12	\$218,899	\$80,598	\$129,302	\$103,210	1.253	1,056	\$122.45	\$71,500	
70-16-17-480-005	2504 MILES STANDISH	12/06/24	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$153,100	45.03	\$306,155	\$89,660	\$250,340	\$211,678	1.183	1,508	\$166.01	\$71,500	
Totals:			\$1,463,900			\$1,463,900	\$703,800		\$1,407,525		\$1,057,095	\$796,921			\$176.93		
								Sale. Ratio =>	48.08			E.C.F. =>	1.326				
								Std. Dev. =>	2.72			Ave. E.C.F. =>	1.329	COD:	4.11%		

Duplexes

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.	Land Value	
70-16-19-460-004	388 OAK HARBOR	05/01/23	\$384,000	WD	03-ARM'S LENGTH	\$384,000	\$153,300	39.92	\$306,551	\$88,335	\$295,665	\$217,998	1.356	1,824	\$162.10	\$81,500	
70-16-19-460-013	383 OAK HARBOR	11/13/24	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$171,700	41.88	\$343,321	\$87,828	\$322,172	\$255,238	1.262	3,028	\$106.40	\$81,500	
70-16-17-176-010	13275 WURTSBORO	10/09/24	\$417,000	PTA	03-ARM'S LENGTH	\$417,000	\$177,400	42.54	\$354,843	\$91,025	\$325,975	\$263,554	1.237	2,764	\$117.94	\$81,500	
70-16-08-153-008	3758 JILL	02/19/25	\$408,000	PTA	03-ARM'S LENGTH	\$408,000	\$178,400	43.73	\$356,727	\$87,494	\$320,506	\$268,964	1.192	2,856	\$112.22	\$81,500	
70-16-13-295-007	9690 LITTLE CREEK	06/29/23	\$356,000	WD	03-ARM'S LENGTH	\$356,000	\$168,900	47.44	\$337,702	\$90,866	\$265,134	\$223,381	1.187	1,808	\$146.64	\$81,500	
70-16-08-153-006	13413 JACK	08/09/24	\$410,400	WD	03-ARM'S LENGTH	\$410,400	\$183,800	44.79	\$367,580	\$88,081	\$322,319	\$279,220	1.154	2,908	\$110.84	\$81,500	
70-16-17-176-001	2919 WURTSBORO	01/12/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$179,800	46.10	\$359,532	\$85,765	\$304,235	\$273,494	1.112	3,458	\$87.98	\$81,500	
70-16-17-176-002	2931 WURTSBORO	01/13/25	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$184,700	46.76	\$369,470	\$91,400	\$303,600	\$277,792	1.093	3,570	\$85.04	\$81,500	
70-16-15-355-001	11969 SEVEN PINE	05/19/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$170,700	64.42	\$341,432	\$86,117	\$178,883	\$196,245	0.912	1,764	\$101.41	\$81,500	
70-16-19-454-010	9-N ANILINE	10/11/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$144,100	57.64	\$288,206	\$86,715	\$163,285	\$201,290	0.811	1,848	\$88.36	\$81,500	
70-16-15-373-002	11824 SEVEN PINE	08/29/24	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$175,000	94.59	\$349,964	\$88,646	\$98,354	\$202,397	0.486	1,784	\$55.76	\$81,500	
Totals:			\$2,224,400			\$2,224,400	\$1,066,300		\$2,132,443		\$1,694,677	\$1,519,096			\$107.36		
								Sale. Ratio =>	47.94			E.C.F. =>	1.116				
								Std. Dev. =>	7.73			Ave. E.C.F. =>	1.108	COD:	6.24%		

Elwood Estates & Bel Air, 136th, Felch

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.	Land Value	
70-16-17-153-034	807 136TH	01/29/25	\$331,000	PTA	03-ARM'S LENGTH	\$331,000	\$117,400	35.47	\$234,760	\$78,708	\$252,292	\$118,221	2.134	1,257	\$200.71	\$74,500	
70-16-17-103-021	155 BELAIR	01/14/25	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$117,300	39.10	\$234,520	\$82,814	\$217,186	\$114,929	1.890	900	\$241.32	\$74,500	
70-16-18-227-010	944 136TH	02/03/25	\$281,000	PTA	03-ARM'S LENGTH	\$281,000	\$117,500	41.81	\$234,910	\$77,693	\$203,307	\$119,104	1.707	960	\$211.78	\$74,500	
70-16-18-227-013	285 FRANKLIN	08/25/23	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$103,400	43.10	\$206,887	\$76,388	\$163,512	\$98,863	1.654	960	\$170.33	\$74,500	
70-16-30-124-012	92 LIBERTY	04/03/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$166,900	42.79	\$333,778	\$86,810	\$303,190	\$187,097	1.620	1,376	\$220.34	\$74,500	
70-16-17-100-074	168 ELWILL	04/22/24	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$132,600	43.19	\$265,261	\$77,740	\$229,260	\$142,061	1.614	1,040	\$220.44	\$74,500	
70-16-17-100-063	104 ELM	08/30/24	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$124,300	43.61	\$248,591	\$74,500	\$210,500	\$131,887	1.596	780	\$269.87	\$74,500	
70-16-18-231-017	260 ELEMEDA	03/24/25	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$149,000	43.82	\$298,074	\$80,322	\$259,678	\$164,964	1.574	1,344	\$193.21	\$74,500	
70-16-17-153-016	180 LIBERTY	04/24/23	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$135,600	44.46	\$271,189	\$80,322	\$224,678	\$144,596	1.554	1,708	\$131.54	\$74,500	
70-16-17-105-025	137 LIBERTY	07/10/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$130,700	45.07	\$261,364	\$81,250	\$208,750	\$136,450	1.530	958	\$217.90	\$74,500	
70-16-17-105-023	151 LIBERTY	08/21/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$135,700	45.23	\$271,395	\$81,250	\$218,750	\$144,049	1.519	1,584	\$138.10	\$74,500	
70-16-18-275-065	297 FELCH	09/17/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$154,600	45.47	\$309,181	\$86,839	\$253,161	\$168,441	1.503	1,692	\$149.62	\$74,500	
70-16-17-100-021	182 ELWILL	11/30/23	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$106,400	47.39	\$212,821	\$81,364	\$143,136	\$99,589	1.437	768	\$186.38	\$74,500	
70-16-18-277-014	267 MAE ROSE	07/07/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$148,400	47.11	\$296,860	\$83,837	\$231,163	\$161,381	1.432	1,484	\$155.77	\$74,500	
70-16-18-230-005	918 136TH	03/07/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$137,400	47.38	\$274,735	\$82,424	\$207,576	\$145,690	1.425	1,248	\$166.33	\$74,500	
70-16-17-104-003	190 BEL AIR	08/22/24	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$138,100	47.64	\$276,266	\$83,080	\$206,820	\$146,353	1.413	1,536	\$134.65	\$74,500	
70-16-17-153-032	839 WOODSIDE	07/25/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$162,100	47.68	\$324,239	\$81,850	\$258,150	\$183,628	1.406	1,802	\$143.26	\$74,500	
70-16-17-101-007	132 RILEY	11/22/24	\$337,500	PTA	03-ARM'S LENGTH	\$337,500	\$164,100	48.62	\$328,152	\$81,010	\$256,490	\$187,229	1.370	1,136	\$225.78	\$74,500	
70-16-17-101-008	952 WOODSIDE	11/09/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$123,100	49.24	\$246,247	\$82,450	\$167,550	\$124,089	1.350	1,293	\$129.58	\$74,500	
70-16-18-231-015	844 136TH	06/05/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$143,900	50.49	\$287,799	\$83,537	\$201,463	\$154,744	1.302	1,459	\$138.08	\$74,500	
70-16-17-102-009	887 WOODSIDE	08/31/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$121,500	52.83	\$242,965	\$80,444	\$149,556	\$123,122	1.215	1,421	\$105.25	\$74,500	
70-16-18-400-094	320 FELCH	09/09/24	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$172,900	43.23	\$345,838	\$81,740	\$318,260	\$263,834	1.206	1,680	\$189.44	\$74,500	
70-16-18-275-068	287 FELCH	04/20/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$157,800	53.49	\$315,676	\$89,186	\$205,814	\$171,583	1.199	1,860	\$110.65	\$74,500	
70-16-18-277-019	802 136TH	12/01/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$143,100	54.00	\$286,214	\$79,299	\$185,701	\$156,754	1.185	1,277	\$145.42	\$74,500	
70-16-17-154-002	783 136TH	12/19/24	\$218,000	PTA	03-ARM'S LENGTH	\$218,000	\$118,400	54.31	\$236,780	\$82,401	\$135,599	\$116,954	1.159	1,464	\$92.62	\$74,500	
70-16-17-352-007	187 JAMES	06/03/24	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$157,100	53.62	\$314,241	\$162,441	\$130,559	\$115,000	1.135	1,169	\$111.68	\$149,000	
70-16-18-400-004	206 FELCH	03/06/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$162,900	46.54	\$325,701	\$77,183	\$272,817	\$240,270	1.099	1,944	\$140.34	\$74,500	
70-16-17-101-008	952 WOODSIDE	04/07/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$123,100	61.55	\$246,247	\$82,450	\$117,550	\$124,089	0.947	1,293	\$90.91	\$74,500	
70-16-17-351-014	203 ELBERDENE	05/01/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$186,400	55.64	\$372,823	\$80,135	\$254,865	\$292,396	0.872	2,856	\$89.24	\$74,500	
Totals:			\$7,110,800			\$7,110,800	\$3,344,600		\$6,689,463		\$5,072,623	\$3,587,461			\$164.92		
								Sale. Ratio =>	47.04			E.C.F. =>	1.414				
								Std. Dev. =>	3.99			Ave. E.C.F. =>	1.421	COD:	9.86%		

Evergreen Lane Condos

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.	Land Value	
70-16-18-331-001	451 EVERGREEN	09/27/24	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$103,800	45.73	\$207,554	\$56,368	\$170,632	\$113,333	1.506	902	\$180.17	\$54,900	
70-16-18-331-002	453 EVERGREEN	07/16/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$112,700	50.09	\$225,356	\$56,368	\$168,632	\$126,678	1.331	902	\$186.95	\$54,900	
70-16-18-331-006	469 EVERGREEN	09/24/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$103,200	45.87	\$206,496	\$60,274	\$164,726	\$109,612	1.503	987	\$166.90	\$54,900	
70-16-18-331-011	462 EVERGREEN	10/07/24	\$212,000	PTA	03-ARM'S LENGTH	\$212,000	\$105,400	49.72	\$210,791	\$59,250	\$152,750	\$113,599	1.345	903	\$169.16	\$54,900	
70-16-18-331-016	448 EVERGREEN	01/03/25	\$206,000	PTA	03-ARM'S LENGTH	\$206,000	\$111,100	53.93	\$222,219	\$61,219	\$144,781	\$120,690	1.200	982	\$147.43	\$54,900	
Totals:			\$868,000			\$868,000	\$432,400		\$864,862		\$630,889	\$470,578			\$167.61		
								Sale. Ratio =>	49.82			E.C.F. =>	1.341				
								Std. Dev. =>	3.30			Ave. E.C.F. =>	1.345	COD:	5.92%		

Fairfield Farms

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.	Land Value	
70-16-13-327-003	2734 REAGAN	02/11/25	\$557,000	PTA	03-ARM'S LENGTH	\$557,000	\$267,100	47.95	\$534,140	\$81,850	\$475,150	\$361,254	1.315	1,559	\$304.78	\$75,000	
70-16-13-322-002	10250 STRAWBERRY	09/27/24	\$485,000	PTA	03-ARM'S LENGTH	\$485,000	\$234,300	48.31	\$468,681	\$84,302	\$400,698	\$307,012	1.305	1,613	\$248.42	\$75,000	
70-16-13-327-021	10027 STRAWBERRY	03/19/25	\$462,000	PTA	03-ARM'S LENGTH	\$462,000	\$231,200	50.04	\$462,436	\$80,346	\$381,654	\$305,184	1.251	1,569	\$243.25	\$75,000	
70-16-13-345-005	10050 STRAWBERRY	09/16/24	\$426,103	WD	03-ARM'S LENGTH	\$426,103	\$221,800	52.05	\$443,610	\$79,945	\$346,158	\$290,467	1.192	1,536	\$225.36	\$75,000	
70-16-13-320-021	10252 DEERFIELD	02/20/24	\$441,000	WD	03-ARM'S LENGTH	\$441,000	\$240,500	54.54	\$481,070	\$82,347	\$358,653	\$318,469	1.126	1,770	\$202.63	\$75,000	
Totals:			\$2,371,103			\$2,371,103	\$1,194,900		\$2,389,937		\$1,962,313	\$1,582,386			\$244.89		
								Sale. Ratio =>	50.39					E.C.F. =>	1.240		
								Std. Dev. =>	2.75					Ave. E.C.F. =>	1.238	COD:	5.04%

Federal District N & S

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.	Land Value	
70-16-28-198-035	163 HIGHLAND	05/24/24	\$240,000	WD	09-FAMILY/RELATED-ENTITY	\$240,000	\$107,300	44.71	\$214,690	\$82,327	\$157,673	\$102,926	1.532	920	\$171.38	\$68,400	
70-16-28-198-036	164 REED	11/12/24	\$251,000	PTA	03-ARM'S LENGTH	\$251,000	\$117,800	46.93	\$235,501	\$75,312	\$175,688	\$124,564	1.410	1,056	\$166.37	\$68,400	
70-16-28-199-017	140 WALNUT	11/26/24	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$120,500	51.28	\$240,991	\$79,457	\$155,543	\$125,610	1.238	1,197	\$129.94	\$68,400	
70-16-28-199-024	153 REED	03/17/25	\$239,000	PTA	03-ARM'S LENGTH	\$239,000	\$113,100	47.32	\$226,192	\$77,310	\$161,690	\$115,771	1.397	1,068	\$151.40	\$68,400	
70-16-28-252-026	143 SPRUCE	09/15/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$70,600	52.30	\$141,252	\$75,396	\$59,604	\$51,210	1.164	584	\$102.06	\$68,400	
70-16-28-252-056	173 WALNUT	04/18/24	\$228,500	WD	03-ARM'S LENGTH	\$228,500	\$113,700	49.76	\$227,412	\$76,886	\$151,614	\$117,050	1.295	1,486	\$102.03	\$68,400	
70-16-28-475-001	303 LANE	02/16/24	\$299,500	WD	03-ARM'S LENGTH	\$299,500	\$148,300	49.52	\$296,651	\$80,476	\$219,024	\$168,099	1.303	1,504	\$145.63	\$68,400	
70-16-28-475-020	367 LANE	04/04/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$105,300	52.65	\$210,524	\$81,300	\$118,700	\$100,485	1.181	848	\$139.98	\$68,400	
70-16-28-475-021	368 HOOVER	08/29/24	\$243,500	PTA	03-ARM'S LENGTH	\$243,500	\$140,200	57.58	\$280,313	\$76,872	\$166,628	\$158,197	1.053	1,366	\$121.98	\$68,400	
Totals:			\$1,588,000			\$1,588,000	\$789,300		\$1,578,523		\$1,041,863	\$802,788			\$133.91		
								Sale. Ratio =>	49.70			E.C.F. =>	1.298				
								Std. Dev. =>	2.27			Ave. E.C.F. =>	1.286	COD:	5.93%		

Greenly Place & Willow Woods Condos

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	Land Value		
70-16-15-151-012	11954 WILLOW WOOD NORTH	07/19/24	\$287,900	WD	03-ARM'S LENGTH	\$287,900	\$123,400	42.86	\$246,731	\$63,164	\$224,736	\$148,637	1.512	1,247	\$189.22	00160	\$61,900		
70-16-15-151-087	2987 WINDY WILLOWS	01/14/25	\$307,400	PTA	03-ARM'S LENGTH	\$307,400	\$141,500	46.03	\$262,937	\$63,184	\$244,216	\$177,938	1.372	1,435	\$179.19	00160	\$61,900		
70-16-15-151-056	2944 WILLOW TERRACE	10/31/24	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$139,800	47.39	\$279,534	\$63,097	\$231,903	\$175,253	1.323	1,474	\$157.33	00160	\$61,900		
70-16-15-151-013	11948 WILLOW WOOD NORTH	06/23/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$119,200	47.68	\$238,451	\$63,164	\$186,836	\$141,933	1.316	1,238	\$150.92	00160	\$61,900		
70-16-15-151-048	2933 WILLOW TERRACE	11/15/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$142,800	48.41	\$285,638	\$63,457	\$231,543	\$179,904	1.287	1,474	\$157.08	00160	\$61,900		
70-16-15-151-012	11954 WILLOW WOOD NORTH	01/16/24	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$123,400	48.58	\$246,731	\$63,164	\$190,836	\$148,637	1.284	1,247	\$153.04	00160	\$61,900		
70-16-15-151-097	11895 WILLOW WOOD NORTH	09/11/24	\$279,900	PTA	03-ARM'S LENGTH	\$279,900	\$137,900	49.27	\$275,761	\$65,163	\$214,737	\$170,525	1.259	1,455	\$147.59	00160	\$61,900		
70-16-15-151-077	11829 WILLOW WOOD NORTH	10/29/24	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$158,100	49.41	\$316,136	\$76,705	\$243,295	\$193,871	1.255	1,458	\$166.87	00160	\$75,400		
70-16-15-151-076	11823 WILLOW WOOD NORTH	09/19/24	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$156,500	49.68	\$313,055	\$78,657	\$236,343	\$189,796	1.245	1,458	\$162.10	00160	\$75,400		
70-16-15-151-054	2936 WILLOW TERRACE	02/16/24	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$114,600	49.85	\$229,265	\$62,604	\$167,296	\$134,948	1.240	1,135	\$147.40	00160	\$61,900		
70-16-15-151-001	11973 WILLOW WOOD NORTH	05/03/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$125,700	50.28	\$251,434	\$63,164	\$186,836	\$152,445	1.226	1,277	\$146.31	00160	\$61,900		
70-16-15-151-045	2945 WILLOW TERRACE	03/22/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$143,600	50.39	\$287,257	\$63,116	\$221,884	\$181,491	1.223	1,474	\$150.53	00160	\$61,900		
70-16-10-301-013	11954 SHADE TREE	04/29/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$114,700	53.35	\$229,458	\$63,767	\$151,233	\$134,163	1.127	1,164	\$129.93	00059	\$61,900		
70-16-15-151-031	11964 WILLOW WOOD SOUTH	05/01/23	\$251,000	PTA	03-ARM'S LENGTH	\$251,000	\$134,500	53.59	\$268,930	\$63,456	\$187,544	\$166,376	1.127	1,455	\$128.90	00160	\$61,900		
70-16-15-151-056	2944 WILLOW TERRACE	07/16/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$139,800	57.06	\$279,534	\$63,097	\$181,903	\$175,253	1.038	1,474	\$123.41	00160	\$61,900		
Totals:			\$2,228,800			\$2,228,800	\$1,102,600		\$2,205,277		\$2,031,547	\$1,652,155			\$153.86				
								Sale. Ratio =>	49.47					E.C.F. =>	1.230				
								Std. Dev. =>	0.72					Ave. E.C.F. =>	1.252	COD:	1.52%		

Hickorywoods Farms

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.	Land Value	
70-16-10-152-031	11914 MAPLEGROVE	12/19/24	\$412,000	PTA	03-ARM'S LENGTH	\$412,000	\$176,100	42.74	\$352,188	\$82,091	\$329,909	\$235,276	1.402	1,268	\$260.18	\$76,500	
70-16-10-131-003	3924 ELDERBERRY	03/14/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$208,700	46.38	\$417,301	\$82,910	\$367,090	\$291,281	1.260	1,504	\$244.88	\$76,500	
70-16-10-130-004	3810 ELDERBERRY	02/12/24	\$453,000	WD	03-ARM'S LENGTH	\$453,000	\$211,400	46.67	\$422,857	\$82,274	\$370,726	\$296,675	1.250	1,491	\$248.64	\$76,500	
70-16-10-130-007	3879 ELDERBERRY	04/22/24	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$214,400	48.74	\$428,729	\$82,274	\$357,626	\$301,790	1.185	1,630	\$219.40	\$76,500	
70-16-10-138-008	3772 ELDERBERRY	08/06/24	\$444,500	WD	03-ARM'S LENGTH	\$444,500	\$224,200	50.44	\$448,419	\$81,044	\$363,456	\$320,013	1.136	2,034	\$178.69	\$76,500	
70-16-10-131-005	3908 ELDERBERRY	11/07/24	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$232,400	50.52	\$464,845	\$83,383	\$376,617	\$332,284	1.133	2,018	\$186.63	\$76,500	
70-16-10-151-019	11791 HICKORYROW	06/14/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$186,500	51.10	\$373,087	\$82,790	\$282,210	\$252,872	1.116	1,380	\$204.50	\$76,500	
70-16-10-131-008	11723 BRANCH RUN	05/13/24	\$429,900	WD	03-ARM'S LENGTH	\$429,900	\$221,000	51.41	\$441,921	\$81,044	\$348,856	\$314,353	1.110	2,032	\$171.68	\$76,500	
70-16-10-128-003	11740 SHAGBARK	03/01/24	\$431,500	WD	03-ARM'S LENGTH	\$431,500	\$222,800	51.63	\$445,622	\$86,937	\$344,563	\$312,443	1.103	1,928	\$178.72	\$76,500	
70-16-10-130-002	3937 ELDERBERRY	09/21/23	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$228,000	51.83	\$456,062	\$82,635	\$357,265	\$325,285	1.098	1,479	\$241.56	\$76,500	
70-16-10-130-018	3777 ELDERBERRY	01/16/24	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$238,900	51.93	\$477,867	\$82,715	\$377,285	\$344,209	1.096	2,145	\$175.89	\$76,500	
70-16-10-131-007	3888 ELDERBERRY	04/03/24	\$463,400	WD	03-ARM'S LENGTH	\$463,400	\$241,200	52.05	\$482,350	\$82,381	\$381,019	\$348,405	1.094	1,991	\$191.37	\$76,500	
70-16-10-174-033	11852 HICKORYROW	07/26/24	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$198,300	52.20	\$396,646	\$83,092	\$296,808	\$273,131	1.087	1,780	\$166.75	\$76,500	
70-16-10-130-010	3853 ELDERBERRY	10/13/23	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$203,900	52.30	\$407,870	\$82,274	\$307,626	\$283,620	1.085	1,507	\$204.13	\$76,500	
70-16-10-131-002	3934 ELDERBERRY	06/27/23	\$400,000	LC	03-ARM'S LENGTH	\$400,000	\$209,300	52.33	\$418,679	\$82,910	\$317,090	\$292,482	1.084	1,585	\$200.06	\$76,500	
70-16-10-127-005	3823 ELM RIDGE	04/03/23	\$394,900	WD	03-ARM'S LENGTH	\$394,900	\$210,600	53.33	\$421,196	\$83,041	\$311,859	\$294,560	1.059	1,790	\$174.22	\$76,500	
70-16-10-130-012	3833 ELDERBERRY	11/17/23	\$422,300	WD	03-ARM'S LENGTH	\$422,300	\$227,700	53.92	\$455,304	\$83,610	\$338,690	\$323,775	1.046	2,039	\$166.11	\$76,500	
70-16-10-130-005	3903 ELDERBERRY	09/08/23	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$221,100	56.71	\$442,256	\$82,635	\$367,267	\$313,259	0.981	1,495	\$205.53	\$76,500	
Totals:			\$4,664,000			\$4,664,000	\$2,406,500		\$4,813,368		\$3,752,795	\$3,399,097			\$190.91		
								Sale. Ratio =>	51.60			E.C.F. =>	1.104				
								Std. Dev. =>	0.67			Ave. E.C.F. =>	1.104	COD:	1.32%		

High Pointe Condominiums

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.	Land Value	
70-16-24-375-007	1696 HIGH POINTE	03/25/25	\$349,000	PTA	03-ARM'S LENGTH	\$349,000	\$164,700	47.19	\$329,490	\$76,717	\$272,283	\$219,041	1.243	1,262	\$215.76	\$69,900	
70-16-24-375-006	1695 HIGH POINTE	12/02/24	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$180,800	47.58	\$361,693	\$86,191	\$293,809	\$238,737	1.231	1,276	\$230.26	\$80,400	
70-16-24-375-019	1669 HIGH POINTE	08/11/23	\$384,500	WD	03-ARM'S LENGTH	\$384,500	\$185,400	48.22	\$370,823	\$85,852	\$298,648	\$246,942	1.209	1,373	\$217.51	\$80,400	
70-16-24-375-004	1642 104TH	06/24/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$190,900	48.95	\$381,706	\$89,250	\$300,750	\$253,428	1.187	1,373	\$219.05	\$80,400	
70-16-24-375-014	1678 HIGH POINTE	01/22/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$164,200	49.01	\$328,499	\$75,794	\$259,206	\$218,982	1.184	1,254	\$206.70	\$69,900	
Totals:			\$1,838,500			\$1,838,500	\$886,000		\$1,772,211		\$1,424,696	\$1,177,129			\$217.86		
								Sale. Ratio =>	48.19			E.C.F. =>	1.210				
								Std. Dev. =>	0.81			Ave. E.C.F. =>	1.211	COD:	1.73%		

Hunters Creek, Regency Lake Site Condos

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.	Land Value	
70-16-14-206-005	10572 RILEY	01/03/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$175,700	45.05	\$351,336	\$99,092	\$290,108	\$223,109	1.300	1,105	\$202.54	\$92,400	
70-16-14-226-008	3102 CRESTBROOKE	04/22/24	\$429,900	WD	03-ARM'S LENGTH	\$429,900	\$205,900	47.09	\$411,047	\$85,032	\$344,068	\$289,907	1.109	1,537	\$224.38	\$78,400	
70-16-14-226-004	3152 CRESTBROOKE	05/17/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$200,300	49.27	\$400,533	\$87,076	\$327,124	\$277,424	1.179	1,520	\$215.21	\$78,400	
70-16-11-473-032	10424 HUNTERS CREEK	01/10/24	\$443,000	WD	03-ARM'S LENGTH	\$443,000	\$215,700	48.69	\$431,379	\$90,068	\$352,932	\$302,849	1.165	2,016	\$175.07	\$78,400	
70-16-14-206-007	10548 RILEY	06/26/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$187,900	48.81	\$375,710	\$99,338	\$285,662	\$245,228	1.165	1,617	\$176.66	\$92,400	
70-16-11-401-013	3587 ELK	03/08/24	\$634,500	WD	03-ARM'S LENGTH	\$634,500	\$261,600	41.23	\$618,350	\$77,081	\$557,419	\$480,274	1.161	2,494	\$223.50	\$70,300	
70-16-14-250-008	10430 BRIDGEWATER	05/13/24	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$213,500	49.08	\$426,987	\$85,634	\$349,366	\$302,886	1.153	1,332	\$262.29	\$78,400	
70-16-14-206-016	3087 CRESTBROOKE	10/01/24	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$221,100	49.13	\$442,211	\$100,652	\$349,348	\$303,069	1.153	1,488	\$234.78	\$92,400	
70-16-11-296-001	3604 CARIBOU	01/31/25	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$181,900	50.53	\$363,770	\$84,741	\$275,259	\$247,586	1.112	1,407	\$195.64	\$78,400	
70-16-14-249-015	3111 104TH	10/09/24	\$422,500	PTA	03-ARM'S LENGTH	\$422,500	\$214,000	50.65	\$427,985	\$99,806	\$322,694	\$291,197	1.108	1,301	\$248.04	\$92,400	
70-16-11-401-013	3587 ELK	04/27/23	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$313,200	51.34	\$626,450	\$85,181	\$524,819	\$480,274	1.093	2,494	\$210.43	\$78,400	
70-16-11-279-010	10543 CARIBOU	01/03/25	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$234,800	55.25	\$469,571	\$85,546	\$339,454	\$340,750	0.996	1,524	\$222.74	\$78,400	
70-16-11-425-012	3432 ELK	11/03/23	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$309,300	57.28	\$610,635	\$106,759	\$433,241	\$454,193	0.954	2,610	\$165.49	\$78,400	
Totals:			\$3,740,000			\$3,740,000	\$1,808,900		\$3,712,842		\$3,017,499	\$2,653,364			\$215.80		
								Sale. Ratio =>	48.37			E.C.F. =>	1.137				
								Std. Dev. =>	3.17			Ave. E.C.F. =>	1.139	COD:	2.24%		

Howrd 2nd, HB Dunton

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.	Land Value	
70-16-19-202-009	460 ELM	03/17/25	\$224,000	PTA	03-ARM'S LENGTH	\$224,000	\$92,400	41.25	\$184,831	\$73,111	\$150,889	\$81,966	1.841	768	\$196.47	\$68,100	
70-16-19-300-101	162 ANILINE	05/09/24	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$161,800	39.66	\$323,656	\$77,720	\$330,280	\$180,437	1.830	1,160	\$287.20	\$68,100	
70-16-19-405-004	396 SECOND	10/10/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$134,500	41.38	\$269,050	\$76,410	\$248,590	\$141,335	1.759	1,920	\$129.47	\$68,100	
70-16-19-204-013	383 CHRISTOPHER	06/01/23	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$121,600	42.30	\$243,214	\$82,984	\$204,516	\$117,557	1.740	1,020	\$200.51	\$68,100	
70-16-19-300-026	216 ANILINE	10/13/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$114,700	44.12	\$229,396	\$79,844	\$180,156	\$109,723	1.642	953	\$189.04	\$68,100	
70-16-19-405-007	380 SECOND	08/31/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$134,300	44.03	\$268,551	\$76,200	\$228,800	\$141,123	1.621	1,340	\$170.75	\$68,100	
70-16-19-406-002	133 ANILINE	10/24/23	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$116,700	44.90	\$233,481	\$78,741	\$181,159	\$113,529	1.596	912	\$198.64	\$68,100	
70-16-19-256-006	253 ANILINE	08/26/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$163,100	45.94	\$326,159	\$72,201	\$282,799	\$186,323	1.518	1,342	\$210.73	\$68,100	
70-16-19-256-006	253 ANILINE	08/10/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$163,100	46.60	\$326,159	\$72,201	\$277,799	\$186,323	1.491	1,342	\$207.00	\$68,100	
70-16-19-255-014	341 W LAKEWOOD	07/02/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$118,000	47.20	\$235,973	\$69,312	\$180,688	\$122,275	1.478	1,352	\$133.64	\$68,100	
70-16-19-203-004	396 KIMBER	11/14/24	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$163,000	47.94	\$326,085	\$77,967	\$262,033	\$182,038	1.439	1,285	\$203.92	\$68,100	
70-16-19-201-001	471 ANILINE	12/22/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$128,300	48.42	\$256,576	\$70,929	\$194,071	\$136,205	1.425	1,104	\$175.79	\$68,100	
70-16-19-401-008	230 BEECH	11/22/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$131,400	48.67	\$262,743	\$79,605	\$193,395	\$134,364	1.417	1,090	\$174.67	\$68,100	
70-16-19-452-002	360 FOURTH	05/03/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$138,600	48.63	\$277,142	\$75,118	\$209,882	\$148,220	1.416	1,024	\$204.96	\$68,100	
70-16-19-101-057	571 HAYES	09/18/23	\$340,000	LC	03-ARM'S LENGTH	\$340,000	\$167,500	49.26	\$335,010	\$74,013	\$265,987	\$191,487	1.389	2,160	\$123.14	\$68,100	
70-16-19-254-019	414 ARTHUR	03/21/25	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$198,900	50.35	\$397,782	\$76,832	\$318,168	\$235,473	1.351	1,821	\$174.72	\$68,100	
70-16-19-407-013	361 FOURTH	04/19/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$162,200	51.49	\$324,401	\$84,003	\$230,997	\$176,374	1.310	1,400	\$165.00	\$68,100	
70-16-19-202-042	465 JAMESGATE	10/23/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$161,300	53.77	\$322,503	\$70,510	\$229,490	\$184,881	1.241	1,056	\$217.32	\$68,100	
70-16-19-205-040	372 ELM	11/08/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$175,700	55.78	\$351,433	\$76,771	\$238,229	\$201,513	1.182	1,890	\$126.05	\$68,100	
70-16-19-451-006	394 FOURTH	05/15/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$95,800	56.35	\$191,546	\$79,014	\$90,986	\$82,562	1.102	672	\$135.40	\$68,100	
70-16-19-401-017	406 W LAKEWOOD	10/30/24	\$222,000	PTA	03-ARM'S LENGTH	\$222,000	\$131,300	59.14	\$262,501	\$76,389	\$145,611	\$136,546	1.066	1,213	\$120.04	\$68,100	
70-16-19-201-008	419 KIMBER	06/09/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$188,400	66.11	\$376,894	\$89,834	\$195,166	\$210,609	0.927	1,996	\$97.78	\$68,100	
70-16-19-407-013	361 FOURTH	02/23/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$162,200	73.73	\$324,401	\$84,003	\$135,997	\$176,374	0.771	1,400	\$97.14	\$68,100	
Totals:			\$4,996,900			\$4,996,900	\$2,463,900		\$4,927,441		\$3,707,250	\$2,668,959			\$172.40		
								Sale. Ratio =>	49.31			E.C.F. =>	1.389				
								Std. Dev. =>	4.43			Ave. E.C.F. =>	1.393	COD:	9.22%		

Imperial Estates & Fairview Estates

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value	
70-16-14-399-008	2430 FLORAL	02/12/24	\$378,650	WD	03-ARM'S LENGTH	\$378,650	\$141,800	37.45	\$283,662	\$79,360	\$299,290	\$167,050	1.792	1,196	\$250.24	\$74,500	
70-16-14-360-021	2605 SPRING	11/08/24	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$198,800	39.66	\$277,608	\$78,874	\$271,126	\$162,497	1.668	1,094	\$247.83	\$74,500	
70-16-14-171-002	11172 CANYON CREEK	06/01/23	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$118,100	42.03	\$236,256	\$85,918	\$195,682	\$123,416	1.586	1,237	\$158.19	\$74,500	
70-16-14-300-021	2522 112TH	11/22/24	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$130,100	43.37	\$260,103	\$82,900	\$217,100	\$144,892	1.498	936	\$231.94	\$74,500	
70-16-14-185-027	2935 CREEKVIEW	05/23/24	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$196,300	42.67	\$392,613	\$79,816	\$380,184	\$255,762	1.486	1,498	\$253.79	\$74,500	
70-16-14-362-007	2432 SPRING	10/07/24	\$353,900	PTA	03-ARM'S LENGTH	\$353,900	\$159,300	45.01	\$318,671	\$82,276	\$271,624	\$193,291	1.405	1,232	\$220.47	\$74,500	
70-16-14-376-006	10991 CAMPANEL	07/11/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$172,400	45.37	\$344,800	\$78,550	\$301,450	\$217,702	1.385	1,526	\$197.54	\$74,500	
70-16-14-330-005	10868 RAJAH	04/14/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$147,900	46.95	\$295,828	\$78,550	\$236,450	\$177,660	1.331	1,326	\$178.32	\$74,500	
70-16-14-362-027	11141 AUTUMN	09/25/23	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$152,600	47.99	\$305,101	\$79,499	\$238,501	\$184,466	1.293	1,236	\$192.96	\$74,500	
70-16-14-362-019	2542 SPRING	05/01/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$158,800	49.63	\$317,582	\$79,360	\$240,640	\$194,785	1.235	1,329	\$181.07	\$74,500	
70-16-14-379-002	2544 VALARIE	01/25/24	\$327,500	WD	03-ARM'S LENGTH	\$327,500	\$163,100	49.80	\$326,255	\$78,550	\$248,950	\$202,539	1.229	1,771	\$140.57	\$74,500	
70-16-14-378-017	2471 VALARIE	09/27/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$185,400	52.97	\$370,820	\$79,461	\$270,539	\$238,233	1.136	1,838	\$147.19	\$74,500	
70-16-14-329-013	10859 RAJAH	11/30/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$196,500	53.11	\$392,993	\$79,360	\$290,640	\$256,446	1.133	2,412	\$120.50	\$74,500	
70-16-14-330-007	10850 RAJAH	07/07/23	\$398,025	WD	03-ARM'S LENGTH	\$398,025	\$217,100	54.54	\$434,207	\$88,338	\$309,687	\$282,804	1.095	2,111	\$146.70	\$74,500	
70-16-14-330-014	2624 FLORAL	10/27/23	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$156,500	55.11	\$312,922	\$79,360	\$204,640	\$190,975	1.072	1,536	\$133.23	\$74,500	
70-16-14-362-032	2662 SPRING	04/20/23	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$230,900	61.41	\$461,744	\$80,188	\$295,812	\$311,984	0.948	1,708	\$173.19	\$74,500	
70-16-14-399-008	2430 FLORAL	12/06/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$141,800	60.34	\$283,662	\$79,360	\$155,640	\$167,050	0.932	1,196	\$130.13	\$74,500	
70-16-14-330-007	10850 RAJAH	05/16/23	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$217,100	62.03	\$434,207	\$80,338	\$261,662	\$282,804	0.925	2,111	\$123.95	\$74,500	
70-16-14-323-002	11040 CANYON CREEK	06/22/23	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$157,200	77.44	\$314,351	\$78,550	\$124,450	\$192,885	0.645	1,420	\$87.64	\$74,500	
Totals:			\$3,416,425			\$3,416,425	\$1,709,600		\$3,419,179		\$2,613,121	\$2,138,900			\$165.86		
								Sale. Ratio =>	50.04			E.C.F. =>	1.222				
								Std. Dev. =>	3.73			Ave. E.C.F. =>	1.252	COD:	7.99%		

Jack, Greenly, 136th

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.	Land Value	
70-16-08-152-006	13500 JACK	12/16/24	\$285,000	LC	03-ARM'S LENGTH	\$285,000	\$97,200	34.11	\$194,431	\$72,422	\$212,578	\$122,009	1.742	1,953	\$108.85	\$60,700	
70-16-08-301-018	142 GREENLY	07/12/24	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$145,100	37.89	\$290,299	\$65,837	\$317,163	\$182,936	1.734	1,544	\$205.42	\$60,700	
70-16-08-322-023	1145 136TH	08/05/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$94,000	40.87	\$187,948	\$64,196	\$165,804	\$100,857	1.644	768	\$215.89	\$60,700	
70-16-08-152-007	3742 136TH	07/07/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$0	0.00	\$317,090	\$68,300	\$296,700	\$209,772	1.414	1,788	\$165.94	\$62,000	
70-16-08-152-008	3742 136TH	07/07/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$167,600	45.92	\$335,240	\$67,040	\$297,960	\$218,582	1.363	1,788	\$166.64	\$60,700	
70-16-08-163-005	1226 JAYBERRY	04/30/24	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$167,400	47.84	\$334,864	\$66,474	\$283,426	\$218,737	1.296	1,658	\$170.94	\$60,700	
70-16-08-163-012	1241 JAYBERRY	05/16/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$198,600	47.86	\$397,199	\$66,567	\$348,433	\$269,464	1.293	1,800	\$193.57	\$60,700	
70-16-07-288-065	13667 SIGNATURE	06/16/23	\$304,900	WD	03-ARM'S LENGTH	\$304,900	\$147,000	48.21	\$294,028	\$63,827	\$241,073	\$187,613	1.285	1,404	\$171.70	\$60,700	
70-16-07-288-064	13669 SIGNATURE	06/14/23	\$304,900	WD	03-ARM'S LENGTH	\$304,900	\$147,400	48.34	\$294,750	\$64,549	\$240,351	\$187,613	1.281	1,404	\$171.19	\$60,700	
70-16-07-288-072	13641 SIGNATURE	04/08/24	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$146,400	48.82	\$292,716	\$67,117	\$232,783	\$183,862	1.266	1,404	\$165.80	\$60,700	
70-16-07-288-069	13655 SIGNATURE	01/08/24	\$299,900	LC	03-ARM'S LENGTH	\$299,900	\$147,700	49.25	\$295,397	\$63,827	\$236,073	\$188,729	1.251	1,404	\$168.14	\$60,700	
70-16-07-288-075	13635 SIGNATURE	08/07/23	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$146,400	49.29	\$292,737	\$67,117	\$229,883	\$183,879	1.250	1,404	\$163.73	\$60,700	
70-16-07-288-004	13624 SIGNATURE	12/19/24	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$146,400	50.48	\$292,716	\$67,117	\$222,883	\$183,862	1.212	1,404	\$158.75	\$60,700	
70-16-07-288-005	13626 SIGNATURE	05/18/23	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$146,400	50.50	\$292,716	\$67,117	\$222,783	\$183,862	1.212	1,404	\$158.68	\$60,700	
70-16-07-288-006	13628 SIGNATURE	04/19/23	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$146,400	50.50	\$292,716	\$67,117	\$222,783	\$183,862	1.212	1,404	\$158.68	\$60,700	
70-16-07-288-074	13637 SIGNATURE	05/01/23	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$146,400	50.50	\$292,737	\$67,117	\$222,783	\$183,879	1.212	1,404	\$158.68	\$60,700	
70-16-07-288-070	13649 SIGNATURE	10/29/24	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$162,900	51.71	\$325,854	\$63,373	\$251,627	\$213,921	1.176	1,616	\$155.71	\$60,700	
70-16-07-288-071	13647 SIGNATURE	10/29/24	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$162,900	51.71	\$325,854	\$63,373	\$251,627	\$213,921	1.176	1,616	\$155.71	\$60,700	
70-16-07-288-002	13614 SIGNATURE	06/16/23	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$146,700	52.41	\$293,413	\$63,827	\$216,073	\$187,112	1.155	1,404	\$153.90	\$60,700	
70-16-08-163-015	1223 JAYBERRY	01/19/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$184,900	54.38	\$369,820	\$66,415	\$273,585	\$247,274	1.106	1,987	\$137.69	\$60,700	
70-16-07-288-009	13640 SIGNATURE	09/09/24	\$299,900	PTA	03-ARM'S LENGTH	\$299,900	\$163,100	54.38	\$326,255	\$63,774	\$236,126	\$213,921	1.104	1,616	\$146.12	\$60,700	
70-16-08-300-012	1039 136TH	09/01/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$107,200	53.60	\$214,329	\$78,501	\$121,499	\$110,699	1.098	1,140	\$106.58	\$60,700	
Totals:			\$4,341,100			\$4,341,100	\$2,159,000		\$4,317,697		\$2,940,508	\$2,478,784			\$164.66		
								Sale. Ratio =>	49.73			E.C.F. =>	1.186				
								Std. Dev. =>	11.51			Ave. E.C.F. =>	1.295				

JC Dunton, Sec 20 & Timberwood Estates

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value	
70-16-20-178-057	273 ROSE	03/28/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$93,000	42.27	\$186,071	\$77,581	\$142,419	\$90,408	1.575	816	\$174.53	\$65,300	
70-16-20-126-042	411 136TH	10/17/24	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$99,400	42.05	\$180,725	\$69,012	\$145,988	\$93,094	1.568	936	\$155.97	\$65,300	
70-16-20-179-031	119 W LAKEWOOD	06/16/23	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$106,200	43.17	\$212,369	\$78,025	\$167,975	\$111,953	1.500	807	\$208.15	\$65,300	
70-16-20-179-040	75 W LAKEWOOD	03/01/24	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$94,700	44.67	\$189,359	\$69,600	\$142,400	\$99,799	1.427	868	\$164.06	\$65,300	
70-16-20-179-007	130 VANDER VEEN	01/03/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$116,200	44.69	\$232,427	\$75,519	\$184,481	\$130,757	1.411	1,376	\$134.07	\$65,300	
70-16-20-179-045	43 W LAKEWOOD	09/17/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$119,000	47.60	\$237,969	\$79,141	\$170,859	\$132,357	1.291	1,282	\$133.28	\$65,300	
70-16-20-178-052	37 VANDER VEEN	11/17/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$134,500	49.81	\$269,094	\$79,332	\$190,668	\$158,135	1.206	1,183	\$161.17	\$65,300	
70-16-20-177-047	128 MANLEY	05/31/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$119,100	50.68	\$238,296	\$77,270	\$157,730	\$134,188	1.175	1,038	\$151.96	\$65,300	
70-16-20-178-033	149 VANDER VEEN	05/15/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$118,500	51.52	\$237,036	\$72,646	\$157,354	\$136,992	1.149	1,488	\$105.75	\$65,300	
70-16-20-177-050	68 MANLEY	05/08/23	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$78,000	46.57	\$155,998	\$72,039	\$95,461	\$83,959	1.137	1,248	\$76.49	\$65,300	
70-16-20-133-004	371 TIMBERTRAIL	12/16/24	\$326,500	PTA	03-ARM'S LENGTH	\$326,500	\$153,600	47.04	\$307,240	\$75,124	\$251,376	\$231,884	1.084	2,218	\$113.33	\$65,300	
70-16-20-178-044	93 VANDER VEEN	02/23/24	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$126,600	55.07	\$253,237	\$73,256	\$156,644	\$149,984	1.044	1,314	\$119.21	\$65,300	
70-16-20-177-023	123 DUNTON	09/22/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$109,800	54.90	\$219,639	\$73,987	\$126,013	\$121,377	1.038	960	\$131.26	\$65,300	
70-16-20-100-011	20 JAMES	06/30/23	\$665,000	LC	03-ARM'S LENGTH	\$665,000	\$417,900	62.84	\$835,850	\$114,349	\$550,651	\$601,251	0.916	4,310	\$127.76	\$65,300	
70-16-20-179-055	50 VANDER VEEN	06/12/24	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$144,900	61.40	\$289,879	\$88,806	\$147,194	\$167,561	0.878	1,434	\$102.65	\$65,300	
70-16-20-178-030	163 VANDER VEEN	12/06/24	\$146,230	PTA	03-ARM'S LENGTH	\$146,230	\$101,600	69.48	\$203,145	\$71,153	\$75,077	\$109,993	0.683	1,040	\$72.19	\$65,300	
Totals:			\$3,281,900			\$3,281,900	\$1,732,800		\$3,466,024		\$2,330,831	\$2,148,243			\$126.75		
								Sale. Ratio =>	52.80			E.C.F. =>	1.085				
								Std. Dev. =>	6.08			Ave. E.C.F. =>	1.146	COD:	11.38%		

Kingwood, Maywood Park

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value	
70-16-18-202-004	922 NORTH KINGWOOD	09/30/24	\$408,000	PTA	03-ARM'S LENGTH	\$408,000	\$188,900	46.30	\$377,817	\$83,425	\$324,575	\$223,024	1.455	1,407	\$230.69	\$74,100	
70-16-18-253-005	376 MAYFLOWER	10/10/23	\$310,500	WD	03-ARM'S LENGTH	\$310,500	\$145,100	46.73	\$290,169	\$84,582	\$225,918	\$155,748	1.451	1,152	\$196.11	\$74,100	
70-16-18-204-011	361 EVERGREEN	01/24/25	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$174,000	46.61	\$349,696	\$79,100	\$295,820	\$204,936	1.443	1,565	\$189.02	\$74,100	
70-16-18-202-024	383 WATERCREST	10/18/24	\$350,500	PTA	03-ARM'S LENGTH	\$350,500	\$171,800	49.02	\$343,699	\$84,704	\$265,796	\$196,208	1.355	1,274	\$208.63	\$74,100	
70-16-18-204-002	396 KINGWOOD	08/30/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$170,000	49.28	\$340,048	\$84,703	\$260,297	\$193,443	1.346	1,311	\$198.55	\$74,100	
70-16-18-204-015	376 KINGWOOD	02/12/25	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$209,500	51.73	\$418,908	\$80,762	\$324,238	\$256,171	1.266	1,285	\$252.33	\$74,100	
70-16-18-204-014	337 EVERGREEN	07/25/23	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$187,500	52.82	\$374,909	\$87,212	\$267,788	\$217,952	1.229	1,597	\$167.68	\$74,100	
70-16-18-204-010	371 EVERGREEN	08/02/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$162,500	55.08	\$324,993	\$75,938	\$219,062	\$188,678	1.161	1,331	\$164.58	\$74,100	
70-16-18-252-002	396 WEST MAE ROSE	12/01/23	\$248,200	WD	03-ARM'S LENGTH	\$248,200	\$153,000	61.64	\$305,996	\$83,077	\$165,123	\$168,878	0.978	1,296	\$127.41	\$74,100	
70-16-18-204-015	376 KINGWOOD	10/27/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$209,500	116.39	\$418,908	\$80,762	\$89,238	\$256,171	0.387	1,285	\$77.23	\$74,100	
Totals:			\$1,998,700			\$1,998,700	\$1,054,300		\$2,108,553		\$1,502,304	\$1,221,331			\$186.53		
								Sale. Ratio =>	52.75			E.C.F. =>	1.230				
								Std. Dev. =>	4.69			Ave. E.C.F. =>	1.222	COD:	8.17%		

Knollwood

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.	Land Value	
70-16-35-491-015	10501 SUNBRANCH	01/10/25	\$460,250	PTA	03-ARM'S LENGTH	\$460,250	\$201,500	43.78	\$402,931	\$82,043	\$378,207	\$308,546	1.226	1,488	\$254.17	\$71,300	
70-16-35-495-005	10558 KNOLLGATE	07/14/23	\$428,600	AFF	03-ARM'S LENGTH	\$428,600	\$194,600	45.40	\$389,254	\$79,338	\$349,262	\$297,996	1.172	1,564	\$223.31	\$71,300	
70-16-35-498-003	30 KNOLLWOOD	10/07/24	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$177,900	45.62	\$355,783	\$82,964	\$307,936	\$262,326	1.170	1,704	\$180.19	\$71,300	
70-16-35-494-001	10561 KNOLLGATE	01/19/24	\$373,000	WD	03-ARM'S LENGTH	\$373,000	\$177,900	47.69	\$355,771	\$78,029	\$294,977	\$267,065	1.105	1,232	\$239.43	\$71,300	
70-16-35-492-009	122 BRYNWOOD	04/30/24	\$384,900	WD	03-ARM'S LENGTH	\$384,900	\$188,700	49.03	\$377,386	\$73,973	\$310,927	\$291,743	1.066	1,860	\$167.17	\$71,300	
70-16-35-492-008	130 BRYNWOOD	05/24/24	\$384,900	WD	03-ARM'S LENGTH	\$384,900	\$190,000	49.36	\$379,912	\$73,438	\$311,462	\$294,687	1.057	1,824	\$170.76	\$71,300	
70-16-35-494-011	10562 SUGAR HILL	06/07/24	\$384,900	WD	03-ARM'S LENGTH	\$384,900	\$190,000	49.36	\$379,912	\$73,438	\$311,462	\$294,687	1.057	1,824	\$170.76	\$71,300	
70-16-35-493-007	10472 SUNBRANCH	03/12/25	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$198,200	49.55	\$396,321	\$79,153	\$320,847	\$304,969	1.052	2,010	\$159.63	\$71,300	
70-16-35-492-018	105 WOODGATE	06/07/24	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$189,400	49.86	\$378,760	\$73,706	\$306,194	\$293,321	1.044	1,864	\$164.27	\$71,300	
70-16-35-494-015	10532 SUGAR HILL	01/22/25	\$389,900	PTA	03-ARM'S LENGTH	\$389,900	\$194,800	49.96	\$389,519	\$74,743	\$315,157	\$302,669	1.041	1,900	\$165.87	\$71,300	
70-16-35-491-009	10563 SUNBRANCH	05/09/23	\$429,900	WD	03-ARM'S LENGTH	\$429,900	\$215,200	50.06	\$430,381	\$76,432	\$353,468	\$340,336	1.039	2,256	\$156.68	\$71,300	
70-16-35-492-013	143 WOODGATE	01/16/24	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$188,000	50.82	\$375,981	\$73,973	\$295,927	\$290,392	1.019	1,900	\$155.75	\$71,300	
70-16-35-498-002	22 KNOLLWOOD	05/31/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$219,100	50.95	\$438,191	\$84,705	\$345,295	\$339,890	1.016	2,639	\$130.84	\$71,300	
70-16-35-491-002	10581 SUGAR HILL	04/27/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$193,900	51.03	\$387,886	\$74,828	\$305,172	\$301,017	1.014	1,812	\$168.42	\$71,300	
70-16-35-491-010	10555 SUNBRANCH	06/28/23	\$364,900	WD	03-ARM'S LENGTH	\$364,900	\$186,800	51.19	\$373,671	\$76,432	\$288,468	\$285,807	1.009	1,824	\$158.15	\$71,300	
70-16-35-492-011	106 BRYNWOOD	03/14/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$190,200	51.41	\$380,447	\$73,973	\$296,027	\$294,687	1.005	1,824	\$162.30	\$71,300	
70-16-35-491-004	135 BRYNWOOD	09/18/23	\$369,250	WD	03-ARM'S LENGTH	\$369,250	\$190,400	51.56	\$380,899	\$76,981	\$292,269	\$292,229	1.000	1,824	\$160.24	\$71,300	
70-16-35-492-006	144 BRYNWOOD	12/09/24	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$198,800	51.64	\$397,662	\$73,973	\$311,027	\$311,239	0.999	2,015	\$154.36	\$71,300	
70-16-35-492-006	144 BRYNWOOD	10/18/23	\$384,900	WD	03-ARM'S LENGTH	\$384,900	\$198,800	51.65	\$397,662	\$73,973	\$310,927	\$311,239	0.999	2,015	\$154.31	\$71,300	
70-16-35-492-012	151 WOODGATE	07/11/23	\$384,900	WD	03-ARM'S LENGTH	\$384,900	\$198,900	51.68	\$397,742	\$73,973	\$310,927	\$311,316	0.999	2,010	\$154.69	\$71,300	
70-16-35-492-004	10536 SUNBRANCH	11/17/23	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$191,300	51.72	\$382,523	\$74,508	\$295,392	\$296,168	0.997	1,858	\$158.98	\$71,300	
70-16-35-492-003	10546 SUNBRANCH	07/26/23	\$363,900	WD	03-ARM'S LENGTH	\$363,900	\$188,400	51.77	\$376,847	\$73,973	\$289,927	\$291,225	0.996	1,824	\$158.95	\$71,300	
70-16-35-492-015	129 WOODGATE	03/07/24	\$364,900	WD	03-ARM'S LENGTH	\$364,900	\$190,000	52.07	\$379,912	\$73,438	\$291,462	\$294,687	0.989	1,824	\$159.79	\$71,300	
70-16-35-492-010	114 BRYNWOOD	09/10/24	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$204,000	52.32	\$407,936	\$73,392	\$316,508	\$321,677	0.984	2,105	\$150.36	\$71,300	
70-16-35-492-001	10560 SUNBRANCH	05/08/23	\$384,900	WD	03-ARM'S LENGTH	\$384,900	\$201,800	52.43	\$403,548	\$73,973	\$310,927	\$316,899	0.981	2,010	\$154.69	\$71,300	
70-16-35-491-027	102 WILLOWGATE	05/25/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$203,000	52.73	\$405,935	\$82,581	\$302,419	\$310,917	0.973	1,433	\$211.04	\$71,300	
70-16-35-492-014	137 WOODGATE	03/07/24	\$384,900	WD	03-ARM'S LENGTH	\$384,900	\$204,200	53.05	\$408,339	\$73,973	\$310,927	\$321,506	0.967	2,010	\$154.69	\$71,300	
70-16-35-492-005	152 BRYNWOOD	09/15/23	\$354,900	WD	03-ARM'S LENGTH	\$354,900	\$189,600	53.42	\$379,191	\$73,973	\$280,927	\$293,479	0.957	1,824	\$154.02	\$71,300	
70-16-35-491-001	10593 SUGAR HILL	08/14/23	\$364,900	WD	03-ARM'S LENGTH	\$364,900	\$195,700	53.63	\$391,363	\$76,981	\$287,919	\$302,290	0.952	1,824	\$157.85	\$71,300	
70-16-35-491-007	169 BRYNWOOD	10/13/23	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$218,000	54.51	\$435,904	\$76,432	\$323,468	\$345,646	0.936	2,256	\$143.38	\$71,300	
70-16-35-491-005	147 BRYNWOOD	06/30/23	\$381,805	WD	03-ARM'S LENGTH	\$381,805	\$213,200	55.84	\$426,320	\$76,432	\$305,373	\$336,431	0.908	2,256	\$135.36	\$71,300	
70-16-35-494-008	67 KNOLLWOOD	05/24/23	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$214,300	57.92	\$428,606	\$78,185	\$291,815	\$336,943	0.866	2,472	\$118.05	\$71,300	
70-16-35-491-003	125 BRYNWOOD	08/09/23	\$394,900	WD	03-ARM'S LENGTH	\$394,900	\$230,800	58.45	\$461,603	\$76,585	\$318,315	\$370,210	0.860	2,256	\$141.10	\$71,300	
70-16-35-492-001	10560 SUNBRANCH	04/04/23	\$284,925	WD	03-ARM'S LENGTH	\$284,925	\$201,800	70.83	\$403,548	\$73,973	\$210,952	\$316,899	0.666	2,010	\$104.95	\$71,300	
Totals:			\$9,956,350			\$9,956,350	\$5,117,200		\$10,233,830		\$7,995,432	\$7,954,723			\$159.92		
								Sale. Ratio =>	51.40								
								Std. Dev. =>	1.42								
									E.C.F. =>	1.005							
									Ave. E.C.F. =>	1.006	COD:	2.70%					

Lakewood Condos

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.	Land Value	
70-16-19-180-063	559 CHERRY	03/07/25	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$94,500	35.53	\$188,952	\$60,700	\$205,300	\$96,141	2.135	1,078	\$190.45	\$60,700	
70-16-19-180-008	330 ANILINE	07/03/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$102,500	37.27	\$204,939	\$60,700	\$214,300	\$108,125	1.982	1,313	\$163.21	\$60,700	
70-16-19-180-082	528 CHERRY	12/08/23	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$67,100	40.70	\$174,170	\$53,000	\$161,000	\$90,832	1.773	1,070	\$149.95	\$53,000	
70-16-19-180-096	472 CHERRY	08/29/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$91,800	41.73	\$183,660	\$53,000	\$167,000	\$97,946	1.705	1,108	\$150.72	\$53,000	
70-16-19-180-046	461 CHERRY	04/12/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$90,900	42.28	\$181,870	\$60,700	\$154,300	\$90,832	1.699	1,078	\$143.14	\$60,700	
70-16-19-180-074	560 CHERRY	07/18/24	\$225,400	WD	03-ARM'S LENGTH	\$225,400	\$96,200	42.68	\$192,308	\$53,000	\$172,400	\$104,429	1.651	1,078	\$159.93	\$53,000	
70-16-19-180-100	458 CHERRY	08/01/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$114,200	42.30	\$228,488	\$53,000	\$217,000	\$131,550	1.650	1,324	\$163.90	\$53,000	
70-16-19-207-004	321 NESTLEWOOD	09/27/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$94,400	42.91	\$188,700	\$53,390	\$166,610	\$101,432	1.643	868	\$191.95	\$53,000	
70-16-19-180-059	525 CHERRY	02/09/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$96,100	43.68	\$192,271	\$60,700	\$159,300	\$98,629	1.615	1,078	\$147.77	\$60,700	
70-16-19-180-055	493 CHERRY	08/26/24	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$99,900	43.62	\$199,846	\$60,700	\$168,300	\$104,307	1.614	1,078	\$156.12	\$60,700	
70-16-19-180-004	344 ANILINE	12/11/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$102,500	43.62	\$204,939	\$60,700	\$174,300	\$108,125	1.612	1,313	\$132.75	\$60,700	
70-16-19-180-028	473 OAK	12/30/24	\$221,000	PTA	03-ARM'S LENGTH	\$221,000	\$97,800	44.25	\$195,630	\$53,000	\$168,000	\$106,919	1.571	1,058	\$158.79	\$53,000	
70-16-19-207-011	343 NESTLEWOOD	03/07/25	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$98,000	44.55	\$196,011	\$53,390	\$166,610	\$106,912	1.558	868	\$191.95	\$53,000	
70-16-19-207-008	333 NESTLEWOOD	05/20/24	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$98,900	45.37	\$197,808	\$53,390	\$164,610	\$108,259	1.521	896	\$183.72	\$53,000	
70-16-19-180-009	322 ANILINE	08/15/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$128,600	45.93	\$257,134	\$60,700	\$219,300	\$147,252	1.489	1,313	\$167.02	\$60,700	
70-16-19-207-010	341 NESTLEWOOD	04/16/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$97,500	46.43	\$195,099	\$53,390	\$156,610	\$106,229	1.474	861	\$181.89	\$53,000	
70-16-19-180-007	332 ANILINE	09/12/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$97,800	48.90	\$195,574	\$62,238	\$137,762	\$99,952	1.378	1,058	\$130.21	\$60,700	
70-16-19-207-002	317 NESTLEWOOD	09/15/23	\$192,500	QC	03-ARM'S LENGTH	\$192,500	\$94,400	49.04	\$188,756	\$53,390	\$139,110	\$101,474	1.371	868	\$160.26	\$53,000	
70-16-19-207-004	321 NESTLEWOOD	06/13/23	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$94,400	49.17	\$188,700	\$53,390	\$138,610	\$101,432	1.367	868	\$159.69	\$53,000	
70-16-19-207-001	315 NESTLEWOOD	06/20/23	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$95,100	50.32	\$190,202	\$53,390	\$135,610	\$102,558	1.322	861	\$157.50	\$53,000	
70-16-19-207-009	335 NESTLEWOOD	05/05/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$98,600	50.56	\$197,283	\$53,390	\$141,610	\$107,866	1.313	896	\$158.05	\$53,000	
70-16-19-180-065	567 CHERRY	07/28/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$136,800	51.62	\$273,557	\$60,700	\$204,300	\$159,563	1.280	1,324	\$154.31	\$60,700	
70-16-19-180-077	544 CHERRY	10/11/24	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$139,700	51.74	\$279,434	\$53,000	\$217,000	\$169,741	1.278	1,324	\$163.90	\$53,000	
70-16-19-180-073	562 CHERRY	05/20/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$130,500	52.20	\$260,985	\$55,369	\$194,631	\$154,135	1.263	1,108	\$175.66	\$53,000	
70-16-19-180-068	575 CHERRY	12/30/24	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$147,100	52.54	\$294,179	\$60,700	\$219,300	\$175,022	1.253	1,444	\$151.87	\$60,700	
70-16-19-207-010	341 NESTLEWOOD	06/02/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$97,500	52.70	\$195,099	\$53,390	\$131,610	\$106,229	1.239	861	\$152.86	\$53,000	
70-16-19-207-011	343 NESTLEWOOD	06/23/23	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$98,000	53.85	\$196,011	\$53,390	\$128,610	\$106,912	1.203	868	\$148.17	\$53,000	
70-16-19-180-009	322 ANILINE	04/21/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$120,600	64.30	\$257,134	\$60,700	\$139,300	\$147,252	0.946	1,313	\$106.09	\$60,700	
70-16-19-180-077	544 CHERRY	08/15/24	\$153,000	PTA	03-ARM'S LENGTH	\$153,000	\$139,700	91.31	\$279,434	\$53,000	\$100,000	\$169,741	0.589	1,324	\$75.53	\$53,000	
Totals:			\$5,163,900			\$5,163,900	\$2,444,900		\$4,889,884		\$3,875,493	\$2,699,758			\$160.50		
								Sale. Ratio =>	47.35			E.C.F. =>	1.435				
								Std. Dev. =>	3.96			Ave.E.C.F. =>	1.474	COD:	9.96%		

Lakewood Manor

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.	Land Value	
70-16-20-251-010	268 WESTMONT	05/24/24	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$116,800	45.45	\$233,550	\$77,211	\$179,789	\$137,987	1.303	1,040	\$172.87	\$67,800	
70-16-20-252-002	40 CAMPBELL	11/08/24	\$263,000	PTA	03-ARM'S LENGTH	\$263,000	\$124,000	47.15	\$247,951	\$77,198	\$185,802	\$150,709	1.233	1,104	\$168.30	\$67,800	
70-16-20-252-012	278 EASTMONT	04/17/23	\$290,500	WD	03-ARM'S LENGTH	\$290,500	\$139,300	47.95	\$278,528	\$71,850	\$218,650	\$182,417	1.199	1,619	\$135.05	\$67,800	
Totals:			\$810,500			\$810,500	\$380,100		\$760,029		\$584,241	\$471,112			\$158.74		
								Sale. Ratio =>	46.90			E.C.F. =>	1.240				
								Std. Dev. =>	1.28			Ave. E.C.F. =>	1.245	COD:	3.14%		

Legends Condos

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.	Land Value	Land Table
70-16-06-199-001	4735 ALBATROSS ALLEY	03/27/25	\$465,000	PTA	03-ARM'S LENGTH	\$465,000	\$211,409	45.46	\$422,743	\$74,471	\$390,529	\$329,988	1.217	1,751	\$223.03	\$72,600	LEGENDS CONDOS
70-16-06-138-003	4661 MACATAWA LEGENDS	10/10/24	\$449,000	PTA	03-ARM'S LENGTH	\$449,000	\$204,800	45.61	\$469,672	\$76,790	\$372,210	\$306,804	1.213	2,007	\$185.46	\$72,600	LEGENDS CONDOS
70-16-06-109-002	4733 ALBATROSS ALLEY	03/06/25	\$465,000	PTA	03-ARM'S LENGTH	\$465,000	\$216,900	46.65	\$433,718	\$74,471	\$390,529	\$331,103	1.179	1,826	\$213.87	\$72,600	LEGENDS CONDOS
70-16-06-141-025	4728 MACATAWA LEGENDS BLVD	05/01/24	\$459,000	WD	03-ARM'S LENGTH	\$459,000	\$217,900	47.47	\$435,866	\$74,836	\$384,164	\$332,747	1.155	1,606	\$239.21	\$72,600	LEGENDS CONDOS
70-16-06-141-033	4699 MACATAWA LEGENDS	02/05/25	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$225,600	47.49	\$451,152	\$74,899	\$400,101	\$346,777	1.154	1,596	\$250.69	\$72,600	LEGENDS CONDOS
70-16-06-106-002	14181 PHOENIX	06/11/24	\$507,915	WD	03-ARM'S LENGTH	\$507,915	\$242,100	47.67	\$484,274	\$77,527	\$430,388	\$374,882	1.148	1,351	\$318.57	\$72,600	LEGENDS CONDOS
70-16-06-156-007	4436 SUNNYCREST	01/10/24	\$457,500	WD	03-ARM'S LENGTH	\$457,500	\$219,700	48.02	\$439,301	\$93,654	\$363,846	\$318,569	1.142	1,364	\$266.75	\$88,100	LEGENDS CONDOS
70-16-06-326-005	14146 GEORGIAN BAY	04/10/24	\$471,600	WD	03-ARM'S LENGTH	\$471,600	\$226,800	48.09	\$453,577	\$76,900	\$394,700	\$347,168	1.137	1,350	\$292.37	\$72,600	LEGENDS CONDOS
70-16-06-106-009	4782 CONDOR	11/26/24	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$212,800	48.92	\$425,655	\$75,006	\$359,994	\$323,179	1.114	1,096	\$328.46	\$72,600	LEGENDS CONDOS
70-16-06-141-014	4686 MACATAWA LEGENDS	09/03/24	\$438,652	WD	03-ARM'S LENGTH	\$438,652	\$214,900	48.99	\$429,767	\$75,312	\$363,340	\$326,687	1.112	1,602	\$226.80	\$72,600	LEGENDS CONDOS
70-16-06-106-011	4790 CONDOR	01/30/25	\$453,500	PTA	03-ARM'S LENGTH	\$453,500	\$222,600	49.08	\$445,297	\$78,447	\$375,053	\$338,111	1.109	1,096	\$342.20	\$72,600	LEGENDS CONDOS
70-16-06-138-004	4661 MACATAWA LEGENDS	01/30/24	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$197,000	49.13	\$393,925	\$76,790	\$324,210	\$292,290	1.109	2,007	\$161.54	\$72,600	LEGENDS CONDOS
70-16-06-187-001	4574 GRAND POINT	04/28/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$227,300	49.41	\$454,678	\$98,643	\$361,357	\$328,143	1.101	1,324	\$272.93	\$88,100	LEGENDS CONDOS
70-16-06-141-027	4725 MACATAWA LEGENDS	06/12/24	\$460,442	WD	03-ARM'S LENGTH	\$460,442	\$230,100	49.97	\$460,189	\$75,126	\$385,316	\$354,897	1.086	1,596	\$241.43	\$72,600	LEGENDS CONDOS
70-16-06-156-008	4438 SUNNYCREST	06/28/23	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$228,300	50.18	\$456,525	\$92,864	\$362,136	\$335,171	1.080	1,364	\$265.50	\$88,100	LEGENDS CONDOS
70-16-06-141-029	4715 MACATAWA LEGENDS	11/21/23	\$447,023	WD	03-ARM'S LENGTH	\$447,023	\$224,400	50.20	\$448,732	\$74,721	\$372,302	\$344,711	1.080	1,596	\$233.27	\$72,600	LEGENDS CONDOS
70-16-06-106-010	4786 CONDOR	03/19/25	\$399,500	PTA	03-ARM'S LENGTH	\$399,500	\$201,500	50.44	\$403,019	\$53,226	\$346,274	\$322,390	1.074	1,096	\$315.94	\$50,820	LEGENDS CONDOS
70-16-06-141-017	4692 MACATAWA LEGENDS	06/12/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$216,400	50.92	\$432,747	\$74,860	\$350,140	\$329,850	1.062	1,596	\$219.39	\$72,600	LEGENDS CONDOS
70-16-06-141-028	4723 MACATAWA LEGENDS	06/14/24	\$488,068	WD	03-ARM'S LENGTH	\$488,068	\$248,900	51.00	\$497,727	\$75,126	\$412,942	\$389,494	1.060	2,004	\$206.06	\$72,600	LEGENDS CONDOS
70-16-06-187-004	4558 GRAND POINT	04/17/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$236,400	51.39	\$472,804	\$94,312	\$365,688	\$348,841	1.048	1,413	\$258.80	\$88,100	LEGENDS CONDOS
70-16-06-141-030	4713 MACATAWA LEGENDS	03/11/24	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$206,400	51.61	\$412,815	\$74,721	\$325,179	\$311,607	1.044	1,596	\$203.75	\$72,600	LEGENDS CONDOS
70-16-06-141-024	4720 MACATAWA LEGENDS BLVD	05/03/23	\$418,000	WD	03-ARM'S LENGTH	\$418,000	\$218,400	52.25	\$436,771	\$75,273	\$342,727	\$333,178	1.029	1,596	\$214.74	\$72,600	LEGENDS CONDOS
70-16-06-141-021	4710 MACATAWA LEGENDS BLVD	08/22/24	\$505,000	PTA	03-ARM'S LENGTH	\$505,000	\$265,100	52.50	\$530,222	\$74,884	\$430,116	\$419,666	1.025	2,063	\$208.49	\$72,600	LEGENDS CONDOS
70-16-06-141-026	4730 MACATAWA LEGENDS BLVD	09/01/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$224,700	52.87	\$449,476	\$74,884	\$350,116	\$345,246	1.014	1,606	\$218.00	\$72,600	LEGENDS CONDOS
70-16-06-141-009	4736 MACATAWA LEGENDS	03/07/24	\$427,500	WD	03-ARM'S LENGTH	\$427,500	\$227,000	53.10	\$454,004	\$74,688	\$352,812	\$349,600	1.009	1,596	\$221.06	\$72,600	LEGENDS CONDOS
70-16-06-141-019	4702 MACATAWA LEGENDS	11/20/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$214,400	53.60	\$428,878	\$75,245	\$324,755	\$325,929	0.996	1,596	\$203.48	\$72,600	LEGENDS CONDOS
70-16-06-141-032	4705 MACATAWA LEGENDS	07/14/23	\$397,500	WD	03-ARM'S LENGTH	\$397,500	\$217,500	54.72	\$435,067	\$75,212	\$322,288	\$331,664	0.972	1,596	\$201.93	\$72,600	LEGENDS CONDOS
Totals:			\$10,734,600			\$10,734,600	\$5,365,600		\$10,731,119		\$8,868,185	\$8,170,234			\$246.80		
							Sale. Ratio =>	49.98					E.C.F. =>	1.085			
							Std. Dev. =>	1.98					Ave. E.C.F. =>	1.086			COD: 3.95%

Legends Homes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value	Land Table			
70-16-06-108-011	14239 FLAGSTICK	01/23/25	\$718,738	PTA	03-ARM'S LENGTH	\$718,738	\$297,500	43.39	\$594,070	\$97,611	\$621,127	\$433,617	1.432	2,279	\$272.54	\$92,800	LEGEND HOMES			
70-16-06-108-010	14223 FLAGSTICK	01/27/25	\$648,875	PTA	03-ARM'S LENGTH	\$648,875	\$283,300	43.66	\$566,500	\$97,000	\$551,215	\$408,753	1.349	2,222	\$248.07	\$92,800	LEGEND HOMES			
70-16-06-108-002	14264 CLUBSIDE	02/21/25	\$662,086	PTA	03-ARM'S LENGTH	\$662,086	\$289,600	43.74	\$579,292	\$97,779	\$564,307	\$419,802	1.344	2,178	\$259.09	\$92,800	LEGEND HOMES			
70-16-06-201-003	4657 PERRY	06/20/23	\$596,957	WD	03-ARM'S LENGTH	\$596,957	\$272,100	45.58	\$544,239	\$98,031	\$498,126	\$388,324	1.283	2,232	\$223.17	\$92,800	LEGEND HOMES			
70-16-06-201-023	4654 PERRY	08/30/24	\$710,797	WD	03-ARM'S LENGTH	\$710,797	\$327,000	46.00	\$654,000	\$109,393	\$601,404	\$474,818	1.267	2,384	\$252.27	\$92,800	LEGEND HOMES			
70-16-06-108-004	14244 CLUBSIDE	01/10/25	\$647,860	PTA	03-ARM'S LENGTH	\$647,860	\$298,700	46.11	\$597,419	\$98,052	\$549,808	\$435,368	1.263	2,262	\$240.93	\$92,800	LEGEND HOMES			
70-16-06-137-001	14085 PHOENIX	07/02/24	\$524,000	WD	03-ARM'S LENGTH	\$524,000	\$243,700	46.51	\$487,409	\$96,683	\$427,317	\$340,650	1.254	1,392	\$306.98	\$92,800	LEGEND HOMES			
70-16-06-107-009	14215 CLUBSIDE	10/10/24	\$479,500	PTA	03-ARM'S LENGTH	\$479,500	\$223,700	46.65	\$447,494	\$94,805	\$384,695	\$307,488	1.251	1,584	\$242.86	\$92,800	LEGEND HOMES			
70-16-06-187-011	14066 COTTAGE GROVE	07/05/23	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$289,900	46.76	\$579,728	\$119,681	\$500,319	\$401,087	1.247	1,724	\$290.21	\$114,700	LEGEND HOMES			
70-16-06-108-012	14251 FLAGSTICK	12/30/24	\$664,894	PTA	03-ARM'S LENGTH	\$664,894	\$311,100	46.79	\$622,252	\$98,614	\$566,280	\$456,528	1.240	2,500	\$226.51	\$92,800	LEGEND HOMES			
70-16-06-257-012	4520 POINT SUPERIOR	09/28/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$305,100	46.94	\$610,124	\$99,384	\$550,616	\$445,283	1.237	1,557	\$353.64	\$92,800	LEGEND HOMES			
70-16-06-137-019	14042 PHOENIX	06/20/24	\$564,900	WD	03-ARM'S LENGTH	\$564,900	\$268,600	47.55	\$537,150	\$99,224	\$465,676	\$381,801	1.220	1,955	\$238.20	\$92,800	LEGEND HOMES			
70-16-06-108-013	14267 FLAGSTICK	03/06/25	\$731,176	PTA	03-ARM'S LENGTH	\$731,176	\$346,800	47.43	\$693,551	\$97,611	\$633,565	\$519,564	1.219	2,930	\$216.23	\$92,800	LEGEND HOMES			
70-16-06-108-003	14252 CLUBSIDE	12/17/24	\$598,211	PTA	03-ARM'S LENGTH	\$598,211	\$286,400	47.88	\$572,702	\$95,740	\$478,241	\$415,834	1.208	2,292	\$219.23	\$92,800	LEGEND HOMES			
70-16-06-137-008	14021 PHOENIX	10/18/23	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$284,900	48.29	\$569,856	\$100,045	\$489,955	\$409,600	1.196	1,651	\$296.76	\$92,800	LEGEND HOMES			
70-16-06-286-005	13804 HARRINGTON	01/21/25	\$695,000	PTA	03-ARM'S LENGTH	\$695,000	\$336,500	48.42	\$673,065	\$119,722	\$573,278	\$482,426	1.192	1,552	\$370.67	\$114,700	LEGEND HOMES			
70-16-06-108-006	14210 CLUBSIDE	01/27/25	\$572,909	PTA	03-ARM'S LENGTH	\$572,909	\$277,500	48.44	\$555,026	\$98,481	\$474,428	\$398,034	1.192	2,090	\$227.00	\$92,800	LEGEND HOMES			
70-16-06-201-013	4735 PERRY	08/23/23	\$502,382	WD	03-ARM'S LENGTH	\$502,382	\$245,400	48.85	\$490,850	\$97,475	\$404,907	\$342,960	1.181	2,027	\$199.76	\$92,800	LEGEND HOMES			
70-16-06-107-007	14224 PHOENIX	09/05/24	\$444,195	WD	03-ARM'S LENGTH	\$444,195	\$217,200	48.90	\$434,358	\$98,012	\$346,183	\$293,240	1.181	1,631	\$212.25	\$92,800	LEGEND HOMES			
70-16-06-163-010	14195 GEORGIAN BAY	06/10/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$294,900	49.15	\$589,742	\$121,759	\$478,241	\$408,006	1.172	1,579	\$302.88	\$114,700	LEGEND HOMES			
70-16-06-163-005	14285 GEORGIAN BAY	05/11/23	\$756,000	WD	03-ARM'S LENGTH	\$756,000	\$372,100	49.22	\$744,283	\$131,070	\$624,930	\$534,623	1.169	2,100	\$297.59	\$114,700	LEGEND HOMES			
70-16-06-146-006	14020 BRADSHAW PARK	08/21/23	\$493,243	WD	03-ARM'S LENGTH	\$493,243	\$245,100	49.69	\$490,195	\$97,087	\$396,156	\$342,727	1.156	1,916	\$206.76	\$92,800	LEGEND HOMES			
70-16-06-201-005	4673 PERRY	07/27/23	\$511,071	WD	03-ARM'S LENGTH	\$511,071	\$254,200	49.74	\$508,438	\$97,524	\$413,571	\$358,251	1.154	1,968	\$210.14	\$92,800	LEGEND HOMES			
70-16-06-108-007	14202 CLUBSIDE	10/30/24	\$601,707	WD	03-ARM'S LENGTH	\$601,707	\$300,400	49.92	\$600,759	\$98,682	\$503,025	\$437,731	1.149	2,219	\$226.69	\$92,800	LEGEND HOMES			
70-16-06-201-021	4670 PERRY	10/31/23	\$581,546	WD	03-ARM'S LENGTH	\$581,546	\$290,700	49.99	\$581,379	\$99,415	\$482,131	\$420,195	1.147	2,334	\$206.57	\$92,800	LEGEND HOMES			
70-16-06-257-013	4534 POINT SUPERIOR	04/29/24	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$356,600	50.23	\$713,261	\$101,503	\$608,497	\$533,355	1.141	1,849	\$329.10	\$92,800	LEGEND HOMES			
70-16-06-286-013	13698 HARRINGTON	04/30/24	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$349,800	50.33	\$699,587	\$100,315	\$594,685	\$522,469	1.138	2,439	\$243.82	\$92,800	LEGEND HOMES			
70-16-06-201-022	4662 PERRY	11/22/24	\$575,097	PTA	03-ARM'S LENGTH	\$575,097	\$290,100	50.44	\$580,134	\$95,473	\$479,624	\$422,547	1.135	2,292	\$209.26	\$92,800	LEGEND HOMES			
70-16-06-139-004	14053 BELMONT	07/26/23	\$562,500	WD	03-ARM'S LENGTH	\$562,500	\$284,200	50.52	\$568,318	\$99,928	\$462,572	\$408,361	1.133	2,281	\$202.79	\$92,800	LEGEND HOMES			
70-16-06-132-006	4689 WEST PERRY	07/14/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$260,600	50.60	\$521,279	\$97,226	\$417,774	\$369,706	1.130	1,952	\$214.02	\$92,800	LEGEND HOMES			
70-16-06-248-005	13885 HARRINGTON	04/19/24	\$584,900	WD	03-ARM'S LENGTH	\$584,900	\$298,600	51.05	\$597,242	\$99,314	\$485,586	\$434,113	1.119	2,106	\$230.57	\$92,800	LEGEND HOMES			
70-16-06-164-007	14298 GEORGIAN BAY	06/30/23	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$310,100	51.26	\$620,250	\$100,430	\$504,570	\$453,200	1.113	2,424	\$208.16	\$92,800	LEGEND HOMES			
70-16-06-250-006	13615 HARRINGTON	03/26/24	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$256,600	51.42	\$513,272	\$99,616	\$399,384	\$360,642	1.107	1,972	\$202.53	\$92,800	LEGEND HOMES			
70-16-06-137-015	14008 PHOENIX	12/15/23	\$559,900	WD	03-ARM'S LENGTH	\$559,900	\$288,300	51.49	\$576,510	\$98,130	\$461,770	\$417,071	1.107	2,697	\$171.22	\$92,800	LEGEND HOMES			
70-16-06-187-005	4540 GRAND POINT	08/03/23	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$281,900	52.20	\$563,896	\$120,462	\$419,538	\$386,603	1.085	1,732	\$242.23	\$114,700	LEGEND HOMES			
70-16-06-198-012	4460 GRAND POINT	07/26/24	\$855,000	WD	03-ARM'S LENGTH	\$855,000	\$454,600	53.17	\$909,144	\$121,008	\$733,992	\$687,128	1.068	2,943	\$249.40	\$114,700	LEGEND HOMES			
70-16-06-139-013	13980 BELMONT	05/25/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$317,900	53.43	\$635,891	\$101,429	\$493,571	\$465,965	1.059	2,535	\$194.70	\$92,800	LEGEND HOMES			
70-16-06-163-003	14323 GEORGIAN BAY	06/03/24	\$667,120	WD	03-ARM'S LENGTH	\$667,120	\$357,700	53.62	\$715,302	\$123,016	\$544,104	\$516,378	1.054	2,322	\$234.33	\$114,700	LEGEND HOMES			
70-16-06-137-019	14042 PHOENIX	05/30/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$268,600	53.72	\$537,150	\$99,224	\$400,776	\$381,801	1.050	1,955	\$205.00	\$92,800	LEGEND HOMES			
70-16-06-107-010	14223 CLUBSIDE	10/10/24	\$407,405	PTA	03-ARM'S LENGTH	\$407,405	\$219,400	53.85	\$438,889	\$94,805	\$312,600	\$299,986	1.042	1,508	\$207.29	\$92,800	LEGEND HOMES			
70-16-06-286-004	13818 HARRINGTON	05/01/24	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$346,700	54.17	\$693,494	\$120,410	\$519,590	\$499,637	1.040	2,210	\$235.11	\$114,700	LEGEND HOMES			
70-16-06-287-003	13650 HARRINGTON	09/26/23	\$566,424	WD	03-ARM'S LENGTH	\$566,424	\$311,800	55.05	\$623,531	\$99,767	\$466,657	\$456,638	1.022	2,434	\$191.72	\$92,800	LEGEND HOMES			
70-16-06-287-006	13614 HARRINGTON	04/18/24	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$275,600	55.13	\$551,109	\$99,149	\$400,751	\$394,037	1.017	1,663	\$240.98	\$92,800	LEGEND HOMES			
70-16-06-327-005	14112 GEORGIAN BAY	04/27/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$413,100	59.01	\$826,111	\$99,755	\$600,245	\$633,266	0.948	2,890	\$207.70	\$92,800	LEGEND HOMES			
70-16-06-250-004	13639 HARRINGTON	10/04/24	\$550,740	PTA	03-ARM'S LENGTH	\$550,740	\$323,200	59.68	\$646,450	\$96,141	\$454,549	\$479,781	0.948	2,692	\$168.87	\$92,800	LEGEND HOMES			
70-16-06-250-003	13651 HARRINGTON	09/09/23	\$421,859	WD	03-ARM'S LENGTH	\$421,859	\$254,000	60.21	\$508,038	\$97,880	\$323,979	\$357,592	0.906	1,568	\$204.02	\$92,800	LEGEND HOMES			
70-16-06-164-002	14368 GEORGIAN BAY	09/15/23	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$398,700	64.31	\$797,453	\$100,030	\$519,970	\$608,041	0.855	2,743	\$189.56	\$92,800	LEGEND HOMES			
Totals:			\$21,757,980			\$21,757,980	\$10,923,300		\$21,846,620		\$17,925,761	\$15,705,668			\$239.54					
							Sale. Ratio =>	50.20								E.C.F. =>	1.141			
							Std. Dev. =>	2.51								Ave. E.C.F. =>	1.144	COD: 4.86%		

Macatawa Shores Condos

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.	Land Value	
70-16-30-148-003	450 HOWARD	12/16/24	\$615,000	PTA	03-ARM'S LENGTH	\$615,000	\$269,300	43.79	\$538,528	\$215,500	\$399,500	\$215,352	1.855	1,599	\$249.84	\$195,500	
70-16-30-148-026	416 HOWARD	04/09/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$264,000	44.00	\$528,038	\$224,850	\$375,150	\$202,125	1.856	1,055	\$355.59	\$195,500	
Totals:			\$1,215,000			\$1,215,000	\$533,300		\$1,066,566		\$774,650	\$417,477			\$302.72		
								Sale. Ratio =>	43.89			E.C.F. =>	1.856				
								Std. Dev. =>	0.15			Ave. E.C.F. =>	1.856	COD:	0.02%		

Mason Lake, Sleepy Hollow, Summerlin South, Savannah Lakes Non-Water

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.	Land Value		
70-16-25-139-001	1504 SAVANNAH	03/07/25	\$749,000	PTA	03-ARM'S LENGTH	\$749,000	\$317,000	42.32	\$634,002	\$92,704	\$656,216	\$503,983	1.302	2,669	\$245.87	\$72,900		
70-16-35-331-002	10969 SUMMERLIN	07/31/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$142,700	43.91	\$205,367	\$02,000	\$242,200	\$100,610	1.204	1,627	\$148.86	\$72,900		
70-16-25-141-003	1578 SHENANDOAH	03/28/24	\$476,000	WD	03-ARM'S LENGTH	\$476,000	\$223,300	46.91	\$446,528	\$83,316	\$392,684	\$338,186	1.161	1,932	\$203.25	\$72,900		
70-16-35-306-011	11079 RYANS	11/14/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$202,800	47.16	\$405,620	\$93,997	\$336,003	\$290,152	1.158	1,524	\$220.47	\$72,900		
70-16-35-320-010	11004 RYANS	09/07/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$200,300	48.27	\$400,665	\$82,711	\$332,289	\$296,047	1.122	1,946	\$170.75	\$72,900		
70-16-25-139-009	10158 SWITCHGRASS	08/07/24	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$279,600	48.21	\$559,267	\$79,628	\$500,372	\$446,591	1.120	2,148	\$232.95	\$72,900		
70-16-25-143-005	10048 SWITCHGRASS	09/16/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$250,200	48.58	\$500,380	\$94,660	\$420,340	\$377,765	1.113	2,066	\$203.46	\$72,900		
70-16-25-182-008	9994 SERENGETI	06/28/24	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$304,900	49.58	\$609,756	\$83,522	\$531,478	\$489,976	1.085	2,062	\$257.75	\$72,900		
70-16-25-182-007	10000 SERENGETI	01/10/24	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$314,200	50.27	\$628,348	\$83,317	\$541,683	\$507,478	1.067	2,058	\$263.21	\$72,900		
70-16-35-123-018	610 SAND HOLLOW	08/31/23	\$352,700	WD	03-ARM'S LENGTH	\$352,700	\$178,400	50.58	\$356,821	\$81,562	\$271,138	\$256,293	1.058	1,504	\$180.28	\$72,900		
70-16-25-101-015	1362 SHENANDOAH	07/15/24	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$333,100	53.73	\$666,205	\$91,729	\$520,271	\$534,960	0.907	3,048	\$173.32	\$72,900		
70-16-25-188-064	10089 PRAIRIE GRASS	08/15/23	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$216,000	56.99	\$431,971	\$73,661	\$305,339	\$333,622	0.915	1,292	\$236.33	\$72,900		
70-16-25-188-037	10135 PRAIRIE GRASS	05/01/23	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$210,700	59.12	\$437,405	\$74,106	\$295,714	\$330,193	0.874	1,327	\$222.04	\$72,900		
Totals:			\$4,008,700			\$4,008,700	\$1,953,700		\$3,907,385		\$3,325,987	\$3,002,488			\$216.52			
								Sale. Ratio =>	48.74			E.C.F. =>	1.108					
								Std. Dev. =>	1.35								COD:	2.73%

Morning Dew Estates, Riley Ridge Subdivision

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.	Land Value
70-16-15-133-002	3174 RILEY RIDGE	10/10/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$131,500	43.83	\$262,983	\$79,100	\$220,900	\$145,018	1.523	919	\$240.37	\$75,400
70-16-15-204-010	2928 RILEY RIDGE	12/04/23	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$154,800	45.80	\$309,614	\$78,791	\$259,209	\$182,037	1.424	1,050	\$246.87	\$75,400
70-16-15-199-005	2840 RILEY RIDGE	03/28/25	\$336,500	PTA	03-ARM'S LENGTH	\$336,500	\$154,700	45.97	\$309,458	\$80,007	\$256,493	\$180,955	1.417	1,154	\$222.26	\$75,400
70-16-15-202-011	3072 ROBERTS	09/27/24	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$157,000	46.18	\$313,933	\$83,138	\$256,862	\$182,015	1.411	919	\$279.50	\$75,400
70-16-15-134-007	3090 RILEY RIDGE	07/21/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$135,200	46.62	\$270,355	\$78,716	\$211,284	\$151,135	1.398	1,014	\$208.37	\$75,400
70-16-15-128-004	3148 SUNRISE	12/23/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$146,400	47.23	\$292,787	\$80,321	\$229,679	\$167,560	1.371	1,152	\$199.37	\$75,400
70-16-15-202-011	3072 ROBERTS	03/05/24	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$157,000	47.29	\$313,933	\$83,138	\$248,862	\$182,015	1.367	919	\$270.80	\$75,400
70-16-15-202-004	3136 ROBERTS	10/13/23	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$153,600	48.15	\$307,207	\$79,288	\$239,712	\$179,747	1.334	1,413	\$169.65	\$75,400
70-16-15-179-010	2891 SUNRISE	04/23/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$185,800	48.26	\$371,530	\$90,503	\$294,497	\$221,630	1.329	1,271	\$231.70	\$86,300
70-16-15-198-003	2859 RILEY RIDGE	02/20/24	\$354,900	WD	03-ARM'S LENGTH	\$354,900	\$174,100	49.06	\$348,218	\$94,476	\$260,424	\$200,112	1.301	1,276	\$204.09	\$86,300
70-16-15-133-006	11642 KERKWIN	11/27/24	\$362,900	PTA	03-ARM'S LENGTH	\$362,900	\$180,100	49.63	\$360,279	\$78,869	\$284,031	\$221,932	1.280	1,286	\$220.86	\$75,400
70-16-15-127-026	3048 DAYBREAK	05/28/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$163,000	50.15	\$325,979	\$80,839	\$244,161	\$193,328	1.263	1,076	\$226.92	\$75,400
70-16-15-136-020	2925 RILEY RIDGE	07/26/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$179,900	50.68	\$359,755	\$90,661	\$264,339	\$212,219	1.246	1,299	\$203.49	\$86,300
70-16-15-198-001	2873 RILEY RIDGE	12/18/24	\$344,900	PTA	03-ARM'S LENGTH	\$344,900	\$174,800	50.68	\$349,528	\$96,284	\$248,616	\$199,719	1.245	2,112	\$117.72	\$86,300
70-16-15-195-003	2779 RILEY RIDGE	01/31/24	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$201,100	51.58	\$402,146	\$90,382	\$299,518	\$245,871	1.218	1,276	\$234.73	\$86,300
70-16-15-165-046	11843 JONKER	07/07/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$202,600	51.95	\$405,106	\$81,459	\$308,541	\$255,242	1.209	2,131	\$144.79	\$75,400
70-16-15-195-001	2763 RILEY RIDGE	12/11/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$220,900	54.54	\$441,887	\$101,653	\$303,347	\$268,323	1.131	1,486	\$204.14	\$86,300
70-16-15-165-034	11772 JONKER	04/07/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$222,000	56.92	\$444,048	\$81,491	\$308,509	\$285,928	1.079	1,507	\$204.72	\$75,400
70-16-15-165-003	11964 JONKER	12/21/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$164,100	57.58	\$328,188	\$80,829	\$204,171	\$195,078	1.047	1,728	\$118.15	\$75,400
70-16-15-165-016	11863 JONKER	07/11/24	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$201,200	60.60	\$402,330	\$81,156	\$250,844	\$253,292	0.990	2,246	\$111.68	\$75,400
70-16-15-165-025	11826 JONKER	09/30/24	\$406,000	WD	03-ARM'S LENGTH	\$406,000	\$253,000	62.32	\$505,971	\$80,203	\$325,797	\$335,779	0.970	2,383	\$136.72	\$75,400
70-16-15-195-006	2803 RILEY RIDGE	05/12/23	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$214,700	61.36	\$429,351	\$91,248	\$258,652	\$266,643	0.970	1,808	\$143.06	\$86,300
70-16-15-127-029	11759 DEWY	08/18/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$136,300	63.40	\$272,532	\$80,098	\$134,902	\$151,762	0.889	1,109	\$121.64	\$75,400
Totals:			\$7,341,000			\$7,341,000	\$3,796,000		\$7,591,603		\$5,557,548	\$4,580,561			\$195.22	
								Sale. Ratio =>	51.71			E.C.F. =>	1.213			
								Std. Dev. =>	5.28			Ave. E.C.F. =>	1.238	COD:	9.73%	

Non Water Sec 30

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.	Land Value	
70-16-30-126-029	537 PINECREST	06/02/23	\$284,900	WD	03-ARM'S LENGTH	\$284,900	\$121,000	42.47	\$241,909	\$76,812	\$208,088	\$121,484	1.713	1,153	\$180.48	\$74,900	
70-16-30-151-011	86 OAK VALLEY	10/02/23	\$343,576	WD	03-ARM'S LENGTH	\$343,576	\$146,100	42.52	\$292,118	\$76,984	\$266,592	\$158,303	1.684	1,259	\$211.75	\$74,900	
70-16-30-151-011	86 OAK VALLEY	11/01/23	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$146,100	43.35	\$292,118	\$76,984	\$260,016	\$158,303	1.643	1,259	\$206.53	\$74,900	
70-16-30-123-031	629 PINEVIEW	08/19/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$180,500	43.49	\$360,962	\$81,069	\$333,931	\$205,955	1.621	1,475	\$226.39	\$74,900	
70-16-30-126-025	565 PINECREST	03/25/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$153,800	45.24	\$307,663	\$84,700	\$255,300	\$164,064	1.556	1,476	\$172.97	\$74,900	
Totals:			\$1,720,476			\$1,720,476	\$747,500		\$1,494,770		\$1,323,927	\$808,110			\$199.62		
								Sale. Ratio =>	43.45			E.C.F. =>	1.638				
								Std. Dev. =>	1.12			Ave. E.C.F. =>	1.643	COD:	2.68%		

Oak Park, Oak Valley

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.	Land Value	
70-16-20-250-021	226 BETH	10/01/23	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$101,200	40.27	\$362,421	\$141,053	\$308,147	\$194,076	1.503	1,458	\$211.35	\$74,900	
70-16-20-277-003	136 ANN	10/10/23	\$336,500	WD	03-ARM'S LENGTH	\$336,500	\$134,100	39.85	\$268,155	\$84,675	\$251,825	\$161,942	1.555	1,196	\$210.56	\$74,900	
70-16-20-278-001	355 HILLVIEW	07/31/24	\$362,500	WD	03-ARM'S LENGTH	\$362,500	\$170,500	47.03	\$340,939	\$94,379	\$268,121	\$217,617	1.232	2,056	\$130.41	\$82,390	
70-16-20-279-001	112 SURRY OAK	11/13/23	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$132,800	47.45	\$265,564	\$95,206	\$184,694	\$150,360	1.228	1,140	\$162.01	\$74,900	
70-16-20-249-008	406 DONANN	06/25/24	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$139,000	47.60	\$277,951	\$83,017	\$208,983	\$172,051	1.215	1,372	\$152.32	\$74,900	
70-16-20-250-020	375 DONANN	07/21/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$202,100	58.58	\$404,171	\$103,832	\$241,168	\$265,083	0.910	3,947	\$61.10	\$74,900	
70-16-20-277-003	136 ANN	07/13/23	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$134,100	57.80	\$268,155	\$84,675	\$147,325	\$161,942	0.910	1,196	\$123.18	\$74,900	
Totals:			\$1,847,900			\$1,847,900	\$912,600		\$1,824,935		\$1,302,116	\$1,128,995			\$139.93		
								Sale. Ratio =>	49.39			E.C.F. =>	1.153				
								Std. Dev. =>	7.18			Ave. E.C.F. =>	1.175	COD:	14.47%		

Oakfield-Sawgrass

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.	Land Value
70-16-18-368-034	2552 NUTTALL	12/11/24	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$192,300	45.25	\$384,675	\$74,820	\$350,180	\$222,118	1.577	1,224	\$286.09	\$72,500
70-16-18-368-030	2522 NUTTALL	07/08/24	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$207,700	47.22	\$415,378	\$80,553	\$359,347	\$240,018	1.497	1,232	\$291.68	\$72,500
70-16-18-368-034	2552 NUTTALL	07/13/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$192,300	48.68	\$384,675	\$74,820	\$320,180	\$222,118	1.441	1,224	\$261.58	\$72,500
70-16-18-368-084	2478 SAWTOOTH	06/12/24	\$427,500	WD	03-ARM'S LENGTH	\$427,500	\$210,700	49.29	\$421,303	\$81,195	\$346,305	\$243,805	1.420	1,250	\$277.04	\$72,500
70-16-18-368-078	2428 SAWTOOTH	08/23/24	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$216,000	49.66	\$431,934	\$80,659	\$354,341	\$251,810	1.407	1,249	\$283.70	\$72,500
70-16-18-368-072	2437 SAWTOOTH	11/20/24	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$225,800	51.91	\$451,688	\$80,661	\$354,339	\$265,969	1.332	1,204	\$294.30	\$72,500
70-16-18-368-077	2424 SAWTOOTH	06/19/24	\$410,500	WD	03-ARM'S LENGTH	\$410,500	\$214,700	52.30	\$429,311	\$80,659	\$329,841	\$249,930	1.320	1,204	\$273.95	\$72,500
70-16-18-368-058	2541 SAWTOOTH	10/26/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$205,700	52.74	\$411,384	\$75,736	\$314,264	\$240,608	1.306	1,204	\$261.02	\$72,500
70-16-18-368-021	2463 NUTTALL	06/27/23	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$207,800	59.39	\$415,621	\$73,602	\$276,298	\$245,175	1.127	1,275	\$216.70	\$72,500
Totals:			\$2,932,900			\$2,932,900	\$1,472,900		\$2,945,673		\$2,378,617	\$1,714,258			\$277.61	
								Sale. Ratio =>	50.22				E.C.F. =>	1.388		
								Std. Dev. =>	2.09				Ave. E.C.F. =>	1.389	COD:	4.25%

Patriot Farms, Country Corners

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.	Land Value	
70-16-10-497-004	11299 RURALVIEW	07/22/24	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$156,400	43.44	\$312,847	\$81,961	\$278,039	\$171,535	1.621	1,649	\$168.61	\$77,000	
70-16-10-310-020	11870 BARKTON	12/02/24	\$378,000	PTA	03-ARM'S LENGTH	\$378,000	\$170,900	45.21	\$341,861	\$85,464	\$292,536	\$190,488	1.536	1,358	\$215.42	\$77,000	
70-16-10-418-011	11465 BARKTON	01/17/24	\$450,000	LC	03-ARM'S LENGTH	\$450,000	\$214,300	47.62	\$428,577	\$82,518	\$367,482	\$257,102	1.429	1,529	\$240.34	\$77,000	
70-16-10-494-010	11361 STONEHEDGE	06/26/24	\$367,900	WD	03-ARM'S LENGTH	\$367,900	\$177,400	48.22	\$354,883	\$81,657	\$286,243	\$202,991	1.410	1,910	\$149.87	\$77,000	
70-16-10-494-020	11323 STONEHEDGE	08/15/24	\$348,000	WD	03-ARM'S LENGTH	\$348,000	\$170,600	49.02	\$341,160	\$88,314	\$259,686	\$187,850	1.382	1,900	\$136.68	\$77,000	
70-16-10-494-009	11365 STONEHEDGE	03/29/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$167,000	49.12	\$333,952	\$81,961	\$258,039	\$187,215	1.378	1,395	\$184.97	\$77,000	
70-16-10-499-033	3332 CORNERSTONE	11/18/24	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$158,500	49.53	\$317,027	\$85,302	\$234,698	\$172,158	1.363	960	\$244.48	\$77,000	
70-16-10-447-001	11361 STARFLOWER	06/16/23	\$335,900	WD	03-ARM'S LENGTH	\$335,900	\$166,900	49.69	\$333,872	\$82,721	\$253,179	\$186,591	1.357	1,238	\$204.51	\$77,000	
70-16-10-326-001	11802 GREENLY	05/28/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$151,900	49.80	\$303,849	\$83,863	\$221,137	\$163,437	1.353	1,440	\$153.57	\$77,000	
70-16-10-311-004	3538 SNIP	01/06/25	\$337,500	PTA	03-ARM'S LENGTH	\$337,500	\$168,900	50.04	\$337,795	\$85,832	\$251,668	\$187,194	1.344	1,553	\$162.05	\$77,000	
70-16-10-494-006	11383 STONEHEDGE	05/01/24	\$351,500	WD	03-ARM'S LENGTH	\$351,500	\$180,900	51.47	\$361,783	\$84,087	\$267,413	\$206,312	1.296	1,290	\$207.30	\$77,000	
70-16-10-437-008	11265 BARKTON	04/12/24	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$192,500	52.45	\$385,065	\$85,860	\$281,140	\$222,292	1.265	1,700	\$165.38	\$77,000	
70-16-11-355-002	3389 LINDSEY	10/05/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$178,700	52.56	\$357,396	\$82,939	\$257,061	\$203,906	1.261	1,786	\$143.93	\$77,000	
70-16-10-410-012	11455 CRESTRIDGE	03/14/25	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$217,400	53.02	\$434,772	\$86,818	\$323,182	\$258,510	1.250	1,417	\$228.07	\$77,000	
70-16-10-497-023	11294 STONEHEDGE	10/10/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$176,000	53.33	\$352,073	\$81,725	\$248,275	\$200,853	1.236	1,280	\$193.96	\$77,000	
70-16-10-495-007	3393 CORNERSTONE	01/31/25	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$160,000	55.17	\$320,020	\$85,455	\$204,545	\$174,268	1.174	1,248	\$163.90	\$77,000	
70-16-10-326-009	11700 GREENLY	11/01/24	\$397,500	PTA	03-ARM'S LENGTH	\$397,500	\$224,200	56.40	\$448,498	\$83,885	\$313,615	\$270,886	1.158	2,000	\$156.81	\$77,000	
70-16-10-326-010	11686 GREENLY	04/25/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$217,100	58.68	\$434,156	\$84,776	\$285,224	\$259,569	1.099	2,040	\$139.82	\$77,000	
70-16-10-326-022	11731 BARKTON	09/09/24	\$272,000	PTA	03-ARM'S LENGTH	\$272,000	\$173,300	63.71	\$346,694	\$84,551	\$187,449	\$194,757	0.962	1,714	\$109.36	\$77,000	
70-16-10-418-012	11453 BARKTON	06/02/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$200,000	66.67	\$399,901	\$81,514	\$218,486	\$236,543	0.924	1,712	\$127.62	\$77,000	
Totals:			\$5,290,300			\$5,290,300	\$2,705,200		\$5,410,722		\$4,027,363	\$3,081,564			\$182.39		
								Sale. Ratio =>	51.14			E.C.F. =>	1.307				
								Std. Dev. =>	2.58			Ave. E.C.F. =>	1.310	COD:	5.30%		

Perry Ridge Estates & Smidderks, Southland

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.	Land Value	
70-16-25-248-013	1352 WIERSMA	02/20/25	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$163,600	44.22	\$327,113	\$74,866	\$295,134	\$201,475	1.465	1,632	\$180.84	\$69,500	
70-16-25-248-005	1452 WIERSMA	05/21/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$182,200	48.59	\$364,381	\$74,866	\$300,134	\$231,242	1.298	1,898	\$158.13	\$69,500	
70-16-25-224-001	1413 TIMBERVIEW	01/03/24	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$306,600	50.68	\$613,299	\$113,210	\$491,790	\$399,432	1.231	2,141	\$229.70	\$69,500	
70-16-25-227-016	1369 WIERSMA	07/24/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$145,700	53.96	\$291,355	\$74,208	\$195,792	\$173,440	1.129	1,732	\$113.04	\$69,500	
70-16-25-224-002	1397 TIMBERVIEW	08/30/23	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$342,800	55.29	\$685,656	\$134,537	\$485,463	\$440,191	1.103	2,542	\$190.98	\$69,500	
Totals:			\$1,870,000			\$1,870,000	\$977,300		\$1,954,691		\$1,473,179	\$1,244,305			\$172.96		
								Sale. Ratio =>	52.26			E.C.F. =>	1.184				
								Std. Dev. =>	3.06			Ave. E.C.F. =>	1.190	COD:	6.30%		

Quincy Meadows

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value	
70-16-10-101-033	3951 QUINCY MEADOWS	08/23/24	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$158,000	48.32	\$316,056	\$54,349	\$272,651	\$242,321	1.125	1,733	\$157.33	\$50,200	
70-16-10-101-001	11881 QUINCY MEADOWS	11/22/24	\$324,000	PTA	03-ARM'S LENGTH	\$324,000	\$158,800	49.01	\$317,525	\$53,694	\$270,306	\$244,288	1.107	1,931	\$139.98	\$50,200	
70-16-10-101-013	11971 QUINCY MEADOWS	03/21/24	\$314,900	WD	03-ARM'S LENGTH	\$314,900	\$156,000	49.54	\$312,048	\$53,512	\$261,388	\$239,385	1.092	1,728	\$151.27	\$50,200	
70-16-10-101-015	11983 QUINCY MEADOWS	07/12/23	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$158,900	51.76	\$317,833	\$53,426	\$253,574	\$244,821	1.036	1,784	\$142.14	\$50,200	
70-16-10-101-014	11973 QUINCY MEADOWS	10/05/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$165,300	53.32	\$330,615	\$53,512	\$256,488	\$256,577	1.000	1,784	\$143.77	\$50,200	
Totals:			\$1,255,900			\$1,255,900	\$639,000		\$1,278,021		\$1,041,756	\$985,071			\$144.29		
								Sale. Ratio =>	50.88			E.C.F. =>	1.058				
								Std. Dev. =>	2.00			Ave. E.C.F. =>	1.058	COD:		3.83%	

Regency Condos, Ashtyn Woods, Woodbridge

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.	Land Value	
70-16-14-205-001	10657 W STOCKBRIDGE	08/30/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$138,200	44.58	\$276,351	\$52,237	\$257,763	\$107,374	1.540	1,048	\$245.96	\$50,700	
70-16-14-205-029	3089 REGENCY	06/07/24	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$142,500	48.80	\$284,910	\$52,638	\$239,362	\$173,467	1.380	1,048	\$228.40	\$50,700	
70-16-14-205-012	10656 W STOCKBRIDGE	05/01/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$131,800	49.74	\$263,544	\$52,281	\$212,719	\$157,777	1.348	1,048	\$202.98	\$50,700	
70-16-25-211-024	1482 COPPICE	06/23/23	\$372,000	WD	03-ARM'S LENGTH	\$372,000	\$190,900	51.32	\$381,726	\$58,530	\$313,470	\$241,371	1.299	1,340	\$233.93	\$50,700	
70-16-24-112-005	2352 BRICKYARD	07/25/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$147,400	60.16	\$294,821	\$52,612	\$192,388	\$180,888	1.064	912	\$210.95	\$50,700	
70-16-14-205-032	3101 REGENCY	12/22/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$162,400	62.46	\$324,841	\$52,326	\$207,674	\$203,521	1.020	1,188	\$174.81	\$50,700	
Totals:			\$1,434,000			\$1,434,000	\$775,000		\$1,549,842		\$1,165,613	\$957,024			\$210.21		
								Sale. Ratio =>	54.04			E.C.F. =>	1.218				
								Std. Dev. =>	6.34			Ave. E.C.F. =>	1.222	COD:	11.10%		

Riemersma, Gronigen

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.	Land Value	
70-16-25-139-001	1504 SAVANNAH	03/07/25	\$749,000	PTA	03-ARM'S LENGTH	\$749,000	\$317,000	42.32	\$634,062	\$92,784	\$656,216	\$503,983	1.302	2,669	\$245.87	\$82,600	
70-16-25-141-003	1578 SHENANDOAH	03/28/24	\$476,000	WD	03-ARM'S LENGTH	\$476,000	\$222,600	46.76	\$445,228	\$82,016	\$393,984	\$338,186	1.165	1,932	\$203.93	\$71,600	
70-16-25-139-009	10158 SWITCHGRASS	08/07/24	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$279,000	48.10	\$557,967	\$78,328	\$501,672	\$446,591	1.123	2,148	\$233.55	\$71,600	
70-16-25-143-005	10048 SWITCHGRASS	09/16/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$250,200	48.58	\$500,380	\$94,660	\$420,340	\$377,765	1.113	2,066	\$203.46	\$82,600	
70-16-25-182-008	9994 SERENGETI	06/28/24	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$304,200	49.46	\$608,456	\$82,222	\$532,778	\$489,976	1.087	2,062	\$258.38	\$71,600	
70-16-25-182-007	10000 SERENGETI	01/10/24	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$313,500	50.16	\$627,048	\$82,017	\$542,983	\$507,478	1.070	2,058	\$263.84	\$71,600	
70-16-25-181-015	1362 SHENANDOAH	07/15/24	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$333,100	53.73	\$666,285	\$91,729	\$528,271	\$534,968	0.987	3,048	\$173.32	\$82,600	
70-16-25-188-064	10080 PRAIRIE GRASS	08/15/23	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$216,000	56.99	\$431,971	\$73,661	\$305,339	\$333,622	0.915	1,292	\$236.33	\$65,400	
70-16-25-188-037	10135 PRAIRIE GRASS	05/01/23	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$218,700	59.12	\$437,405	\$74,186	\$295,714	\$338,193	0.874	1,327	\$222.64	\$65,400	
Totals:			\$3,431,000			\$3,431,000	\$1,702,600		\$3,405,364		\$2,920,028	\$2,694,965			\$222.75		
								Sale. Ratio =>	49.62								
								Std. Dev. =>	2.39								
										E.C.F. =>		1.084					
										Ave. E.C.F. =>		1.091	COD:		3.88%		

Riley Pointe Condos

Valuation Based on no change from 2025. No sales in 2-year sales study. Studying sales since 2020, sales would indicate due to the older age and smaller size that market value is relatively flat from year to year. Sales ranged from \$90,000 to \$120,000.

2026 ECF: 1.230

2026 Land Value: \$30,000

Riley Woods, Brookview, Brookview-Foxwood

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.	Land Value	
70-16-13-146-003	10148 HOLIDAY	12/04/24	\$395,500	PTA	03-ARM'S LENGTH	\$395,500	\$173,800	43.94	\$347,633	\$63,869	\$311,631	\$206,550	1.509	1,278	\$243.84	\$78,300	
70-16-11-475-001	3238 107TH	03/27/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$176,500	44.13	\$353,043	\$86,441	\$313,559	\$208,772	1.502	1,210	\$259.14	\$78,300	
70-16-13-105-010	10240 HOLIDAY	12/30/24	\$359,000	PTA	03-ARM'S LENGTH	\$359,000	\$164,400	45.79	\$328,793	\$85,599	\$273,401	\$190,442	1.436	1,056	\$258.90	\$78,300	
70-16-11-474-003	10731 BROOKVIEW	08/15/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$196,200	48.44	\$392,355	\$80,065	\$324,935	\$244,550	1.329	1,739	\$186.85	\$78,300	
70-16-13-130-002	10110 RILEY	06/28/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$184,200	49.12	\$368,420	\$87,529	\$287,471	\$219,962	1.307	1,244	\$231.09	\$78,300	
70-16-11-475-002	10686 BROOKVIEW	08/22/24	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$157,900	49.19	\$315,722	\$85,070	\$235,930	\$180,620	1.306	1,239	\$190.42	\$78,300	
70-16-12-365-027	10234 CRABAPPLE	05/24/24	\$516,000	WD	03-ARM'S LENGTH	\$516,000	\$263,000	50.97	\$526,075	\$84,841	\$431,159	\$345,524	1.248	1,916	\$225.03	\$78,300	
70-16-11-474-008	10641 BROOKVIEW	04/19/23	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$190,900	51.61	\$381,833	\$89,437	\$280,463	\$228,971	1.225	1,648	\$170.18	\$78,300	
70-16-13-105-010	10240 HOLIDAY	05/05/23	\$316,500	WD	03-ARM'S LENGTH	\$316,500	\$164,400	51.94	\$328,793	\$85,599	\$230,901	\$190,442	1.212	1,056	\$218.66	\$78,300	
70-16-13-104-001	10366 SPRINGWOOD	04/15/24	\$397,500	WD	03-ARM'S LENGTH	\$397,500	\$209,000	52.58	\$417,936	\$85,649	\$311,851	\$260,209	1.198	1,920	\$162.42	\$78,300	
70-16-11-400-041	10498 BROOKVIEW	02/05/24	\$300,000	LC	03-ARM'S LENGTH	\$300,000	\$157,900	52.63	\$315,761	\$80,650	\$219,350	\$184,112	1.191	2,276	\$96.38	\$78,300	
70-16-13-103-003	3100 104TH	05/08/23	\$310,500	WD	03-ARM'S LENGTH	\$310,500	\$167,100	53.82	\$334,257	\$83,261	\$227,239	\$196,551	1.156	1,504	\$151.09	\$78,300	
70-16-13-100-026	10388 RILEY	04/16/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$182,500	54.48	\$364,982	\$81,337	\$253,663	\$222,118	1.142	1,563	\$162.29	\$78,300	
70-16-13-102-022	10211 HOLIDAY	07/12/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$162,200	73.73	\$324,308	\$83,110	\$136,890	\$108,079	0.725	1,248	\$109.69	\$78,300	
Totals:			\$3,646,400			\$3,646,400	\$1,873,100		\$3,746,134		\$2,802,962	\$2,273,059			\$179.44		
								Sale. Ratio =>	51.37				E.C.F. =>	1.233			
								Std. Dev. =>	2.04				Ave. E.C.F. =>	1.232	COD:	4.33%	

Riley, Felch, 100, 104th

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.	Land Value	
70-16-13-300-048	2736 104TH	06/26/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$1,500	0.52	\$222,972	\$9,567	\$280,433	\$146,670	1.912	1,424	\$196.93	\$2,935	
70-16-13-200-053	2885 96TH	12/29/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$93,500	42.50	\$186,967	\$80,657	\$139,343	\$73,065	1.907	616	\$226.21	\$77,400	
70-16-13-100-014	10291 FELCH	06/12/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$143,900	41.71	\$287,822	\$85,894	\$259,106	\$138,782	1.867	1,008	\$257.05	\$77,400	
70-16-14-400-007	2749 104TH	02/27/25	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$140,100	48.31	\$280,151	\$83,905	\$206,095	\$134,877	1.528	1,176	\$175.25	\$77,400	
70-16-13-300-008	10094 FELCH	01/17/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$153,800	50.43	\$307,510	\$82,513	\$222,487	\$154,637	1.439	1,244	\$178.85	\$77,400	
70-16-13-100-063	2860 104TH	05/05/23	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$170,700	51.11	\$341,341	\$83,323	\$250,677	\$177,332	1.414	1,808	\$138.65	\$77,400	
70-16-13-351-002	2580 104TH	07/16/24	\$547,300	WD	03-ARM'S LENGTH	\$547,300	\$283,500	51.80	\$567,027	\$118,727	\$428,573	\$308,110	1.391	1,834	\$233.68	\$104,867	
70-16-13-300-006	10132 FELCH	12/18/24	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$113,000	52.56	\$225,993	\$86,060	\$128,940	\$96,174	1.341	915	\$140.92	\$77,400	
70-16-12-300-044	3229 104TH	06/07/23	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$145,200	55.21	\$290,323	\$86,787	\$176,213	\$139,887	1.260	1,103	\$159.76	\$77,400	
Totals:			\$2,809,300			\$2,809,300	\$1,245,200		\$2,710,106		\$2,091,867	\$1,369,535			\$189.70		
								Sale. Ratio =>	44.32			E.C.F. =>	1.527				
								Std. Dev. =>	16.84			Ave. E.C.F. =>	1.562	COD:	15.45%		

River Hills E to US 31

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.	Land Value	
70-16-20-452-004	54 SCOTTS	11/17/23	\$241,900	WD	03-ARM'S LENGTH	\$241,900	\$105,400	43.57	\$210,762	\$82,389	\$159,511	\$95,232	1.675	1,050	\$151.92	\$68,500	
70-16-20-452-015	138 SCOTTS	01/21/25	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$192,600	50.03	\$385,125	\$74,980	\$310,020	\$230,078	1.347	1,078	\$287.59	\$68,500	
70-16-20-401-032	83 SCOTTS	07/24/24	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$139,300	52.97	\$278,551	\$74,146	\$188,854	\$151,636	1.245	864	\$218.58	\$68,500	
Totals:			\$889,900			\$889,900	\$437,300		\$874,438		\$658,385	\$476,946			\$219.36		
								Sale. Ratio =>	49.14			E.C.F. =>	1.380				
								Std. Dev. =>	4.81			Ave. E.C.F. =>	1.423	COD:	12.49%		

Riverwatch Condos

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.	Land Value	
70-16-20-335-006	26 W SCOTTS	07/19/24	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$137,200	50.83	\$274,351	\$56,601	\$213,299	\$186,111	1.146	1,012	\$210.77	\$51,300	
70-16-20-335-010	16 W SCOTTS	04/03/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$136,100	54.01	\$272,196	\$51,958	\$200,042	\$188,238	1.063	1,012	\$197.67	\$51,300	
70-16-20-335-002	36 W SCOTTS	06/06/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$138,900	55.56	\$277,707	\$51,854	\$198,146	\$193,037	1.026	1,012	\$195.80	\$51,300	
Totals:			\$771,900			\$771,900	\$412,200		\$824,254		\$611,487	\$567,385			\$201.41		
								Sale. Ratio =>	53.40			E.C.F. =>	1.078				
								Std. Dev. =>	2.41			Ave. E.C.F. =>	1.078	COD:	4.24%		

Rose Park, Butternut, James

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.	Land Value
70-16-18-178-020	776 BUTTERNUT	01/29/25	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$83,600	36.35	\$167,148	\$75,606	\$154,394	\$74,003	2.086	819	\$188.52	\$72,300
70-16-18-376-011	2556 142ND	09/08/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$90,000	40.00	\$179,967	\$77,577	\$147,423	\$82,773	1.781	768	\$191.06	\$72,300
70-16-18-329-007	2654 142ND	10/21/24	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$136,800	42.09	\$273,560	\$77,957	\$247,043	\$158,127	1.562	1,050	\$235.28	\$72,300
70-16-18-125-042	828 BUTTERNUT	10/08/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$123,400	42.55	\$246,852	\$72,300	\$217,700	\$141,109	1.543	1,056	\$206.16	\$72,300
70-16-18-425-014	579 BUTTERNUT	01/17/25	\$258,000	PTA	03-ARM'S LENGTH	\$258,000	\$113,000	43.80	\$226,036	\$83,399	\$174,601	\$115,309	1.514	1,170	\$149.23	\$72,300
70-16-18-373-013	2545 142ND	12/04/23	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$141,600	44.11	\$283,270	\$80,800	\$240,200	\$163,678	1.468	1,304	\$184.20	\$72,300
70-16-18-325-015	2689 142ND	08/12/24	\$324,900	WD	03-ARM'S LENGTH	\$324,900	\$144,700	44.54	\$289,396	\$79,476	\$245,424	\$169,701	1.446	1,092	\$224.75	\$72,300
70-16-18-425-002	649 BUTTERNUT	02/02/24	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$128,200	45.95	\$256,402	\$89,699	\$189,301	\$134,764	1.405	1,320	\$143.41	\$72,300
70-16-18-375-017	2529 THOMAS	03/13/25	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$130,400	46.57	\$260,765	\$78,055	\$201,945	\$147,704	1.367	1,096	\$184.26	\$72,300
70-16-18-176-015	504 WOODLAND	01/23/24	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$122,900	47.64	\$245,755	\$74,323	\$183,677	\$138,587	1.325	1,132	\$162.26	\$72,300
70-16-18-325-023	2697 142ND	02/07/25	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$161,500	47.50	\$323,060	\$78,780	\$261,220	\$197,478	1.323	976	\$267.64	\$72,300
70-16-18-373-006	14244 CAROL	12/20/24	\$448,000	PTA	03-ARM'S LENGTH	\$448,000	\$216,900	48.42	\$433,802	\$85,046	\$362,954	\$281,937	1.287	2,520	\$144.03	\$72,300
70-16-18-326-012	517 ESSENBURG	09/06/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$140,800	50.29	\$281,649	\$76,118	\$203,882	\$166,153	1.227	1,144	\$178.22	\$72,300
70-16-18-327-018	487 ROSE PARK	10/10/23	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$115,700	50.52	\$231,467	\$79,894	\$149,106	\$122,533	1.217	960	\$155.32	\$72,300
70-16-18-373-004	14280 CAROL	11/14/23	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$141,200	50.88	\$282,453	\$77,566	\$199,934	\$165,632	1.207	1,416	\$141.20	\$72,300
70-16-18-195-002	735 BUTTERNUT	03/28/24	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$154,500	53.29	\$308,949	\$43,233	\$246,667	\$214,807	1.148	1,609	\$153.30	\$36,150
70-16-18-196-001	433 FELCH	09/27/24	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$156,400	53.38	\$312,872	\$38,155	\$254,845	\$222,083	1.148	1,654	\$154.08	\$36,150
70-16-18-196-002	431 FELCH	07/19/24	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$154,800	53.40	\$309,597	\$39,559	\$250,341	\$218,301	1.147	1,578	\$158.64	\$36,150
70-16-18-376-014	528 JACOB	07/31/23	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$141,300	52.92	\$282,550	\$77,479	\$189,521	\$165,781	1.143	1,488	\$127.37	\$72,300
70-16-18-194-002	747 BUTTERNUT	09/15/23	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$158,400	54.06	\$316,862	\$44,771	\$248,229	\$219,960	1.129	1,589	\$156.22	\$36,150
70-16-18-194-001	749 BUTTERNUT	08/30/23	\$289,900	LC	03-ARM'S LENGTH	\$289,900	\$158,800	54.78	\$317,554	\$44,771	\$245,129	\$220,520	1.112	1,589	\$154.27	\$36,150
70-16-18-195-001	737 BUTTERNUT	12/07/23	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$161,400	55.67	\$322,874	\$43,233	\$246,667	\$226,064	1.091	1,609	\$153.30	\$36,150
70-16-18-425-016	565 BUTTERNUT	06/06/24	\$417,500	WD	03-ARM'S LENGTH	\$417,500	\$210,000	50.30	\$420,074	\$89,412	\$328,088	\$330,332	0.993	3,074	\$106.73	\$72,300
70-16-18-374-005	14285 JAMES	04/24/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$89,400	71.52	\$178,790	\$82,817	\$42,183	\$77,585	0.544	768	\$54.93	\$72,300
Totals:			\$6,340,500			\$6,340,500	\$3,112,700		\$6,225,799		\$4,886,474	\$3,920,559			\$168.56	
								Sale. Ratio =>	49.09			E.C.F. =>	1.246			
								Std. Dev. =>	4.27			Ave. E.C.F. =>	1.276	COD:	11.47%	

Riley N&E of Greenly & Rural N&W of Riley-31

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.	Land Value	
70-16-07-100-005	14250 QUINCY	03/17/25	\$267,600	PTA	03-ARM'S LENGTH	\$267,600	\$104,400	39.01	\$208,770	\$84,458	\$183,142	\$103,249	1.774	1,020	\$179.55	\$76,900	
70-16-12-100-003	10214 QUINCY	12/18/23	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$104,200	38.61	\$208,402	\$76,900	\$193,000	\$109,221	1.767	988	\$195.34	\$76,900	
70-16-07-100-009	3979 142ND	08/28/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$130,200	41.33	\$260,464	\$83,793	\$231,207	\$146,737	1.576	1,344	\$172.03	\$76,900	
70-16-09-200-035	3811 BEELINE	01/03/25	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$99,300	44.13	\$198,636	\$81,557	\$143,443	\$97,242	1.475	1,008	\$142.30	\$76,900	
70-16-07-100-061	14326 QUINCY	05/24/24	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$131,600	43.58	\$263,201	\$84,295	\$217,705	\$148,593	1.465	1,488	\$146.31	\$76,900	
70-16-04-200-004	12120 NEW HOLLAND	08/28/24	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$249,500	45.36	\$498,935	\$256,717	\$293,283	\$201,178	1.458	1,686	\$173.95	\$196,259	
70-16-05-200-011	13136 NEW HOLLAND	07/07/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$121,800	45.11	\$243,639	\$78,680	\$191,320	\$137,009	1.396	1,285	\$148.89	\$72,232	
70-16-10-200-004	11357 GREENLY	04/15/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$144,200	45.06	\$288,385	\$90,050	\$229,950	\$164,730	1.396	1,668	\$137.86	\$76,900	
70-16-06-400-018	4233 136TH	11/08/23	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$162,800	46.92	\$325,682	\$160,850	\$186,150	\$136,904	1.360	1,688	\$110.28	\$128,659	
70-16-06-400-021	4401 136TH	07/19/24	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$122,100	50.90	\$244,159	\$85,815	\$154,085	\$131,515	1.172	1,384	\$111.33	\$76,900	
70-16-04-400-018	4375 120TH	05/17/24	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$169,700	50.81	\$339,482	\$137,173	\$196,827	\$168,031	1.171	1,523	\$129.24	\$128,882	
70-16-06-200-027	4425 136TH	05/16/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$225,000	45.92	\$449,914	\$85,011	\$404,989	\$364,538	1.111	2,520	\$160.71	\$76,900	
70-16-06-100-030	14390 NEW HOLLAND	05/29/24	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$415,600	55.41	\$831,242	\$92,265	\$657,735	\$613,768	1.072	3,248	\$202.50	\$76,900	
70-16-06-200-026	4439 136TH	03/20/24	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$252,500	49.51	\$504,933	\$85,568	\$424,432	\$418,946	1.013	2,520	\$168.43	\$76,900	
70-16-09-200-026	3762 BEELINE	05/23/23	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$211,600	60.47	\$423,215	\$88,452	\$261,448	\$278,042	0.940	2,046	\$127.78	\$76,900	
70-16-03-100-014	11808 NEW HOLLAND	06/02/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$215,900	59.97	\$431,803	\$155,911	\$204,089	\$229,146	0.891	1,534	\$133.04	\$142,512	
70-16-12-100-003	10214 QUINCY	09/29/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$104,200	83.36	\$208,402	\$76,900	\$48,100	\$109,221	0.440	988	\$48.68	\$76,900	
Totals:			\$6,025,300			\$5,362,800	\$2,651,800		\$5,303,690		\$3,796,663	\$3,236,379			\$147.48		
								Sale. Ratio =>	49.45								
								Std. Dev. =>	6.01								
												E.C.F. =>	1.173				
												Ave. E.C.F. =>	1.263	COD:	15.55%		

S Rural and Mid Rural

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.	Land Value	
70-16-35-100-070	10897 MASON	04/03/24	\$2,000,000	WD	03-ARM'S LENGTH	\$2,000,000	\$760,600	38.03	\$1,521,258	\$424,602	\$1,575,398	\$910,844	1.730	4,114	\$382.94	\$214,152	
70-16-36-400-006	9747 OTTOGAN	02/07/25	\$289,900	PTA	03-ARM'S LENGTH	\$289,900	\$122,600	42.29	\$245,114	\$103,959	\$185,941	\$117,238	1.586	1,152	\$161.41	\$103,959	
70-16-09-400-014	3385 120TH	12/04/24	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$210,900	46.87	\$421,811	\$213,195	\$236,805	\$173,269	1.367	1,196	\$198.00	\$194,851	
70-16-16-487-005	2533 120TH	06/09/23	\$291,100	WD	03-ARM'S LENGTH	\$291,100	\$135,400	46.51	\$270,705	\$74,608	\$216,492	\$162,871	1.329	1,055	\$205.21	\$73,200	
70-16-35-400-020	10427 OTTOGAN	11/21/24	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$192,500	50.66	\$385,008	\$81,647	\$298,353	\$251,961	1.184	1,975	\$151.06	\$73,200	
70-16-16-400-023	12083 JAMES	01/26/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$135,500	54.20	\$271,051	\$137,781	\$112,219	\$110,689	1.014	872	\$128.69	\$134,677	
70-16-16-400-005	12036 FELCH	06/14/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$147,200	60.08	\$294,332	\$76,586	\$168,414	\$180,852	0.931	2,064	\$81.60	\$73,200	
70-16-24-400-058	9975 PERRY	04/30/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$164,200	59.71	\$328,431	\$112,553	\$162,447	\$179,301	0.906	1,190	\$136.51	\$103,137	
70-16-35-300-016	687 COUNTRY CLUB	11/15/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$152,600	69.36	\$305,164	\$108,678	\$111,322	\$163,194	0.682	1,258	\$88.49	\$95,736	
Totals:			\$1,661,000			\$1,661,000	\$796,900		\$1,593,689		\$1,049,810	\$816,029			\$168.87		
								Sale. Ratio =>	47.98			E.C.F. =>	1.286				
								Std. Dev. =>	4.52			Ave. E.C.F. =>	1.192				

Savannah Lakes

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.	Land Value	
70-16-25-139-001	1504 SAVANNAH	03/07/25	\$749,000	PTA	03-ARM'S LENGTH	\$749,000	\$317,000	42.32	\$634,062	\$92,784	\$656,216	\$503,983	1.302	2,669	\$245.87	\$82,600	
70-16-25-141-003	1578 SHENANDOAH	03/28/24	\$476,000	WD	03-ARM'S LENGTH	\$476,000	\$222,600	46.76	\$445,228	\$82,016	\$393,984	\$338,186	1.165	1,932	\$203.93	\$71,600	
70-16-25-139-009	10158 SWITCHGRASS	08/07/24	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$279,000	48.10	\$557,967	\$78,328	\$501,672	\$446,591	1.123	2,148	\$233.55	\$71,600	
70-16-25-143-005	10048 SWITCHGRASS	09/16/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$250,200	48.58	\$500,380	\$94,660	\$420,340	\$377,765	1.113	2,066	\$203.46	\$82,600	
70-16-25-182-008	9994 SERENGETI	06/28/24	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$304,200	49.46	\$608,456	\$82,222	\$532,778	\$489,976	1.087	2,062	\$258.38	\$71,600	
70-16-25-182-007	10000 SERENGETI	01/10/24	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$313,500	50.16	\$627,048	\$82,017	\$542,983	\$507,478	1.070	2,058	\$263.84	\$71,600	
70-16-25-181-015	1362 SHENANDOAH	07/15/24	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$333,100	53.73	\$666,285	\$91,729	\$528,271	\$534,968	0.987	3,048	\$173.32	\$82,600	
70-16-25-188-064	10089 PRAIRIE GRASS	08/15/23	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$216,000	56.99	\$431,971	\$73,661	\$305,339	\$333,622	0.915	1,292	\$236.33	\$65,400	
70-16-25-188-037	10135 PRAIRIE GRASS	05/01/23	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$218,700	59.12	\$437,405	\$74,186	\$295,714	\$338,193	0.874	1,327	\$222.64	\$65,400	
Totals:			\$3,431,000			\$3,431,000	\$1,702,600		\$3,405,364		\$2,920,028	\$2,694,965			\$222.75		
								Sale. Ratio =>	49.62			E.C.F. =>	1.084				
								Std. Dev. =>	2.39			Ave. E.C.F. =>	1.091	COD:	3.88%		

Shadybrook, 144th Area

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.	Land Value	
70-16-18-125-005	981 SHADYBROOK	01/30/25	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$128,700	42.90	\$257,300	\$76,617	\$223,383	\$160,607	1.391	1,071	\$208.57	\$71,200	
70-16-18-125-015	891 SHADYBROOK	11/21/24	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$152,800	44.29	\$305,676	\$82,788	\$262,212	\$198,123	1.323	1,523	\$172.17	\$71,200	
70-16-18-125-019	851 SHADYBROOK	08/10/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$128,900	49.58	\$257,802	\$90,934	\$169,066	\$148,327	1.140	1,075	\$157.27	\$71,200	
70-16-18-125-053	868 BUTTERNUT	05/24/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$122,300	54.36	\$244,618	\$87,599	\$137,401	\$139,572	0.984	1,144	\$120.11	\$85,134	
Totals:			\$1,130,000			\$1,130,000	\$532,700		\$1,065,396		\$792,062	\$646,629			\$164.53		
								Sale. Ratio =>	47.14			E.C.F. =>	1.225				
								Std. Dev. =>	5.24			Ave. E.C.F. =>	1.210	COD:	11.98%		

Silverwater

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value	
70-16-06-463-014	13900 ARTESIAN	04/15/24	\$364,900	WD	03-ARM'S LENGTH	\$364,900	\$168,400	46.15	\$336,712	\$82,047	\$292,853	\$220,108	1.285	1,658	\$170.60	\$75,300	
70-16-06-463-009	4041 TRIBUTARY	09/29/23	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$162,900	46.56	\$325,771	\$80,956	\$268,944	\$211,595	1.271	1,679	\$160.18	\$75,300	
70-16-06-464-005	4080 TRIBUTARY	03/15/24	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$170,700	47.43	\$341,445	\$82,379	\$277,521	\$223,912	1.239	1,658	\$167.38	\$75,300	
70-16-06-470-018	13804 OASIS AVE	08/28/24	\$419,900	PTA	03-ARM'S LENGTH	\$419,900	\$200,600	47.77	\$401,218	\$80,111	\$339,789	\$277,534	1.224	1,816	\$187.11	\$75,300	
70-16-06-457-014	13795 OASIS AVE	07/28/23	\$410,050	WD	03-ARM'S LENGTH	\$410,050	\$196,100	47.82	\$392,190	\$80,957	\$329,093	\$269,000	1.223	1,814	\$181.42	\$75,300	
70-16-06-463-008	4053 TRIBUTARY	02/29/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$180,000	48.00	\$360,045	\$80,956	\$294,044	\$241,218	1.219	1,987	\$147.98	\$75,300	
70-16-06-464-008	4044 TRIBUTARY	05/31/23	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$180,700	48.20	\$361,457	\$80,997	\$293,903	\$242,403	1.212	1,987	\$147.91	\$75,300	
70-16-06-457-004	13915 OASIS AVE	11/12/24	\$409,900	PTA	03-ARM'S LENGTH	\$409,900	\$199,100	48.57	\$398,162	\$79,844	\$330,056	\$275,124	1.200	1,816	\$181.75	\$75,300	
70-16-06-464-009	4152 TRIBUTARY	06/10/24	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$190,100	48.76	\$380,186	\$81,515	\$308,385	\$258,143	1.195	1,987	\$155.20	\$75,300	
70-16-06-470-014	4150 SILVERTON	08/22/24	\$406,485	PTA	03-ARM'S LENGTH	\$406,485	\$198,400	48.81	\$396,820	\$80,111	\$326,374	\$273,733	1.192	1,782	\$183.15	\$75,300	
70-16-06-464-007	4056 TRIBUTARY	05/25/23	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$195,300	48.84	\$390,575	\$81,193	\$318,707	\$267,400	1.192	1,816	\$175.50	\$75,300	
70-16-06-463-022	4169 TRIBUTARY DR	12/12/23	\$404,900	WD	03-ARM'S LENGTH	\$404,900	\$197,900	48.88	\$395,824	\$81,982	\$322,918	\$271,255	1.190	1,824	\$177.04	\$75,300	
70-16-06-457-005	13903 OASIS AVE	11/21/24	\$464,900	PTA	03-ARM'S LENGTH	\$464,900	\$227,900	49.02	\$455,860	\$79,844	\$385,056	\$324,992	1.185	2,260	\$170.38	\$75,300	
70-16-06-463-017	4217 TRIBUTARY DR	01/05/24	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$197,400	49.36	\$394,715	\$82,379	\$317,521	\$269,953	1.176	1,814	\$175.04	\$75,300	
70-16-06-464-006	4068 TRIBUTARY	11/22/23	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$189,300	49.69	\$378,532	\$84,303	\$296,697	\$254,303	1.167	1,987	\$149.32	\$75,300	
70-16-06-463-024	4145 TRIBUTARY DR	03/08/24	\$380,585	WD	03-ARM'S LENGTH	\$380,585	\$189,800	49.87	\$379,605	\$82,379	\$298,206	\$256,894	1.161	1,987	\$150.08	\$75,300	
70-16-06-469-010	4143 SILVERTON DR	05/15/24	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$200,200	50.06	\$400,387	\$82,116	\$317,784	\$275,083	1.155	1,812	\$175.38	\$75,300	
70-16-06-457-015	13783 OASIS AVE	04/15/24	\$419,900	WD	03-ARM'S LENGTH	\$419,900	\$212,000	50.49	\$424,047	\$81,717	\$338,183	\$295,877	1.143	2,040	\$165.78	\$75,300	
70-16-06-463-015	13890 ARTESIAN	03/13/24	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$189,300	50.49	\$378,688	\$82,047	\$292,853	\$256,388	1.142	1,987	\$147.38	\$75,300	
70-16-06-470-019	13792 OASIS AVE	05/31/24	\$416,245	WD	03-ARM'S LENGTH	\$416,245	\$211,300	50.76	\$422,654	\$82,379	\$333,866	\$294,101	1.135	2,040	\$163.66	\$75,300	
70-16-06-463-023	4157 TRIBUTARY DR	12/22/23	\$434,900	WD	03-ARM'S LENGTH	\$434,900	\$226,200	52.01	\$452,418	\$82,146	\$352,754	\$320,028	1.102	2,260	\$156.09	\$75,300	
70-16-06-469-002	4119 SILVERTON	08/03/23	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$209,500	52.39	\$418,985	\$81,015	\$318,885	\$292,109	1.092	2,040	\$156.32	\$75,300	
70-16-06-470-020	13780 OASIS AVE	03/29/24	\$433,000	WD	03-ARM'S LENGTH	\$433,000	\$227,700	52.59	\$455,433	\$82,379	\$350,621	\$322,432	1.087	2,260	\$155.14	\$75,300	
70-16-06-469-005	4083 SILVERTON	08/11/23	\$421,770	WD	03-ARM'S LENGTH	\$421,770	\$222,800	52.82	\$445,690	\$81,271	\$340,499	\$314,969	1.081	2,260	\$150.66	\$75,300	
70-16-06-457-003	13927 OASIS	02/06/25	\$399,900	PTA	03-ARM'S LENGTH	\$399,900	\$212,100	53.04	\$424,141	\$79,577	\$320,323	\$297,808	1.076	2,040	\$157.02	\$75,300	
70-16-06-464-004	4092 TRIBUTARY	09/22/23	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$220,400	54.02	\$440,709	\$80,604	\$327,396	\$311,240	1.052	2,260	\$144.87	\$75,300	
70-16-06-463-002	4121 TRIBUTARY	12/23/24	\$333,000	PTA	11-FROM LENDING#	\$333,000	\$184,800	55.50	\$369,609	\$80,309	\$252,691	\$250,043	1.011	1,907	\$127.17	\$75,300	
Totals:			\$9,325,735			\$9,325,735	\$4,674,100		\$9,348,341		\$7,453,913	\$6,461,987			\$163.22		
									Sale. Ratio =>	50.12			E.C.F. =>	1.154			
									Std. Dev. =>	1.87			Ave. E.C.F. =>	1.157	COD:	3.73%	

Smithfield-Palomar

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.	Land Value	
70-16-14-287-017	10513 SOUTHFIELD	05/15/23	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$187,300	47.18	\$374,695	\$79,262	\$317,738	\$206,020	1.542	1,184	\$268.36	\$74,200	
70-16-14-289-002	10477 FELCH	10/11/24	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$182,700	47.45	\$365,414	\$81,547	\$303,453	\$197,955	1.533	1,122	\$270.46	\$74,200	
70-16-14-288-011	10452 SOUTHFIELD	04/05/24	\$354,000	WD	03-ARM'S LENGTH	\$354,000	\$168,600	47.63	\$337,242	\$80,658	\$273,342	\$178,929	1.528	1,178	\$232.04	\$74,200	
70-16-14-285-006	10531 NORTHFIELD	02/20/25	\$353,225	PTA	03-ARM'S LENGTH	\$353,225	\$170,000	48.13	\$339,947	\$78,857	\$274,368	\$182,071	1.507	1,733	\$158.32	\$74,200	
70-16-13-152-012	10356 JILL LYNN	03/06/25	\$446,500	PTA	03-ARM'S LENGTH	\$446,500	\$218,700	48.98	\$437,428	\$80,630	\$365,870	\$248,813	1.470	2,333	\$156.82	\$74,200	
70-16-13-152-020	10364 HANNAH	02/16/24	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$192,000	50.66	\$384,033	\$79,212	\$299,788	\$212,567	1.410	1,357	\$220.92	\$74,200	
70-16-14-287-007	10486 NORTHFIELD	11/25/24	\$359,000	PTA	03-ARM'S LENGTH	\$359,000	\$193,800	53.98	\$387,619	\$81,794	\$277,206	\$213,267	1.300	1,257	\$220.53	\$74,200	
70-16-14-286-004	10582 SOUTHFIELD	10/08/24	\$441,234	PTA	03-ARM'S LENGTH	\$441,234	\$254,700	57.72	\$509,497	\$83,384	\$357,850	\$297,150	1.204	1,442	\$248.16	\$74,200	
Totals:			\$1,978,959			\$1,978,959	\$1,029,200		\$2,058,524		\$1,575,082	\$1,153,868			\$200.95		
								Sale. Ratio =>	52.01					E.C.F. =>	1.365		
								Std. Dev. =>	3.95					Ave. E.C.F. =>	1.378	COD:	7.17%

South Macatawa Ridge Site Condos

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.	Land Value	
70-16-35-268-005	453 NORTH RIDGE	01/31/25	\$685,000	PTA	03-ARM'S LENGTH	\$685,000	\$328,300	47.93	\$656,668	\$139,730	\$545,270	\$507,299	1.075	2,361	\$230.95	\$110,700	
70-16-35-267-008	647 NORTH RIDGE	04/05/24	\$779,000	WD	03-ARM'S LENGTH	\$779,000	\$391,100	50.21	\$782,202	\$127,536	\$651,464	\$642,459	1.014	3,703	\$175.93	\$110,700	
70-16-35-267-007	633 NORTH RIDGE	11/06/24	\$1,150,000	PTA	03-ARM'S LENGTH	\$1,150,000	\$591,100	51.40	\$1,182,214	\$174,894	\$975,106	\$988,538	0.986	5,177	\$188.35	\$110,700	
70-16-35-267-015	490 NORTH RIDGE	01/12/24	\$970,000	WD	03-ARM'S LENGTH	\$970,000	\$498,800	51.42	\$997,611	\$147,441	\$822,559	\$834,318	0.986	4,424	\$185.93	\$110,700	
70-16-35-268-006	423 NORTH RIDGE	12/04/23	\$554,000	WD	03-ARM'S LENGTH	\$554,000	\$284,700	51.39	\$569,395	\$123,552	\$430,448	\$437,530	0.984	2,448	\$175.84	\$110,700	
70-16-35-267-004	527 NORTH RIDGE	08/09/24	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$505,700	53.23	\$1,011,443	\$155,301	\$794,699	\$840,179	0.946	4,700	\$169.08	\$110,700	
Totals:			\$3,453,000			\$3,453,000	\$1,765,700		\$3,531,422		\$2,879,577	\$2,902,845				\$181.51	
								Sale. Ratio =>	51.14			E.C.F. =>	0.992				
								Std. Dev. =>	0.60			Ave. E.C.F. =>	0.993	COD:	1.21%		

Steaders Borough

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.	Land Value	
70-16-26-226-007	10452 PERRY	02/07/25	\$387,000	PTA	03-ARM'S LENGTH	\$387,000	\$138,300	35.74	\$276,505	\$79,862	\$307,136	\$175,261	1.752	1,457	\$210.80	\$71,200	
70-16-26-234-001	1528 W SPRINGFIELD	02/18/25	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$152,200	43.49	\$304,304	\$76,617	\$273,383	\$202,930	1.347	1,716	\$159.31	\$71,200	
70-16-26-227-004	10420 PERRY	05/31/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$161,700	45.55	\$323,384	\$80,414	\$274,586	\$216,551	1.268	1,399	\$196.27	\$71,200	
70-16-26-270-009	1356 STEADERS PASS	08/08/24	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$209,100	45.96	\$418,183	\$81,325	\$373,675	\$300,230	1.245	2,346	\$159.28	\$71,200	
70-16-26-275-003	1369 STEADERS PASS	05/08/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$229,800	45.96	\$459,527	\$82,262	\$417,738	\$336,243	1.242	2,067	\$202.10	\$71,200	
70-16-26-280-005	10574 RIVERBLUFF	08/09/24	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$277,500	48.26	\$554,993	\$81,629	\$493,371	\$421,893	1.169	2,740	\$180.06	\$71,200	
70-16-26-235-009	1354 W SPRINGFIELD	07/02/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$155,500	51.83	\$310,955	\$76,658	\$223,342	\$208,821	1.070	1,975	\$113.08	\$71,200	
70-16-26-235-003	1475 HILLRIDGE	11/22/24	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$208,700	52.18	\$417,421	\$82,843	\$317,157	\$298,198	1.064	1,662	\$190.83	\$71,200	
Totals:			\$2,235,000			\$2,235,000	\$1,030,300		\$2,060,391		\$1,832,753	\$1,477,847			\$179.41		
								Sale. Ratio =>	46.10			E.C.F. =>	1.240				
								Std. Dev. =>	1.70			Ave. E.C.F. =>	1.254	COD:	3.42%		

Summerlin North, Autumnwood, Rambling Brk, Ashley Grn, 142, 144, Riley, Pine Creek N, Winding Brook, Blue Gate Fields																		
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.	Land Value		
70-16-07-381-007	14100 BROOK	06/14/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$135,700	40.51	\$271,410	\$80,595	\$254,405	\$139,507	1.023	984	\$258.54	\$76,000		
70-16-07-150-005	3930 140TH	03/20/25	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$147,100	41.44	\$294,202	\$83,492	\$271,508	\$154,104	1.761	1,230	\$220.74	\$76,000		
70-16-07-150-017	3792 140TH	03/25/25	\$359,500	PTA	03-ARM'S LENGTH	\$359,500	\$150,600	41.89	\$301,236	\$80,836	\$270,664	\$161,229	1.728	1,428	\$195.14	\$76,000		
70-16-07-325-001	14207 SUNVIEW	02/06/25	\$326,000	PTA	03-ARM'S LENGTH	\$326,000	\$137,500	42.18	\$274,969	\$81,245	\$244,755	\$141,715	1.727	1,320	\$185.42	\$76,000		
70-16-07-152-003	14360 PINE CREEK	10/15/24	\$371,500	PTA	03-ARM'S LENGTH	\$371,500	\$157,900	42.50	\$315,862	\$81,095	\$290,405	\$171,739	1.691	972	\$298.77	\$76,000		
70-16-07-152-003	14360 PINE CREEK	08/03/23	\$361,100	WD	03-ARM'S LENGTH	\$361,100	\$157,900	43.73	\$315,862	\$81,095	\$280,005	\$171,739	1.630	972	\$288.07	\$76,000		
70-16-07-121-010	3806 PINE MEADOW	02/03/25	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$170,900	43.82	\$341,830	\$81,395	\$308,605	\$190,516	1.620	1,275	\$242.04	\$76,000		
70-16-07-121-008	3826 PINE MEADOW	07/19/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$163,200	44.11	\$326,301	\$86,850	\$283,150	\$175,165	1.616	1,245	\$227.43	\$76,000		
70-16-07-326-005	3590 142ND	02/29/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$138,900	44.81	\$277,784	\$86,940	\$223,060	\$139,608	1.598	1,128	\$197.75	\$76,000		
70-16-07-381-004	14148 BROOK	09/11/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$141,800	45.02	\$283,520	\$80,296	\$234,704	\$148,664	1.579	1,152	\$203.74	\$76,000		
70-16-07-115-007	3806 BENT PINE	08/30/24	\$359,900	PTA	03-ARM'S LENGTH	\$359,900	\$161,700	44.93	\$323,431	\$81,145	\$278,755	\$177,239	1.573	1,048	\$265.99	\$76,000		
70-16-07-114-013	14341 BENT PINE	02/28/25	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$169,100	45.09	\$338,165	\$85,676	\$289,324	\$184,703	1.566	1,472	\$196.55	\$76,000		
70-16-07-331-003	14159 PHEASANT RUN	08/28/23	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$175,900	45.11	\$351,801	\$81,445	\$308,455	\$197,773	1.560	1,410	\$218.76	\$76,000		
70-16-07-325-018	14232 SUNVIEW	03/04/24	\$320,500	WD	03-ARM'S LENGTH	\$320,500	\$149,500	46.65	\$299,018	\$81,494	\$239,006	\$159,125	1.502	1,320	\$181.07	\$76,000		
70-16-07-150-008	3900 140TH	08/23/24	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$167,000	46.78	\$333,984	\$82,094	\$274,906	\$184,265	1.492	1,364	\$201.54	\$76,000		
70-16-07-226-001	13788 QUINCY	07/17/24	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$142,000	47.02	\$284,080	\$80,746	\$221,254	\$148,745	1.487	912	\$242.60	\$76,000		
70-16-07-200-052	13933 BYRAN	08/10/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$159,800	47.70	\$319,643	\$81,045	\$253,955	\$174,541	1.455	1,215	\$209.02	\$76,000		
70-16-07-201-001	13996 QUINCY	02/06/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$153,200	48.63	\$306,429	\$77,649	\$237,351	\$167,359	1.418	1,849	\$128.37	\$76,000		
70-16-07-150-002	3978 140TH	09/03/24	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$178,500	48.77	\$357,062	\$89,416	\$276,584	\$195,791	1.413	1,949	\$141.91	\$76,000		
70-16-07-151-006	14327 PINE CREEK	10/08/24	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$175,600	48.78	\$351,129	\$83,343	\$276,657	\$195,893	1.412	1,391	\$198.89	\$76,000		
70-16-07-379-009	14060 FOX TRAIL	06/27/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$173,600	48.90	\$347,240	\$81,395	\$273,605	\$194,473	1.407	1,689	\$161.99	\$76,000		
70-16-07-149-001	3993 140TH	09/08/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$155,600	49.40	\$311,286	\$81,594	\$233,406	\$168,026	1.389	1,690	\$138.11	\$76,000		
70-16-07-120-003	3833 PINE MEADOW	02/14/24	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$174,100	49.46	\$348,112	\$82,593	\$269,407	\$194,235	1.387	980	\$274.91	\$76,000		
70-16-07-365-006	3358 CREEK	02/09/24	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$186,500	50.42	\$372,918	\$81,925	\$287,975	\$212,870	1.353	1,218	\$236.43	\$76,000		
70-16-07-380-011	14039 BROOK	05/31/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$153,800	50.43	\$307,682	\$80,786	\$224,214	\$165,981	1.351	1,547	\$144.93	\$76,000		
70-16-07-312-004	14250 BOER	10/18/23	\$301,900	WD	03-ARM'S LENGTH	\$301,900	\$152,400	50.48	\$304,772	\$80,446	\$221,454	\$164,101	1.349	1,277	\$173.42	\$76,000		
70-16-07-114-003	14360 SPRUCE HOLLOW	04/02/24	\$344,900	WD	03-ARM'S LENGTH	\$344,900	\$175,300	50.83	\$350,503	\$86,814	\$258,086	\$192,896	1.338	1,200	\$215.07	\$76,000		
70-16-07-329-008	14115 DEER COVE	06/18/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$165,400	50.89	\$330,891	\$81,295	\$243,705	\$182,587	1.335	1,404	\$173.58	\$76,000		
70-16-07-198-008	3779 140TH	11/01/24	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$205,300	51.33	\$410,586	\$82,844	\$317,156	\$239,753	1.323	1,918	\$165.36	\$76,000		
70-16-07-378-004	14141 FOX TRAIL	11/12/24	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$196,600	52.43	\$393,107	\$79,495	\$295,505	\$229,416	1.288	2,098	\$140.85	\$76,000		
70-16-07-328-011	13877 RIDGEWOOD	10/04/24	\$354,000	PTA	03-ARM'S LENGTH	\$354,000	\$186,100	52.57	\$372,217	\$86,820	\$267,180	\$208,776	1.280	1,867	\$143.11	\$76,000		
70-16-07-327-004	14153 RIDGEWOOD	06/15/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$148,400	53.00	\$296,825	\$84,926	\$195,074	\$155,010	1.258	1,316	\$148.23	\$76,000		
70-16-07-200-055	13930 BYRAN	12/08/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$179,300	53.52	\$358,581	\$83,341	\$251,659	\$201,346	1.250	1,933	\$130.19	\$76,000		
70-16-07-101-014	3933 SPRUCE	05/17/23	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$193,500	54.51	\$387,086	\$81,400	\$273,600	\$223,618	1.224	1,234	\$221.72	\$76,000		
70-16-07-199-011	3735 140TH	10/03/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$177,300	54.55	\$354,585	\$81,345	\$243,655	\$199,883	1.219	1,608	\$151.53	\$76,000		
70-16-07-286-001	3680 CAMIELA	11/26/24	\$279,000	PTA	03-ARM'S LENGTH	\$279,000	\$152,500	54.66	\$304,908	\$76,840	\$202,160	\$166,838	1.212	1,716	\$117.81	\$76,000		
70-16-07-120-007	3797 PINE MEADOW	09/14/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$192,400	54.97	\$384,708	\$80,895	\$269,105	\$222,248	1.211	1,337	\$201.28	\$76,000		
70-16-07-365-021	3274 CREEK	06/07/24	\$346,000	WD	03-ARM'S LENGTH	\$346,000	\$190,600	55.09	\$381,179	\$80,695	\$265,305	\$219,813	1.207	2,229	\$119.02	\$76,000		
70-16-07-331-026	13934 FOX TRAIL	06/27/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$216,000	56.10	\$431,931	\$81,846	\$303,154	\$256,097	1.184	1,744	\$173.83	\$76,000		
70-16-07-379-016	14012 FOX TRAIL	12/16/24	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$208,100	56.24	\$416,172	\$79,626	\$290,374	\$246,193	1.179	1,912	\$151.87	\$76,000		
70-16-07-152-026	14310 ASPEN VALE	03/12/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$171,300	56.16	\$342,698	\$81,045	\$223,955	\$191,407	1.170	1,232	\$181.78	\$76,000		
70-16-07-227-004	13756 MIRAGE	08/11/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$169,400	56.47	\$338,871	\$81,645	\$218,355	\$188,168	1.160	1,782	\$122.53	\$76,000		
70-16-07-325-001	14207 SUNVIEW	11/21/24	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$137,500	56.12	\$274,969	\$81,245	\$163,755	\$141,715	1.156	1,320	\$124.06	\$76,000		
70-16-07-365-023	3298 CREEK	12/19/24	\$363,500	PTA	03-ARM'S LENGTH	\$363,500	\$208,500	57.36	\$416,959	\$81,944	\$281,556	\$245,073	1.149	1,952	\$144.24	\$76,000		
70-16-07-327-009	14001 RIDGEWOOD	11/04/24	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$207,600	57.67	\$415,185	\$81,796	\$278,204	\$243,884	1.141	1,728	\$161.00	\$76,000		
70-16-07-210-002	3898 KERRI	09/18/24	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$230,800	60.74	\$461,529	\$81,794	\$298,206	\$277,787	1.074	1,871	\$159.38	\$76,000		
70-16-07-327-014	14133 RIDGEWOOD	06/26/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$322,900	62.10	\$645,760	\$91,174	\$428,826	\$405,696	1.057	2,645	\$162.13	\$76,000		
70-16-07-378-006	14109 FOX TRAIL	11/09/23	\$314,900	WD	03-ARM'S LENGTH	\$314,900	\$201,500	63.99	\$402,943	\$77,982	\$236,918	\$237,718	0.997	1,718	\$137.90	\$76,000		
70-16-07-286-001	3680 CAMIELA	05/23/23	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$152,500	66.02	\$304,908	\$76,840	\$154,160	\$166,838	0.924	1,716	\$89.84	\$76,000		
70-16-07-201-001	13996 QUINCY	10/19/23	\$228,500	CD	03-ARM'S LENGTH	\$228,500	\$153,200	67.05	\$306,429	\$77,649	\$150,851	\$167,359	0.901	1,849	\$81.59	\$76,000		
Totals:			\$14,522,600			\$14,522,600	\$7,435,800		\$14,871,299		\$11,064,407	\$8,349,017			\$180.53			
								Sale. Ratio =>	51.20									
								Std. Dev. =>	4.80									
													E.C.F. =>	1.325				
																COD:	10.18%	

Summerlin South Condos

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.	Land Value	
70-16-35-376-034	162 GEMSTONE	07/15/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$137,800	41.76	\$275,669	\$64,092	\$265,908	\$187,735	1.416	1,060	\$250.86	\$56,700	
70-16-35-376-014	61 DIAMOND	11/26/24	\$291,000	PTA	03-ARM'S LENGTH	\$291,000	\$135,200	46.46	\$270,421	\$65,164	\$225,836	\$182,127	1.240	977	\$231.15	\$56,700	
70-16-35-376-050	119 GARNET	05/17/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$151,700	47.41	\$303,307	\$64,483	\$255,517	\$211,911	1.206	1,052	\$242.89	\$56,700	
70-16-35-376-052	97 GARNET	11/08/24	\$315,250	PTA	03-ARM'S LENGTH	\$315,250	\$155,800	49.42	\$311,519	\$64,708	\$250,542	\$218,998	1.144	1,060	\$236.36	\$56,700	
70-16-35-376-036	158 GEMSTONE	01/18/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$151,100	51.22	\$302,135	\$60,242	\$234,758	\$214,634	1.094	1,070	\$219.40	\$56,700	
70-16-35-376-006	56 DIAMOND	04/25/23	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$136,900	53.27	\$273,861	\$63,706	\$193,294	\$186,473	1.037	1,192	\$162.16	\$56,700	
Totals:			\$1,221,250			\$1,221,250	\$593,800		\$1,187,382		\$966,653	\$827,671			\$232.45		
								Sale. Ratio =>	48.62			E.C.F. =>	1.168				
								Std. Dev. =>	2.12			Ave. E.C.F. =>	1.171	COD:	4.43%		

Waterford Condos

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.	Land Value	
70-16-25-102-015	1571 CASTLEMAINE	10/31/24	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$139,800	39.94	\$279,581	\$61,557	\$288,443	\$183,522	1.572	1,215	\$237.40	\$56,000	
70-16-25-102-038	1519 CASTLEMAINE	01/17/25	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$140,100	45.93	\$280,172	\$61,787	\$243,213	\$183,826	1.323	1,164	\$200.95	\$56,000	
70-16-25-102-010	10286 CASTLE	08/09/24	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$141,600	47.36	\$283,208	\$61,426	\$237,574	\$186,685	1.273	1,235	\$192.37	\$56,000	
70-16-25-102-054	1492 CASTLEMAINE	06/22/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$138,400	51.26	\$276,730	\$61,672	\$208,328	\$181,025	1.151	1,164	\$178.98	\$56,000	
70-16-25-102-027	10290 CASTLETOWN	05/03/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$139,000	52.45	\$278,097	\$61,925	\$203,075	\$181,963	1.116	1,235	\$164.43	\$56,000	
Totals:			\$834,000			\$834,000	\$419,000		\$838,035		\$648,977	\$549,673			\$178.59		
								Sale. Ratio =>	50.24			E.C.F. =>	1.181				
								Std. Dev. =>	2.66			Ave. E.C.F. =>	1.180	COD:	5.37%		

Waterfront Properties

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.	Land Value	
70-16-30-176-018	538 HOWARD	07/27/22	\$1,351,000	WD	03-ARM'S LENGTH	\$1,351,000	\$403,200	29.84	\$806,378	\$737,500	\$613,500	\$60,685	10.110	2,118	\$289.66	\$737,500	
70-16-30-176-011	512 HOWARD	10/11/24	\$1,275,000	PTA	03-ARM'S LENGTH	\$1,275,000	\$606,600	47.58	\$1,213,275	\$712,369	\$562,631	\$441,327	1.275	2,796	\$201.23	\$675,000	
70-16-30-305-008	662 TENNIS	08/24/22	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000	\$494,600	48.25	\$989,123	\$665,116	\$359,884	\$285,469	1.261	2,492	\$144.42	\$650,000	
70-16-30-306-007	602 LAWN	04/22/22	\$820,000	WD	03-ARM'S LENGTH	\$820,000	\$986,900	120.35	\$1,973,879	\$717,448	\$102,552	\$1,106,988	0.093	3,574	\$28.69	\$715,000	
Totals:			\$2,300,000			\$2,300,000	\$1,101,200		\$2,202,398		\$922,515	\$726,796			\$172.82		
								Sale. Ratio =>	47.88			E.C.F. =>	1.269				
								Std. Dev. =>	0.48			Ave. E.C.F. =>	1.268	COD:	0.56%		

West Park-Overweg Etc. & Chesapeake Manor & Brentwood

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.	Land Value	
70-16-13-451-009	244 N LINDY AVE	08/21/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$94,800	42.13	\$189,584	\$75,862	\$149,138	\$78,106	1.909	719	\$210.05	\$73,700	
70-16-13-452-017	249 N LINDY AVE	08/21/24	\$335,500	PTA	03-ARM'S LENGTH	\$335,500	\$159,500	47.54	\$318,903	\$77,840	\$257,660	\$165,565	1.556	1,296	\$198.81	\$73,700	
70-16-13-452-025	227 N LINDY AVE	05/22/23	\$316,200	WD	03-ARM'S LENGTH	\$316,200	\$152,600	48.26	\$305,244	\$83,261	\$232,939	\$152,461	1.528	1,190	\$195.75	\$73,700	
70-16-08-363-002	136 BLUEGRASS	07/12/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$159,600	48.36	\$319,237	\$79,881	\$250,119	\$164,393	1.521	1,063	\$235.30	\$73,700	
70-16-08-322-003	195 GREAT NORTHERN	02/07/25	\$307,000	PTA	03-ARM'S LENGTH	\$307,000	\$149,700	48.76	\$299,466	\$78,611	\$228,389	\$151,686	1.506	874	\$261.31	\$73,700	
70-16-13-402-021	350 N JEFFERSON	07/07/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$173,400	49.54	\$346,790	\$82,458	\$267,542	\$181,547	1.474	1,680	\$159.25	\$73,700	
70-16-08-322-015	123 GREAT NORTHERN	04/18/23	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$121,500	50.21	\$242,946	\$86,135	\$155,865	\$107,700	1.447	884	\$176.32	\$73,700	
70-16-08-364-007	184 BLUEFIELD	11/29/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$153,400	51.13	\$306,726	\$82,918	\$217,082	\$153,714	1.412	1,007	\$215.57	\$73,700	
70-16-08-363-007	145 BLUEFIELD	03/27/25	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$179,200	51.94	\$358,377	\$79,527	\$265,473	\$191,518	1.386	1,670	\$158.97	\$73,700	
70-16-08-362-016	123 BLUEGRASS	06/03/24	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$171,700	52.19	\$343,422	\$79,526	\$249,474	\$181,247	1.376	1,487	\$167.77	\$73,700	
70-16-08-324-006	167 DEPOT	07/27/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$171,500	52.77	\$343,062	\$78,638	\$246,362	\$181,610	1.357	1,800	\$136.87	\$73,700	
70-16-08-362-029	116 PANTHER	11/06/23	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$179,600	67.95	\$359,178	\$80,983	\$228,917	\$191,068	1.198	1,564	\$146.37	\$73,700	
70-16-08-363-006	1050 SUNFIELD	01/10/25	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$185,000	68.73	\$369,930	\$79,240	\$235,760	\$199,650	1.181	1,373	\$171.71	\$73,700	
Totals:			\$4,029,600			\$3,179,700	\$1,592,100		\$3,184,173		\$2,370,905	\$1,631,441			\$190.59		
								Sale. Ratio =>	50.07			E.C.F. =>	1.453				
								Std. Dev. =>	1.86			Ave. E.C.F. =>	1.450	COD:	4.15%		

White Oak & Pinewood Lake Area & Sapphire Lake Estates

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value	
70-16-19-137-013	456 HAYES	07/01/24	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$189,700	46.50	\$379,376	\$99,137	\$308,863	\$218,595	1.413	1,278	\$241.68	\$91,000	
70-16-19-126-015	417 142ND	08/15/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$219,500	48.78	\$438,979	\$95,911	\$354,089	\$267,604	1.323	1,727	\$205.03	\$91,000	
70-16-17-276-009	12975 BLUEBERRY	08/11/23	\$424,500	WD	03-ARM'S LENGTH	\$424,500	\$211,500	49.82	\$422,928	\$85,475	\$339,025	\$263,224	1.288	1,759	\$192.74	\$77,000	
70-16-19-126-007	425 142ND	06/23/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$236,600	51.43	\$473,151	\$99,416	\$360,584	\$291,525	1.237	1,494	\$241.35	\$91,000	
70-16-19-352-004	590 FERN GULLY	07/01/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$201,800	44.84	\$403,560	\$82,887	\$367,113	\$301,952	1.216	1,417	\$259.08	\$77,000	
70-16-19-126-004	449 142ND	10/12/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$234,700	54.58	\$469,454	\$97,075	\$332,925	\$290,467	1.146	2,160	\$154.13	\$91,000	
70-16-19-351-005	641 LAZY OAK	08/31/23	\$436,000	WD	03-ARM'S LENGTH	\$436,000	\$209,700	48.10	\$419,313	\$83,214	\$352,786	\$316,477	1.115	1,472	\$239.66	\$77,000	
70-16-19-351-021	121 MOSSY COVE	12/03/24	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$228,600	50.80	\$457,132	\$89,782	\$360,218	\$345,904	1.041	1,877	\$191.91	\$77,000	
70-16-19-351-038	620 LAZY OAK	10/18/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$256,500	52.89	\$513,062	\$82,026	\$402,974	\$405,872	0.993	2,622	\$153.69	\$77,000	
70-16-17-282-004	2952 BAYBERRY	06/13/23	\$276,500	WD	03-ARM'S LENGTH	\$276,500	\$171,100	61.88	\$342,197	\$78,809	\$197,691	\$205,451	0.962	1,124	\$175.88	\$77,000	
Totals:			\$3,862,000			\$3,862,000	\$1,970,000		\$3,939,776		\$3,067,405	\$2,688,476			\$201.50		
								Sale. Ratio =>	51.01			E.C.F. =>	1.141				
								Std. Dev. =>	4.82			Ave. E.C.F. =>	1.147	COD:	9.24%		

Winter Oak Condos

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.	Land Value	
70-16-19-175-059	314 WINTER OAK WEST	08/19/24	\$372,000	PTA	03-ARM'S LENGTH	\$372,000	\$174,500	46.91	\$349,074	\$80,370	\$291,630	\$192,619	1.514	1,344	\$216.99	\$73,500	
70-16-19-175-074	284 WINTER OAK WEST	01/17/25	\$349,000	PTA	03-ARM'S LENGTH	\$349,000	\$171,000	49.60	\$342,022	\$79,635	\$269,365	\$186,091	1.432	1,209	\$222.80	\$73,500	
70-16-19-175-032	307 WINTER OAK EAST	06/27/24	\$337,716	WD	03-ARM'S LENGTH	\$337,716	\$168,500	49.89	\$336,968	\$79,740	\$257,976	\$184,393	1.399	1,214	\$212.50	\$73,500	
70-16-19-175-058	324 WINTER OAK WEST	04/02/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$165,800	50.24	\$331,683	\$79,766	\$250,234	\$180,586	1.386	1,204	\$207.84	\$73,500	
70-16-19-175-084	255 WINTER OAK WEST	11/20/24	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$179,500	50.56	\$358,986	\$88,263	\$266,737	\$194,067	1.374	1,199	\$222.47	\$81,700	
70-16-19-175-033	304 WINTER OAK EAST	07/17/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$178,500	51.00	\$356,934	\$83,077	\$266,923	\$196,313	1.360	1,199	\$222.62	\$81,700	
70-16-19-175-065	302 WINTER OAK WEST	05/02/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$166,600	51.26	\$333,206	\$79,661	\$245,339	\$181,753	1.350	1,214	\$202.09	\$73,500	
70-16-19-175-076	279 WINTER OAK WEST	09/30/24	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$181,500	51.86	\$363,042	\$88,124	\$261,876	\$197,074	1.329	1,229	\$213.08	\$81,700	
70-16-19-175-068	297 WINTER OAK WEST	10/20/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$176,800	53.58	\$353,507	\$89,357	\$240,643	\$189,355	1.271	1,209	\$199.04	\$81,700	
70-16-19-175-035	545 RED OAK	12/29/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$166,400	53.68	\$332,870	\$87,494	\$222,506	\$175,897	1.265	1,199	\$185.58	\$81,700	
70-16-19-175-004	557 SCARLET OAK	03/29/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$149,700	56.49	\$299,420	\$75,033	\$189,967	\$160,851	1.181	1,094	\$173.64	\$73,500	
70-16-19-175-041	317 WINTER OAK EAST	07/08/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$154,800	58.42	\$309,583	\$87,782	\$177,218	\$158,997	1.115	1,099	\$161.25	\$81,700	
70-16-19-175-056	324 WINTER OAK WEST	05/18/23	\$280,943	WD	03-ARM'S LENGTH	\$280,943	\$165,800	59.02	\$331,683	\$79,766	\$201,177	\$180,586	1.114	1,204	\$167.09	\$73,500	
Totals:			\$2,687,716			\$2,687,716	\$1,383,600		\$2,767,196		\$2,012,234	\$1,499,437			\$208.15		
								Sale. Ratio =>	51.48			E.C.F. =>	1.342				
								Std. Dev. =>	1.44			Ave. E.C.F. =>	1.342	COD:	2.96%		

Woodside Green

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.	Land Value	
70-16-11-397-025	10927 ASPEN	01/12/24	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$147,900	42.14	\$295,788	\$79,442	\$271,558	\$191,966	1.415	1,194	\$227.44	\$78,000	
70-16-11-332-008	3466 RED CLOVER	06/14/24	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$144,900	42.49	\$289,851	\$83,940	\$257,060	\$182,707	1.407	992	\$259.13	\$78,000	
70-16-11-336-003	3518 WILLOWOOD	10/10/24	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$159,700	45.63	\$319,422	\$84,107	\$265,893	\$208,798	1.273	1,467	\$181.25	\$78,000	
70-16-11-397-028	10941 ASPEN	04/01/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$165,100	47.17	\$330,144	\$80,183	\$269,817	\$221,793	1.217	1,192	\$226.36	\$78,000	
70-16-11-397-063	10964 CRANBERRY	05/28/24	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$156,300	47.51	\$312,557	\$80,003	\$248,997	\$206,348	1.207	1,190	\$209.24	\$78,000	
70-16-11-343-013	10850 WOOD RIDGE	07/31/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$155,900	47.97	\$311,736	\$83,972	\$241,028	\$202,098	1.193	1,280	\$188.30	\$78,000	
70-16-11-328-001	10987 WOOD RUN	06/25/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$162,500	48.51	\$325,094	\$83,724	\$251,276	\$214,170	1.173	1,360	\$184.76	\$78,000	
70-16-11-397-020	10899 ASPEN	07/26/23	\$298,500	WD	03-ARM'S LENGTH	\$298,500	\$145,700	48.81	\$291,465	\$80,278	\$218,222	\$187,389	1.165	1,201	\$181.70	\$78,000	
70-16-11-397-010	10898 ASPEN	05/24/24	\$272,500	WD	03-ARM'S LENGTH	\$272,500	\$135,700	49.80	\$271,354	\$81,587	\$190,913	\$168,382	1.134	1,108	\$172.30	\$78,000	
70-16-11-397-024	10925 ASPEN	07/17/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$141,900	49.79	\$283,864	\$79,607	\$205,393	\$181,240	1.133	1,201	\$171.02	\$78,000	
70-16-11-397-022	10921 ASPEN	07/26/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$143,300	50.28	\$286,610	\$79,156	\$205,844	\$184,076	1.118	1,194	\$172.40	\$78,000	
70-16-11-344-005	10959 THORNBERRY	10/27/23	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$171,500	50.46	\$343,059	\$83,366	\$256,534	\$230,429	1.113	1,318	\$194.64	\$78,000	
70-16-11-397-008	10902 ASPEN	10/11/24	\$273,200	PTA	03-ARM'S LENGTH	\$273,200	\$137,900	50.48	\$275,716	\$79,900	\$193,300	\$173,750	1.113	1,192	\$162.16	\$78,000	
70-16-11-397-072	10951 CRANBERRY	05/10/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$152,100	50.70	\$304,104	\$80,246	\$219,754	\$198,632	1.106	1,108	\$198.33	\$78,000	
70-16-11-397-005	10912 ASPEN	01/19/24	\$268,500	WD	03-ARM'S LENGTH	\$268,500	\$136,100	50.69	\$272,259	\$79,687	\$188,813	\$170,871	1.105	1,109	\$170.26	\$78,000	
70-16-11-344-004	10967 THORNBERRY	07/10/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$215,500	51.31	\$430,977	\$85,465	\$334,535	\$306,577	1.091	1,920	\$174.24	\$78,000	
70-16-11-398-012	10808 THORNBERRY	06/18/24	\$442,500	WD	03-ARM'S LENGTH	\$442,500	\$228,800	51.71	\$457,634	\$86,860	\$355,640	\$328,992	1.081	1,920	\$185.23	\$78,000	
70-16-11-397-034	10973 ASPEN	12/14/23	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$138,000	52.47	\$276,047	\$79,801	\$183,199	\$174,131	1.052	1,128	\$162.41	\$78,000	
70-16-11-397-072	10951 CRANBERRY	08/04/23	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$152,100	54.91	\$304,104	\$80,246	\$196,754	\$198,632	0.991	1,108	\$177.58	\$78,000	
Totals:			\$4,524,100			\$4,524,100	\$2,248,300		\$4,496,573		\$3,380,066	\$2,974,746			\$185.07		
								Sale. Ratio =>	49.70			E.C.F. =>	1.136				
								Std. Dev. =>	1.43			Ave. E.C.F. =>	1.139	COD:	3.27%		

Wyndover Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value	
70-16-11-364-005	3236 112TH	11/08/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$121,700	40.57	\$243,343	\$75,138	\$224,862	\$134,780	1.668	904	\$248.74	\$69,700	
70-16-11-364-016	3222 RENWICK	02/11/25	\$292,000	PTA	03-ARM'S LENGTH	\$292,000	\$126,100	43.18	\$252,217	\$74,233	\$217,767	\$142,615	1.527	1,000	\$217.77	\$69,700	
70-16-11-363-017	3301 RIDGEMONT	06/12/24	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$138,400	43.52	\$276,899	\$75,471	\$242,529	\$161,401	1.503	1,025	\$236.61	\$69,700	
70-16-11-364-027	3239 ABERDEEN	12/20/24	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$123,600	44.14	\$247,176	\$74,066	\$205,934	\$138,710	1.485	1,000	\$205.93	\$69,700	
70-16-11-364-024	3269 ABERDEEN	02/28/25	\$286,500	PTA	03-ARM'S LENGTH	\$286,500	\$127,000	44.33	\$253,939	\$73,858	\$212,642	\$144,296	1.474	1,000	\$212.64	\$69,700	
70-16-11-365-007	3220 ABERDEEN	09/11/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$131,200	45.24	\$262,369	\$76,350	\$213,650	\$149,054	1.433	998	\$214.08	\$69,700	
70-16-11-364-030	3209 ABERDEEN	10/10/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$129,000	45.26	\$257,952	\$73,856	\$211,144	\$147,513	1.431	1,000	\$211.14	\$69,700	
70-16-11-364-011	3251 RENWICK	05/10/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$148,300	47.84	\$296,534	\$76,153	\$233,847	\$176,587	1.324	999	\$234.08	\$69,700	
70-16-11-363-022	3344 RIDGEMONT	10/18/24	\$275,900	PTA	03-ARM'S LENGTH	\$275,900	\$136,900	49.62	\$273,809	\$74,430	\$201,470	\$159,759	1.261	1,248	\$161.43	\$69,700	
70-16-11-363-019	3321 RIDGEMONT	12/29/23	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$151,300	55.04	\$302,693	\$74,003	\$200,897	\$183,245	1.096	1,280	\$156.95	\$69,700	
70-16-11-364-005	3236 112TH	08/23/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$121,700	64.05	\$243,343	\$75,138	\$114,862	\$134,780	0.852	904	\$127.06	\$69,700	
Totals:			\$2,002,300			\$2,002,300	\$947,300		\$1,894,472		\$1,479,584	\$1,099,163			\$199.47		
								Sale. Ratio =>	47.31			E.C.F. =>	1.346				
								Std. Dev. =>	3.93			Ave. E.C.F. =>	1.358	COD:	7.82%		